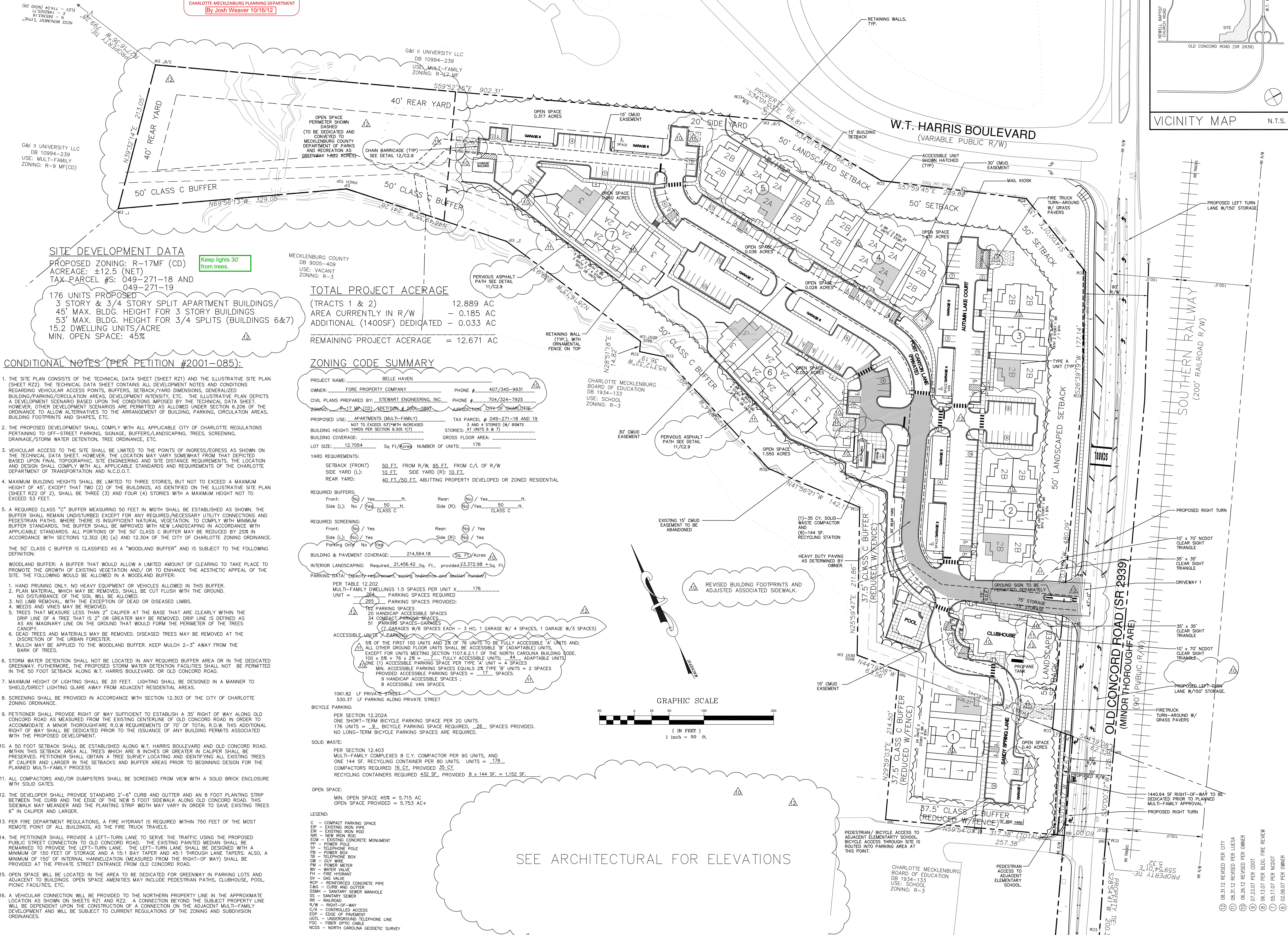


PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Josh Weaver 10/16/12



SITE DEVELOPMENT DATA

PROPOSED ZONING: R-17MF (CD)
ACREAGE: ±12.5 (NET)
TAX PARCEL #S: 049-271-18 AND 049-271-19
176 UNITS PROPOSED
3 STORY & 3/4 STORY SPLIT APARTMENT BUILDINGS/
45' MAX. BLDG. HEIGHT FOR 3 STORY BUILDINGS
53' MAX. BLDG. HEIGHT FOR 3/4 SPLITS (BUILDINGS 6&7)
15.2 DWELLING UNITS/ACRE
MIN. OPEN SPACE: 45%

Keep lights 30' from trees.

