



**REVISION**  
**PRELIMINARY PLANNED**  
**MULTI-FAMILY SUBDIVISION**  
**APPROVAL**  
 CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
 By Brent Wilkinson 2/20/14

- DEVELOPMENT SUMMARY:**
- TAX PARCEL NUMBERS  
- 22504507, 22504514, 22504503
  - SITE JURISDICTION  
- CITY OF CHARLOTTE
  - TOTAL SITE SF (ACREAGE)  
- 309,798.72 SF (47.112 AC)
  - EXISTING ZONING & USES  
- R-17 MULTI-FAMILY DISTRICT - R-17MF (CD)  
- MULTI-FAMILY RESIDENTIAL AND VACANT  
- REZONING PETITION #: 2013-030
  - PROPOSED USES  
- MULTI-FAMILY APARTMENTS & CUSTOMARY ACCESSORY USES
  - DIMENSIONAL REQUIREMENTS  
- 40' SETBACK (PER REZONING)  
- 10' SIDE YARD (PER REZONING)  
- 40' REAR YARD (PER REZONING)
  - TOTAL RESIDENTIAL UNITS  
- 113 UNITS PROPOSED  
- 120 UNITS ALLOWED
  - MAXIMUM BUILDING HEIGHT  
- 63' MAXIMUM BUILDING HEIGHT
  - PROPOSED GROSS FLOOR AREA  
- +1,140,870 SF
  - VEHICLE PARKING  
REQUIRED: 170 SPACES MINIMUM (1.5 SPACE PER UNIT)  
PROVIDED: 170 TOTAL SPACES  
122 STANDARD SPACES  
41 COMPACT SPACES  
7 ACCESSIBLE SPACES
  - BICYCLE PARKING  
REQUIRED: 6 (1 PER 20 UNITS) - SHORT TERM  
PROVIDED: 6 SPACES - SHORT TERM
  - OFF STREET SERVICE (113 UNITS)  
- RECYCLING STATION  
REQUIRED: (2) 144 sq ft AREAS  
PROVIDED: (2) 144 sq ft AREAS  
- SOLID WASTE COMPACTOR  
REQUIRED: (2) 8-cu.yd COMPACTORS  
PROVIDED: EXISTING 35 CU.YD. COMPACTOR AT PIPER STATION 1
  - OPEN SPACE REQUIREMENTS  
- REQUIRED OPEN SPACE = 45%  
- PROVIDED OPEN SPACE = 48%
  - BUILDING SEPARATION  
- 18 FT MAXIMUM

- LAYOUT NOTES:**
- AT TIME OF STAKING, CONTRACTOR TO CONTACT ENGINEER FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
  - SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE ENGINEER IMMEDIATELY FOR A COORDINATED SOLUTION.
  - ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB, FACE OF WALL, AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
  - ALL SIDEWALKS SHALL BE FIELD STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
  - LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
  - ALL CONSTRUCTION SHALL COMPLY WITH CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
  - ALL PATCH WORK WITHIN LIMIT OF CONSTRUCTION SHALL BE CONSISTENT WITH ASSOCIATED ASPHALT PAVEMENT DETAIL 6, SHEET C-3.2.
  - ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED OR RELOCATED, SHALL BE COORDINATED WITH ALL LOCAL UTILITY COMPANIES.
  - ALL TRAFFIC SIGNS AND MARKINGS TO BE INSTALLED AND COMPLY CURRENT CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM) AND MUTCD STANDARDS AND SPECIFICATIONS.
  - THIS PROJECT TO ADHERE TO CURRENT CITY OF CHARLOTTE ZONING ORDINANCE, UNLESS OTHERWISE STATED IN THE APPROVED REZONING DOCUMENTS (PETITION# 2013-030).
  - 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 HOMEOWNER'S BUSINESS ASSOCIATION.
  - PER SECTION 18-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCOES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
  - SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
  - CONTRACTOR TO REFER TO ELECTRICAL ENGINEER PLANS FOR SITE LIGHTING PLANS, RELOCATION OF EXISTING TRANSFORMER AND POLE LIGHTS, AND PROPOSED TRANSFORMER AND POLE LIGHT LOCATIONS.
  - THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, PREVIOUS DESIGN DOCUMENTS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF EXISTING UTILITIES MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - ALL UTILITIES WILL BE LOCATED UNDERGROUND.
  - REFER TO SHEET ES1.00 FOR SITE LIGHTING.
  - EXISTING ASPHALT TO REMAIN SHALL BE MILLED AND OVERLAYED. CONTRACTOR TO COORDINATE MILL AND OVERLAY WITH PROPOSED PAVING ACTIVITIES.

**PARKING TABULATION:**

PIPER STATION 1	212 UNITS
REQUIRED:	318 SPACES MINIMUM (1.5 SPACE PER UNIT)
EXISTING:	391 TOTAL SPACES

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 CALL 1-800-632-4949  
 N.C. ONE-CALL CENTER  
 IT'S THE LAW!

**REVISIONS:**

08/27/13 - PER CITY AND COUNTY COMMENTS  
 10/11/13 - PER CITY AND COUNTY COMMENTS  
 11/14/13 - PER CLIENT COMMENTS  
 01/21/14 - RTAP PER SURVEY UPDATE

**DATE:** JUNE 17, 2013  
**DESIGNED BY:** CHK  
**DRAWN BY:** MB  
**CHECKED BY:** MSV  
**SCALE:** 1"=30'-0"  
**PROJECT #:** 1012260  
**SHEET #:** C-3.1

**LAND DESIGN INC.**  
 CORPORATE SEAL  
 NORTH CAROLINA  
 #1573  
 01/21/2014

**PIPERS STATION 2**  
**MULTI-FAMILY DEVELOPMENT**  
 LAYOUT PLAN

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