

NOTES

1. ALL OFF-STREET PARKING SHALL BE IN COMPLIANCE WITH SECTION 12.208 OF THE CHARLOTTE-MECKLENBURG COUNTY ZONING ORDINANCE.
2. SITE ENGINEERING DRAWINGS SHOWING COMPLIANCE WITH SITE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE SHALL BE APPROVED BY THE CITY ENGINEERING STAFF AS PART OF THE BUILDING PERMIT PROCESS.
3. SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN DIMENSIONS OR OMISSIONS OR CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A COORDINATED SOLUTION.
4. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS OF ALL BUILDINGS.
6. CONTRACTOR SHALL VERIFY THAT ALL BUILDINGS ARE OUTSIDE ALL BUFFERS AND SETBACKS AS SHOWN.
7. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
8. ALL PRIVATE DRIVES AND PARKING BAY DRIVE LANES SHALL BE HEAVY DUTY ASPHALT TO SUPPORT AN 80,000LBS LOAD, ALL PARKING SPACE BAYS AND GARAGE DRIVEWAYS SHALL BE LIGHT DUTY ASPHALT.
9. SEE GRADING PLANS L-2.5 FOR SITE GRADING INFORMATION.
10. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
11. BACKFILL MATERIAL MUST BE APPROVED BY THE INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
12. NON-STANDARD ITEMS (I.E.: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
13. NO ON-SITE DEMOLITION LANDFILLS (STUMP HOLES) WILL BE LOCATED ON THIS SITE.
14. ANY DISCREPANCIES FOUND IN THE FIELD OR APPARENT ERRORS IN THESE PLANS SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH WORK.
15. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
16. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC ARE PROTECTED FROM INJURY.
17. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
18. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY TRENCHING OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
19. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE THE CONSTRUCTION LIMITS.
20. DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
21. ANY PLANTING STRIP AREA BETWEEN THE RIGHT-OF-WAY AND SIDEWALK IS TO BE INCLUDED IN AN UNRESTRICTED RIGHT-OF-WAY EASEMENT WHICH ALLOWS UNRESTRICTED UTILITY INSTALLATION AND MAINTENANCE. A SIDEWALK EASEMENT SHALL BE PROVIDED FOR ANY SIDEWALK LOCATED OUTSIDE OF STREET RIGHT-OF-WAYS.
22. WHEN PLACING ASPHALT AGAINST EXISTING SURFACES, A STRAIGHT EDGE SHALL BE USED TO PREVENT "HUMPING" AT THAT LOCATION.
23. STONE SHALL BE PRIMED IF PAVING IS NOT COMPLETE WITHIN SEVEN DAYS FOLLOWING STONE BASE APPROVAL.
24. SURFACES SHALL BE TACKED WHEN ASPHALT IS BEING PLACED OVER EXISTING ASPHALT STREETS OR ADJOINING CONCRETE, STORM DRAIN AND SANITARY SEWER STRUCTURES.
25. ALL CURB AND GUTTER SHALL BE BACKFILLED WITH SOIL APPROVED BY THE INSPECTOR WITHIN 48 HOURS AFTER CONSTRUCTION TO PREVENT EROSION.
26. MATERIALS DEEMED BY THE INSPECTOR AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SELECT BACKFILL MATERIAL.
27. THE CONTRACTOR SHALL DO THAT WHICH IS NECESSARY TO CONTROL EROSION AND TO PREVENT SEDIMENTATION DAMAGE TO ALL ADJACENT PROPERTIES AND STREAMS IN ACCORDANCE WITH THE APPROPRIATE CITY/COUNTY/STATE SEDIMENT AND EROSION CONTROL ORDINANCE.
28. PE SEALED DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
29. REFER TO L2.8 SITE SERVICES PLAN FOR GARBAGE TRUCK PLAN.

