

## SITE SUMMARY:

OWNER: THE BOULEVARD AT 2409 SELWYN AVENUE, LLC  
SITE ADDRESS: 2101 QUEENS RD. WEST  
SITE ACREAGE: 0.89 AC  
ZONING: R-22MF  
TAX ID: 17503408  
PROPOSED USE: 19 MULTI-FAMILY UNITS-TOWNHOMES FOR SALE\*  
\* MINIMUM SUBLot SIZE WILL BE SUFFICIENT TO ACCOMMODATE THE DWELLING UNIT AND 400 S.F. OF PRIVATE OPEN SPACE  
UNITS ARE 3 STORIES WITH NFPA 13R SPRINKLER SYSTEM  
DENSITY: 21.3 D.U.A  
ESTIMATED COMPLETION: MAY 2011

## SETBACKS:

FRONT: 30' SELWYN AVENUE, 15' QUEENS RD. WEST (CORNER LOT)  
SIDE YARD: 5'  
REAR YARD: 40' 40'-11 1/4"  
BUILDING HEIGHT: 38' (BUILDING HEIGHT IS BELOW THE 40' MAXIMUM ALLOWABLE)

## OPEN SPACE:

REQ'D (40%): 38,886 SF TOTAL SQUARE FEET: 15,554 SF  
OPEN SPACE PROVIDED: 19,743 SF- 49%

## IMPERVIOUS AREA SUMMARY:

EX. IMPERVIOUS AREA TO BE REMOVED: 8300 SF (ALL EXISTED PRIOR TO 1978)  
NEW IMPERVIOUS AREA: 23,464 SF  
NET IMPERVIOUS AREA CREATED AFTER 1978: 23,464-8300: 15,164 SF

SITE LESS THAN 1-ACRE, PCCO MITIGATION ALLOWABLE @ \$60,000 PER IMPERVIOUS ACRE  
IMPERVIOUS AREA=23,464/3560=0.538 ACRE  
DETENTION ORDINANCE GRANDFATHER SINCE NET NEW IMPERVIOUS SINCE 1978  
=15,164 SF < 20,000 SQ. FT.

## PARKING/BIKE PARKING SUMMARY:

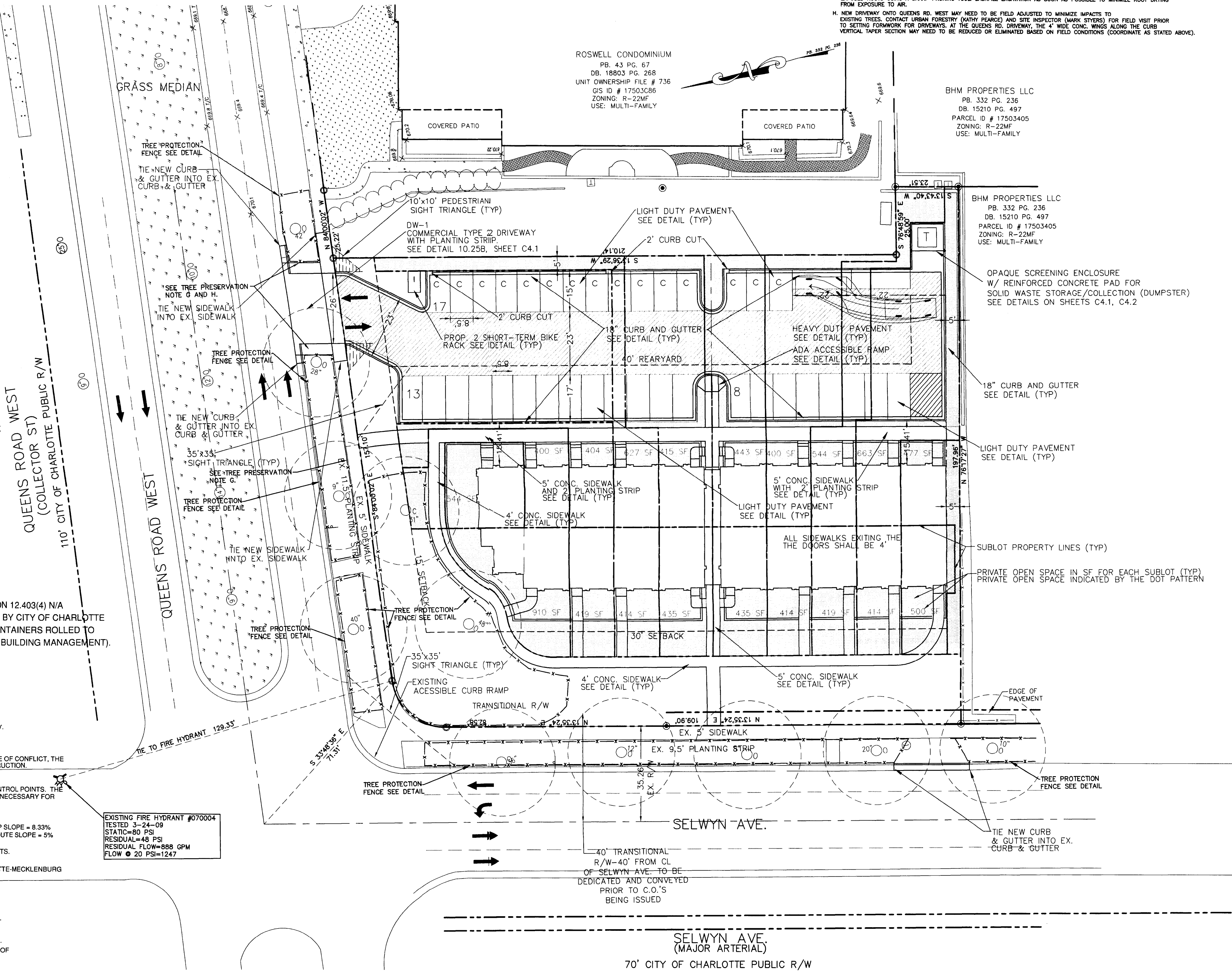
19 UNITS @ 1.5 SPACES PER UNIT  
TOTAL REQ'D: 28.5  
TOTAL PROVIDED: 38 (15 SPACES COMPACT @ 39.5% OF TOTAL PARKING)  
NO ACCESSIBLE SPACES ARE REQUIRED (RESIDENTIAL BUILDING CODE APPLIES)

