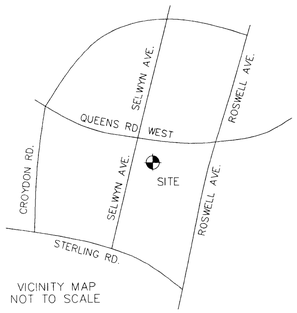


VICINITY MAP
NOT TO SCALE

SITE SUMMARY:

OWNER: THE BOULEVARD AT 2409 SELWYN AVENUE, LLC
SITE ADDRESS: 2100 QUEENS RD. WEST
SITE ACREAGE: 0.89 AC
ZONING: R-22MF
TAX ID: 17503408
PROPOSED USE: 19 APARTMENT UNITS
DENSITY: 21.3 D.U.A

SETBACKS:
FRONT: 30' QUEENS RD. WEST, 15' SELWYN AVE.
SIDEYARD: 5'
REARYARD: 40'
MAX. BLDG HEIGHT: 40' MAX (HEIGHT IN EXCESS OF 40' ALLOWABLE WITH INCREASED YARDS PER SECTION 9.305 (1J) OF THE ZONING ORDINANCE
SEE BUILDING HEIGHT STUDY ON DRAWING SHEET MF-A100.

OPEN SPACE:
REQ'D (40%): 38,886 SF TOTAL SQUARE FEET: 15,554 SF
PROV'D: 16,156.4 SF

IMPERVIOUS AREA SUMMARY:
EX. IMPERVIOUS AREA TO BE REMOVED: 8300 SF (ALL EXISTED PRIOR TO 1978)
NEW IMPERVIOUS AREA: 24,287 SF
NET IMPERVIOUS AREA CREATED AFTER 1978: 24,287-8300: 15,987 SF

SITE LESS THAN 1-ACRE, PCCO MITIGATION ALLOWABLE @ $60,000 PER IMPERVIOUS ACRE
IMPERVIOUS AREA=24,287/43560=0.558 ACRE
DETENTION ORDINANCE GRANDFATHER SINCE NET NEW IMPERVIOUS SINCE 1978
=15,9870 SF < 20,000 SQ. FT.

PARKING/BIKE PARKING SUMMARY:
19 UNITS @ 1.5 SPACES PER UNIT
TOTAL REQ'D: 28.5
TOTAL PROVIDED: 43 (15 SPACES COMPACT @ 25% OF TOTAL PARKING)
ACCESSIBLE SPACES REQ'D: 3
ACCESSIBLE SPACES PROVIDED: 3 (2 INSIDE OF BUILDING AND 1 SURFACE VAN SPACE)

BIKE PARKING: REQ'D 2 SPACES
PROV'D: 2 SPACES

GENERAL SITE NOTES

A. TOPOGRAPHIC SURVEY DATA PROVIDED BY:
THE JOHN R. McADAMS COMPANY, INC.
5311 SEVENTY-SEVEN CENTER DRIVE, SUITE 66
CHARLOTTE, NC 28217
PHONE: (704) 527.0800

