

chandler engineering pa
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SEALS



REVISIONS

DATE	COMMENTS
7/10/14	REVISED PER TOWN COMMENTS

CONSTRUCTION DOCUMENT

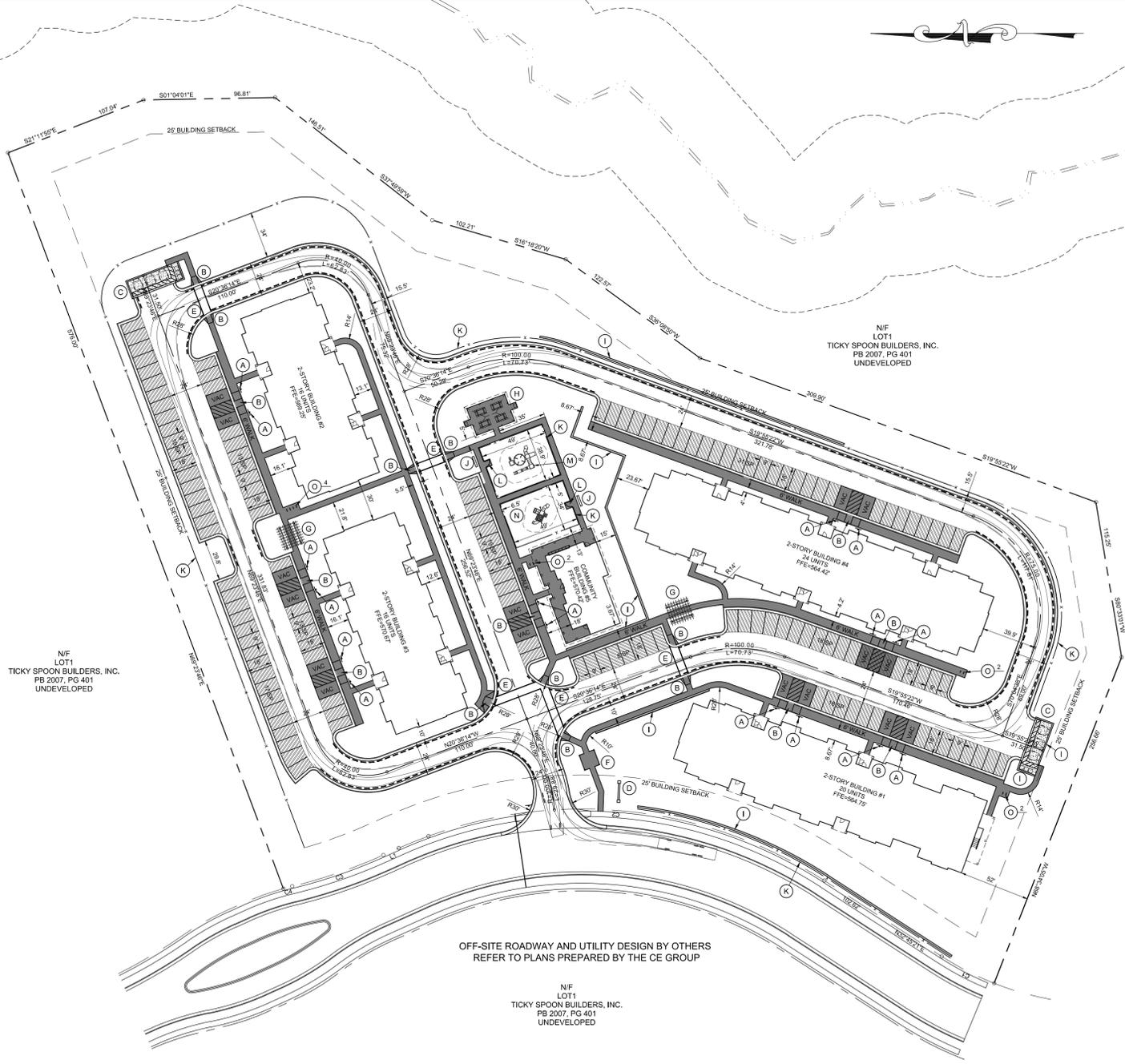
Belmont Pointe Apartments
 Town of Pittsboro
 Chatham County, North Carolina

REVIEWED BY: JFC
 DATE: 5/29/14
 PROJECT NUMBER: 13-009

SITE LAYOUT PLAN

C2.01

MAY 2014



2-5 PLAY EQUIPMENT



5-12 PLAY EQUIPMENT

SITE DATA

PROJECT:	BELMONT POINTE APARTMENTS
PLAN TYPE:	SITE PLAN
ENGINEER:	CHANDLER ENGINEERING, PA JIM CHANDLER, PE 309 S. FUQUAY AVENUE FUQUAY-VARINA, NC 27526 PHONE: 919-552-4845 FAX: 919-552-6962 EMAIL: jmc@chandlerengineeringpa.com
OWNER:	BELMONT POINTE APARTMENTS, LLC CATHY CONNORS 105 MUJR WOODS DRIVE CARY, NC 27516 PHONE: 919-610-7883 EMAIL: cathy.connors@solstispartners.net
ARCHITECT:	JONES ARCHITECTURE, PLLC WAYNE JONES 2005 BEECHAM CIRCLE RALEIGH, NC 27607 PHONE: 919-510-5196 EMAIL: wayne@wjonesarchitecture.com
PROPERTY ADDRESS:	LOWES DRIVE EXTENSION
PARCEL NUMBER:	9752-14-9607
REFERENCE:	D.B. 1059, PG. 0680
ZONING:	MUPD (MIXED USE PLANNED DEVELOPMENT)
PROPOSED USE:	MULTI-FAMILY
EXISTING TRACT AREA:	8.577 ACRES
TRACT AREA AFTER RIGHT-OF-WAY DEDICATION:	6.755 ACRES
PROPOSED # UNITS:	12 1-BEDROOM 44 2-BEDROOM 20 3-BEDROOM 76 TOTAL UNITS
PROPOSED DENSITY:	11.24 UNITS PER ACRE
BUILDING AREA:	BUILDING #1 - 25,131 GSF BUILDING #2 - 15,721 GSF BUILDING #3 - 17,068 GSF BUILDING #4 - 28,827 GSF COMM. CENTER - 3,157 GSF 89,904 TOTAL GSF
BUILDING HEIGHTS:	BUILDING #1 - 26' BUILDING #2 - 26' BUILDING #3 - 26' BUILDING #4 - 26' COMM. CENTER - 15' 89,904 TOTAL GSF
IMPERVIOUS SURFACE AREAS:	EXISTING: 0.000 ACRES PROPOSED: 3.29 ACRES (48.7%)
AGECNY PARKING REQUIREMENTS:	2 PER UNIT (76 UNITS) 152
PROPOSED:	152
ACCESSIBLE PARKING REQUIRED:	14
ACCESSIBLE PARKING PROVIDED:	16

