

PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By Brent Wilkinson 9/28/15

# Abbey Place Apartments

## MULTI-FAMILY DEVELOPMENT

# CONSTRUCTION DOCUMENTS

## CHARLOTTE, NORTH CAROLINA



ENGINEERING  
PCO / DETENTION / DRAINAGE PLAN

APPROVED

EROSION CONTROL

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

APPROVED

URBAN FORESTRY  
TREE ORDINANCE

APPROVED

CDOT

APPROVED

By Rick Grochoske at 4:03 pm, Sep 23, 2015

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.

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www.LandDesign.com  
License #C-0658



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Spectrum Properties  
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LANDSCAPE ARCHITECT  
LandDesign, Inc.  
223 N. Graham Street  
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ARCHITECT  
BB+M Architecture  
1435 West Morehead Street  
Charlotte, NC 28208  
(704)334-1716

SURVEYOR  
R.B. Pharr & Associates, P.A.  
420 Hawthorne Lane  
Charlotte, NC 28204  
(704)376-2186

Sheet Index:		Land Development 1st Submittal	Land Development 2nd Submittal	GMP Package	Land Development 3rd Submittal	Building Standards 1st Submittal	Land Development 4th Submittal
Chapter 1 - Existing Conditions							
C1.0	Cover Sheet	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 22, 2015
C1.1-C1.3	Rezoning Plan	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 21, 2015
C1.4	Existing Conditions Plan	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 21, 2015
C1.5	Demolition Plan	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 21, 2015
Chapter 2 - Site							
C2.0	Layout Plan	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 22, 2015
C2.1-C2.2	Amenity Area Detail	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 22, 2015
C2.3-C2.12	Site Details	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 21, 2015
Chapter 3 - Grading							
C3.0	Overall Grading Plan	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 22, 2015
C3.1-C3.2	Detailed Grading Plan	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 22, 2015
C3.3-C3.6	Driveway Sight Distance	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 22, 2015
Chapter 4 - Erosion Control							
C4.0	Erosion Control Plan Phase 1	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 21, 2015
C4.1	Erosion Control Plan Phase 2	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 22, 2015
C4.2	Erosion Control Notes and Details	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 21, 2015
Chapter 5 - Storm Drainage							
C5.0A	50-50 Woods-Grass Pre-Developed Map	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 21, 2015
C5.0	Post Developed Impervious Area Plan	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 22, 2015
C5.1	Storm Drainage Plan	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 22, 2015
C5.1A	Pool Storm Drainage Plan	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 22, 2015
C5.2	Storm Drainage Area Plan	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 22, 2015
C5.3 - C5.4	Storm Drainage Notes and Details	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 21, 2015
C5.5	Sand Filter 1 Detail	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 21, 2015
C5.6	Sand Filter 2 Detail	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 21, 2015
C5.7	Sand Filter Riser Detail						September 21, 2015
Chapter 6 - Utility							
C6.0	Utility Plan	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 21, 2015
C6.1-C6.2	Utility Notes and Details						
Chapter 7 - Planting Plan							
C7.0-C7.1	Required Planting Plan	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 22, 2015
C7.2	Planting Plan			July 15, 2015	August 21, 2015	September 21, 2015	September 22, 2015
C7.3-C7.7	Detailed Planting Plan			July 15, 2015	August 21, 2015	September 21, 2015	September 21, 2015
C7.8	Planting Plan Schedule						
Chapter 8 - Abbey Place Roadway Improvements							
C8.0	Abbey Place Roadway Plan and Profile	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 21, 2015
C8.1-C8.5	Abbey Place Cross Sections	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 21, 2015
C8.6	Traffic Control Plan	May 1, 2015	July 10, 2015	July 15, 2015	August 21, 2015	September 21, 2015	September 22, 2015
Chapter 9 - Lighting							
E1.0	Site Lighting Plan					September 21, 2015	September 21, 2015
E1.1	Photometric Plan					September 21, 2015	September 21, 2015



