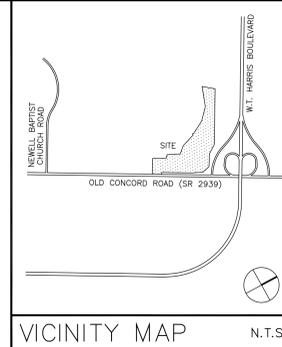


**PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL**  
 CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
 (By Brent Wilkinson 3/28/13)

- SWM / DETENTION**
- EROSION CONTROL**  
FOR A PRE-CONSTRUCTION MEETING 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY, CONTACT: Jeff Bock (704) 560-9798
- DRAINAGE PLAN** **APPROVED**  
By Mark Chapman at 1:14 pm, Mar 28, 2013
- TREE ORDINANCE** **APPROVED**  
By Star Kinnear at 1:17 pm, Mar 28, 2013
- CDOT DRIVEWAYS**
- NCDOT DRIVEWAYS**

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECL. CO. CODE ENFORCEMENT. PLEASE CALL THE CTAC AT 704-336-3637 FOR MORE INFORMATION.

NOTE: ALL PAVEMENT WITHIN THE DEVELOPMENT IS CAPABLE OF SUPPORTING 80,000 POUNDS AS REQUIRED BY THE CITY OF CHARLOTTE FIRE DEPARTMENT.