TOTAL PROJECT ACERAGE

(TRACTS 1 & 2) 12.889 AC
AREA CURRENTLY IN R/W - 0.185 AC
ADDITIONAL (1400SF) DEDICATED - 0.033 AC
REMAINING PROJECT ACERAGE = 12.671 AC

ZONING CODE SUMMARY

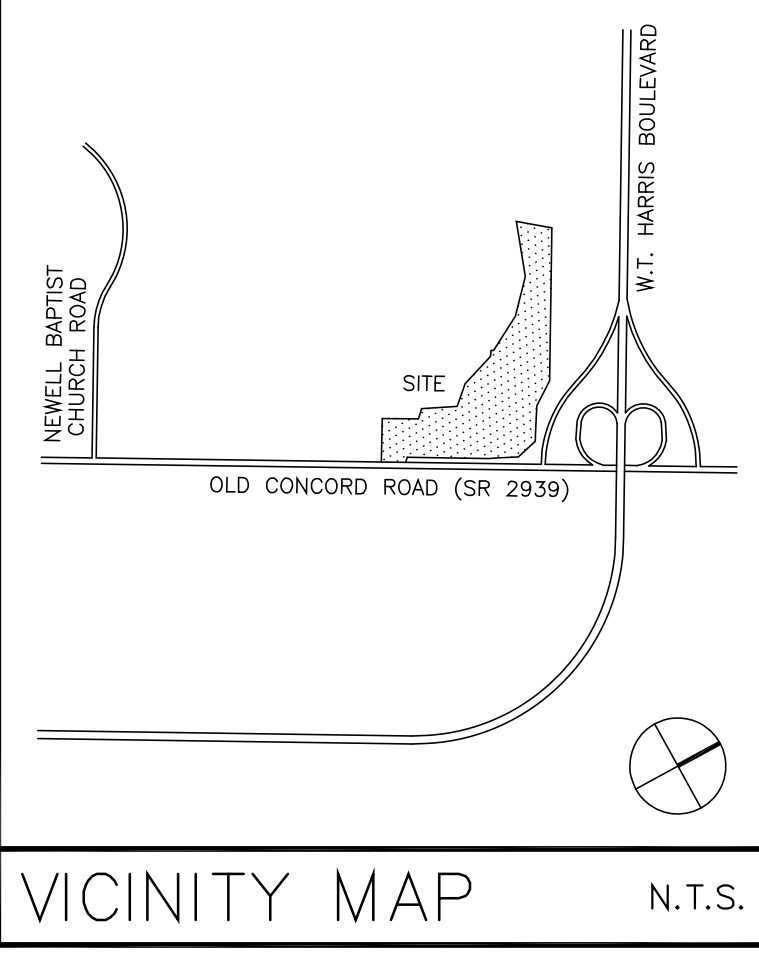
PROJECT NAME: BELLE HAVEN
OWNER: FORE PROPERTY COMPANY PHONE # 407/345-9931
CIVIL PLANS PREPARED BY: STEWART ENGINEERING, INC. PHONE # 704/324-7925
ZONING: R-17 MF (CD) (PETITION # 2001-085) JURISDICTION: CITY OF CHARLOTTE
PROPOSED USE: APARTMENTS (MULTI-FAMILY) TAX PARCEL # 049-271-18 AND 19
NOT TO EXCEED 55' WITH INCREASED BUILDING HEIGHT: YARDS PER SECTION 9.305.1(7) STORIES: AT UNITS 6 & 7
BUILDING COVERAGE: GROSS FLOOR AREA:
LOT SIZE: 12.7054 Sq Ft/Acre NUMBER OF UNITS: 176
YARD REQUIREMENTS:
SETBACK (FRONT) 50 FT. FROM R/W, 95 FT. FROM C/L OF R/W
SIDE YARD (L) 10 FT. SIDE YARD (R): 10 FT.
REAR YARD: 40 FT./50 FT. ADJUTING PROPERTY DEVELOPED OR ZONED RESIDENTIAL

REQUIRED BUFFERS:
Front: (No) / Yes 50 ft. Rear: (No) / Yes 50 ft.
Side (L): No / Yes 50 ft. Side (R): No / Yes 50 ft.
CLASS C ft.
CLASS C
REQUIRED SCREENING:
Front: (No) / Yes Rear: (No) / Yes
Side (L): (No) / Yes Side (R): (No) / Yes
Parking Only: No / Yes
BUILDING & PAVEMENT COVERAGE: 214,564.18 Sq. Ft./Acres
INTERIOR LANDSCAPING: Required 21,456.42 Sq. Ft., provided 23,372.98 ± Sq. Ft.
PARKING DATA: (Specify requirements, zoning ordinance and section number)

