

neighboring concepts

ARCHITECTURE ■ PLANNING ■ INTERIORS

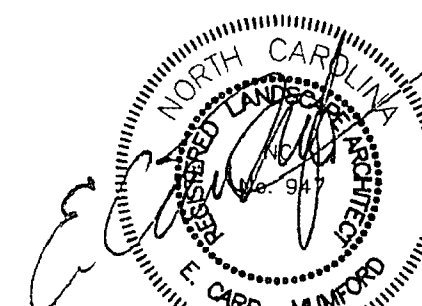
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LANDSCAPE ARCHITECTS AND LAND PLANNERS
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05.03.2012

PROJECT NAME: FRIENDSHIP GARDENS
OWNER: FRIENDSHIP COMMUNITY DEVELOPMENT CORP. PHONE: (704) 200-2807
ADDRESS: 3301 BEATTIES FORD RD. - CHARLOTTE, NC 28216
PLANS PREPARED BY: WIRTH & ASSOCIATES PHONE: (704) 375-1588
ZONING: UR-2(CD) PETITION NUMBER: 2008-029 JURISDICTION: CITY OF CHARLOTTE
TAX PARCEL NUMBER: 075-02-207 & 075-02-209
PROPOSED USE: MULTI-FAMILY RESIDENTIAL (QUADRAPLEXES) APARTMENTS FOR RENT
BUILDING HEIGHT: APPROX. 20' - 40' MAX HEIGHT STORES: 1
BUILDING SF: 9,688 SF GROSS FLOOR AREA: 9,688 SF NUMBER OF UNITS/SUITES: 12
PAVEMENT COVERAGE: 10,665 SF (CONCRETE & ASPHALT)
LOT SIZE: TOTAL SITE AREA: 0.804 ACRES
DISTURBED AREA: 0.804 AC
DISTING. IMPERVIOUS AREA: 12,367 SF, 0.28 AC (BUILT PRE 1978, REMOVED 2010)
PROPOSED IMPERVIOUS AREA: 20,353 SF, 0.46 AC
OPEN SPACE: 0.34 AC (42% TOTAL OPEN SPACE)

YARD REQUIREMENTS:
REQUIREMENTS:
SETBACK (CATHERINE SIMMONS AVE): 14 FT.
SETBACK (CUSTER STREET): 14 FT.
SIDE YARD: 5 FT. REAR YARD: 10 FT.
REQUIRED BUFFERS:
FRONT: (NO) YES SIDE (S): (NO) YES SIDE (R): (NO) YES SIDE (L): (NO) YES SIDE (R): (NO) YES SIDE (L): (NO) YES
PARKING ONLY: (NO) YES 5 FT. FRONT: (NO) YES SIDE (S): (NO) YES SIDE (R): (NO) YES SIDE (L): (NO) YES
PARKING DATA: 1 SPACE / PER UNIT
REQUIRED: 18 PROVIDED: 18 (INCLUDING 1 ACCESSIBLE SPACE)
HANDICAP: 1 SPACE PROVIDED COMPACT: N/A LOADING SPACE: NOT REQUIRED
BICYCLE PARKING: 2 SPACES MINIMUM
BICYCLE PARKING PROVIDED: 6 SPACES (2 PER BUILDING)
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

GENERAL NOTES:

- THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL PROPERTY ROW LINES AND PHYSICAL ELEMENTS PRIOR TO CONSTRUCTION TO ASSURE THAT ALL WORK IS CONDUCTED ON THE FRIENDSHIP GARDENS PROPERTY AND IN ACCORDANCE WITH THESE CONSTRUCTION DOCUMENTS.
- THE OWNER SHALL BE GIVEN A MINIMUM 24 HOUR NOTICE PRIOR TO BEGINNING CONSTRUCTION. ALL WORK WITHIN STREET RIGHTS-OF-WAY SHALL BE COORDINATED WITH CDOT.
- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS AND CDOT WHEN WORKING IN THE ROW.
- ALL DIMENSIONS ARE TO THE BACK OF CURB AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH OVERHEAD, AND UNDERGROUND PRIOR TO ANY DEMOLITION OR EARTH MOVING ACTIVITIES. UTILITIES SHOWN ON THESE PLANS MAY OR MAY NOT BE CORRECTLY LOCATED.
- BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT CATHERINE SIMMONS AVENUE ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- CURB AND GUTTER SHOWN ON PLANS ALONG CATHERINE SIMMONS AVENUE MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING.
- NON-STANDARD ITEMS (I.E.: PAVERS, IRRIGATION SYSTEM, 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.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025).
- THERE ARE NO EXISTING TREES IN THE EXISTING ROW OR SETBACKS ON CUSTER STREET AND CATHERINE SIMMONS AVE.
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- THE CONSTRUCTION TIMETABLE FOR THIS PROJECT WILL BE A START DATE OF APPROXIMATELY MAY/JUNE 2012 WITH A COMPLETION DATE OF APPROXIMATELY AUGUST 2013.
- SOLID WASTE WILL BE COLLECTED BY THE CITY. ROLE-OUT CONTAINERS FOR BUILDING #1 WILL BE STORED IN ON SITE ENCLOSURE. ROLE-OUT CONTAINERS FOR BUILDINGS #2 AND #3 WILL BE STORED IN INDIVIDUAL ENCLOSED COURTYARDS. ALL CONTAINERS WILL BE PLACED AT THE CURB (SEE PROPOSED LOCATIONS ON CUSTER STREET) FOR PICK-UP. THIS PROJECT DOES NOT EXCEED THE 29 UNIT REQUIREMENT FOR RECYCLED MATERIALS AND WILL NOT PROVIDE CONTAINERS FOR THIS SERVICE.
- A SIDEWALK EASEMENT SHALL BE RECORDED PRIOR TO FINAL C OF O. THE EASEMENT SHALL INCLUDE ALL SIDEWALKS AND LAND OUTSIDE THE ROW FROM THE ROW TO TWO FEET OUTSIDE THE OUTSIDE EDGE OF THE SIDEWALK AS SHOWN.