BIKE PARKING: REQ'D 2 SHORT TERM BIKE PARKING SPACES  
PROV'D: BIKE RACK FOR 2 SPACES

## GENERAL SITE NOTES

- 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
- OWNER/DEVELOPER:  
THE BOULEVARD AT 2409 SELWYN, LLC  
715 N CHURCH ST, #110  
CHARLOTTE, NC 28202  
PHONE: (704) 334-8244
- ARCHITECT:
- 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'. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES AND GOVERNMENT AGENCIES AGENCIES PRIOR TO COMMENCEMENT OF WORK.
- 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.
- THE PROPOSED GRADES AS SHOWN ARE THE FINISH GRADES UNLESS OTHERWISE SHOWN.
- 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.
- HANDICAP REGULATIONS:
  - A HANDICAP PARKING SPACE SHALL HAVE NO GREATER SLOPE THAN 1/4" PER FOOT ACROSS THE SPACE.
  - HANDRAILS ARE TO BE PROVIDED ON HANDICAP RAMPS WITH A DROP OF TWO INCHES OR MORE. MAXIMUM RAMP SLOPE = 8.33%
  - ALL HANDICAP RAMPS AND SPACES WILL COMPLY WITH THE LATEST ADA STANDARDS. MAXIMUM ACCESSIBLE ROUTE SLOPE = 5%
  - ALL CROSS SLOPES ALONG AN ACCESSIBLE ROUTE SHALL NOT EXCEED 1/4" PER FOOT SLOPE.
- SEE ARCHITECTURAL AND PLUMBING PLAN FOR EXACT LOCATION AND SIZE OF WATER, SEWER, AND ROOF DOWNSPOUTS.
- SEE ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS.
- 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.
- ALL ON-SITE UTILITIES SHALL BE UNDERGROUND.
- NON-STANDARD ITEMS (e.g., 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.
- 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.
- ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
- ALL COMPACT PARKING SPACES SHALL BE PERMANENTLY MARKED "COMPACT CAR ONLY".
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- 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.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PRIOR TO CO. SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
- 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.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET R.O.W. REQUIRES A CERTIFICATE ISSUED BY CDOT.
- 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.

PRIVATE OPEN SPACE



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.

