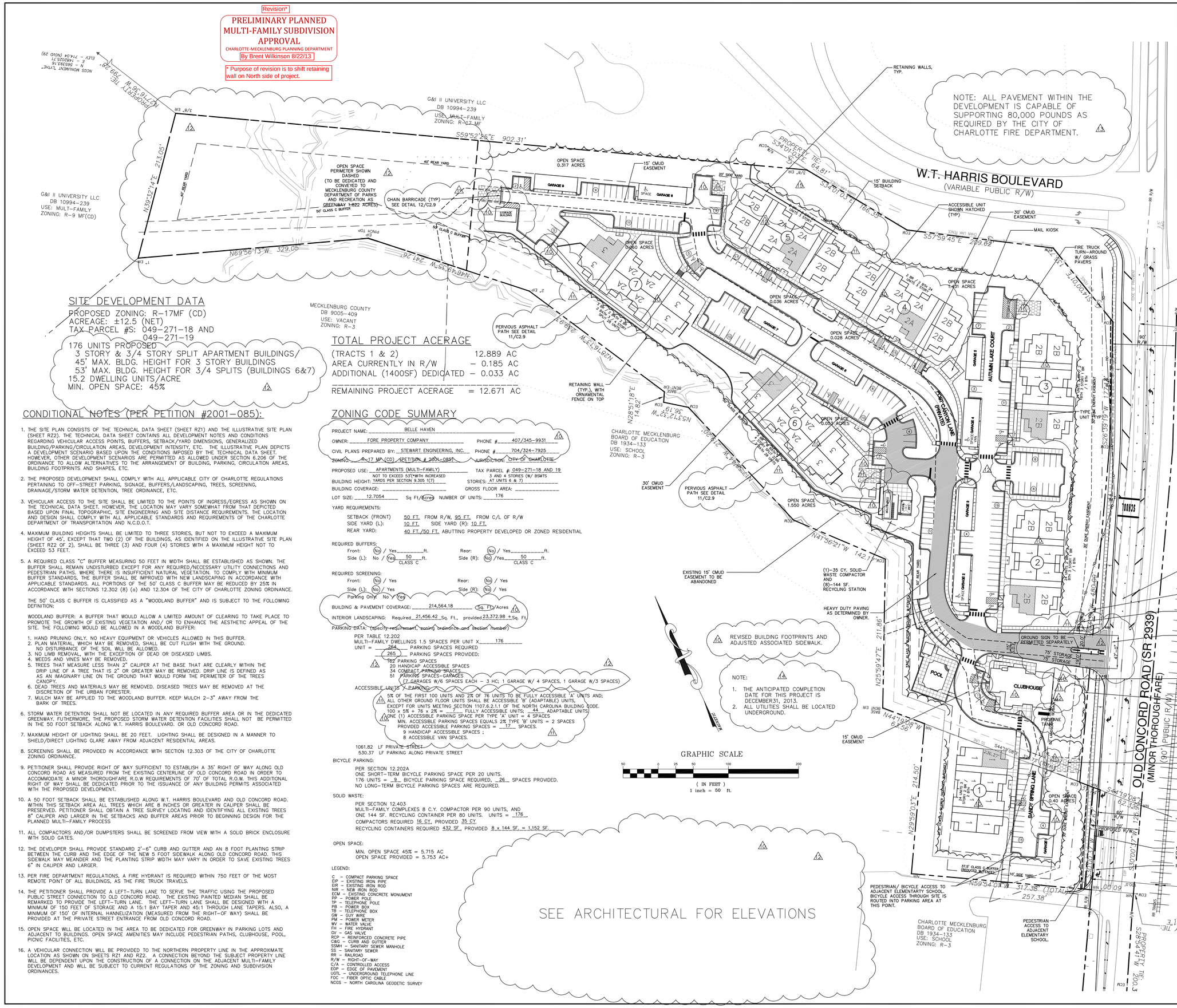
Revision*

PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 8/22/13

* Purpose of revision is to shift retaining wall on North side of project.



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%

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

CONDITIONAL NOTES (PER PETITION #2001-085):

1. THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET (SHEET RZ1) AND THE ILLUSTRATIVE SITE PLAN (SHEET RZ2). THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING VEHICULAR ACCESS POINTS, BUFFERS, SETBACK/YARD DIMENSIONS, GENERALIZED BUILDING/PARKING/CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE ILLUSTRATIVE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET. HOWEVER, OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS ALLOWED UNDER SECTION 6.206 OF THE ORDINANCE TO ALLOW ALTERNATIVES TO THE ARRANGEMENT OF BUILDING, PARKING, CIRCULATION AREAS, BUILDING FOOTPRINTS AND SHAPES, ETC.

2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, TREES, SCREENING, DRAINAGE/STORM WATER DETENTION, TREE ORDINANCE, ETC.

3. VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO THE POINTS OF INGRESS/EGRESS AS SHOWN ON THE TECHNICAL DATA SHEET. HOWEVER, THE LOCATION MAY VARY SOMEWHAT FROM THAT DEPICTED BASED UPON FINAL TOPOGRAPHIC, SITE ENGINEERING AND SITE DISTANCE REQUIREMENTS. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND N.C.D.O.T.

4. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO THREE STORIES, BUT NOT TO EXCEED A MAXIMUM HEIGHT OF 45', EXCEPT THAT TWO (2) OF THE BUILDINGS, AS IDENTIFIED ON THE ILLUSTRATIVE SITE PLAN (SHEET RZ2 OF 2), SHALL BE THREE (3) AND FOUR (4) STORIES WITH A MAXIMUM HEIGHT NOT TO EXCEED 53 FEET.

5. A REQUIRED CLASS "C" BUFFER MEASURING 50 FEET IN WIDTH SHALL BE ESTABLISHED AS SHOWN. THE BUFFER SHALL REMAIN UNDISTURBED EXCEPT FOR ANY REQUIRED/NECESSARY UTILITY CONNECTIONS AND PEDESTRIAN PATHS. WHERE THERE IS INSUFFICIENT NATURAL VEGETATION, TO COMPLY WITH MINIMUM BUFFER STANDARDS, THE BUFFER SHALL BE IMPROVED WITH NEW LANDSCAPING IN ACCORDANCE WITH APPLICABLE STANDARDS. ALL PORTIONS OF THE 50' CLASS C BUFFER MAY BE REDUCED BY 25% IN ACCORDANCE WITH SECTIONS 12.302 (8) (a) AND 12.304 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

   THE 50' CLASS C BUFFER IS CLASSIFIED AS A "WOODLAND BUFFER" AND IS SUBJECT TO THE FOLLOWING DEFINITION:

   WOODLAND BUFFER: A BUFFER THAT WOULD ALLOW A LIMITED AMOUNT OF CLEARING TO TAKE PLACE TO PROMOTE THE GROWTH OF EXISTING VEGETATION AND/ OR TO ENHANCE THE AESTHETIC APPEAL OF THE SITE. THE FOLLOWING WOULD BE ALLOWED IN A WOODLAND BUFFER:

   1. HAND PRUNING ONLY. NO HEAVY EQUIPMENT OR VEHICLES ALLOWED IN THIS BUFFER.
   2. PLAN MATERIAL, WHICH MAY BE REMOVED, SHALL BE CUT FLUSH WITH THE GROUND. NO DISTURBANCE OF THE SOIL WILL BE ALLOWED.
   3. NO LIMB REMOVAL, WITH THE EXCEPTION OF DEAD OR DISEASED LIMBS.
   4. WEEDS AND VINES MAY BE REMOVED.
   5. TREES THAT MEASURE LESS THAN 2" CALIPER AT THE BASE THAT ARE CLEARLY WITHIN THE DRIP LINE OF A TREE THAT IS 2" OR GREATER MAY BE REMOVED. DRIP LINE IS DEFINED AS AS AN IMAGINARY LINE ON THE GROUND THAT WOULD FORM THE PERIMETER OF THE TREES CANOPY.
   6. DEAD TREES AND MATERIALS MAY BE REMOVED. DISEASED TREES MAY BE REMOVED AT THE DISCRETION OF THE URBAN FORESTER.
   7. MULCH MAY BE APPLIED TO THE WOODLAND BUFFER. KEEP MULCH 2-3" AWAY FROM THE BARK OF TREES.

