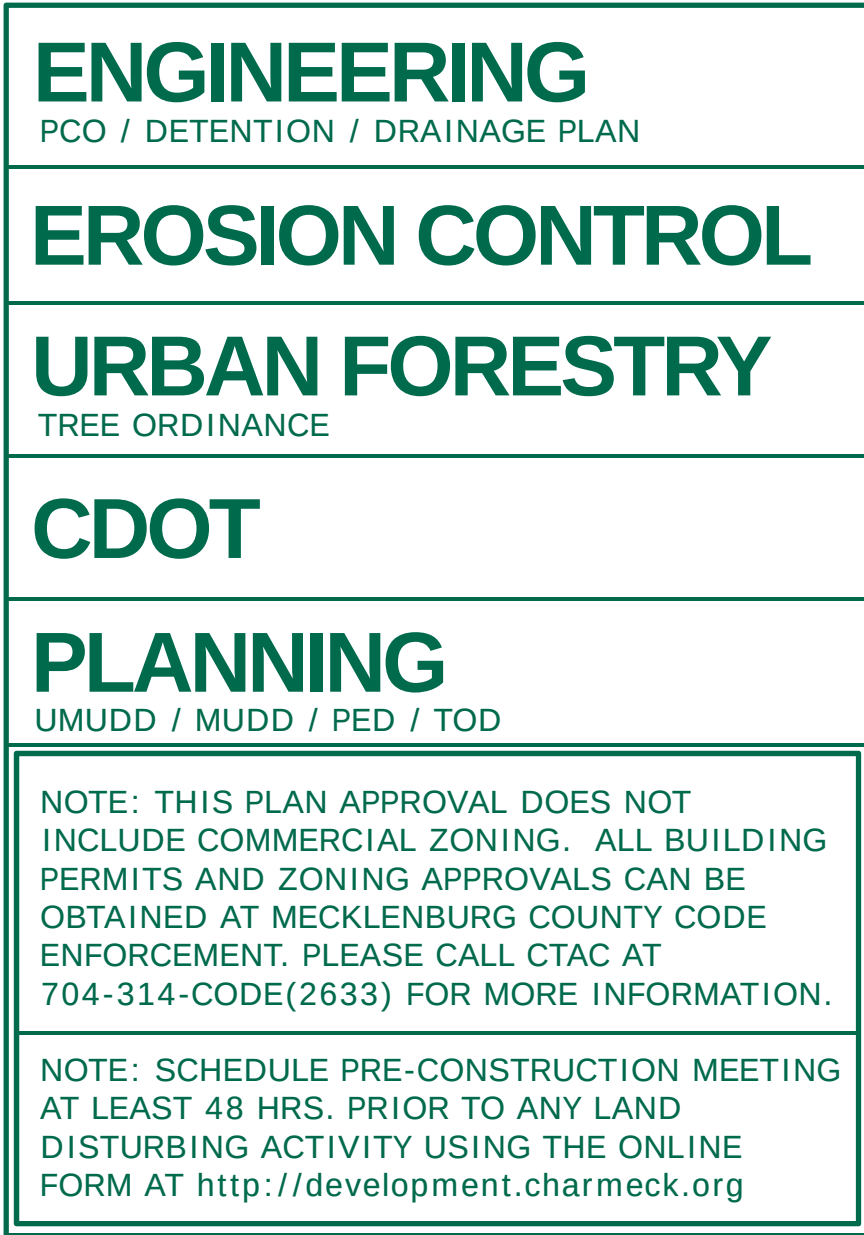




**FINAL
APPROVAL**

**APPROVED FOR
CONSTRUCTION**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 4/21/17

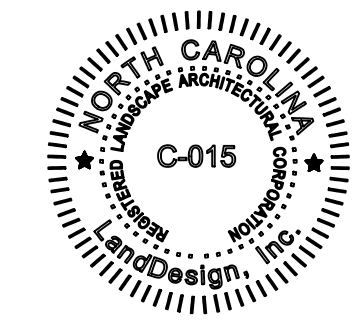
CONSTRUCTION DOCUMENTS
CHARLOTTE, NORTH CAROLINA

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A map showing the proposed site location. The site is marked with a star and labeled "SITE". It is located at the intersection of E. Arrowwood Rd. and England St. Other roads shown include W. Arrowwood Rd., Interstate 77, Nations Ford Rd., Hebron St., LRT Corridor, South Blvd., and Interstate 485. A north arrow is located in the bottom right corner.

REFER TO CLT WATER PLANS, PREPARED BY
LANDDESIGN, INC., FOR PROPOSED PUBLIC
SANITARY SEWER AND WATER
IMPROVEMENTS.

