

2-5 PLAY EQUIPMENT



5-12 PLAY EQUIPMENT

**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

**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: jim@chandlerengineeringpa.com
OWNER:	BELMONT POINTE APARTMENTS, LLC CATHY CONNORS 106 MUIR WOODS DRIVE CARY, NC 27513 PHONE: 919-610-7883 EMAIL: cathy.connors@solsticepartners.net
ARCHITECT:	JONES ARCHITECTURE, PLLC WAYNE JONES 2005 BEECHAM CIRCLE RALEIGH, NC 27607 PHONE: 919-510-8186 EMAIL: wayne@jonesarchitecture.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:	152
TOWN PARKING REQUIREMENTS:	121
PROPOSED:	152
ACCESSIBLE PARKING REQUIRED:	14
ACCESSIBLE PARKING PROVIDED:	16

**TRAFFIC CONTROL NOTES**

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

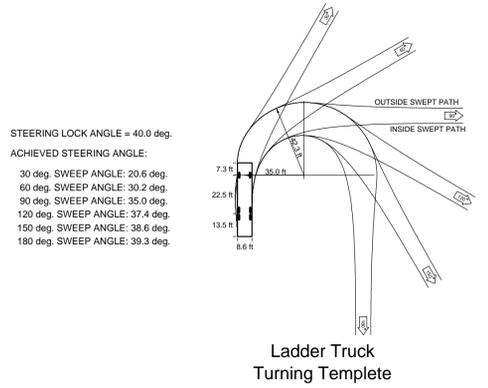
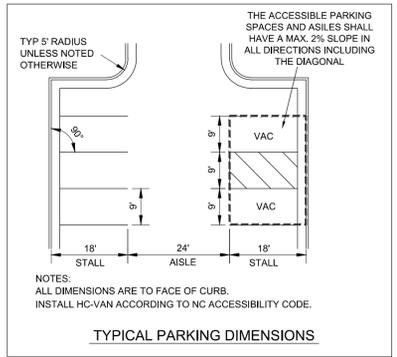
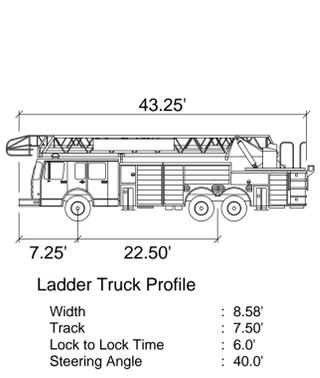
SIGN	MUTCD STD.	SIZE
ACCESSIBLE PARKING	R7-1	12'x18"
- ALL SIGNS SHALL BE MOUNTED WITH 5-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2-1/2" GALV. STEEL U-CHANNEL POST SET IN 18-IN DEEP x 8-IN DIA. CONCRETE FOOTING. SIGNS MOUNTED ADJACENT TO SIDEWALKS MUST BE MOUNTED WITH 7-FT MIN. VERTICAL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

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 WHITE PAINT PER THE SPECIFICATIONS.

**GENERAL NOTES**

- ALL CURVE RADI 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.



**chandler engineering pa**  
309 S. Fuquay Avenue, Fuquay-Varina, NC 27526  
Phone: 919-552-4845 Fax: 919-552-6962

SEALS

REVISIONS

DATE	COMMENTS
7/7/14	REVISED PER TOWN COMMENTS
8/6/14	REVISED PER TOWN COMMENTS

**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