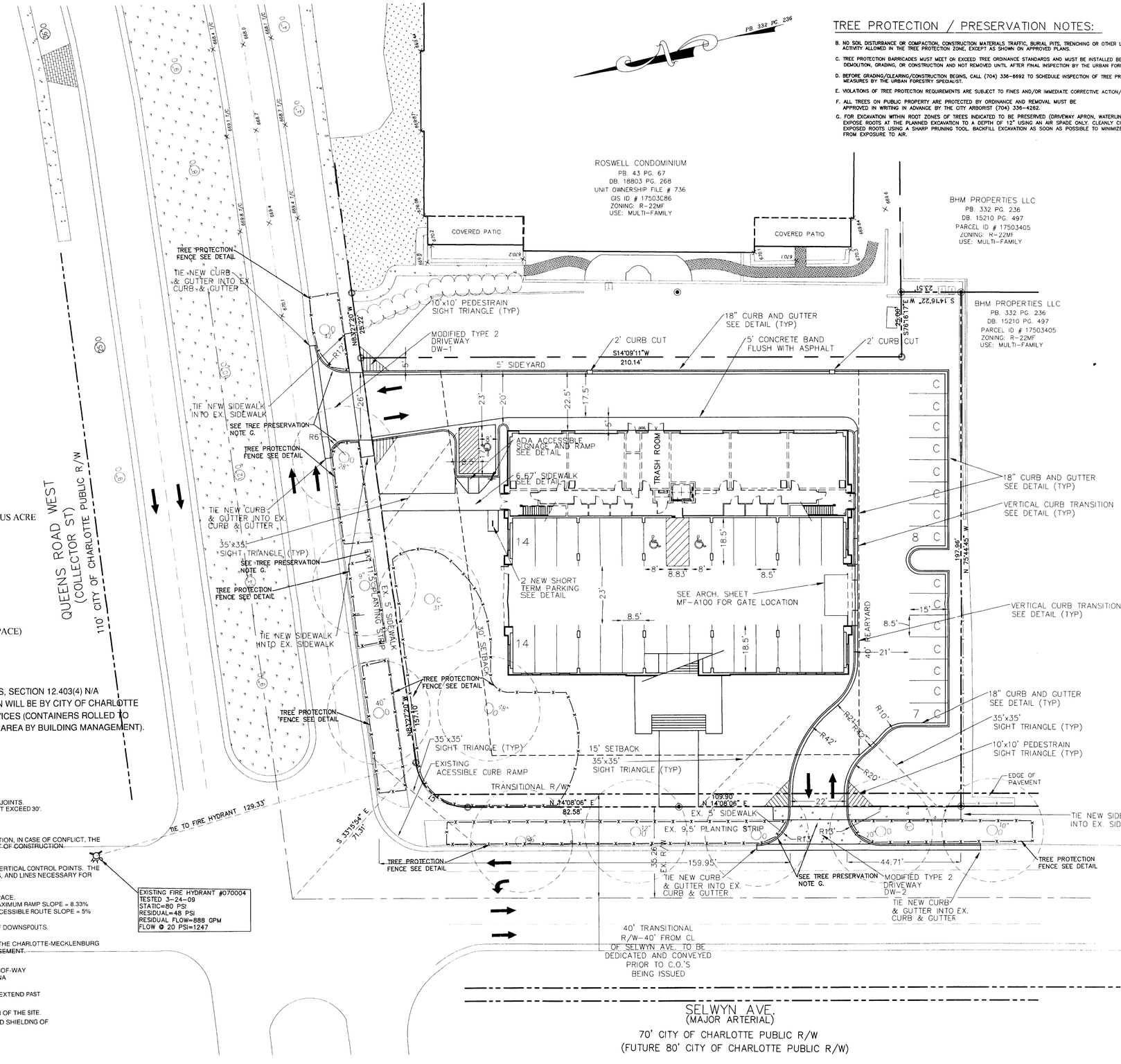
B. OWNER/DEVELOPER:
THE BOULEVARD AT 2409 SELWYN, LLC
715 N CHURCH ST, #110
CHARLOTTE, NC 28202
PHONE: (704) 334-8244

