

**SITE DEVELOPMENT SUMMARY**

PARCEL ID#S: 071-04-11, 071-041-10  
 ZONING: MUDD-O-CD  
 PETITION NO.: 2007-068

PHASE II  
 TOTAL SITE ACREAGE: 3.81 AC

PROPOSED USE: RESIDENTIAL / APARTMENTS FOR RENT

PROPOSED UNITS: 88 UNITS

MINIMUM SETBACK: 14' FROM BOC. SETBACKS VARY  
 MINIMUM SIDE YARD: 0 FEET  
 MINIMUM REAR YARD: 0 FEET

PROPOSED BUILDING HEIGHT: 3-4 STORIES  
 BUILDING SEPARATION: ≥ 10 FEET

**COMPLETION TIMETABLE**

GRADING: SEPTEMBER 2013  
 SURCHARGE PADS: OCTOBER 2013  
 VERTICAL CONSTRUCTION: NOVEMBER 2013  
 1ST OCCUPANCY: MAY 2014  
 CONSTRUCTION COMPLETE: SEPTEMBER 2014

**PARKING SUMMARY:**

**PHASE 1 - EXISTING**

UNITS: 301 UNITS

EXISTING PARKING:  
 STANDARD: 380 SPACES  
 COMPACT: 69 SPACES  
 HANDICAP: 16 SPACES  
 GARAGES: 9 SPACES  
 ON-STREET: 27 SPACES  
 TOTAL SPACES: 501 SPACES

PARKING RATIO: 1.66 SPACES / UNIT

FROM PHASE 2:  
 - 18 SPACES  
 TOTAL SPACES: 483 SPACES  
 UPDATED PARKING RATIO: 1.6 SPACES / UNIT

**PARKING SUMMARY:**

**PHASE 2 - PROPOSED**

PROPOSED UNITS: 88 UNITS

PROPOSED PARKING:  
 STANDARD: 73 SPACES  
 COMPACT: 30 SPACES  
 HANDICAP: 6 SPACES (1 VAN ACCESSIBLE)  
 GARAGES: 8 SPACES  
 TANDEM: 8 SPACES  
 FROM PHASE 1: 12 SPACES  
 TOTAL SPACES: 137 SPACES

PARKING RATIO: 1.56 SPACES / UNIT

**PHASE II BICYCLE PARKING REQUIREMENTS**  
 0 LONG-TERM SPACES (NOT REQUIRED)  
 6 SHORT-TERM SPACES (2 PER BIKE RACK)  
 (1 SPACE PER 20 TOTAL UNITS, 88/20=4.4= 5 MIN)

**SOLID WASTE SUMMARY**

SOLID WASTE CONTAINERS REQUIRED: 8-CU YARD COMPACTOR PER 90 UNITS

PROVIDED: 40-CU YARD COMPACTOR (PHASE I: 301 UNITS, PHASE II: 88 UNITS) (389/90=4.32x8= 34.58 MIN CU YARD)

**SOLID WASTE NOTES**  
 SITE WILL BE SERVICED BY PUBLIC SOLID WASTE CARRIER. A COMPACTOR WILL BE LOCATED ON PHASE I SITE. LAYOUT WILL MEET THE REQUIREMENTS OF THE ORDINANCE.

**RECYCLING SUMMARY**

RECYCLING CONTAINERS REQUIRED: 5 CARTS PER 80 UNITS (96 GALLONS EACH)

PROVIDED: 25 CARTS, 720 SF AREA PROVIDED (PHASE I: 301 UNITS, PHASE II: 88 UNITS) (389/80=4.86x5= 24.31 MIN CARTS) (25CARTS=5 STATIONS, 5x144SF=720 SF)

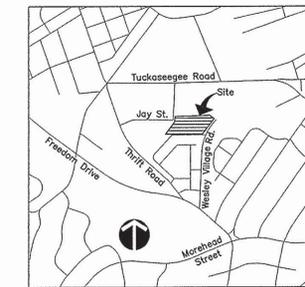
**RECYCLING NOTES:**

RECYCLING STATIONS AND CONTAINERS WILL BE PROVIDED TO MEET THE REQUIREMENTS OF THE ORDINANCE

**GENERAL NOTES:**  
 ALL CURB AND GUTTER SHALL HAVE A RADIUS OF (5) FIVE FEET AT THE FACE OF CURB UNLESS OTHERWISE SPECIFIED.



BEFORE YOU DIG!  
 CALL 1-800-832-4949  
 N.C. ONE-CALL CENTER  
 IT'S THE LAW!