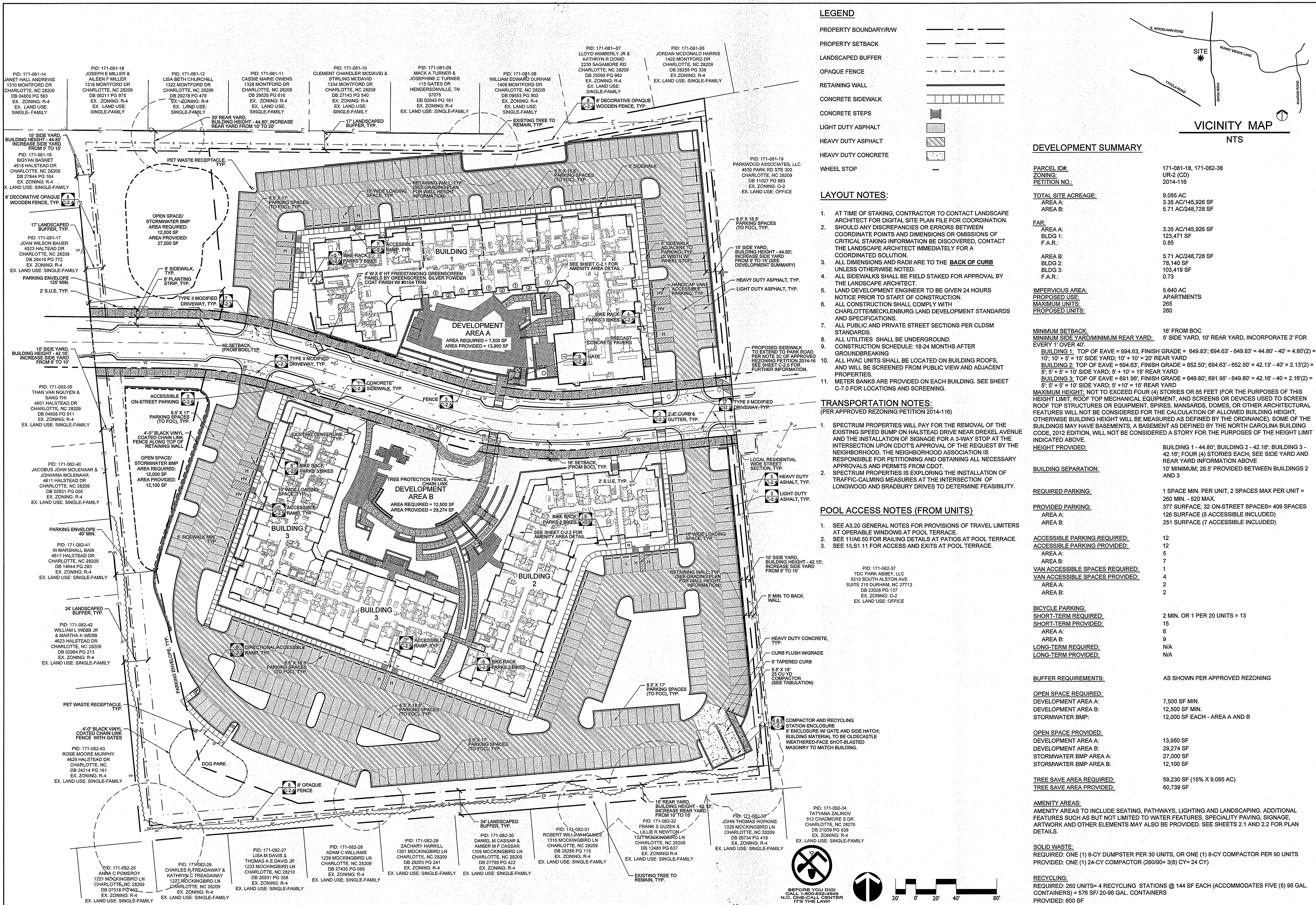
ABBNEY PLACE APARTMENTS  
SPECTRUM PROPERTIES RESIDENTIAL, INC.  
1415 ABBEY PLACE, CHARLOTTE, NC 28209  
COVER SHEET

REVISIONS:  
07/10/15 - PER CITY COMMENTS (1ST REVIEW)  
07/15/15 - GMP PACKAGE  
08/21/15 - PER CITY COMMENTS (2ND REVIEW)  
09/21/15 - BUILDING PERMIT SUBMITTAL  
09/22/15 - PER CITY COMMENTS (3RD REVIEW)

DATE: MAY 1, 2015  
DESIGNED BY: RAK  
DRAWN BY: RBC  
CHECKED BY: RAK  
SCALE: N.T.S.  
PROJECT #: 1014311  
SHEET #:

C-1.0





LEGEND

PROPERTY BOUNDARY/R/W	---
PROPERTY SETBACK	---
LANDSCAPED BUFFER	---
OPAQUE FENCE	---
RETAINING WALL	---
CONCRETE SIDEWALK	---
CONCRETE STEPS	---
LIGHT DUTY ASPHALT	---
HEAVY DUTY ASPHALT	---
HEAVY DUTY CONCRETE	---
WHEEL STOP	---

LAYOUT NOTES:

- AT TIME OF STAKING, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR DIGITAL SITE PLAN FILE FOR COORDINATION.
- SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A COORDINATED SOLUTION.
- ALL DIMENSIONS AND RADII ARE TO THE **BACK OF CURB** UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS SHALL BE FIELD STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
- ALL PUBLIC AND PRIVATE STREET SECTIONS PER CLDSM STANDARDS.
- ALL UTILITIES SHALL BE UNDERGROUND.
- CONSTRUCTION SCHEDULE: 18-24 MONTHS AFTER GROUNDBREAKING
- ALL HVAC UNITS SHALL BE LOCATED ON BUILDING ROOFS, AND WILL BE SCREENED FROM PUBLIC VIEW AND ADJACENT PROPERTIES.
- METER BANKS ARE PROVIDED ON EACH BUILDING. SEE SHEET C-7.0 FOR LOCATIONS AND SCREENING.

TRANSPORTATION NOTES:

(PER APPROVED REZONING PETITION 2014-116)

- SPECTRUM PROPERTIES WILL PAY FOR THE REMOVAL OF THE EXISTING SPEED BUMP ON HALSTEAD DRIVE NEAR DREXEL AVENUE AND THE INSTALLATION OF SIGNAGE FOR A 3-WAY STOP AT THE INTERSECTION UPON CDOT'S APPROVAL OF THE REQUEST BY THE NEIGHBORHOOD. THE NEIGHBORHOOD ASSOCIATION IS RESPONSIBLE FOR PETITIONING AND OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM CDOT.
- SPECTRUM PROPERTIES IS EXPLORING THE INSTALLATION OF TRAFFIC-CALMING MEASURES AT THE INTERSECTION OF LONGWOOD AND BRADBURY DRIVES TO DETERMINE FEASIBILITY.

POOL ACCESS NOTES (FROM UNITS)

- SEE A3.20 GENERAL NOTES FOR PROVISIONS OF TRAVEL LIMITERS AT OPERABLE WINDOWS AT POOL TERRACE.
- SEE 11/A6.50 FOR RAILING DETAILS AT PATIOS AT POOL TERRACE.
- SEE 1/L1S.11 FOR ACCESS AND EXITS AT POOL TERRACE.