6. STORM WATER DETENTION SHALL NOT BE LOCATED IN ANY REQUIRED BUFFER AREA OR IN THE DEDICATED GREENWAY. FUTHERMORE, THE PROPOSED STORM WATER DETENTION FACILITIES SHALL NOT BE PERMITTED IN THE 50 FOOT SETBACK ALONG W.T. HARRIS BOULEVARD. OR OLD CONCORD ROAD.

7. MAXIMUM HEIGHT OF LIGHTING SHALL BE 20 FEET. LIGHTING SHALL BE DESIGNED IN A MANNER TO SHIELD/DIRECT LIGHTING GLARE AWAY FROM ADJACENT RESIDENTIAL AREAS.

8. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

9. PETITIONER SHALL PROVIDE RIGHT OF WAY SUFFICIENT TO ESTABLISH A 35' RIGHT OF WAY ALONG OLD CONCORD ROAD AS MEASURED FROM THE EXISTING CENTERLINE OF OLD CONCORD ROAD IN ORDER TO ACCOMMODATE A MINOR THOROUGHFARE R.O.W REQUIREMENTS OF 70' OF TOTAL R.O.W. THIS ADDITIONAL RIGHT OF WAY SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ASSOCIATED WITH THE PROPOSED DEVELOPMENT.

10. A 50 FOOT SETBACK SHALL BE ESTABLISHED ALONG W.T. HARRIS BOULEVARD AND OLD CONCORD ROAD. WITHIN THIS SETBACK AREA ALL TREES WHICH ARE 8 INCHES OR GREATER IN CALIPER SHALL BE PRESERVED. PETITIONER SHALL OBTAIN A TREE SURVEY LOCATING AND IDENTIFYING ALL EXISTING TREES 8" CALIPER AND LARGER IN THE SETBACKS AND BUFFER AREAS PRIOR TO BEGINNING DESIGN FOR THE PLANNED MULTI-FAMILY PROCESS

11. ALL COMPACTORS AND/OR DUMPSTERS SHALL BE SCREENED FROM VIEW WITH A SOLID BRICK ENCLOSURE WITH SOLID GATES.

12. THE DEVELOPER SHALL PROVIDE STANDARD 2'-6" CURB AND GUTTER AND AN 8 FOOT PLANTING STRIP BETWEEN THE CURB AND THE EDGE OF THE NEW 5 FOOT SIDEWALK ALONG OLD CONCORD ROAD. THIS SIDEWALK MAY MEANDER AND THE PLANTING STRIP WIDTH MAY VARY IN ORDER TO SAVE EXISTING TREES 6" IN CALIPER AND LARGER.

13. PER FIRE DEPARTMENT REGULATIONS, A FIRE HYDRANT IS REQUIRED WITHIN 750 FEET OF THE MOST REMOTE POINT OF ALL BUILDINGS, AS THE FIRE TRUCK TRAVELS.

14. THE PETITIONER SHALL PROVIDE A LEFT-TURN LANE TO SERVE THE TRAFFIC USING THE PROPOSED PUBLIC STREET CONNECTION TO OLD CONCORD ROAD. THE EXISTING PAINTED MEDIAN SHALL BE REMARKED TO PROVIDE THE LEFT-TURN LANE. THE LEFT-TURN LANE SHALL BE DESIGNED WITH A MINIMUM OF 150 FEET OF STORAGE AND A 15:1 BAY TAPER AND 45:1 THROUGH LANE TAPERS. ALSO, A MINIMUM OF 150' OF INTERNAL HANNELIZATION (MEASURED FROM THE RIGHT-OF WAY) SHALL BE PROVIDED AT THE PRIVATE STREET ENTRANCE FROM OLD CONCORD ROAD.

