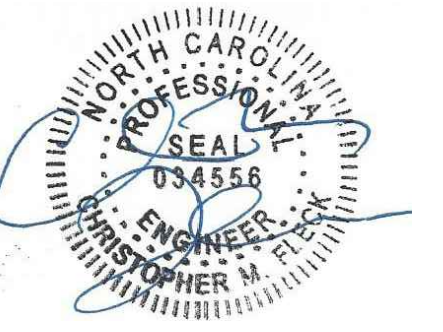


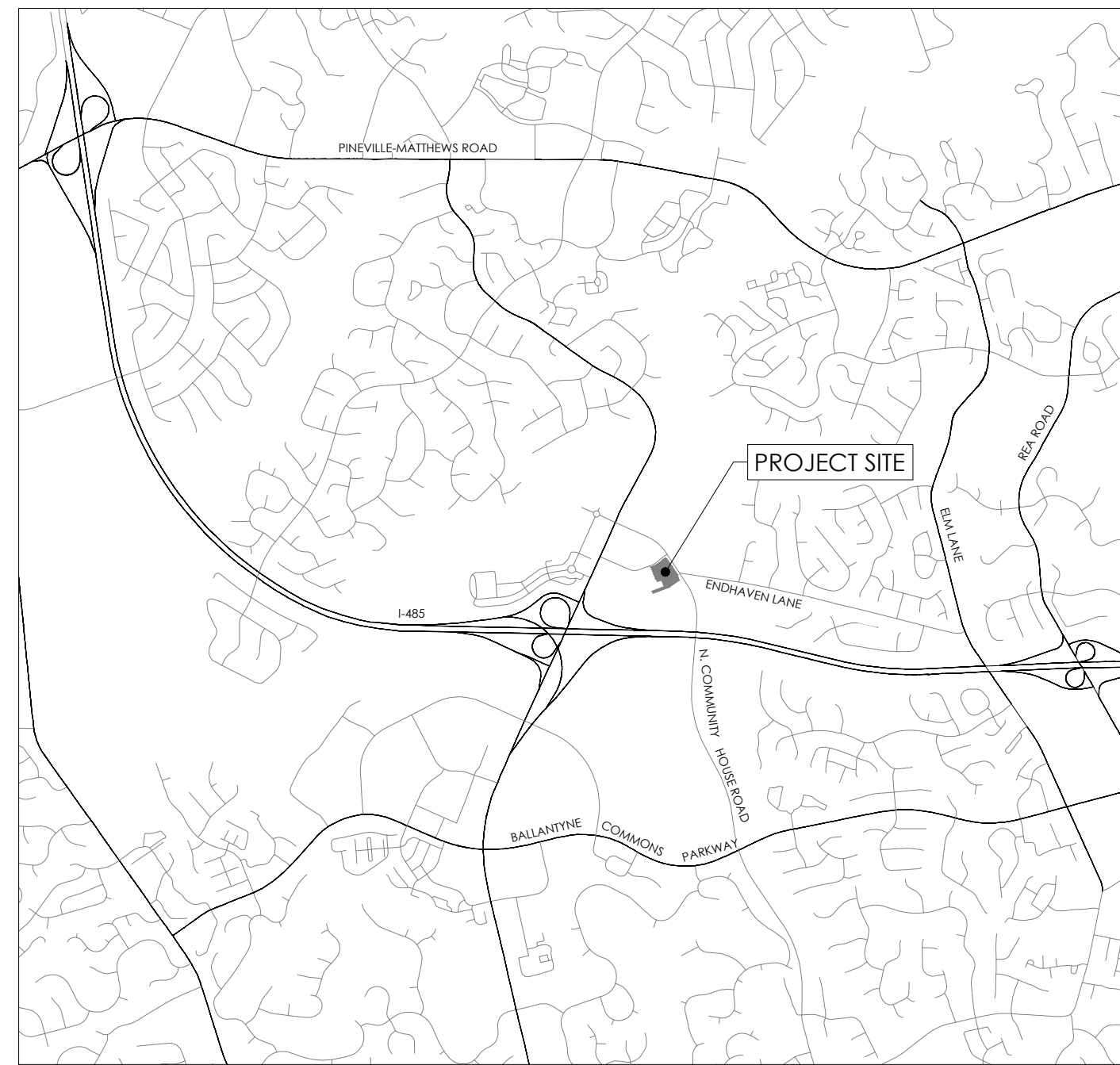
PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By Brent Wilkinson 7/1/16