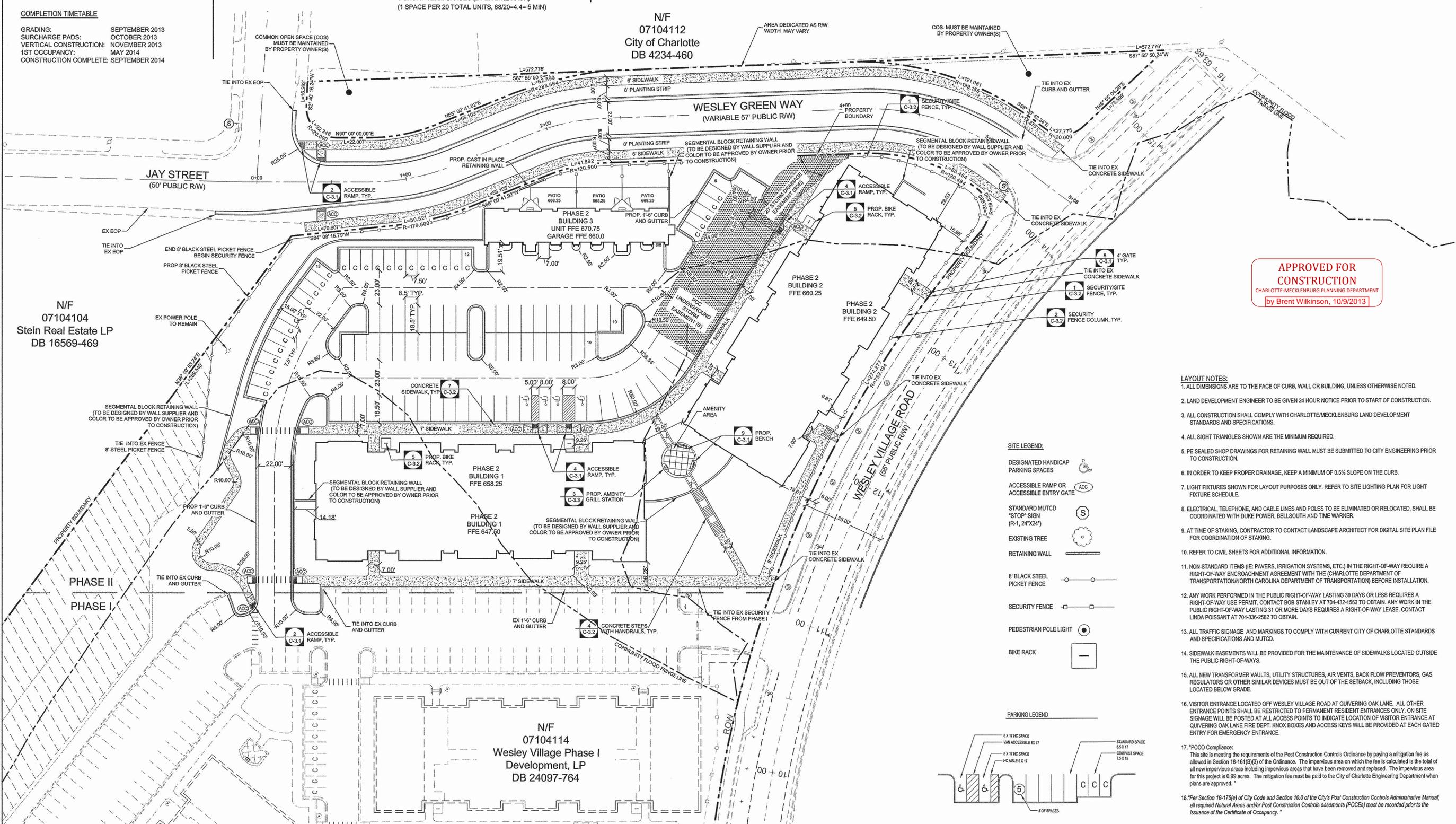


Vicinity Map - Not to Scale

**LandDesign**  
 233 N. Graham Street, Charlotte, NC 28202  
 V: 704.533.0333 F: 704.332.3246  
 www.LandDesign.com



**KBS LEGACY PARTNERS**  
 Apartment REIT



**APPROVED FOR CONSTRUCTION**  
 CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
 by Brent Wilkinson, 10/9/2013

- LAYOUT NOTES:**
1. ALL DIMENSIONS ARE TO THE FACE OF CURB, WALL OR BUILDING, UNLESS OTHERWISE NOTED.
  2. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOUR NOTICE PRIOR TO START OF CONSTRUCTION.
  3. ALL CONSTRUCTION SHALL COMPLY WITH CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
  4. ALL SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
  5. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEERING PRIOR TO CONSTRUCTION.
  6. IN ORDER TO KEEP PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
  7. LIGHT FIXTURES SHOWN FOR LAYOUT PURPOSES ONLY. REFER TO SITE LIGHTING PLAN FOR LIGHT FIXTURE SCHEDULE.
  8. ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED OR RELOCATED, SHALL BE COORDINATED WITH DUKE POWER, BELLSOUTH AND TIME WARNER.
  9. AT TIME OF STAKING, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
  10. REFER TO CIVIL SHEETS FOR ADDITIONAL INFORMATION.
  11. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
  12. ANY WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY LASTING 30 DAYS OR LESS REQUIRES A RIGHT-OF-WAY USE PERMIT. CONTACT BOB STANLEY AT 704-432-1562 TO OBTAIN. ANY WORK IN THE PUBLIC RIGHT-OF-WAY LASTING 31 OR MORE DAYS REQUIRES A RIGHT-OF-WAY LEASE. CONTACT LINDA POISSANT AT 704-336-2562 TO OBTAIN.
  13. ALL TRAFFIC SIGNAGE AND MARKINGS TO COMPLY WITH CURRENT CITY OF CHARLOTTE STANDARDS AND SPECIFICATIONS AND MUTCD.
  14. SIDEWALK EASEMENTS WILL BE PROVIDED FOR THE MAINTENANCE OF SIDEWALKS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAYS.
  15. ALL NEW TRANSFORMER VAULTS, UTILITY STRUCTURES, AIR VENTS, BACK FLOW PREVENTORS, GAS REGULATORS OR OTHER SIMILAR DEVICES MUST BE OUT OF THE SETBACK, INCLUDING THOSE LOCATED BELOW GRADE.
