



Know what's below.
Call before you dig.



OPEN SPACE:
REQUIRED (MIN.): 10.08 AC
TOTAL OPEN SPACE: 14.10 AC
TOTAL USEABLE OPEN SPACE: 4.01 AC

SPACE FOR TRASH/RECYCLING CONTAINERS: (144 UNITS)
REQUIRED (MIN.): (1) 144-SF RECYCLING STATION FOR EVERY 80 UNITS
(1) 8-CY TRASH COMPACTOR FOR EVERY 90 UNITS
PROVIDED: 288 SF OF RECYCLING STATION SPACE PROVIDED
(1) 34-CY TRASH COMPACTOR
(1) RECYCLING CONTAINER

PAVEMENT MARKING SCHEDULE

- (A) VAN ACCESSIBLE HANDICAPPED PARKING SIGN
- (B) NO PARKING SIGN
- (C) ADA HANDICAPPED PARKING SIGN
- (D) 8' WIDE HANDICAP PARKING LINES, 4" SOLID WHITE LINES AT 45 ANGLE WITH 24" O.C. SEPARATION
- (E) 5' WIDE HANDICAP PARKING LINES, 4" SOLID WHITE LINES AT 45 ANGLE WITH 24" O.C. SEPARATION
- (F) PARKING SPACE LINES, 4" SOLID WHITE
- (G) BLUE ADA PARKING SYMBOL

ZONING CODE SUMMARY

PROJECT NAME: ASPEN HEIGHTS CHARLOTTE
OWNER: BRECKENRIDGE LAND ACQUISITION, LP PHONE # ---
PLANS PREPARED BY: ESP ASSOCIATES PHONE # 803-802-2440
ZONING: R-17MF(CD) (PETITION #1999-09) JURISDICTION: CITY OF CHARLOTTE
PROPOSED USE: 144 RESIDENTIAL CONDOMINIUM TAX PARCEL #: 04941201
UNITS: 144
480 BEDROOMS
BLDG A: 36'-4"
BUILDING HEIGHT: BLDG B: 34'-11 1/4" Feet. Stories: 3
BUILDING COVERAGE: 85,397 Sq. Ft. GROSS FLOOR AREA: 169,658 (TYPE 2) Sq. Ft.
FLOOR AREA RATIO: 0.5 MAXIMUM ALLOWED 230,497 (SITE)
LOT SIZE: 22.4 Sq. Ft. (Acres) NUMBER OF UNITS/SUITES: 144
MINIMUM BUILDING SEPARATION: 16 Feet

YARD REQUIREMENTS:

Setback (front): 100 Ft. from R/W, (VARIES) Ft. from C/L of R/W
Side Yard (L): 10 Ft. Side Yard (R): 10 Ft.
Rear Yard: 40 (50 ADJ.) Ft. TO SF ZONING)

REQUIRED BUFFERS:

Front: (NO) YES _____ Ft. Rear: (NO) YES 50 Ft.
Side (L): (NO) YES _____ Ft. Side (R): (NO) YES _____ Ft.

REQUIRED SCREENING:

Front: (NO) YES _____ Ft. Rear: (NO) YES _____ Ft.
Side (L): (NO) YES _____ Ft. Side (R): (NO) YES _____ Ft.
Parking Only: (NO) YES _____ Ft.

PAVEMENT COVERAGE: 236,783 (Sq. Ft.) Acres

PARKING DATA: (specify requirement)
AUTOMOBILE PARKING IS REQUIRED AT THE RATE OF 1.5 SPACES PER UNIT (216), AND 1 PER 100-SF OF POOL AREA (2,035-SF) FOR CLUBHOUSE (21)

SHORT-TERM BICYCLE PARKING
REQUIRED (CONDOMINIUM): 1 SPACE PER 20 RESIDENTIAL UNITS = 8 (SHORT TERM)
REQUIRED (CLUBHOUSE): 5% OF AUTOMOBILE PARKING = 2 (SHORT TERM) & 2 (LONG TERM)

PROVIDED: 10 SPACES

LONG-TERM BICYCLE STORAGE
REQUIRED: 0 PROVIDED: 0

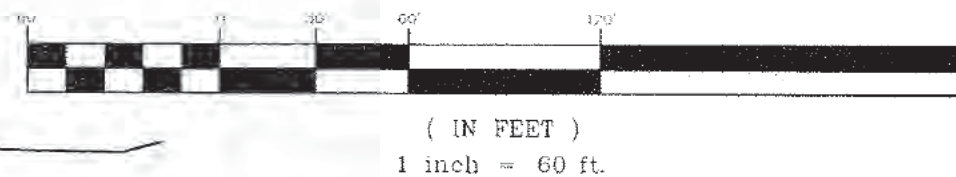
Required: 237 Required ADA: 11 (2 Van)
Provided: 501 Handicap: 12 (2 Van) Compact: 126
Carpool: N/A Loading Spaces: N/A

PROPOSED SITE LIGHTING LEGEND

- PROP. SINGLE LUMINAIRE FIXTURE
- PROP. DOUBLE LUMINAIRE FIXTURE
- PROP. BUILDING MOUNTED LIGHT FIXTURE

FIXTURES ARE SHOWN FOR REFERENCE ONLY. REFER TO LIGHTING PLANS BY OTHERS, SHEETS E2.0B, E2.0C, E2.0D, & E2.0E FOR MORE INFORMATION.

GRAPHIC SCALE



| BY | DATE | REVISION |
|-----|------------|---------------------------------|
| ESP | 08/22/2013 | REV. PER CITY & CLIENT COMMENTS |
| ESP | 09/13/2013 | REV. PER CITY COMMENTS |

OVERALL SITE PLAN
BRECKENRIDGE LAND ACQUISITION, LP
ASPEN HEIGHTS CHARLOTTE
CHARLOTTE, NC

| PROJECT INFORMATION |
|---------------------------|
| PROJECT MANAGER: DES |
| DESIGNED BY: TMM |
| DRAWN BY: TMM |
| PROJECT NUMBER: AM33.400 |
| ORIGINAL DATE: 06/03/2013 |

SHEET:
C-2.0