KEY NOTES

- (A) ACCESSIBLE PARKING AND SIGNAGE, SEE DETAIL SHEET
 - (B) ACCESSIBLE WHEELCHAIR RAMP, SEE DETAIL SHEET
 - (C) DUMPSTER ENCLOSURE (3 UNITS PLUS RECYCLING), SEE A1.08
 - (D) PROPOSED PROJECT SIGN, SEE A1.08
 - (E) CROSSWALK, SEE TRAFFIC CONTROL NOTES THIS SHEET
 - (F) GAZEBO, SEE A1.08
 - (G) TRELIS, SEE A1.08
 - (H) PICNIC SHELTER, TABLES, GRILL, SEE A1.08
 - (I) SEGMENTAL RETAINING WALL, DESIGN BY OTHERS
 - (J) PERMANENTLY ANCHORED, WEATHER RESISTENT BENCH WITH A BACK, OWNER TO COORDINATE MANUFACTURER AND COLOR SPECIFICS
 - (K) 4' ORNAMENTAL ALUMINUM FENCE, COORDINATE SPECIFICS WITH OWNER
 - (L) 4' PEDESTRIAN ALUMINUM GATE, COORDINATE SPECIFICS WITH OWNER
 - (M) 5-12 PLAY EQUIPMENT BY PALMETTO PLAYSETS, LLC (864-233-6867) MODEL J-1829 OR APPROVED EQUAL. EQUIPMENT SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. OWNER TO COORDINATE FINAL SELECTION AND MANUFACTURER AND ENSURE REQUIREMENTS ARE MET. SEE THIS SHEET.
 - (N) 2-5 PLAY EQUIPMENT BY PALMETTO PLAYSETS, LLC (864-233-6867) MODEL J-1848 OR APPROVED EQUAL. EQUIPMENT SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. OWNER TO COORDINATE FINAL SELECTION AND MANUFACTURER AND ENSURE REQUIREMENTS ARE MET. SEE THIS SHEET.
 - (O) BIKE RACK, SEE DETAIL SHEET
- CONCRETE SIDEWALK, SEE DETAIL SHEET
 - HEAVY-DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET
 - LIGHT-DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET
 - HEAVY-DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET
 - LIGHT-DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET

GENERAL NOTES

- ALL CURVE RADII ARE 5 FT AT FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL PARKING SPACES SHALL BE 9' WIDE X 18' DEEP MIN.
- VAC - VAN ACCESSIBLE PARKING SPACE.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO TOWN OF PITTSBORO STANDARDS AND SPECIFICATIONS.
- SOLID WASTE DUMPSTER AREAS WILL BE SCREENED WITH MATERIALS CONSISTENT WITH THE EXTERIOR MATERIALS OF THE PROPOSED STRUCTURES.
- ALL HVAC AND MECHANICAL EQUIPMENT WILL BE GROUND MOUNTED AND SHALL BE SCREENED FROM PUBLIC VIEW. REFER TO PLANTING PLAN ADDITIONAL INFORMATION.
- ALL CURBING SHALL BE 24" STANDARD CURB AND GUTTER. SEE DETAIL SHEET.
- ALL ON-SITE SIDEWALKS SHALL BE 4-FEET IN WIDTH, UNLESS OTHERWISE NOTED.

TRAFFIC CONTROL NOTES

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE
ACCESSIBLE PARKING	R7-1	12'x18"
- ALL SIGNS SHALL BE MOUNTED WITH 5-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2x4x8 GALV. STEEL U-CHANNEL POST SET IN 18-IN DEEP x 8-IN DIA. CONCRETE FOOTING. SIGNS MOUNTED ADJACENT TO SIDEWALKS MUST BE MOUNTED WITH 7-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF SIGN.

MARKING	NCDOT STD.	SIZE	COLOR
PARKING SPACE	-	4-IN	WHT.
CROSSWALK	1205.07 (H-VIS)	24-IN	WHT.

* NO PARKING - FIRE LANE MARKING SHALL CONSIST OF A 4" SOLID YELLOW STRIPE AND 8" HIGH YELLOW TEXT "NO PARKING - FIRE LANE" AT 40' INTERVALS. STRIPING SHALL BE PLACED AS INDICATED BY THE FOLLOWING LINETYPE - - - - -
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.
- ALL PAVEMENT MARKINGS SHALL BE WHITE PAINT PER THE SPECIFICATIONS.

STEERING LOCK ANGLE = 40.0 deg.
 ACHIEVED STEERING ANGLE:

