

BELMONT APARTMENTS

CHARLOTTE, NORTH CAROLINA

PLANS PREPARED FOR:

KOTARIDES DEVELOPMENT

ZONING CODE SUMMARY

PROJECT NAME: BELMONT APARTMENTS
OWNER: KOTARIDES DEVELOPERS
PLANS PREPARED BY: MCKIM & CREED
TAX PARCEL ID: 029-064-92
ZONING: MX-2 (98-29(C))
PROPOSED USE: APARTMENT
BUILDING HEIGHT: 40'
BUILDING COVERAGE: 154,369 SF
LOT SIZE: 20.78 AC
PHONE #: 757-461-1000
PHONE #: 704-841-2568
JURISDICTION: ETJ
STORIES: 3
GROSS FLOOR AREA: 452,962 SF
NUMBER OF UNITS/SUITES: 346

YARD REQUIREMENTS

HWY 29 SETBACK: 40.0'
CAPRINGTON AVE. SETBACK: 30.0'
CLACKWYCK LN SETBACK: 30.0'
SIDE YARD SETBACK: 5.0'
REAR YARD: 40.0'
BUILDING SEPERATION: 16.0'

REQUIRED BUFFERS

FRONT: 20' PERMANENT LANDSCAPE EASEMENT
SIDE (L): N/A
REAR: N/A
SIDE (R): N/A

REQUIRED SCREENING

FRONT: N/A
SIDE (L): N/A
REAR: N/A
SIDE (R): N/A
PARKING AND SERVICE ONLY: YES

OPEN SPACE SUMMARY:

PARCEL AREA: 905,123 SF
TOTAL SUPERVISOR AREA (PAVEMENT, WALKS & BUILDING): 304,136 SF
TOTAL INTERIOR PARKING AREA: 192,441 SF
DUNEDED LIMITS: 15.27 AC

OPEN SPACE:
REQUIRED: 90,512 SF (10% OF SITE)
PROVIDED: 100,188 SF

PARKING SUMMARY:

PARKING DATA:
1.5 SP/UNIT PER CITY OF CHARLOTTE, 1992 ZONING ORDINANCE, SECTION 12.202
REQUIRED: 519
COMPACT: N/A
TOTAL VEHICULAR PARKING PROVIDED: 519
BIKE PARKING REQUIRED: (1/20 UNITS): 18
BIKE PARKING PROVIDED: 45
PROVIDED: 519
CARPOOL: N/A
HANDICAP: 15
LOADING SPACES: N/A

SOLID WASTE/RECYCLING SUMMARY:

SOLID WASTE REQUIRED: 1- 8 CU/YD. COMPACTOR PER 80 UNITS=4
SOLID WASTE PROVIDED: 4- 8 CU/YD. COMPACTORS
RECYCLING REQUIRED: 1- RECYCLING STATION PER 80 UNITS=5
RECYCLING PROVIDED: 5- 1448F RECYCLING STATIONS

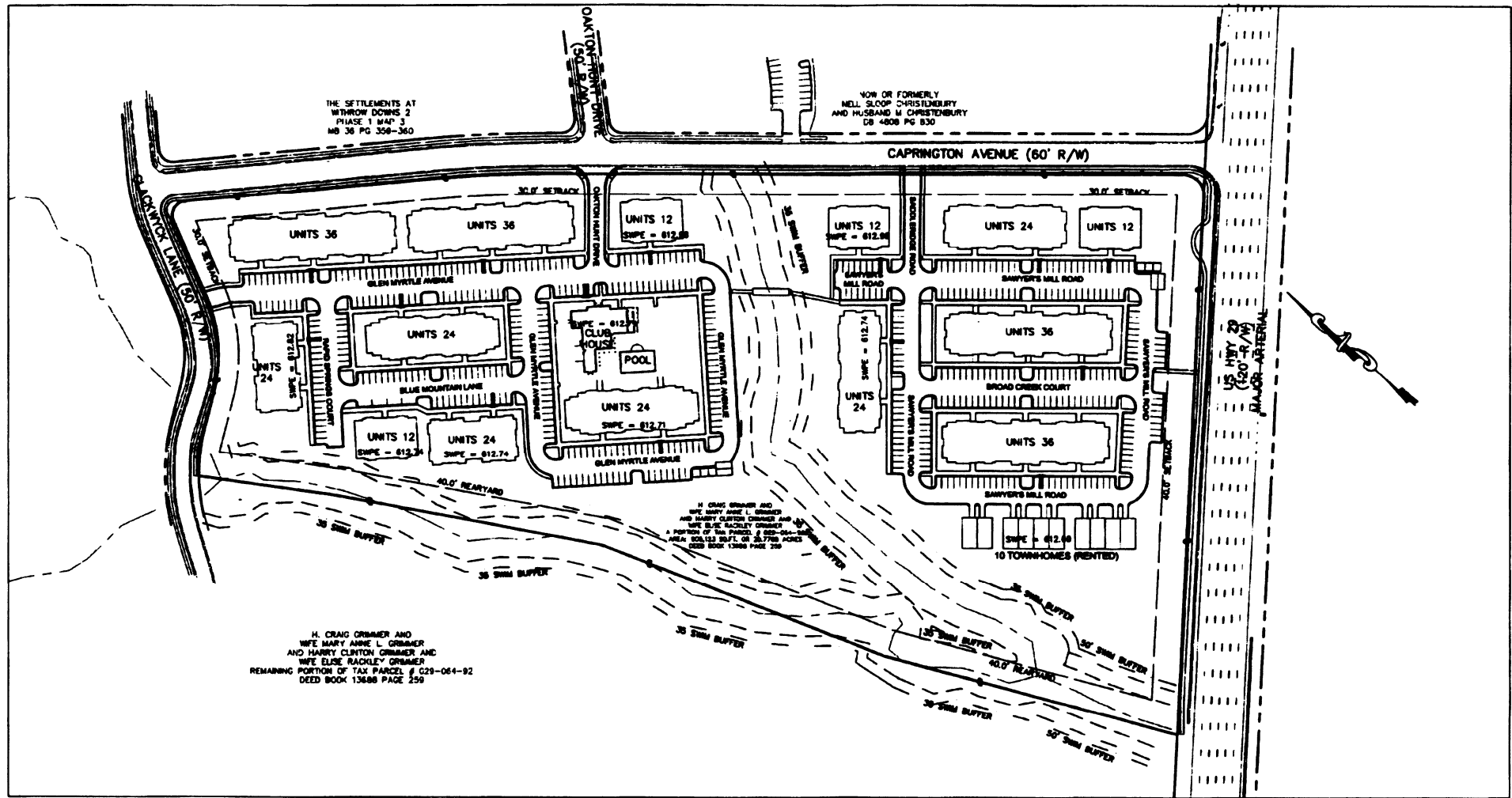
DENSITY CLARIFICATION:

UNITS PROPOSED:
338 APARTMENTS
10 TOWNHOMES - RENTED
348 TOTAL UNITS
DENSITY ALLOWED*: 15 D.U./A. - 402 UNITS
DENSITY PROVIDED*: 13 D.U./A. - 348 UNITS

*THIS SUBJECT SITE IS 20.8 ACRES BUT IS ALLOWED TO CALCULATE DENSITY BASED ON 20.8 ACRES. THE MAXIMUM DENSITY CALCULATIONS OF 15 DWELLING UNITS PER ACRE IS BASED ON ACREAGE PRESCRIBED ON PARCEL "D" IN REZONING PETITION 98-29 C WHICH IS 20.8 ACRES. PARCELS "A", "B", AND "C" ARE A 6 ACRE PORTION OF "D" HAVE RECEIVED SUBDIVISION APPROVAL FOR PHASES ONE AND TWO OF WITHROW DOWNS 2. IN THOSE APPROVALS, THE 6 ACRES WERE SET ASIDE AS COMMON OPEN SPACE FOR PARCEL "D" AND WAS NOT USED TO CALCULATE THE DENSITY FOR THOSE PHASES OF WITHROW DOWNS 2.

SHEET INDEX

SHEET	DESCRIPTION
C1.0	COVER SHEET
C2.0	EXISTING CONDITION & DEMOLITION PLAN
C3.0	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SIGHT DISTANCE PLAN
C3.4	SIGHT DISTANCE PLAN
C4.0	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5.0	EROSION CONTROL PHASE I
C6.0	EROSION CONTROL PHASE II
C7.0	UTILITIES PLAN
C8.0	PLANTING PLAN
C9.0	GENERAL NOTES
C10.0	DRAINAGE AREA
C11.0	DETAILS
C12.0	DETAILS
C13.0	DETAILS
C14.0	DETAILS
C15.0	DETAILS
C16.0	CREEK CROSS-SECTION (SHEET 1 OF 3)
C17.0	CREEK CROSS-SECTION (SHEET 2 OF 3)
C18.0	CREEK CROSS-SECTION (SHEET 3 OF 3)



OVERALL SITE

SCALE: 1"=100'



8020 Tower Point Drive
Charlotte, North Carolina 28227
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REVISION

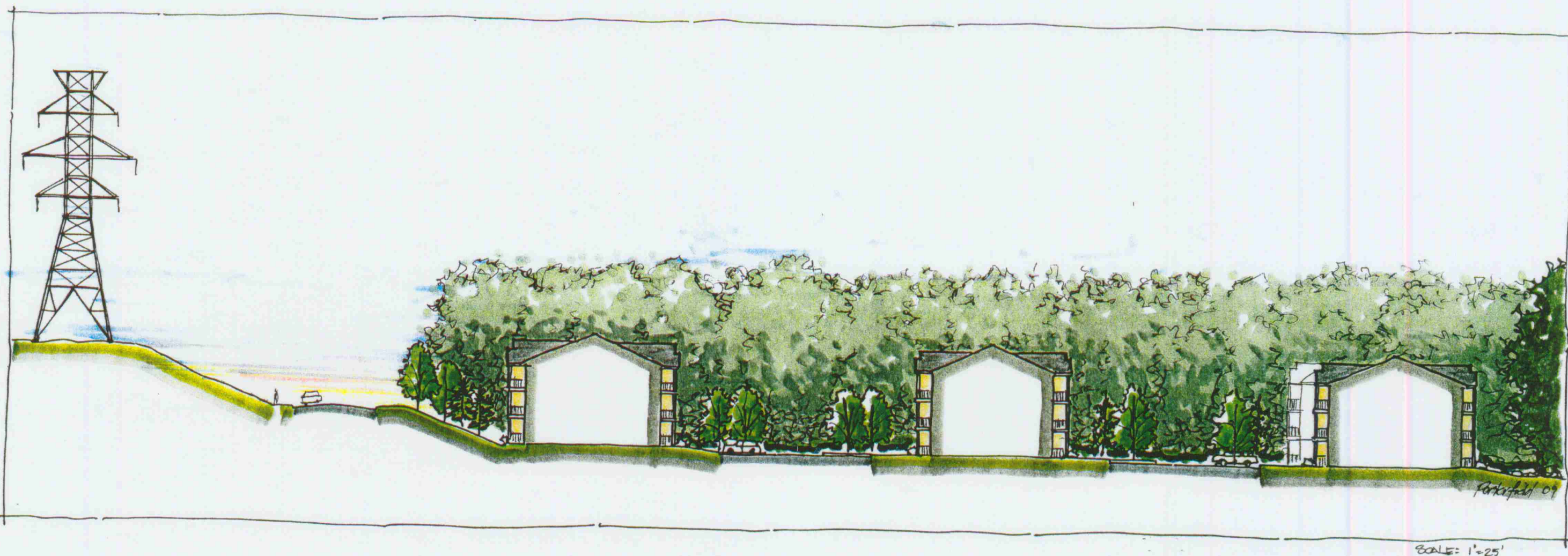
REV. #	DESCRIPTION	REVISIONS
A	1ST SUBMITTAL TO CITY	01-16-07
B	2ND SUBMITTAL TO CITY	03-16-07
C	3RD SUBMITTAL TO CITY	05-23-07
D	4TH SUBMITTAL TO CITY	08-08-07

