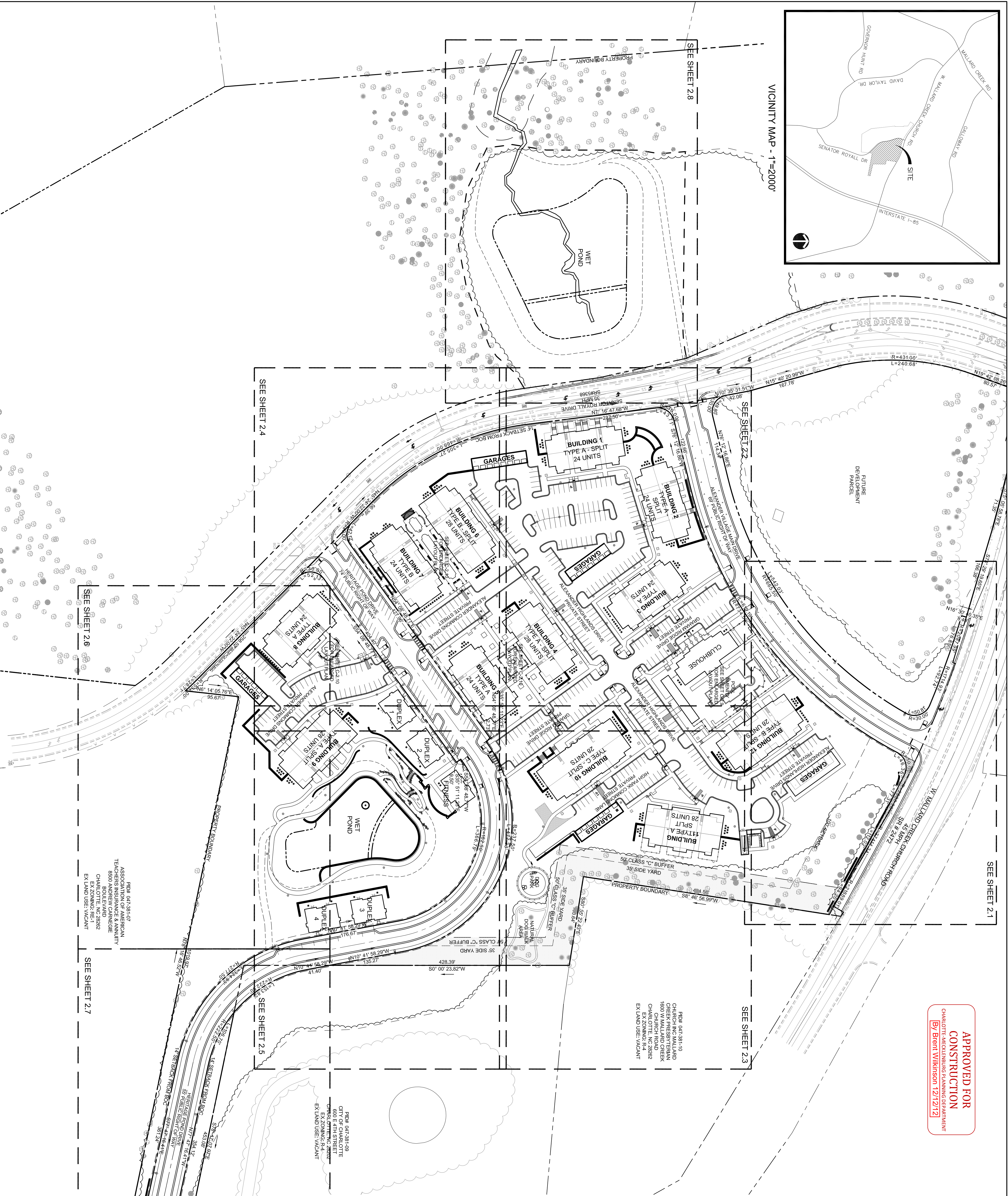


VICINITY MAP - 1"=2000'



APPROVED FOR
CONSTRUCTION
CHARLOTTE ARCHITECTURAL PLANNING DEPARTMENT
By Brent Wilkinson 12/12/12

DEVELOPMENT SUMMARY

PARCEL ID#:	047-421-06, 047-381-08
EXISTING ZONING:	RE-3 OPTIONAL
PETITION NO.:	2011-036
TOTAL SITE ACRES:	27.69 ACRES
IMPERVIOUS AREA:	457,380 SF OR 10.5 AC (17.3%)
PROPOSED UNITS:	320 UNITS
MAXIMUM DENSITY:	NONE
PROPOSED DENSITY:	11.56 DU/A
MAXIMUM FLOOR AREA RATIO:	NONE
MINIMUM SETBACK:	14' FROM BACK OF CURB
MINIMUM SIDE YARD:	NONE, 35' WHERE ADJUTING A RESIDENTIAL USE OR ZONE
MINIMUM REAR YARD:	NONE, 35' WHERE ADJUTING A RESIDENTIAL USE OR ZONE
MAXIMUM HEIGHT:	90'