# THE FOUNTAINS AT TORINGDON

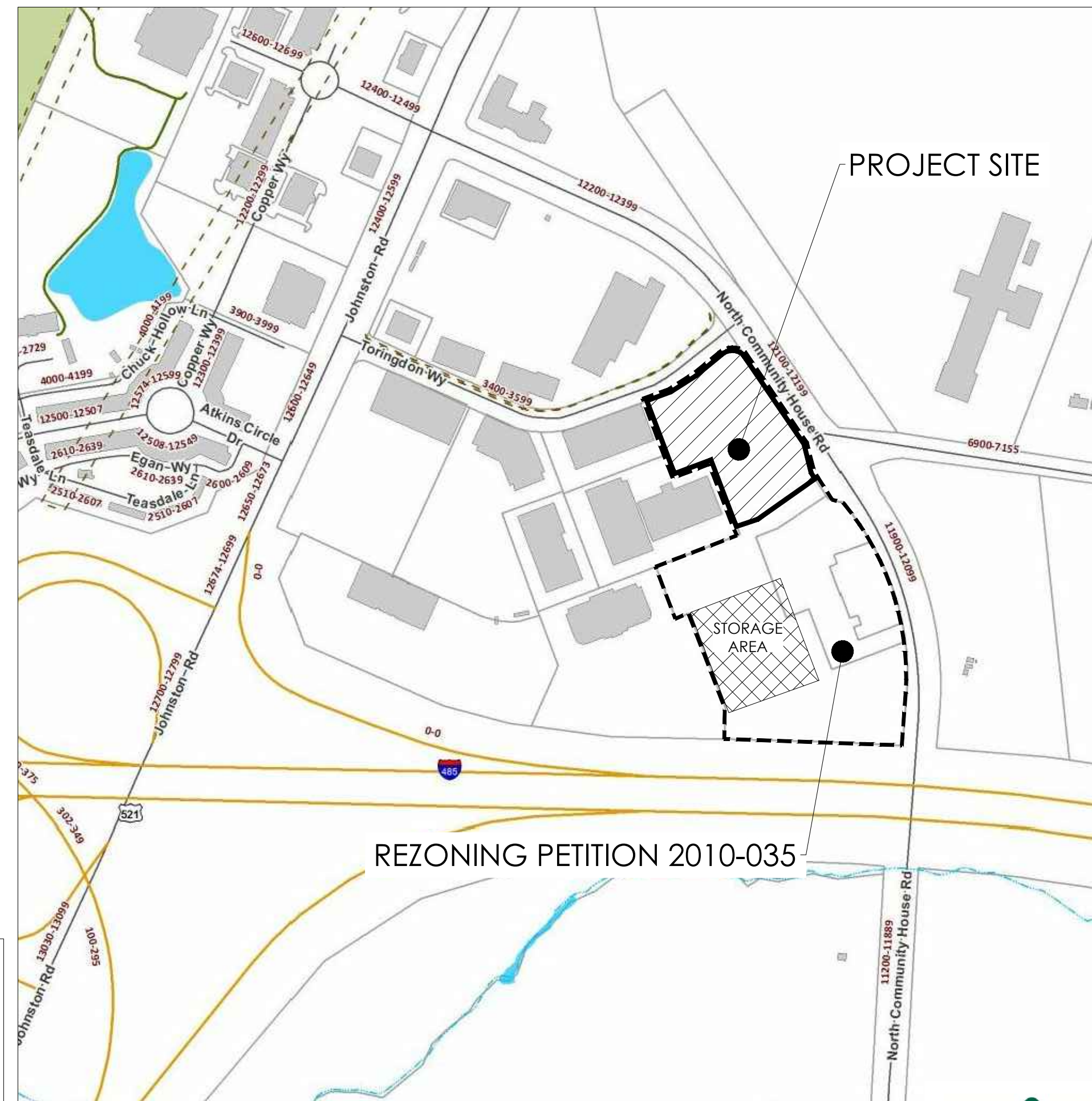
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA



05/24/2016



VICINITY MAP  
NOT TO SCALE



OVERALL SITE MAP  
NOT TO SCALE

### SITE DATA TABLE

ADDRESS: 12149 NORTH COMMUNITY HOUSE ROAD CHARLOTTE, NC 28277		
TOTAL SITE AREA: 3.5± ACRES		
TAX PID: 22323161		
ZONING: CC (SPA) (REZONING PETITION 2010-035)		
EXISTING LAND USE: VACANT		
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL (APARTMENTS)		
SETBACKS: NORTH COMMUNITY HOUSE RD: 20' FROM BOC		
TORINGDON WAY: 14' FROM BOC		
INTERNAL PRIVATE DRIVE: 16' FROM BOC (PER APPROVED REZONING PETITION 2010-035)		
PARKING:	REQUIRED	PROVIDED
TOTAL	368	371
ACCESSIBLE	8 (2 VAN)	8 (2 VAN)
BICYCLE	13	13
LOADING	0	1
TOTAL NUMBER OF UNITS ALLOWED: 245		
TOTAL NUMBER OF UNITS PROPOSED: 245		
MAXIMUM BUILDING HEIGHT ALLOWED: 4 STORIES PER APPROVED REZONING		
PROPOSED BUILDING HEIGHT: 47.5'		
CURRENT FLOOR AREA RATIO WITH PROPOSED BUILDING: 0.62 (FOR REZONING BOUNDARY)		
SOLID WASTE/RECYCLING:		
SOLID WASTE:	REQUIRED: ONE 8 CY COMPACTOR PER 90 UNITS	
	$\frac{245}{90} = 2.72 = 3$ COMPACTORS (24 CY)	
	PROVIDED: 5 COMPACTORS (40 CY)	
RECYCLING:	REQUIRED: ONE 144 SF RECYCLING STATION PER 80 UNITS	
	$\frac{245}{80} = 3.06 = 4$ RECYCLING STATIONS (576 SF)	
	PROVIDED: 4 RECYCLING STATIONS (576 SF)	

**APPROVED**  
By Cary C. Rodriguez at 4:10 pm, Jun 29, 2016

**APPROVED**

**APPROVED**

**APPROVED**

### NOTES:

- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND

**FINAL APPROVAL**  
CHARLOTTE <http://development.charmeck.org>

<b>ENGINEERING</b> PCO / DETENTION / DRAINAGE PLAN
<b>EROSION CONTROL</b> NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <a href="http://development.charmeck.org">http://development.charmeck.org</a>
<b>URBAN FORESTRY</b> TREE ORDINANCE
<b>CDOT</b>
<b>PLANNING</b> UMUDD / MUDD / PED / TOD
NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.



### SHEET INDEX

SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS AND DEMOLITION PLAN
C4	SITE PLAN
C5	GRADING PLAN
C6	DRAINAGE/PCCO PLAN
C7	UTILITY PLAN
C8	EROSION AND SEDIMENT CONTROL PLAN
C9	CIRCULATION PLAN - FIRE ACCESS ROUTES
C10	REQUIRED PLANTING PLAN
C11-12	LANDSCAPE NOTES AND DETAILS
C13	DRAINAGE DETAILS
C14-17	DETAILS

### APPLICANT:

PROFFITT DIXON PARTNERS  
1355 GREENWOOD CLIFF, SUITE 150  
CHARLOTTE, NC 28204  
CONTACT: WYATT DIXON III  
PHONE: 704.817.9126  
EMAIL: wyatt@proffittdixon.com  
www.proffittdixon.com

### PROPERTY OWNER:

TRINITY CAPITAL ADVISORS  
440 S. CHURCH STREET, SUITE 800  
CHARLOTTE, NC 28202  
CONTACT: WALKER COLLIER  
PHONE: 704.714.4515  
EMAIL: cwc@trinitycapitaladvisors.com  
www.trinitycapitaladvisors.com

### CIVIL ENGINEER:

D&A WOLVERINE PLLC  
550 E. WESTINGHOUSE BLVD  
CHARLOTTE, NC 28273  
CONTACT: CHRISTOPHER FLECK, PE  
PHONE: 517.404.6588  
EMAIL: chris@dnawolverine.com  
www.dnawolverine.com