PER TABLE 12.202
MULTI-FAMILY DWELLINGS 1.5 SPACES PER UNIT X 176
UNIT = 264 PARKING SPACES REQUIRED
265 PARKING SPACES PROVIDED:
162 PARKING SPACES
20 HANDICAP ACCESSIBLE SPACES
34 COMPACT PARKING SPACES
51 PARKING SPACES-GARAGES
(7 GARAGES W/6 SPACES EACH - 3 HC; 1 GARAGE W/ 4 SPACES, 1 GARAGE W/3 SPACES)
ACCESSIBLE UNITS & PARKING:
5% OF THE FIRST 100 UNITS AND 2% OF 76 UNITS TO BE FULLY ACCESSIBLE 'A' UNITS AND;
ALL OTHER GROUND FLOOR UNITS SHALL BE ACCESSIBLE 'B' (ADAPTABLE) UNITS.
EXCEPT FOR UNITS MEETING SECTION 1107.6.2.1.1 OF THE NORTH CAROLINA BUILDING CODE.
100 x 56 x 76 x 24 = FULLY ACCESSIBLE UNITS: 44 - ADAPTABLE UNITS
ONE (1) ACCESSIBLE PARKING SPACE PER TYPE 'A' UNIT = 4 SPACES
MIN. ACCESSIBLE PARKING SPACES EQUALS 2% TYPE 'B' UNITS = 2 SPACES
PROVIDED ACCESSIBLE PARKING SPACES = 17 SPACES.
9 HANDICAP ACCESSIBLE SPACES;
8 ACCESSIBLE VAN SPACES.

1061.82 LF PRIVATE STREET
530.37 LF PARKING ALONG PRIVATE STREET
BICYCLE PARKING:
PER SECTION 12.202A
ONE SHORT-TERM BICYCLE PARKING SPACE PER 20 UNITS.
176 UNITS = 9 BICYCLE PARKING SPACES REQUIRED, 28 SPACES PROVIDED.
NO LONG-TERM BICYCLE PARKING SPACES ARE REQUIRED.
SOLID WASTE:
PER SECTION 12.403
MULTI-FAMILY COMPLEXES 8 C.Y. COMPACTOR PER 90 UNITS, AND
ONE 144 SF. RECYCLING CONTAINER PER 80 UNITS. UNITS = 176
COMPACTORS REQUIRED 16 C.Y. PROVIDED 35 C.Y.
RECYCLING CONTAINERS REQUIRED 432 SF., PROVIDED 8 x 144 SF. = 1,152 SF.

OPEN SPACE:
MIN. OPEN SPACE 45% = 5,715 AC
OPEN SPACE PROVIDED = 5,753 AC+
LEGEND:
C - COMPACT PARKING SPACE
E - EXISTING IRON PIPE
EIR - EXISTING IRON PIPE
NIR - NEW IRON PIPE
EDM - EXISTING CONCRETE MONUMENT
PP - POWER POLE
TP - TELEPHONE POLE
PB - POWER BOX
TB - TELEPHONE BOX
GW - GUY WIRE
PM - POWER METER
WV - WATER VALVE
FH - FIRE HYDRANT
GV - GAS VALVE
RCP - REINFORCED CONCRETE PIPE
CSG - CURB AND GUTTER
SSMH - SANITARY SEWER MANHOLE
RS - SANITARY SEWER
RR - RAILROAD
R/W - RIGHT-OF-WAY
C/A - CONTROLLED ACCESS
EOP - EDGE OF PAVEMENT
UGTL - UNDERGROUND TELEPHONE LINE
FOG - FIBER OPTIC CABLE
NGCS - NORTH CAROLINA GEODETIC SURVEY



200 S COLLEGE ST
SUITE 720
CHARLOTTE, NC 28202
F 704-334-7926
www.stewart-eng.com
NCE C 0051

STEWART

SEAL OF THE CITY OF CHARLOTTE
PLANNING DEPARTMENT
JOSH WEAVER
1-3-12

PROJECT: BELLE HAVEN
9005 POST CANYON LANE
CHARLOTTE, NC

OVERALL SITE PLAN

SHEET TITLE:

Project No.	X12006.00
Checked by	TLH
Drawn by	JMD
Date Drawn	09.19.05
Revisions	
1	12.02.05 PER CITY REVIEW
2	02.16.06 PER CITY REVIEW
3	03.29.06 PER CITY REVIEW
4	08.21.06 PER CITY REVIEW
5	12.15.06 PER CITY REVIEW
Sheet	C2.0