PROPOSED USES:	RESIDENTIAL / APARTMENTS:
DUPLEXES:	8
TOTALS:	320 UNITS

PARKING REQUIRED:	480 SPACES (1.5 SP/UNIT)
CLUBHOUSE:	16 SPACES (6, 192 SF - 1 SP/400SF)
AMENITY/POOL DECK:	108 CHAIRS

PARKING PROVIDED:	500 SPACES
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ACCESSIBLE PARKING PROVIDED:	10
MINIMUM SIDE YARD:	14
VAN ACCESSIBLE SPACES PROVIDED:	2
GARAGE SPACES PROVIDED:	35
ACCESS GARAGE SPACES PROVIDED:	1

BICYCLE PARKING:	16 (1 SPACE PER 20 UNITS)
SHORT-TERM REQUIRED:	27
LONG-TERM REQUIRED:	NONE
LONG-TERM PROVIDED:	NONE

LOADING SPACES REQUIRED:	6 (1 FOR EACH STRUCTURE IN EXCESS OF 25 UNITS)
LOADING SPACES PROVIDED:	6 (PROPOSED DRIVE AISLES W/ HEAVY-DUTY PAVING TO SERVE AS LOADING SPACES)

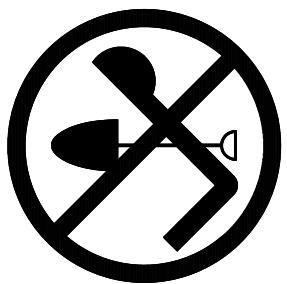
BUFFER REQUIREMENTS:	A 50' CLASS C BUFFER SHALL BE REQUIRED WHERE ADJUTING A RESIDENTIAL USE OR ZONE
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URBAN OPEN SPACES:	PRIVATE OPEN SPACE REQUIRED FOR RESIDENTIAL USES
1 SF FOR 100 SF GROSS FLOOR AREA OR	1 SF FOR 200 SF LOT AREA, WHICHEVER IS GREATER
PRIVATE OPEN SPACE PROVIDED:	6,031 SF MINIMUM

SOLID WASTE SUMMARY	
SOLID WASTE CONTAINERS REQUIRED:	8-CU YARD COMPACTOR PER 90 UNITS
PROVIDED:	32-CU YARD COMPACTOR
RECYCLING CONTAINERS REQUIRED:	4-144 SF STATIONS WITH 5 CARTS (66 GALLONS EACH)
PROVIDED:	4-144 SF STATIONS WITH 5 CARTS (66 GALLONS EACH)

SOLID WASTE NOTES
SITE WILL BE SERVICED BY PUBLIC SOLID WASTE CARRIER. A COMPACTOR WILL BE LOCATED ON SITE FOR ALL 12 BUILDINGS AND DUPLEXES (320 UNITS) AND ALSO SERVE THE FITNESS AND CLUBHOUSE. LAYOUT WILL MEET THE REQUIREMENTS OF THE ORDINANCE.
RECYCLING NOTES:
RECYCLING STATIONS AND CONTAINERS WILL BE PROVIDED TO MEET THE REQUIREMENTS OF THE ORDINANCE.

GENERAL NOTES:
1. ALL CURB AND GUTTER SHALL HAVE A RADIUS OF (5) FIVE FEET AT THE FACE OF CURB UNLESS OTHERWISE SPECIFIED.
2. ALL PAVING SHALL BE HEAVY-DUTY BITUMINOUS ASPHALT UNLESS OTHERWISE SPECIFIED. REFER TO DETAIL XX.X.
ESTIMATED PROJECT COMPLETION DATE SPRING 2013
*ALL UTILITIES TO BE UNDERGROUND.



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

DATE: APRIL 20, 2012
DESIGNED BY: MWB
DRAWN BY: MEK
CHECKED BY: MWB
C.C. BY: NLD
SCALE: 1"=80'
PROJECT #1011248

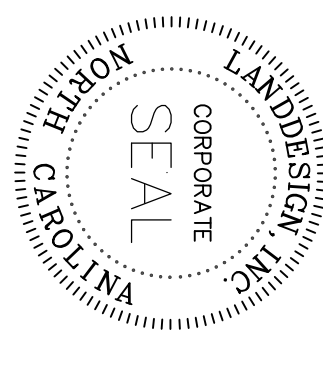
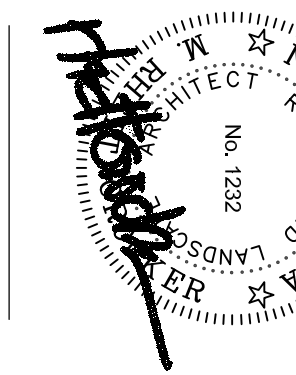
REVISIONS:
07-20-2012 - REVISED PER CITY COMMENTS
09-07-2012 REVISED PER CITY COMMENTS
10-12-2012 REVISED PER CITY COMMENTS
11-13-2012 REVISED PER CITY COMMENTS
12-11-2012 REVISED PER CITY COMMENTS

CIRCLE ALEXANDER VILLAGE

MULTI-FAMILY DEVELOPMENT

CRESCENT RESOURCES; CHARLOTTE, NC

OVERALL LAYOUT PLAN



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