ORIGINAL




**KOTARIDES
DEVELOPERS**

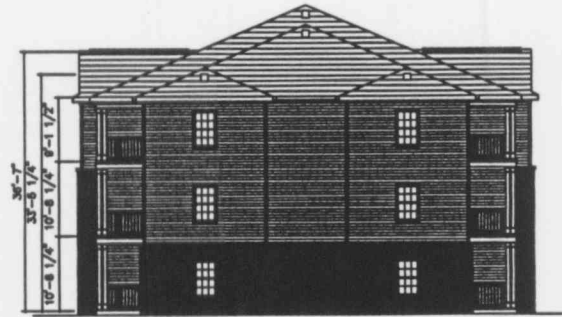
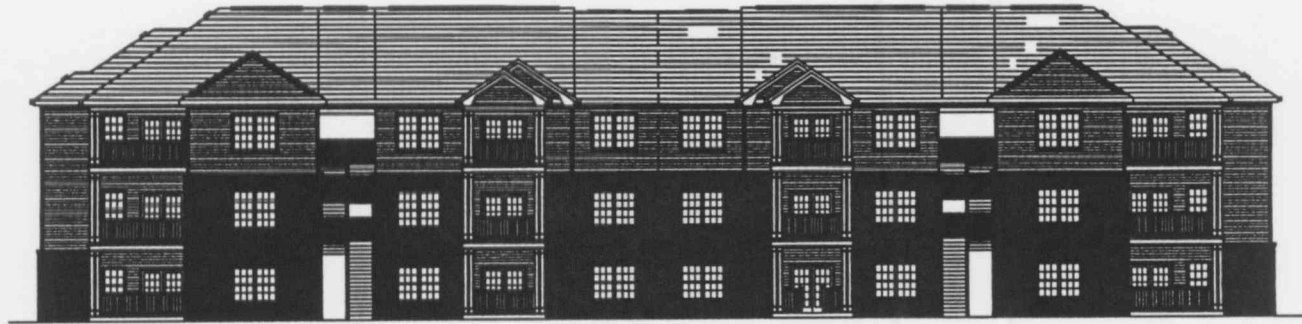

*Belmont
at Tryon*



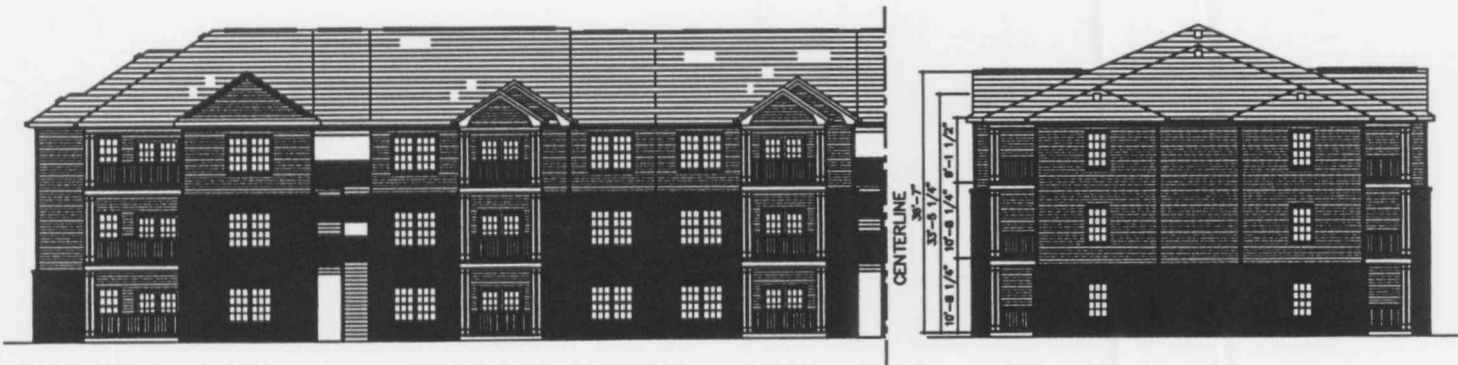
SCALE: 1"=25'