FIRE ACCESS NOTES:

- THE EXISTING FIRE HYDRANT LOCATED AT THE CORNER OF CATHERINE SIMMONS AND BEATTIES FORD ROAD IS LOCATED WITHIN 750' OF ALL EXTREMITIES OF ALL THE PROPOSED BUILDINGS.
- THE PARKING LOT IS ANTICIPATED TO BE USED FOR FIRE ACCESS. TOTAL LENGTH OF THE PARKING IS 127'.
- THE BUILDINGS WILL BE SPRINKLED.

Friendship Gardens

2208 Catherine Simmons Ave.
Charlotte, NC 28216

12/01/2011	UTILITIES UPDATED
02/16/2012	PER PLANNING COMMENTS
05/03/2012	PER PLANNING COMMENTS
REV. 4 DATE	
REV. 5 DATE	
REV. 6 DATE	
REV. 7 DATE	
REV. 8 DATE	

Construction Documents

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

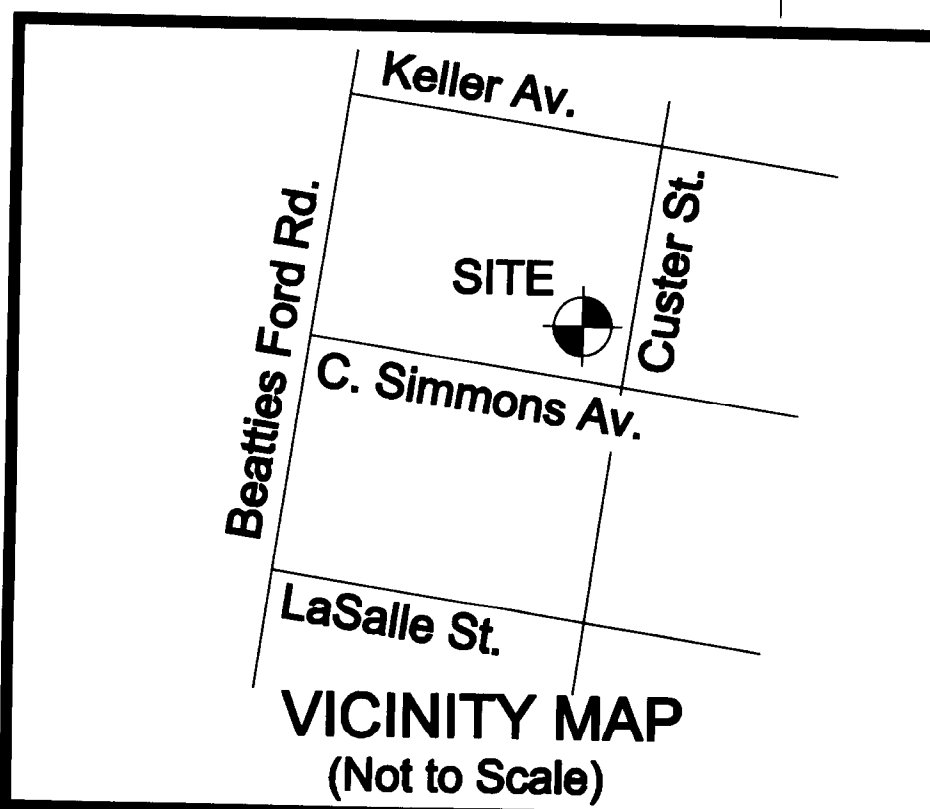
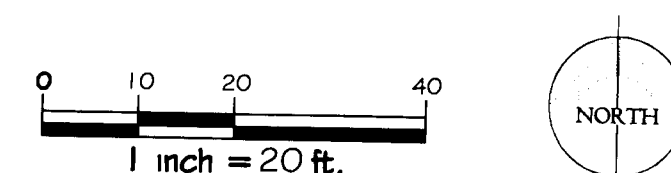
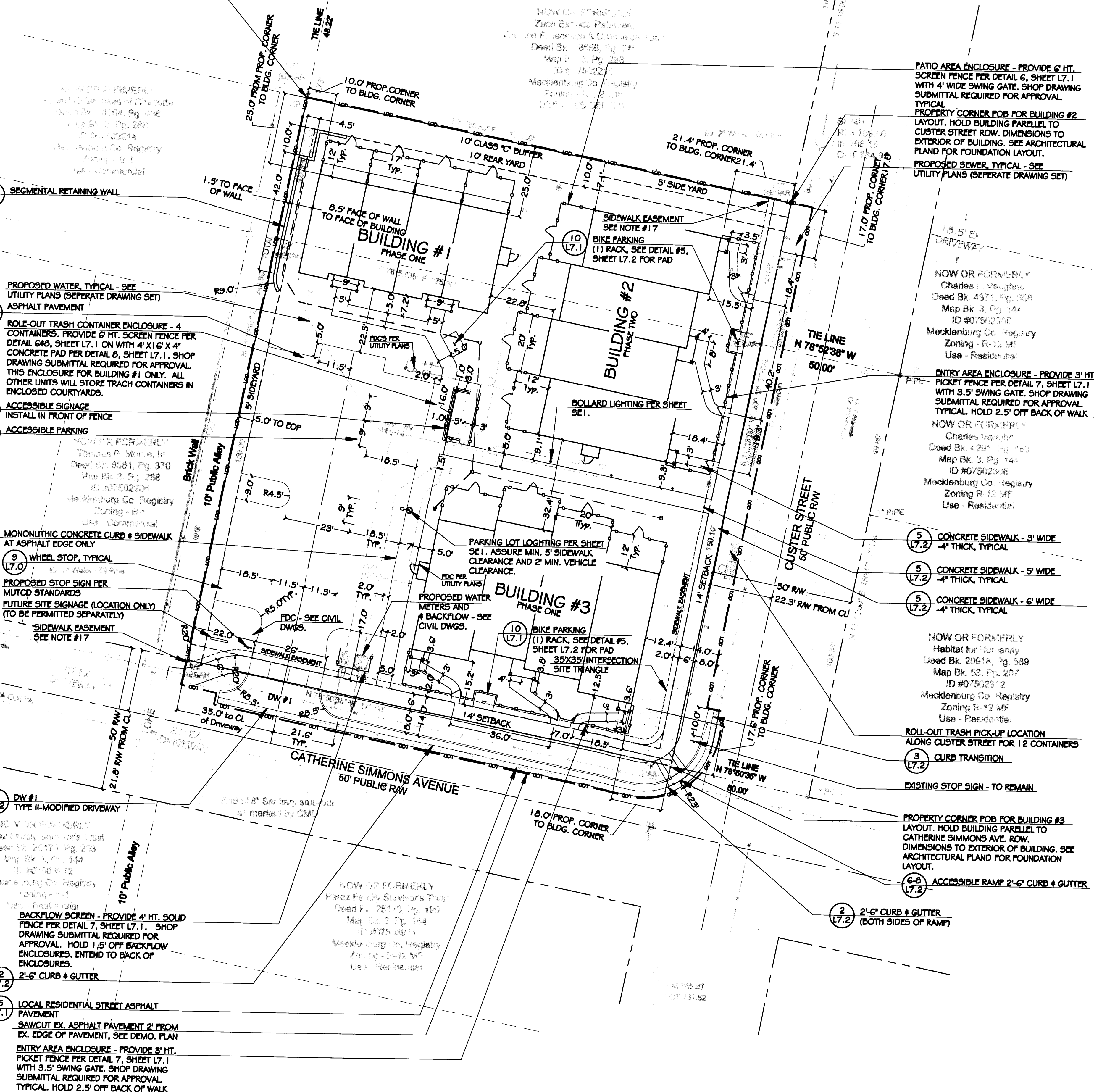
Site Plan

ISSUE DATE November 11, 2011

CHECKED BY ECM
SHEET BY CKG
PROJECT NUMBER NC 07-019

L3.0

PROPERTY CORNER POB FOR BUILDING #1
LAYOUT. HOLD BUILDING PARALLEL TO BACK
PROPERTY LINE. DIMENSIONS TO EXTERIOR
OF BUILDING. SEE ARCHITECTURAL PLAN
FOR FOUNDATION LAYOUT.



VICINITY MAP
(Not to Scale)