

5. Coordinate all curp and street grades in intersections with inspector.
6. Site Development is expected to be completed by December 2011.
7. Provide handicap ramp curb depressions at street intersections per CLDSM standard detail 10.33, latest revision.
8. There will be no on-site demolition landfills associated with this project. All demolition shall be hauled off-site and legally disposed in an approved off-site landfill. See Sheet 4.

11. All road improvements along Baxter Street, Avant Street, and Main Street are to be coordinated with the City of Charlotte Engineering

approved ont—site idinariii. See Sheet 4.

9. In rolling and hilly terrain, sweeping of the stone base and/or application of a tack coat may be required near intersections. These requirements will be established by the inspector and based on field conditions.

10. The contractor shall maintain two—way traffic at all times when working within existing streets. The contractor shall place and maintain signs, and barricades and furnish watchmen or flagmen to direct traffic in accordance with the latest edition Work Area Traffic Control danger lights, and barricades and furnish watchmen or flagmen to direct traffic in accordance with the latest edition

. All road improvements drong paxter street, Avant Street, and Main Street are to be coordinated with the city of Charlotte Engineering. Associated Department prior to construction. Curb & gutter shown on plans along may be adjusted base upon field staking by City Engineering. Associated storm drainage may also require modification based upon field conditions.

12. Sight triangles shown are the minimum required.

13. Approval of this plan is not an authorization to grade adjacent properties. When field conditions warrant off—site grading, permission must be

14. In order to ensure proper drainage, keep a minimum of 0.5% slope on the curb.

15. The developer shall maintain each stream, creek, or backwash channel in an obstructed state and shall remove from the channel and banks of

16. Non-standard items (i.e. pavers, irrigation systems, etc.) in the right-of-way require a Right-of-Way Encroachment Agreement with the Charlotte Department of Transportation before installation.

## DEVELOPMENT DATA

Existing Zoning

Tax Parcel No.

Proposed Use

Proposed No. of Units Min. Setback (From Back of Curb) Min. Side Yard Building Area Max. Building Height Parking Required

Parking Provided Bicycle Parking Required Bicycle Parking

F.A.R. (1.0 Max.)

UR-2(CD) (Rezoning Petition #2007-007)

1.05 Ac. 125-234-06

Independent Senior Living Facility, Apartments for Rent

14 Ft. 5 Ft. 42999 S.F. 40 Ft.

11 Min. (.25 per Dwelling Unit)
21 Max. (.50 per Dwelling Unit)
22 Total = 21 Spaces, (2 Handicap included) and 1 Service/Loading Space 1 Space per 20 Units

144 S.F.

3 Provided (6.61% Required) (6.62% Provided) 0.94 Provided

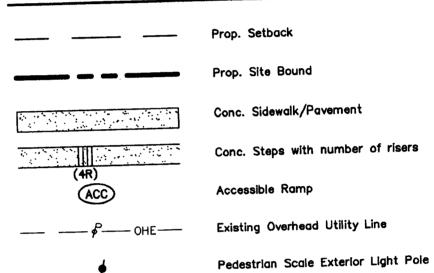
## SOLID WASTE AND RECYCLING

Solid Waste Required

Solid Waste Provided Recycling Required Recycling Provided

(1) 8 C.Y. Dumpster per 30 Units of (1) C.Y. Compactor per 90 Units
(2) 8 C.Y. Dumpsters
(1) 144 S.F. Recycling Station per 80 Units

## **LEGEND**



## References

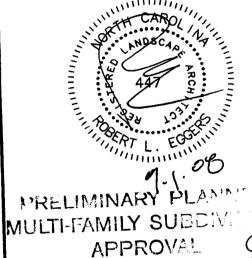
- North Carolina Department of Transportation, January 1, 1995 or most recent edition, <u>Standard Specifications for Road and Structures</u>
– City of Charlotte Department of Transportation, June, 1995 or most recent edition, Work Area Traffic Control Handbook (WATCH)

- City of Charlotte Storm Water Services—Mecklenburg County Storm Water Services, July 8, 1993 or most recent edition, Charlotte—Mecklenburg Storm Water Design Manual

— American Association of State Highway and Transportation Officials,
1990 or most recent edition, A Policy on Geometric Design of Highways and Streets

-North Carolina Department of Transportation, Roadway Design Manual

- North Carolina Department of Environment, Health, and Natural
Resources, September 1, 1988 or most recent edition, Erosion and
Sediment Control Planning and Design Manual



na-Macidanburg Planning

PLANS FOR IMPROVEMENTS

CHERRY GARDENS SENIOR APARTMENTS 1727-1739 BAXTER STREET CHARLOTTE, NORTH CAROLINA

PREPARED FOR:

CHERRY GARDENS, LLC 1300 BAXTER STREET CHARLOTTE, NC 28204

PREPARED BY:



SITE PLAN

		R	EVISIO	NS	
MARK	DATE	DESCRIPTION			
1	02/11/08	CITY	COMME	NTS	
2	4/1/08	CITY	COMME	NTS	
3	6/30/08	PER	STORM	DRAII	NAGE REVISIONS
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Date	)				Job No.
NOVEMBER 30, 2007				7	2007-20
Scale				Sheet	
1" = 20'				5/2	

Type II Modified Driveway W/ Planting Strip And Curb 10.25 E Accessible Ramp Standard with Planting Strip 10.33 A/B HC Ramp with Valley Gutter Accessible Ramp Standard Monolithic Curb & Sidewalk 10.34 A/B Standard Placement of HC Ramps & General Notes 10.35 A/B Parking Standards

Accessible Parking and Signage Standards 50.20 18. Baxter, Avant, and Main Streets are local residential streets. Right—of—way equal to 25 feet from the road centerline of Baxter & Main Streets along development side of street and along both sides of Avant Street between Baxter & Main Streets will be dedicated to the Charlotte Department of Transportation. Written approval of offsite Avant Street right—of—way dedication will be obtained from the property owner.
19. Subsurface drainage facilities may be required in the street right—of—way if deemed necessary by the inspector.
20. The City of Charlotte Engineering Dept. has not reviewed the structural stability of any retaining walls on the site and does not assume responsibility for them. PE sealed shop drawings for retaining wall must be submitted to City Engineer prior to construction.
21. See architectural plans by others for building information.
22. Project Completion Date is January of 2013 Inverted "U" Rack for Bicycle Parking

50.10 A/C

23. The building will be sprinklered in the attic with a non-combustable brick veneer exterior wall.

24. Access and maintenance easement shall be recorded around underground storm detention system and City monitoring stations, connecting to public street, as shown on plan.