## TREE PROTECTION / PRESERVATION NOTES:

- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE, EXCEPT AS SHOWN ON APPROVED PLANS.
- TREE PROTECTION BARRIAGES MUST MEET OR EXCEED TREE ORDNANCE STANDARDS AND MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING, OR CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY THE URBAN FORESTRY SPECIALIST.
- BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL (704) 336-8692 TO SCHEDULE INSPECTION OF TREE PROTECTION MEASURES BY THE URBAN FORESTRY SPECIALIST.
- VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED IN WRITING IN ADVANCE BY THE CITY ARBORIST (704) 336-4262.
- FOR EXCAVATION WITHIN ROOT ZONES OF TREES INDICATED TO BE PRESERVED (DRIVEWAY APRON, WATERLINE, SEWER, ETC), EXPOSE ROOTS AT THE PLANNED EXCAVATION TO A DEPTH OF 12" USING AN AIR SHADE ONLY. CLEANLY CUT AND REMOVE EXPOSED ROOTS USING A SHARP PRUNING TOOL. BACKFILL EXCAVATION AS SOON AS POSSIBLE TO MINIMIZE ROOT DRYING FROM EXPOSURE TO AIR.
- NEW DRIVEWAY ONTO QUEENS RD. WEST MAY NEED TO BE FIELD ADJUSTED TO MINIMIZE IMPACTS TO EXISTING TREES. CONTACT URBAN FORESTRY (KATHY PEARCE) AND SITE INSPECTOR (MARK STYERS) FOR FIELD VISIT PRIOR TO SETTING FORMWORK FOR DRIVEWAYS. AT THE QUEENS RD. DRIVEWAY, THE 4" WIDE CONC. WINGS ALONG THE CURB VERTICAL TAPER SECTION MAY NEED TO BE REDUCED OR ELIMINATED BASED ON FIELD CONDITIONS (COORDINATE AS STATED ABOVE).

BHM PROPERTIES LLC  
PB. 332 PG. 236  
DB. 15210 PG. 497  
PARCEL ID # 17503405  
ZONING: R-22MF  
USE: MULTI-FAMILY

BHM PROPERTIES LLC  
PB. 332 PG. 236  
DB. 15210 PG. 497  
PARCEL ID # 17503405  
ZONING: R-22MF  
USE: MULTI-FAMILY

OPAQUE SCREENING ENCLOSURE  
W/ REINFORCED CONCRETE PAD FOR  
SOLID WASTE STORAGE/COLLECTION (DUMPSTER)  
SEE DETAILS ON SHEETS C4.1, C4.2

18" CURB AND GUTTER  
SEE DETAIL (TYP)

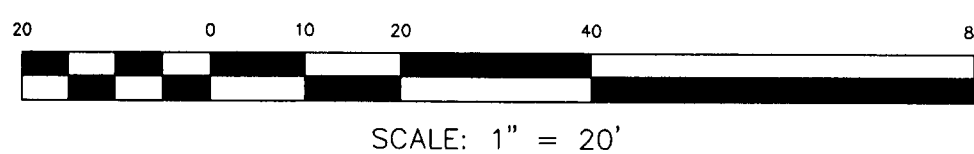
LIGHT DUTY PAVEMENT  
SEE DETAIL (TYP)

SUBLOT PROPERTY LINES (TYP)

PRIVATE OPEN SPACE IN SF FOR EACH SUBLot (TYP)  
PRIVATE OPEN SPACE INDICATED BY THE DOT PATTERN

EDGE OF PAVEMENT

TIE NEW CURB  
& GUTTER INTO EX.  
CURB & GUTTER



715 NORTH CHURCH STREET SUITE 140  
CHARLOTTE NC 28202  
704 377 8500

www.millerarchitecture.com

GEOSCIENCE  
GROUP

500-K Clanton Road  
Charlotte, NC 28217  
Phone: 704.525.2003  
Fax: 704.525.2051  
www.geosciencegroup.com



CIVIL ENGINEER

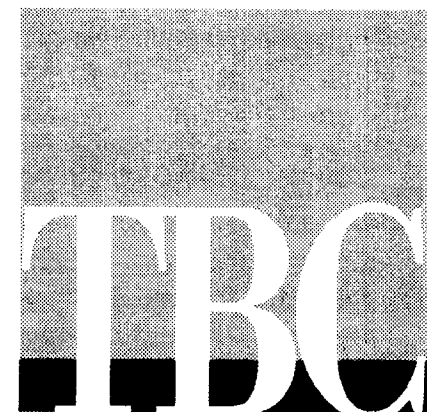
GeoScience Group, Incorporated  
500-K Clanton Road  
Charlotte, North Carolina 28217  
704-525-2003 Fax 704-525-2051

PM & E ENGINEERS

Vretos Pappas Consulting Engineers  
101 North McDowell Street Suite 120  
Charlotte, North Carolina 28202  
704-372-7755 Fax 704-372-7799

# QUEENS ROAD TOWNS

## 19 TOWNHOME STYLE CONDOS FOR



THE BOULEVARD COMPANY

CHARLOTTE NORTH CAROLINA 28207

ISSUED FOR: Construction  
ISSUE DATE: 06/01/10  
REVISIONS:

PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

## SITE PLAN

# C1.1