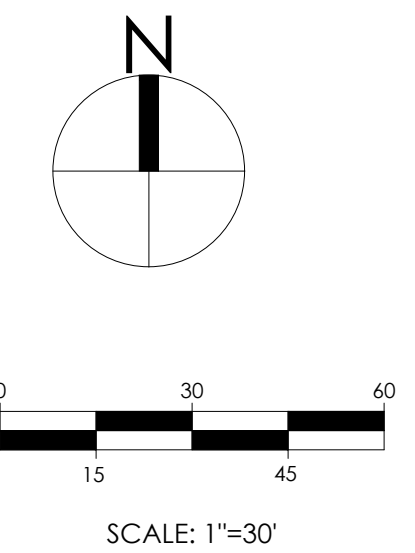
### ARCHITECT:

HOUSING STUDIO  
333 WEST TRADE STREET, SUITE 300  
CHARLOTTE, NC 28202  
CONTACT: EVELYN WEDDLE  
PHONE: 704.333.7862  
EMAIL: eweddle@housingstudio.com  
www.housingstudio.com

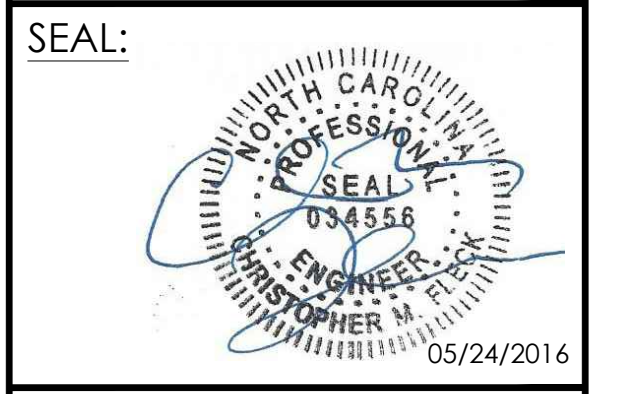
DATE	BY	REVISION
06/13/16	SMC	1ST CYCLE PERMIT COMMENTS - COUNTY
05/24/16	SMC	CITY REVIEW COMMENTS
04/18/16	SMC	CITY REVIEW COMMENTS
PROJECT #:	DATE:	SHEET:
152004	01/29/2016	<b>C1</b>