**KOTARIDES
DEVELOPERS**


*Belmont
at Tryon*



EXTERIOR ELEVATIONS, BUILDING TYPE 2-2
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATIONS, BUILDING TYPE 2-1-2
SCALE: 1/8" = 1'-0"

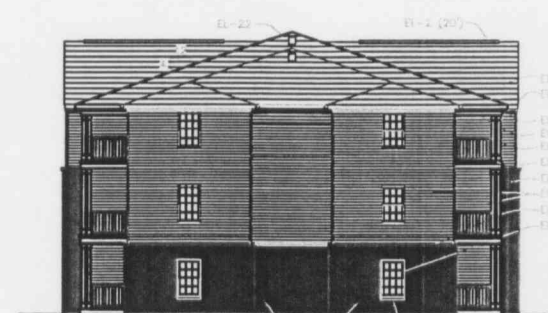


6160 Kempsville Circle
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Exhibit #5

BELMONT AT TRYON

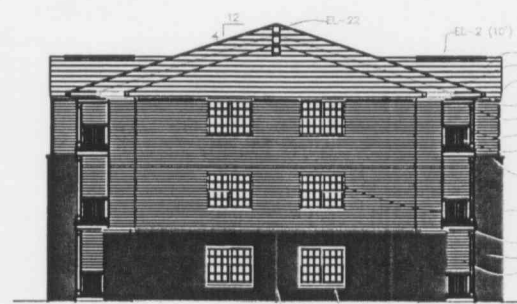
CHARLOTTE, NORTH CAROLINA



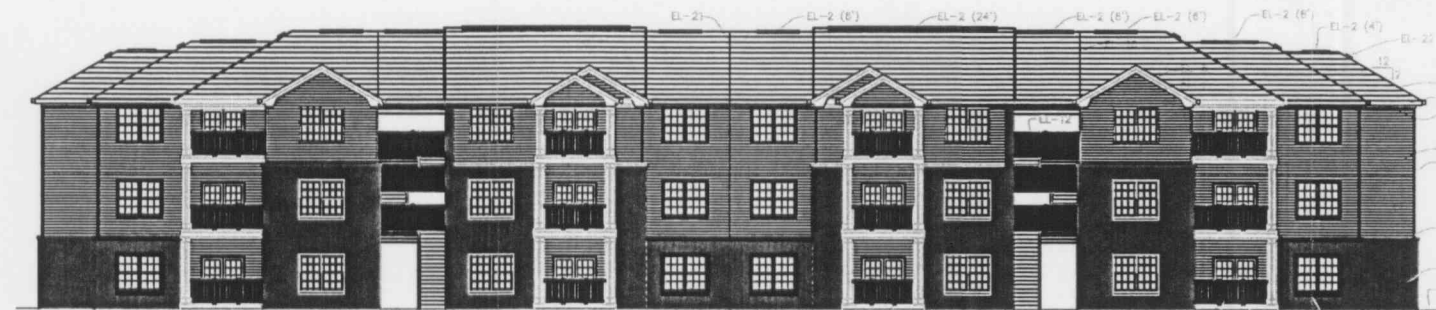
LEFT, RIGHT SIMILAR



FRONT, REAR SIMILAR



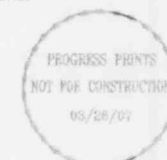
LEFT, RIGHT SIMILAR



FRONT, REAR SIMILAR

SHEET TITLE:

SEAL:



SHEET NO.:

61

DATE: MARCH 28, 2007
JCB NC: 0730

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