C. ARCHITECT:

D. ALL CONCRETE SIDEWALKS SHALL BE FULL 4" THICK 3600 PSI CONCRETE WITH 1" DEEP GROOVE CONTROL JOINTS. PROVIDE EXPANSION JOINTS ADJACENT TO ALL RIGID STRUCTURES. EXPANSION JOINT SPACING SHALL NOT EXCEED 30'.
E. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
F. CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES AND GOVERNMENT AGENCIES AGENCIES PRIOR TO COMMENCEMENT OF WORK.
G. ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION, IN CASE OF CONFLICT, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATIONS MAY BE MADE PRIOR TO THE START OF CONSTRUCTION.
H. THE PROPOSED GRADES AS SHOWN ARE THE FINISH GRADES UNLESS OTHERWISE SHOWN.
I. THE CONTRACTOR SHALL SUPPLY AND ESTABLISH SURVEY CONTROL, INCLUDING THE HORIZONTAL AND VERTICAL CONTROL POINTS. THE CONTRACTOR SHALL MAINTAIN THIS CONTROL AND PROVIDE ALL BENCHMARKS, STAKES, GRADES, LEVELS, AND LINES NECESSARY FOR CONSTRUCTION.
J. HANDICAP REGULATIONS:
a. A HANDICAP PARKING SPACE SHALL HAVE NO GREATER SLOPE THAN 1/4" PER FOOT ACROSS THE SPACE.
b. HANDRAILS ARE TO BE PROVIDED ON HANDICAP RAMPS WITH A DROP OF TWO INCHES OR MORE. MAXIMUM RAMP SLOPE = 8.33%
c. ALL HANDICAP RAMPS AND SPACES WILL COMPLY WITH THE LATEST ADA STANDARDS. MAXIMUM ACCESSIBLE ROUTE SLOPE = 5%
d. ALL CROSS SLOPES ALONG AN ACCESSIBLE ROUTE SHALL NOT EXCEED 1/4" PER FOOT SLOPE.
K. SEE ARCHITECTURAL AND PLUMBING PLAN FOR EXACT LOCATION AND SIZE OF WATER, SEWER, AND ROOF DOWNSPOUTS.
L. SEE ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS.
M. ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATED WITH ENGINEERING AND PROPERTY MANAGEMENT.
N. ALL ON-SITE UTILITES SHALL BE UNDERGROUND.
O. NON-STANDARD ITEMS (ie.: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
P. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE.
CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE.
ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY, AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARD ADJACENT PROPERTIES.
NO WALL PACK LIGHTING WILL BE ALLOWED ON ANY STRUCTURES PLACED ON THE SITE.
Q. ALL SIGNAGE WILL BE PERMITTED SEPARATELY
R. ALL COMPACT PARKING SPACES SHALL BE PERMANENTLY MARKED "COMPACT CAR ONLY"
S. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
T. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
U. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
V. IN ROLLING AND HILLY TERRAINS, 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.
W. PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
X. PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
Y. ALL DRAINAGE FACILITIES, CURB CUTS AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATED WITH ENGINEERING AND PROPERTY MANAGEMENT.
Z. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET R.O.W. REQUIRES A CERTIFICATE ISSUED BY CDOT.
AA. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT , BRICK PAVERS, ETC) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION / INSTALLATION OF NON-STANDARD ITEMS. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS. IT IS POSSIBLE THAT CDOT MAYNOT APPROVE ALL ITEMS SOUGHT UNDER AN ENCROACHMENT AGREEMENT.

SOLID WASTE:

LESS THAN 30 UNITS, SECTION 12.403(4) N/A
TRASH COLLECTION WILL BE BY CITY OF CHARLOTTE SOLID WASTE SERVICES (CONTAINERS ROLLED TO CURBSIDE PICK-UP AREA BY BUILDING MANAGEMENT).



CALL NC ONE CALL CENTER BEFORE YOU DIG
STOP
DIAL 811 AVOID UTILITY DAMAGE

NOTE: EXISTING TREES IN THE STREET RIGHT OF WAY AND THE SETBACK/TREE PROTECTION ZONE ARE THE PROPERTY OF CITY OF CHARLOTTE. CONTRACTOR IS REQUIRED TO OBTAIN AND PAY FOR A SEPARATE PERMIT FROM THE CITY ARBORIST'S OFFICE (DON MCSWEEN 704.336.4265) PRIOR TO REMOVAL OR DAMAGE TO THOSE TREES.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.

NOTE: THIS SITE IS MEETING THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE BY PAYING A MITIGATION FEE AS ALLOWED IN SECTION 401(A) OF THE ORDINANCE. THE IMPERVOUS AREA ON WHICH THE FEE IS BASED IS THE TOTAL OF ALL NEW IMPERVIOUS AREAS AND IMPERVIOUS AREAS THAT HAVE BEEN REMOVED AND REPLACED. THE IMPERVIOUS AREA FOR THIS PROJECT IS 0.558 ACRES. THE MITIGATION FEE MUST BE PAID TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT WHEN PLANS ARE APPROVED.

20 0 10 20 40 80
SCALE: 1" = 20'

MILLER
ARCHITECTURE
715 NORTH CHURCH STREET SUITE 140
CHARLOTTE NC 28202
704 377 8500
www.millerarchitecture.com

GEOSCIENCE GROUP
incorporated
560-K Clanton Road
Charlotte, NC 28217
Phone: 704.525.2003
Fax: 704.525.2051
www.geosciencegroup.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 0814 KEVIN D. McCORKLE

GENERAL CONTRACTOR
Cox Schepp Construction, Inc
2410 Dunavant Street
Charlotte, North Carolina 28203
704-716-2100 Fax 704-716-2300

NINETEEN APARTMENTS AT 2100 QUEENS ROAD WEST AT SELWYN

FOR

THE BOULEVARD COMPANY
CHARLOTTE NORTH CAROLINA 28207

ISSUED FOR: CONSTRUCTION
ISSUE DATE: 04/22/09
REVISIONS: SCS
PRELIMINARY NOT FOR CONSTRUCTION
6/11/09

SITE PLAN

C1.1

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