

*Revision

**PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL**

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 2/9/17

*Original plans approved as revision in 2014 consisted of 14 Apartment buildings and 10 townhomes. Client has revised buildings, eliminated two buildings, replaced 10 townhomes with 6 Carriage Homes. In addition, the Amenities Area has been altered. The new apartment buildings are basically the same footprint as the previous apartment buildings. Only two minor changes to the storm drainage were required and additional spot elevations were added to ensure ADA compliance. This also resulted in relocating a few handicap parking spaces. The total parking count is reduced by two due to the configuration of the handicap parking spaces. The concrete in front of the dumpster pads also increased. The Common Open Space increased due as it replaced much of the area previously shown to be apartment buildings. A more detailed description of the changes related to individual plans sheets is summarized on the cover. Should be noted the sewer relocation was previously completed and the project was platted in 2014. The platting eliminated the need to comply with PCCO requirements established after the project was originally permitted.

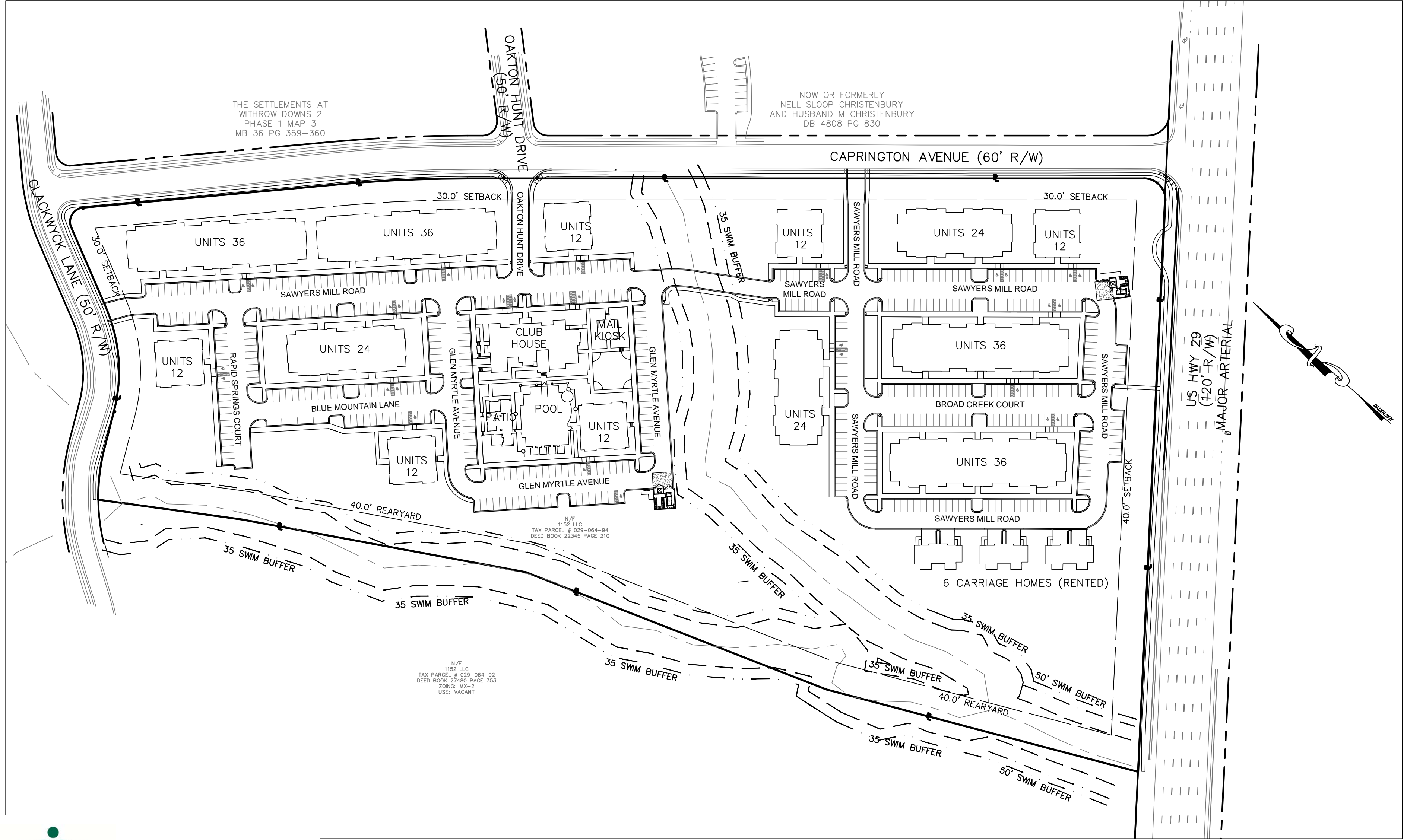
BELMONT APARTMENTS

CHARLOTTE, NORTH CAROLINA

PLANS PREPARED FOR:

KOTARIDES DEVELOPMENT

PRELIMINARY PLAN AMENDMENTS: DECEMBER 2016
ORIGINAL SUBMITTAL DATE: AUGUST 2012



OVERALL SITE

SCALE: 1"=100'



**FINAL
APPROVAL**

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY
TREE ORDINANCE

CDOT

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

By mchapman at 1:42 pm, Feb 09, 2017

See sheet C 8.0



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REVISION

REV. #	DESCRIPTION	REVISIONS
1	DUMPSTER & CREEK CROSSING	12/15/11
2	REVISION PER CITY & NCDWQ COMMENTS	06/11/12
3	ADDITION OF BOTTOMLESS CULVERT	08/30/12
4	SANITARY SEWER REVISIONS	11/29/12
5	REVISE BOTTOMLESS CULVERT TO PIPED CULVERT	05/28/14
6	UPDATE DETAILS/REFLECT RELOCATED SEWER AS EXIST.	07/21/16
7	UPDATE BUILDINGS/UPDATE AMENITY/ADDED SPOT ELEV	12/17/16

ZONING CODE SUMMARY

PROJECT NAME: BELMONT APARTMENTS

OWNER:	KOTARIDES DEVELOPERS	PHONE #: 757-461-1000
PLANS PREPARED BY:	MCKIM & CREED	PHONE #: 704-841-2588
TAX PARCEL ID:	029-064-92	
ZONING:	MX-2 (99-29(C))	JURISDICTION: ETJ
PROPOSED USE:	APARTMENT	
BUILDING HEIGHT:	45'	STORIES: 3
BUILDING COVERAGE:	132,381 SF	GROSS FLOOR AREA: 353,030 SF
LOT SIZE:	20.78 AC	NUMBER OF UNITS/SUITES:

YARD REQUIREMENTS:

HWY 29 SETBACK:	40.0'
CAPRINGTON AVE. SETBACK:	30.0'
CLACKWYCK LN. SETBACK:	30.0'
SIDE YARD SETBACK:	5.0'
REAR YARD:	40.0'
BUILDING SEPERATION:	16.0'

294

REQUIRED BUFFERS:

FRONT:	20' PERMANENT LANDSCAPE EASEMENT
SIDE (L):	N/A
REAR:	N/A
SIDE (R):	N/A

REQUIRED SCREENING:

FRONT:	N/A
SIDE (L):	N/A
REAR:	N/A
SIDE (R):	N/A
PARKING AND SERVICE ONLY:	YES

OPEN SPACE SUMMARY:

PARCEL AREA: 905,123 SF
TOTAL IMPERVIOUS AREA (PAVEMENT, WALKS & BUILDING): 388,093 SF
TOTAL INTERIOR PARKING AREA: 192,441 SF
DUNEDED LIMITS: 16.91 AC

OPEN SPACE:
REQUIRED: 90,512 SF (10% OF SITE)
PROVIDED: 123,021 SF

PARKING SUMMARY:

PARKING DATA:
1.5 SP/UNIT PER CITY OF CHARLOTTE, 1992 ZONING
ORDINANCE, SECTION 12.202

REQUIRED: 441	PROVIDED: 517	HANDICAP: 28
COMPACT: N/A	CARPOOL: N/A	LOADING SPACES: N/A
TOTAL VEHICULAR PARKING PROVIDED: 517		
BIKE PARKING REQUIRED (1/20 UNITS): 15		
BIKE PARKING PROVIDED: 45		

SOLID WASTE/RECYCLING SUMMARY:

SOLID WASTE REQUIRED:	1- 8 CU./YD. COMPACTOR PER 90 UNITS (32 CU./YD. TOTAL)
SOLID WASTE PROVIDED:	40 CU./YD. COMPACTORS
RECYCLING REQUIRED:	1-144 SF RECYCLING AREA PER 80 UNITS (720 SF)
RECYCLING PROVIDED:	731 SF RECYCLING AREA

DENSITY CLARIFICATION:

UNITS PROPOSED:
276 APARTMENTS
6 CARRIAGE HOMES - RENTED (3 UNITS EA.)
294 TOTAL UNITS

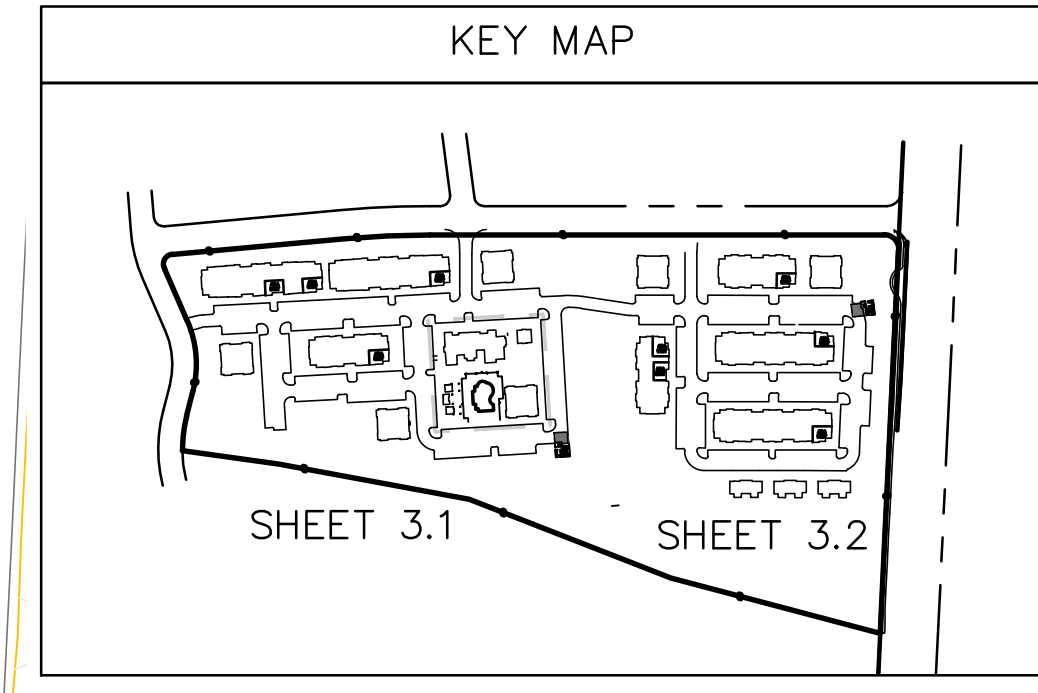
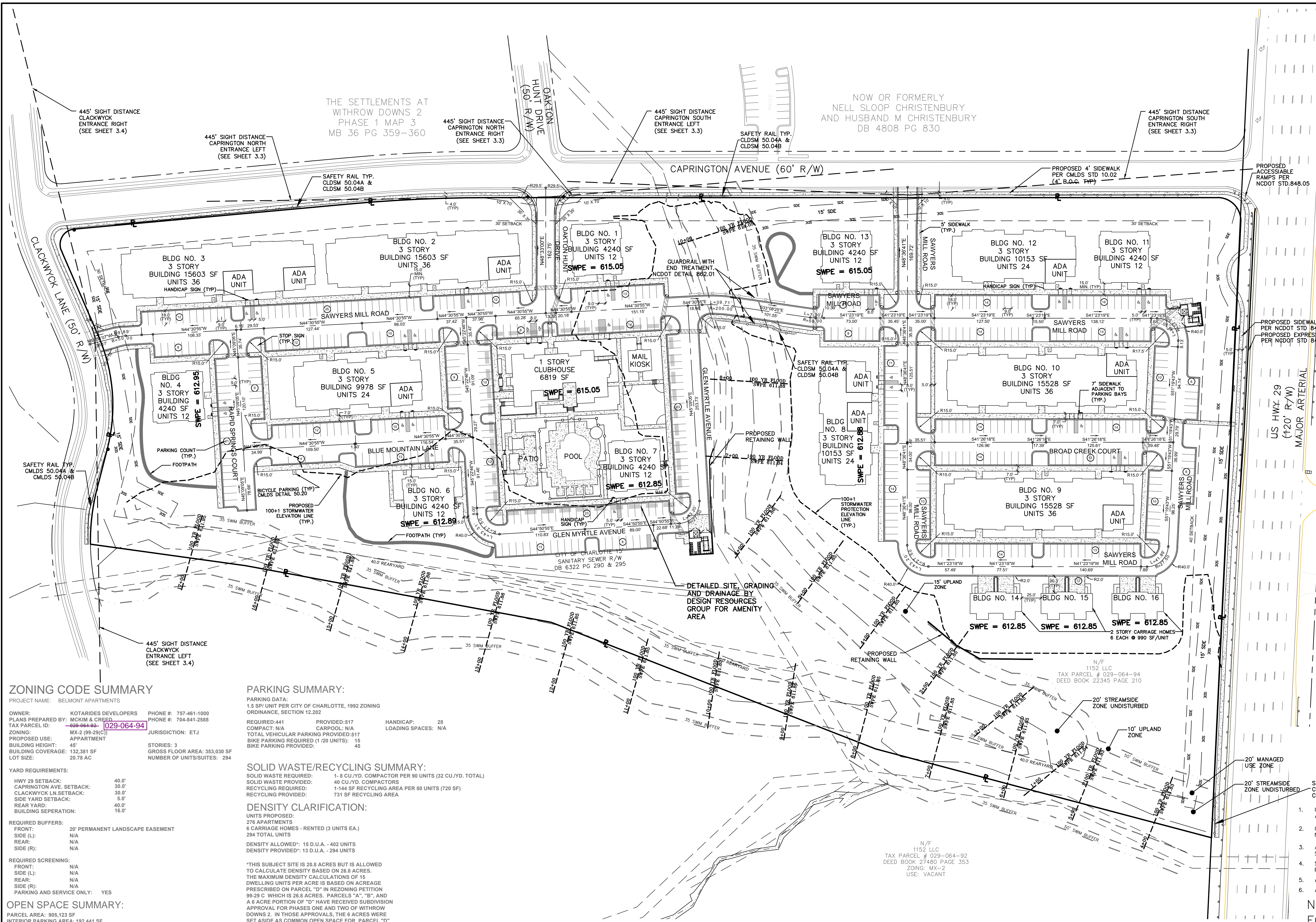
DENSITY ALLOWED*: 15 D.U.A. - 402 UNITS
DENSITY PROVIDED*: 13 D.U.A. - 294 UNITS