200 S COLLEGE ST  
 SUITE 220  
 CHARLOTTE, NC 28202  
 F 704-334-7936  
 WWW.STEWART-ENG.COM  
**STEWART**  
 ENGINEERS

SEAL OF THE CITY OF CHARLOTTE  
 ENGINEER  
 TERRY D. OUST  
 1-3-12

PROJECT: BELLE HAVEN  
 9005 POST CANYON LANE  
 CHARLOTTE, NC  
 SHEET TITLE: OVERALL SITE PLAN

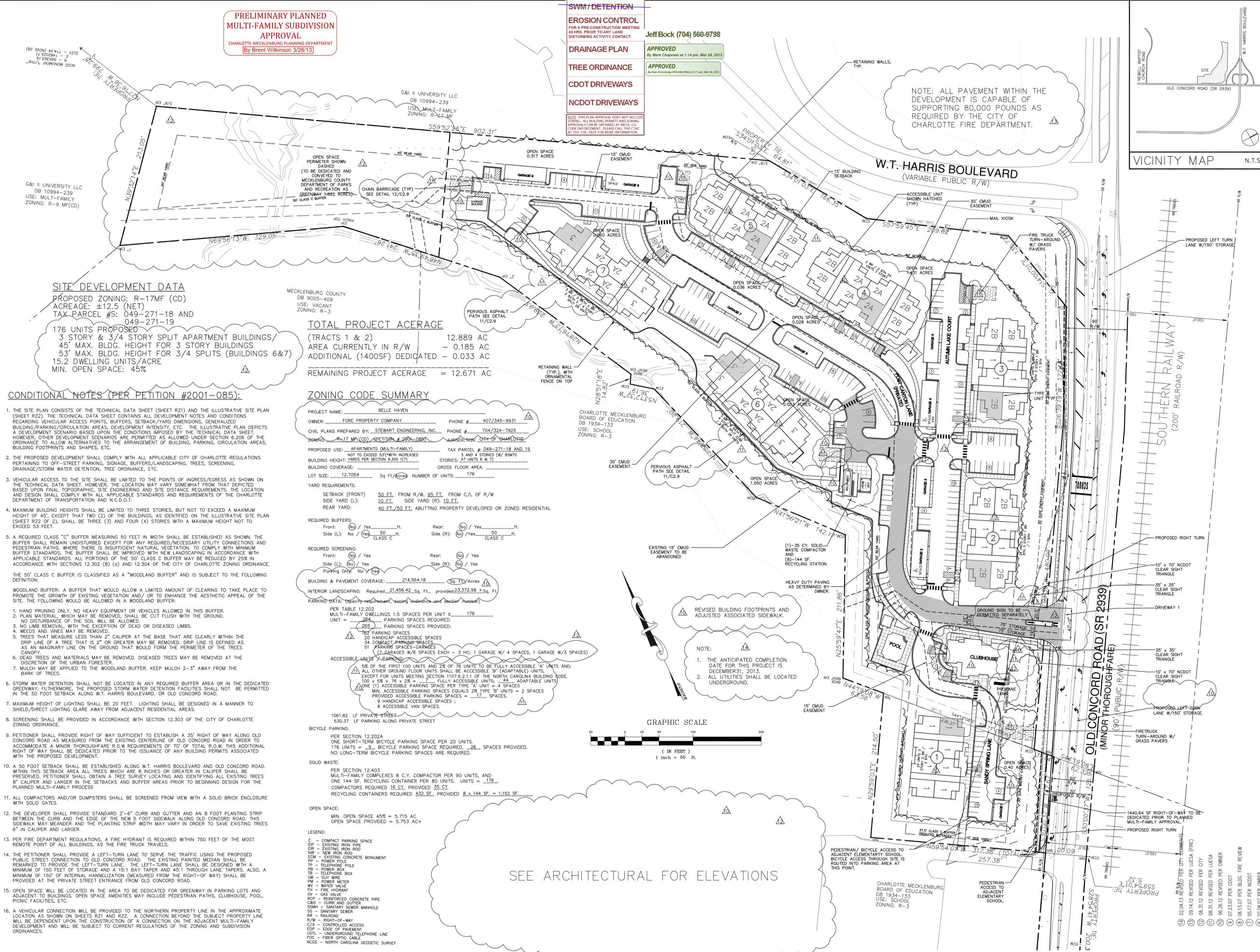
Project No. **X12006.00**

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
3	03.29.06 PER ARCHITECT & PER CITY REVIEW
4	05.21.06 PER OWNER
5	12.15.06 PER OWNER

Sheet **C2.0**



**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 AVERAGE**  
 (TRACTS 1 & 2) 12.889 AC  
 AREA CURRENTLY IN R/W - 0.185 AC  
 ADDITIONAL (1400SF) DEDICATED - 0.033 AC  
**REMAINING PROJECT AVERAGE = 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 53' WITH INCREASED BUILDING HEIGHT: YARDS PER SECTION 9.308.1(7) STORES: AT UNITS 8 & 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. ABUTTING PROPERTY DEVELOPED OR ZONED RESIDENTIAL

**REQUIRED BUFFERS:**  
 Front: (N) / Yes 50 ft. Rear: (N) / Yes 50 ft.  
 Side (L): (N) / Yes 50 ft. Side (R): (N) / Yes 50 ft.  
 CLASS C-ft.

**REQUIRED SCREENING:**  
 Front: (N) / Yes Rear: (N) / Yes  
 Side (L): (N) / Yes Side (R): (N) / 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.

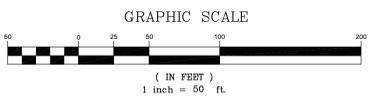
**PARKING DATA:** (Specify: # of units, zoning ordinance and section number)

**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:**  
 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.

**LEGEND:**  
 C - COMPACT PARKING SPACE  
 EIP - EXISTING IRON PIPE  
 EIR - EXISTING IRON ROD  
 NIP - NEW IRON PIPE  
 NIR - NEW IRON ROD  
 EDM - EXISTING CONCRETE MONUMENT  
 PP - POWER POLE  
 TP - TELEPHONE POLE  
 P - POWER BOX  
 TB - TELEPHONE BOX  
 OW - OUT 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  
 RW - RIGHT-OF-WAY  
 C/A - CONTROLLED ACCESS  
 EOP - EDGE OF PAVEMENT  
 UGTL - UNDERGROUND TELEPHONE LINE  
 FOC - FIBER OPTIC CABLE  
 NCGS - NORTH CAROLINA GEODETIC SURVEY

- CONDITIONAL NOTES (PER PETITION #2001-085):**
- THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET (SHEET R21) AND THE ILLUSTRATIVE SITE PLAN (SHEET R22). 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.
  - 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.
  - 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.
  - 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 R22 OF 2), SHALL BE THREE (3) AND FOUR (4) STORIES WITH A MAXIMUM HEIGHT NOT TO EXCEED 53 FEET.
  - 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 (b) (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 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.  
 8. STORM WATER DETENTION SHALL NOT BE LOCATED IN ANY REQUIRED BUFFER AREA OR IN THE DEDICATED GREENWAY. FURTHERMORE, THE PROPOSED STORM WATER DETENTION FACILITIES SHALL NOT BE PERMITTED IN THE 50 FOOT SETBACK ALONG W.T. HARRIS BOULEVARD, OR OLD CONCORD ROAD.  
 9. 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.  
 10. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
  - 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 THROUGHFARE 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.
  - 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
  - ALL COMPACTORS AND/OR DUMPSTERS SHALL BE SCREENED FROM VIEW WITH A SOLID BRICK ENCLOSURE WITH SOLID GATES.
  - 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.
  - 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.
  - 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 HAZELIZATION (MEASURED FROM THE RIGHT-OF-WAY) SHALL BE PROVIDED AT THE PRIVATE STREET ENTRANCE FROM OLD CONCORD ROAD.
  - 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.
  - A VEHICULAR CONNECTION WILL BE PROVIDED TO THE NORTHERN PROPERTY LINE IN THE APPROXIMATE LOCATION AS SHOWN ON SHEETS R21 AND R22. A CONNECTION BEYOND THE SUBJECT PROPERTY LINE WILL BE DEPENDENT UPON THE CONSTRUCTION OF A CONNECTION TO THE ADJACENT MULTI-FAMILY DEVELOPMENT AND WILL BE SUBJECT TO CURRENT REGULATIONS OF THE ZONING AND SUBDIVISION ORDINANCES.



SEE ARCHITECTURAL FOR ELEVATIONS