DEVELOPMENT SUMMARY

PARCEL ID#:	171-081-18, 171-082-38
ZONING:	UR-2 (CD)
PETITION NO.:	2014-116
TOTAL SITE ACREAGE:	9.065 AC
AREA A:	3.35 AC/145,926 SF
AREA B:	5.71 AC/248,728 SF
FAR:	
AREA A:	3.35 AC/145,926 SF
BLDG 1:	123,471 SF
F.A.R.:	0.85
AREA B:	5.71 AC/248,728 SF
BLDG 2:	78,140 SF
BLDG 3:	103,419 SF
F.A.R.:	0.73
IMPERVIOUS AREA:	5,640 AC
PROPOSED USE:	APARTMENTS
MAXIMUM UNITS:	265
PROPOSED UNITS:	260
MINIMUM SETBACK:	16' FROM BOC
MINIMUM SIDE YARD/MINIMUM REAR YARD:	5' SIDE YARD, 10' REAR YARD, INCORPORATE 2' FOR EVERY 1' OVER 40'
BUILDING 1:	TOP OF EAVE = 694.63, FINISH GRADE = 649.83'; 694.63' - 649.83' = 44.80' - 40' = 4.80'(2) = 10'; 10' + 5' = 15' SIDE YARD; 10' + 10' = 20' REAR YARD
BUILDING 2:	TOP OF EAVE = 694.63, FINISH GRADE = 652.50'; 694.63' - 652.50' = 42.13' - 40' = 2.13'(2) = 5'; 5' + 5' = 10' SIDE YARD; 5' + 10' = 15' REAR YARD
BUILDING 3:	TOP OF EAVE = 691.98, FINISH GRADE = 649.80'; 691.98' - 649.80' = 42.18' - 40' = 2.18'(2) = 5'; 5' + 5' = 10' SIDE YARD; 5' + 10' = 15' REAR YARD
MAXIMUM HEIGHT:	NOT TO EXCEED FOUR (4) STORIES OR 65 FEET (FOR THE PURPOSES OF THIS HEIGHT LIMIT, ROOF TOP MECHANICAL EQUIPMENT, AND SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT, SPIRES, MANSARDS, DOMES, OR OTHER ARCHITECTURAL FEATURES WILL NOT BE CONSIDERED FOR THE CALCULATION OF ALLOWED BUILDING HEIGHT, OTHERWISE BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE). SOME OF THE BUILDINGS MAY HAVE BASEMENTS, A BASEMENT AS DEFINED BY THE NORTH CAROLINA BUILDING CODE, 2012 EDITION, WILL NOT BE CONSIDERED A STORY FOR THE PURPOSES OF THE HEIGHT LIMIT INDICATED ABOVE.
HEIGHT PROVIDED:	BUILDING 1 - 44.80'; BUILDING 2 - 42.18'; BUILDING 3 - 42.16'; FOUR (4) STORIES EACH; SEE SIDE YARD AND REAR YARD INFORMATION ABOVE
BUILDING SEPARATION:	10' MINIMUM; 26.5' PROVIDED BETWEEN BUILDINGS 2 AND 3
REQUIRED PARKING:	1 SPACE MIN. PER UNIT, 2 SPACES MAX PER UNIT = 260 MIN. - 520 MAX.
PROVIDED PARKING:	377 SURFACE; 32 ON-STREET SPACES= 409 SPACES
AREA A:	126 SURFACE (5 ACCESSIBLE INCLUDED)
AREA B:	251 SURFACE (7 ACCESSIBLE INCLUDED)
ACCESSIBLE PARKING REQUIRED:	12
ACCESSIBLE PARKING PROVIDED:	12
AREA A:	5
AREA B:	7
VAN ACCESSIBLE SPACES REQUIRED:	1
VAN ACCESSIBLE SPACES PROVIDED:	4
AREA A:	2
AREA B:	2
BICYCLE PARKING:	
SHORT-TERM REQUIRED:	2 MIN. OR 1 PER 20 UNITS = 13
SHORT-TERM PROVIDED:	15
AREA A:	6
AREA B:	9
LONG-TERM REQUIRED:	N/A
LONG-TERM PROVIDED:	N/A
BUFFER REQUIREMENTS:	AS SHOWN PER APPROVED REZONING
OPEN SPACE REQUIRED:	
DEVELOPMENT AREA A:	7,500 SF MIN.
DEVELOPMENT AREA B:	12,500 SF MIN.
STORMWATER BMP:	12,000 SF EACH - AREA A AND B
OPEN SPACE PROVIDED:	
DEVELOPMENT AREA A:	13,950 SF
DEVELOPMENT AREA B:	29,274 SF
STORMWATER BMP AREA A:	27,000 SF
STORMWATER BMP AREA B:	12,100 SF
TREE SAVE AREA REQUIRED:	59,230 SF (15% X 9.065 AC)
TREE SAVE AREA PROVIDED:	60,739 SF
AMENITY AREAS:	
AMENITY AREAS TO INCLUDE SEATING, PATHWAYS, LIGHTING AND LANDSCAPING. ADDITIONAL FEATURES SUCH AS BUT NOT LIMITED TO WATER FEATURES, SPECIALTY PAVING, SIGNAGE, ARTWORK AND OTHER ELEMENTS MAY ALSO BE PROVIDED. SEE SHEETS 2.1 AND 2.2 FOR PLAN DETAILS.	
SOLID WASTE:	
REQUIRED: ONE (1) 8-CY DUMPSTER PER 30 UNITS, OR ONE (1) 8-CY COMPACTOR PER 90 UNITS	
PROVIDED: ONE (1) 24-CY COMPACTOR (260/90= 3(8) CY= 24 CY)	
RECYCLING:	
REQUIRED: 260 UNITS= 4 RECYCLING STATIONS @ 144 SF EACH (ACCOMMODATES FIVE (5) 96 GAL. CONTAINERS) = 576 SF/ 20-96 GAL. CONTAINERS	
PROVIDED: 600 SF	

**LandDesign**

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**CORPORATE SEAL**

LAND DESIGN, INC.  
NORTH CAROLINA

**SEAL 37425**

PROFESSIONAL SEAL  
JULY 1, 2015  
9-22-15

**REVISIONS:**

07/01/15 - PER CITY COMMENTS (1ST REVIEW)	
07/15/15 - PER PACKAGE COMMENTS (2ND REVIEW)	
09/21/15 - BUILDING PERMIT SUBMITTAL	
09/22/15 - PER CITY COMMENTS (3RD REVIEW)	

**DATE:** MAY 1, 2015  
**DESIGNED BY:** AVMM  
**DRAWN BY:** AVMM  
**CHECKED BY:** AVMM  
**Q.C. BY:** AVMM  
**SCALE:** 1"=40'  
**PROJECT #:** 1014311  
**SHEET #:**

**C-2.0**

ABBEY PLACE APARTMENTS  
SPECTRUM PROPERTIES RESIDENTIAL, INC.  
1415 ABBEY PLACE, CHARLOTTE, NC 28209  
LAYOUT PLAN