*THIS SUBJECT SITE IS 20.8 ACRES BUT IS ALLOWED TO CALCULATE DENSITY BASED ON 26.8 ACRES. THE MAXIMUM DENSITY CALCULATIONS OF 15 DWELLING UNITS PER ACRE IS BASED ON ACREAGE PRESCRIBED ON PARCEL "D" IN REZONING PETITION 99-29 C WHICH IS 26.8 ACRES. PARCELS "A", "B", AND "A 6 ACRE PORTION OF "D" HAVE RECEIVED SUBDIVISION APPROVAL FOR PHASES ONE AND TWO OF WITHROW DOWNS 2. IN THOSE APPROVALS, THE 6 ACRES WERE SET ASIDE AS COMMON OPEN SPACE FOR PARCEL "D" AND WAS NOT USED TO CALCULATE THE DENSITY FOR THOSE PHASES OF WITHROW DOWNS 2.

SCOPE OF PLAN AMENDMENT:

REVISIONS TO THE 2012 APPROVED PRELIMINARY PLANS ARE PROVIDED TO UPDATE OLD BUILDING FOOTPRINTS TO MEET NEW BUILDING CODE REQUIREMENTS, MORE ADA PARKING SPACES AND SPOT ELEVATIONS TO MEET ADA AND FAIR HOUSING, AND ADJUSTMENTS TO UTILITY SERVICES FOR THE NEW BUILDINGS. NO CHANGES TO THE DRAINAGE PLAN, CURB OR ROADWAY LOCATIONS, SEWER, STORM, OR WATER MAINS WERE DONE. TWO BUILDINGS WERE REMOVED AND THE NUMBER OF UNITS AND IMPERVIOUS TOTALS REDUCED.