LEGEND

- HANDICAP PARKING
- PEDESTRIAN INTERNAL LIGHT
- ACCESSIBLE RAMP
- RETAINING WALL

SITE TABULATION - PHASE II

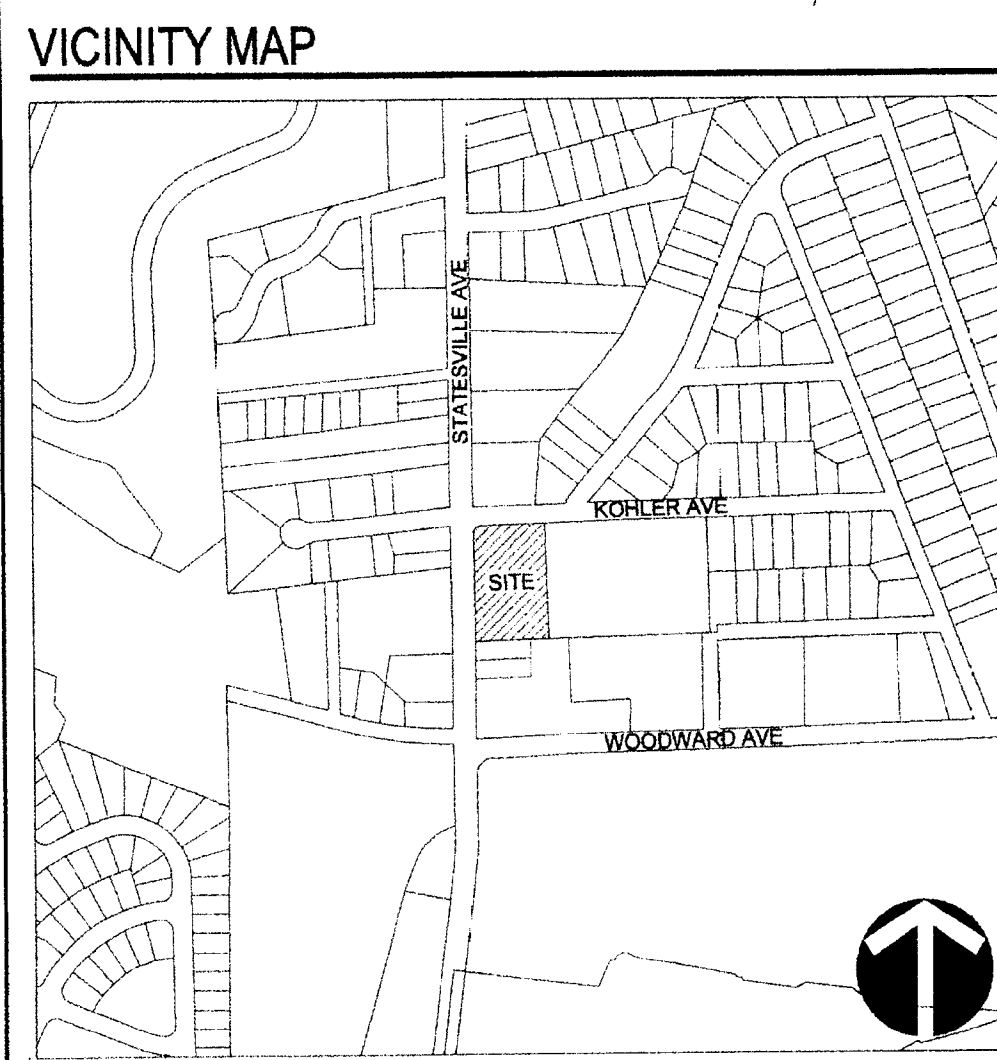
PROPERTY OWNER	DOUBLE OAKS DEVELOPMENT, LLC
PETITION #	2008-73
TAX ID #	079-044-02
ZONING	NS
ACREAGE	1.3 AC
UNITS (ELDERLY HOUSING APARTMENTS)	72
DENSITY	55.38 DUA
F.A.R. (2.0 max.)	1.35
BUILDING HEIGHT (60' max.)	56'
SETBACKS:	
FRONT	STATESVILLE AVE: 16' FROM FUTURE B.O.C. KOHLER AVE: 14' FROM B.O.C.*
SIDEYARD	0'
REARYARD	10' ADJACENT TO NONRESIDENTIAL DISTRICT

PARKING	PH. 1 EXISTING	PH. 2 PROPOSED	TOTAL
TOTAL PARKING SPACES (REQUIRED)	63 (.25/UNIT)=16	72 (.25/UNIT)=18	34
TOTAL PARKING SPACES (PROVIDED)	83	13	96 (SHARED PARKING)
TOTAL HANDICAP SPACES:		8 STD. ACC. 2 VAN ACC	
TOTAL BICYCLE PARKING SPACES	N/A	N/A	N/A

SOLID WASTE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL	(3) 8 CU. YD. CONTAINER/ 30 UNITS	(3) 8 CU. YD. CONTAINER
RECYCLING	(1) 144 SQ. FT./ PER 30-80 UNITS	(1) 144 SQ. FT.

COMPLETION TIME TABLE

CONSTRUCTION TO COMMENCE UPON SUBDIVISION APPROVAL AND EXPECTED TO BE COMPLETED IN APPROXIMATELY 12-15 MONTHS.



LandDesign

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Double Oaks - Gables II
City of Charlotte, Mecklenburg County, North Carolina
Gables II, LLC

LAYOUT PLAN

DATE: November 21, 2008
DESIGNED BY: KVR
DRAWN BY: KVR
CHECKED BY: MAM
O.C. BY: KVV
SCALE: AS SHOWN
PROJECT #: 1008285
SHEET #:

L-2.0