

## 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 CONDOMINIUM 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

- 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'. E. 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 (i.e.: 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 HOMEOWNERS/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:

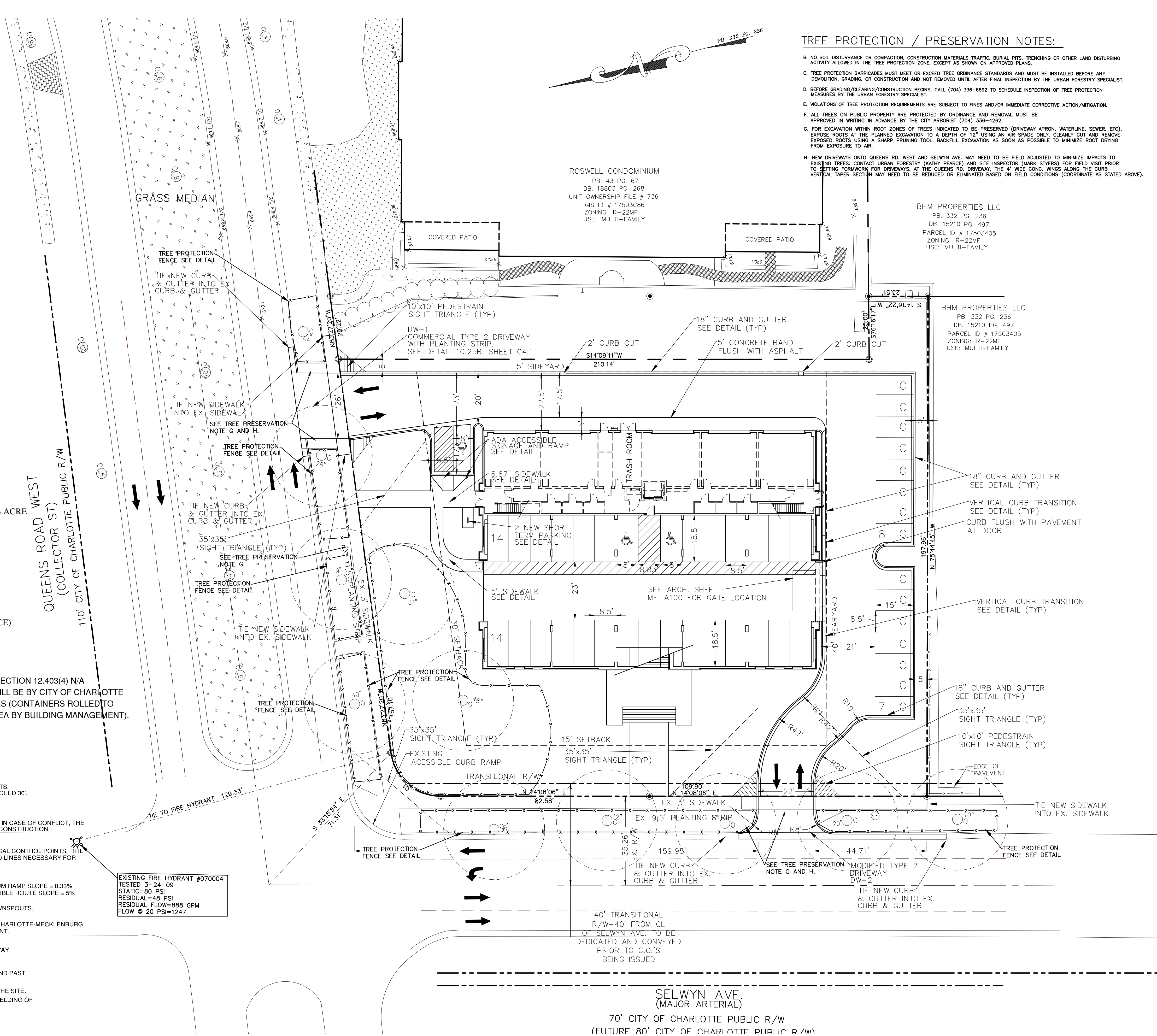
LESS THAN 30 UNITS, SECTION 12.403(4) N/A  
TRASH COLLECTION WILL BE BY CITY OF CHARLOTTE  
SOLID WASTE SERVICES (CONTAINERS ROLLED TO CURBSIDE PICK-UP AREA BY BUILDING MANAGEMENT).

EXISTING FIRE HYDRANT #070004  
TESTED 3-24-09  
STATIC=80 PSI  
RESIDUAL=45 PSI  
RESIDUAL FLOW=888 GPM  
FLOW @ 20 PSI=1247



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 BARRICADES 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) 336-6692 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 SPADE 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 DRIVEWAYS ONTO QUEENS RD. WEST AND SELWYN AVE. 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

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18" CURB AND GUTTER  
SEE DETAIL (TYP)  
VERTICAL CURB TRANSITION  
SEE DETAIL (TYP)  
CURB FLUSH WITH PAVEMENT  
AT DOOR

VERTICAL CURB TRANSITION  
SEE DETAIL (TYP)

18" CURB AND GUTTER  
SEE DETAIL (TYP)  
35'x35'  
SIGHT TRIANGLE (TYP)  
10'x10' PEDESTRAIN  
SIGHT TRIANGLE (TYP)

EDGE OF PAVEMENT  
TIE NEW CURB & GUTTER INTO EX. CURB & GUTTER  
MODIFIED TYPE 2 DRIVEWAY DW-2  
SEE TREE PRESERVATION NOTE G AND H.

SELWYN AVE.  
(MAJOR ARTERIAL)

70' CITY OF CHARLOTTE PUBLIC R/W  
(FUTURE 80' CITY OF CHARLOTTE PUBLIC R/W)

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 IMPERVIOUS 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.



SCALE: 1" = 20'



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## NINETEEN CONDOMINIUMS AT

# 2100 QUEENS ROAD WEST AT SELWYN

CHARLOTTE NORTH CAROLINA 28207

## PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By Brent Wilkinson 2/13/13

ISSUED FOR: CONSTRUCTION

ISSUE DATE: 02/11/13

REVISIONS:

## SITE PLAN

# C1.1