SHEET	REVISIONS (12-12-2016)
C1.0 COVER SHEET	UNIT & PARKING COUNTS, IMPERVIOUS, OPEN SPACE & DENSITY CHANGES
C2.0 EXISTING CONDITIONS & DEMO	CHANGES TO OWNERSHIP & INCREASE DENUDED LIMITS TO ADDRESS NCDOT COMMENTS
C3.0 OVERALL SITE PLAN	BUILDING FOOTPRINT AND AMENITY AREA REV. AND ADA SPACE CHANGES
C3.1 SITE PLAN	SAME AS ABOVE
C3.2 SITE PLAN	SAME AS ABOVE
C3.3 SIGHT DISTANCE PLAN	NO CHANGES
C3.4 SITE DISTANCE PLAN	NO CHANGES
C4.0 OVERALL GRADING PLAN	RELOCATE C8 #22 & #45, UPDATE BUILDING FOOTPRINTS, FFES & ADD ADDITIONAL SPOT ELEVATIONS
C4.1 GRADING PLAN	SAME AS ABOVE
C4.2 GRADING PLAN	SAME AS ABOVE
C5.0 EROSION CONTROL PHASE I	NO CHANGES
C6.0 EROSION CONTROL PHASE II	CHANGES TO BUILDING FOOTPRINTS & INCREASE DENUDED LIMITS TO ADDRESS NCDOT COMMENTS
C7.0 UTILITY PLANS	ADDED WATER CONNECTION DETAILS AND SERVICE CHANGES
C7.1 SANITARY SEWER PLAN & PROFILE	NO CHANGES EXCEPT TO BUILDING FOOTPRINTS AND SERVICE LOCATIONS
C7.2 SANITARY SEWER PLAN & PROFILE	SAME AS ABOVE
C8.0 PLANTING PLAN	CHANGES TO BUILDING FOOTPRINTS
C9.0 GENERAL NOTES	NO CHANGES
C10.0 DRAINAGE AREA	NO CHANGES
C11.0 DETAILS	NO CHANGES
C12.0 DETAILS	NO CHANGES
C13.0 DETAILS	NO CHANGES
C14.0 DETAILS	NO CHANGES
C15.0 DETAILS	NO CHANGES
C16.0 CREEK CROSS SECTION (1 OF 3)	NO CHANGES
C16.0 CREEK CROSS SECTION (2 OF 3)	NO CHANGES
C16.0 CREEK CROSS SECTION (3 OF 3)	NO CHANGES



LEGEND	
SYMBOL	DETAIL
	PROPOSED SIDEWALK CMLDS #10.22
	PROPOSED HANDICAP RAMP
	PROPOSED HANDICAP SPACE -/-
	PROPOSED HANDICAP VAN SPACE -/-
	PROPOSED HANDICAP SIGN CMLDS #50.10A, B, C
	PROPOSED STOP SIGN -/-
	HEAVY DUTY CONCRETE -/-
	HEAVY DUTY BITUMINOUS CONCRETE -/-
	LIGHT DUTY BITUMINOUS CONCRETE -/-
	PROPOSED 1'-6" CURB & GUTTER CMLDS #10.17A
	PROPOSED 2'-6" CURB & GUTTER CMLDS #10.17A
	PROPOSED LIGHTING -/-
	PROPERTY LINE -/-

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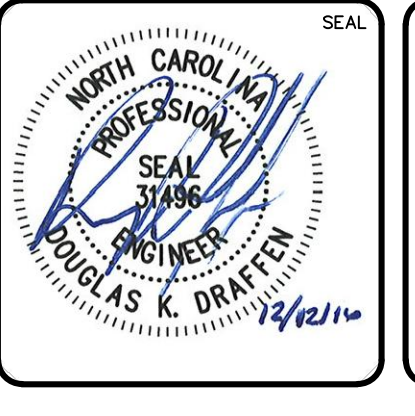
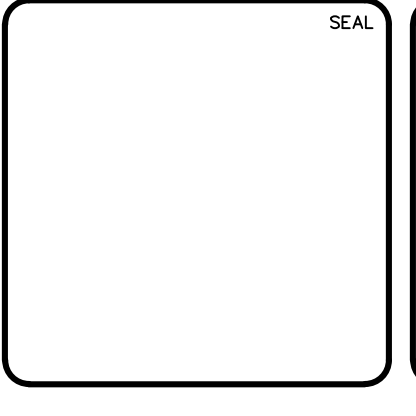
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2	REVISION PER CITY & NCDWM COMMENTS	06/11/12
1	DUMPSTER & CREEK CROSSING	12/15/11
0	REVISIONS	



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KOTARIDES DEVELOPERS

BELMONT APARTMENTS
CHARLOTTE, NORTH CAROLINA
NORTHWEST CORNER OF
CAPRINGTON AVENUE & HWY 29
OVERALL SITE PLAN

DATE: 01/15/07
PROJ. #: 45550004
DRAWN: GWF
DESIGNED: JLD
CHECKED: DKD
PROJ. MGR.: DKD

SCALE
HORIZONTAL: 1"=60'
VERTICAL: N/A

FILE NUMBER
CS101-45550004
DRAWING NUMBER
C3.0

STATUS: Released For Construction
REVISION
6

- NOTICE TO CONTRACTOR/REVIEWER:
FOR GENERAL NOTES SEE SHEET C9.0
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
 - ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
 - SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.
 - ALL DIMENSION ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
 - ALL CURB RADI ARE 5' UNLESS NOTED OTHERWISE