  16. VISITOR ENTRANCE LOCATED OFF WESLEY VILLAGE ROAD AT QUVERING OAK LANE. ALL OTHER ENTRANCE POINTS SHALL BE RESTRICTED TO PERMANENT RESIDENT ENTRANCES ONLY. ON SITE SIGNAGE WILL BE POSTED AT ALL ACCESS POINTS TO INDICATE LOCATION OF VISITOR ENTRANCE AT QUVERING OAK LANE FIRE DEPT. KNOX BOXES AND ACCESS KEYS WILL BE PROVIDED AT EACH GATED ENTRY FOR EMERGENCY ENTRANCE.
  17. PCCO Compliance: This site is meeting the requirements of the Post Construction Controls Ordinance by paying a mitigation fee as allowed in Section 18-161(B)(3) of the Ordinance. The impervious area on which the fee is calculated is the total of all new impervious areas including impervious areas that have been removed and replaced. The impervious area for this project is 0.99 acres. The mitigation fee must be paid to the City of Charlotte Engineering Department when plans are approved.
  18. \*Per Section 18-175(e) of City Code and Section 10.0 of the City's Post Construction Controls Administrative Manual, all required Natural Areas and/or Post Construction Controls easements (PCCES) must be recorded prior to the issuance of the Certificate of Occupancy. \*

- SITE LEGEND:**
- DESIGNATED HANDICAP PARKING SPACES
  - ACCESSIBLE RAMP OR ACCESSIBLE ENTRY GATE
  - STANDARD MUTCD "STOP" SIGN (R-1, 24"x24")
  - EXISTING TREE
  - RETAINING WALL
  - 8" BLACK STEEL PICKET FENCE
  - SECURITY FENCE
  - PEDESTRIAN POLE LIGHT
  - BIKE RACK

- PARKING LEGEND**
- 8' X 17' HC SPACE
  - VAN ACCESSIBLE BY 17
  - 8' X 17' HC SPACE
  - HC ACCESSIBLE BY 17
  - STANDARD SPACE 8.5' X 17'
  - COMPACT SPACE 7.5' X 15'

**WESLEY VILLAGE - PHASE II**  
**MULTIFAMILY DEVELOPMENT**  
 LEGACY PARTNERS; CHARLOTTE, NC  
 LAYOUT PLAN

REVISIONS:  
 08-12-13 REVISED PER CITY COMMENTS  
 10-02-13 REVISED PER CITY COMMENTS

DATE: JUNE 13, 2013  
 DESIGNED BY: MWB  
 CHECKED BY: RMW  
 C.C. BY: NLD  
 SCALE: 1"=30'  
 PROJECT #: 1012245  
 SHEET #: **C-3.0**