15. OPEN SPACE WILL BE LOCATED IN THE AREA TO BE DEDICATED FOR GREENWAY IN PARKING LOTS AND ADJACENT TO BUILDINGS. OPEN SPACE AMENITIES MAY INCLUDE PEDESTRIAN PATHS, CLUBHOUSE, POOL, PICNIC FACILITIES, ETC.

16. A VEHICULAR CONNECTION WILL BE PROVIDED TO THE NORTHERN PROPERTY LINE IN THE APPROXIMATE LOCATION AS SHOWN ON SHEETS RZ1 AND RZ2. A CONNECTION BEYOND THE SUBJECT PROPERTY LINE WILL BE DEPENDENT UPON THE CONSTRUCTION OF A CONNECTION ON THE ADJACENT MULTI-FAMILY DEVELOPMENT AND WILL BE SUBJECT TO CURRENT REGULATIONS OF THE ZONING AND SUBDIVISION ORDINANCES.

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
BUILDING HEIGHT: NOT TO EXCEED 53'(*WITH INCREASED YARDS PER SECTION 9.305 1(7) STORIES: 3 AND 4 STORIES (W/ BSMTS AT UNITS 6 & 7)
BUILDING COVERAGE: GROSS FLOOR AREA:
LOT SIZE: 12.7054 Sq Ft/Acres 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. ABUTTING PROPERTY DEVELOPED OR ZONED RESIDENTIAL

REQUIRED BUFFERS:
Front: No / Yes ft. Rear: No / Yes ft.
Side (L): No / Yes 50 ft. CLASS C Side (R): No / Yes 50 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 requirement, 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:
182 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 5% + 76 x 2% = 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.

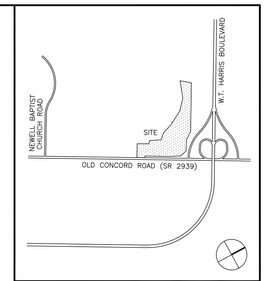
1061.82 LF PRIVATE STREET
530.37 LF PARKING ALONG PRIVATE STREET

BICYCLE PARKING:
PER SECTION 12.202A
ONE SHORT-TERM BICYCLE PARKING SPACE PER 20 UNITS.
176 UNITS = 9 BICYCLE PARKING SPACE REQUIRED, 26 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 CY. PROVIDED 35 CY.
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
EIP – EXISTING IRON PIPE
EIR – EXISTING IRON ROD
NIR – NEW IRON ROD
ECM – 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
C&G – CURB AND GUTTER
SSMH – SANITARY SEWER MANHOLE
SS – SANITARY SEWER
RR – RAILROAD
R/W – RIGHT-OF-WAY
C/A – CONTROLLED ACCESS
EOP – EDGE OF PAVEMENT
UGTL – UNDERGROUND TELEPHONE LINE
FOC – FIBER OPTIC CABLE
NCGS – NORTH CAROLINA GEODETIC SURVEY



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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 026326 JEFFREY D. DEES
1-3-12

PROJECT:
BELLE HAVEN
9005 POST CANYON LANE
CHARLOTTE, NC

SHEET TITLE:
OVERALL SITE PLAN

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 OWNER
PER CITY REVIEW
3. 03.29.06 PER ARCHITECT & PER CITY REVIEW
4. 06.21.06 PER OWNER
5. 12.15.06 PER OWNER

Sheet
C2.0

15. 06.25.13 REVISED ENGINEER
14. 02.04.13 REVISED PER CITY COMMENTS
13. 09.14.12 REVISED PER LUESA (FIRE)
12. 08.31.12 REVISED PER CITY
11. 08.31.12 REVISED PER LUESA
10. 06.26.12 REVISED PER OWNER
9. 07.23.07 PER CDOT
8. 06.13.07 PER BLDG. FIRE REVIEW
7. 05.17.07 PER NCDOT
6. 02.08.07 PER OWNER