# SITE PLAN

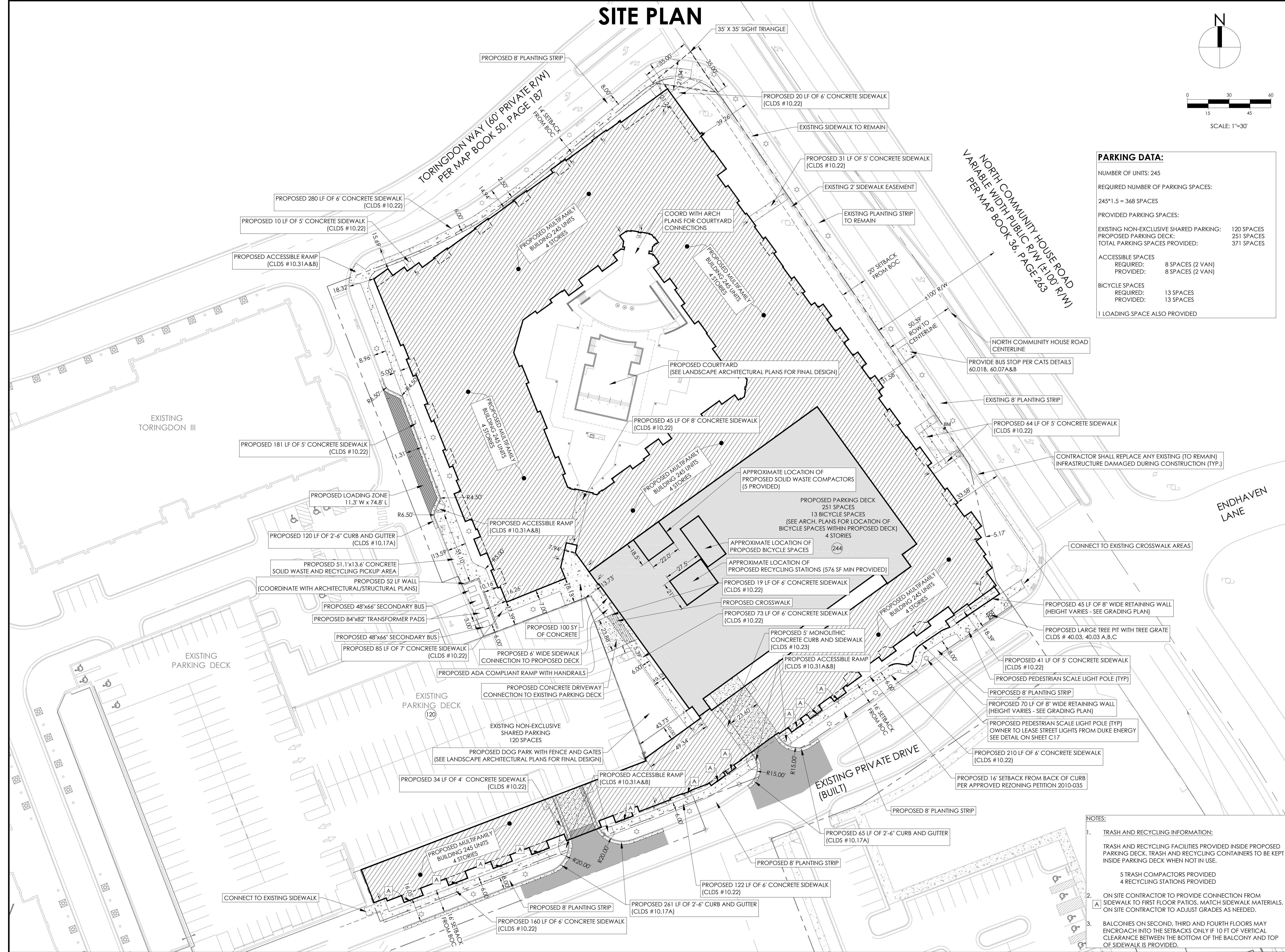


**D&A WOLVERINE**  
**CIVIL ENGINEERING**  
**D&A WOLVERINE, PLLC**  
 550 E. WESTINGHOUSE BOULEVARD  
 CHARLOTTE, NC 28273  
 TEL: 704.785.9664  
**WWW.DNAWOLVERINE.COM**  
 NCBELS LICENSE NO: P-1223



**PARKING DATA:**

NUMBER OF UNITS:	245
REQUIRED NUMBER OF PARKING SPACES:	245*1.5 = 368 SPACES
PROVIDED PARKING SPACES:	
EXISTING NON-EXCLUSIVE SHARED PARKING:	120 SPACES
PROPOSED PARKING DECK:	251 SPACES
TOTAL PARKING SPACES PROVIDED:	371 SPACES
ACCESSIBLE SPACES	
REQUIRED:	8 SPACES (2 VAN)
PROVIDED:	8 SPACES (2 VAN)
BICYCLE SPACES	
REQUIRED:	13 SPACES
PROVIDED:	13 SPACES
1 LOADING SPACE ALSO PROVIDED	



**THE FOUNTAINS AT TORINGDON**  
 PROFFITT DIXON PARTNERS  
 12149 NORTH COMMUNITY HOUSE ROAD  
 CHARLOTTE, NC 28277

**SITE PLAN**

- NOTES:**
- TRASH AND RECYCLING INFORMATION:**  
 TRASH AND RECYCLING FACILITIES PROVIDED INSIDE PROPOSED PARKING DECK. TRASH AND RECYCLING CONTAINERS TO BE KEPT INSIDE PARKING DECK WHEN NOT IN USE.  
 5 TRASH COMPACTORS PROVIDED  
 4 RECYCLING STATIONS PROVIDED
  - ON SITE CONTRACTOR TO PROVIDE CONNECTION FROM SIDEWALK TO FIRST FLOOR PATIOS. MATCH SIDEWALK MATERIALS. ON SITE CONTRACTOR TO ADJUST GRADES AS NEEDED.
  - BALCONIES ON SECOND, THIRD AND FOURTH FLOORS MAY ENCR OACH INTO THE SETBACKS ONLY IF 10 FT OF VERTICAL CLEARANCE BETWEEN THE BOTTOM OF THE BALCONY AND TOP OF SIDEWALK IS PROVIDED.

DATE	BY	REVISION
06/13/16	SMC	1ST CYCLE PERMIT COMMENTS-COUNTY
05/24/16	SMC	ADDRESS CITY COMMENTS
04/18/16	SMC	ADDRESS CITY COMMENTS

PROJECT #:	152004	DRAWN BY:	SMC
DATE:	01/29/2016	CHECKED BY:	CMF
SCALE:	1"=30'	APPROVED BY:	CMF
		SHEET:	<b>C4</b>