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0375 F: 704.332.3246
www.LandDesign.com
NC Engineering Firm License # C-0658



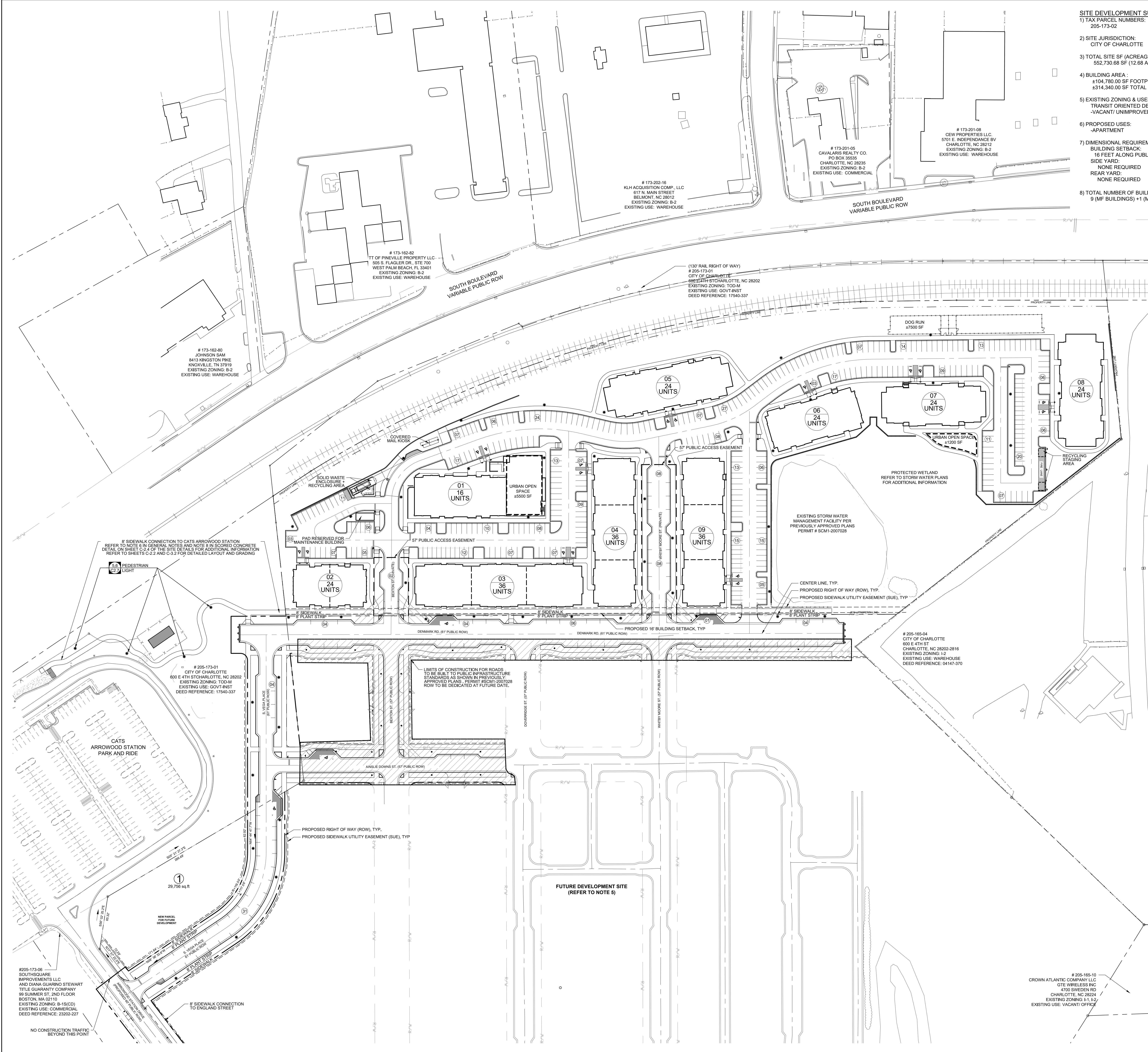
☒	Not for Construction
☒	Issued for Permit Approval
☐	Issued for Pricing
☐	Issued for Construction

YARDS AT ARROWOOD STATION
TRANSIT ORIENTED DEVELOPMENT
 ARROWOOD STATION HOLDINGS LLC, CHARLOTTE, NC
COVER SHEET

REVISIONS:
06/03/2015 - REVISED PER CITY COMMENTS
07/24/2015 - REVISED PER CITY COMMENTS
01/06/2017 - PROJECT RESUBMISSION
03/08/2017 - REVISED PER CITY COMMENTS

DATE: 01/06/2017
DESIGNED BY:
DRAWN BY: CMP
CHECKED BY: FJM
Q.C. BY: FJM
SCALE:
PROJECT #: 1016385
SHEET #:

SHEET #:
C-0.0



SITE DEVELOPMENT SUMMARY:

- 1) TAX PARCEL NUMBERS:
205-173-02
- 2) SITE JURISDICTION:
CITY OF CHARLOTTE
- 3) TOTAL SITE SF (ACREAGE):
552,730.68 SF (12.68 AC)
- 4) BUILDING AREA :
±104,780.00 SF FOOTPRINT
±314,340.00 SF TOTAL
- 5) EXISTING ZONING & USES:
TRANSIT ORIENTED DEVELOPMENT-MIXED USE (TOD-M)
-VACANT/ UNIMPROVED
- 6) PROPOSED USES:
-APARTMENT
- 7) DIMENSIONAL REQUIREMENT
BUILDING SETBACK:
16 FEET ALONG PUBLIC STREETS (FROM BACK OF CURB)
SIDE YARD:
NONE REQUIRED
REAR YARD:
NONE REQUIRED
- 8) TOTAL NUMBER OF BUILDINGS:
(9 MF BUILDINGS) +1 (MAINTENANCE BUILDING) = 10 TOTAL

- 9) TOTAL RESIDENTIAL UNITS:
244 UNITS
- 10) PROPOSED DWELLING UNITS PER ACRE:
(AREA EXCLUDES PUBLIC STREET RIGHT-OF-WAY)
19.32 DUA
- 12) URBAN OPEN SPACE REQUIRED:
552,730.68SF SITE AREA / 200 SF OPEN SPACE
= ±2763 SQUARE FEET
- 13) URBAN OPEN SPACE PROVIDED
±6700 SQUARE FEET PROVIDED
- 14) TREE SAVE:
NOT REQUIRED

PARKING REQUIREMENTS:

- 1.A) VEHICULAR PARKING REQUIRED:
MAXIMUM 1.6 SPACES PER UNIT 391
PLUS 10% INCREASE 40
MAXIMUM SPACES ALLOWED 431 (9 ACCESSIBLE REQUIRED)
(PER TOD-M SECTION 9.1208 (6.a.2.e))
DEVELOPMENT STANDARDS FOR INTERCONNECTED PARKING TO FUTURE DEVELOPMENT)
- 1.B) VEHICULAR PARKING PROVIDED:
SURFACE PARKING SPACES: 388 SPACES (18 ACCESSIBLE)
ON-STREET PARKING SPACES: 21 SPACES (2 ACCESSIBLE)
OVERALL SPACES PROVIDED: 409 SPACES (20 ACCESSIBLE TOTAL)
(33 COMPACT)

*DOES NOT INCLUDE S. VEGA PLACE PARKING

- 2.A) BICYCLE PARKING REQUIRED:
N/A - LONG - TERM SPACES
1SP/200U - SHORT-TERM SPACES
13 - SHORT TERM
- 2.B) BICYCLE PARKING PROVIDED:
0 LONG-TERM SPACES
14 SHORT-TERM SPACES
(MIN. 1 PER BUILDING IN BREEZEWAY AND
WAVE RACK AT BUILDING #1)
- 3) OFF STREET/ ON-SITE SERVICE:
LOADING SPACES:
RECYCLING : 0 REQUIRED / 2 PROVIDED
576 SF (4 STATIONS) REQUIRED
613 SF PROVIDED (10") 96 GAL. BINS SHOWN
*MORE MAY BE PROVIDED AT A LATER DATE
TO MEET USER NEEDS
RECYCLING SERVICES TO BE PROVIDED BY
PRIVATE COLLECTION/CARTING SERVICE
22 CY COMPACTOR REQUIRED
SPACE FOR (1) 35 CY COMPACTOR PROVIDED
SOLID WASTE COLLECTION TO BE
PROVIDED BY PRIVATELY CONTRACTED
SERVICE

GENERAL NOTES:

1. PROPERTY BOUNDARY, TOPOGRAPHIC INFORMATION AND WETLAND SURVEY
PROVIDED BY:
CAROLINA SURVEYORS, INC.
P.O. BOX 267
PINEVILLE, NC 28134-0267
704.376.2186
2. GEOTECH INFORMATION PROVIDED BY:
SUMMIT ECS, INC
3575 CENTRE CIRCLE DRIVE
FORT MILL, SC 29715
3. PLANIMETRIC INFORMATION OUTSIDE OF THE PROJECT BOUNDARY AND ADJACENT
PARCEL INFORMATION PROVIDED BY:
MECKLENBURG COUNTY
ENGINEERING AND BUILDING STANDARDS DEPARTMENT (ED/D/DEMOGRAPHIC,
EMPLOYMENT AND LAND DEVELOPMENT) INFORMATION SYSTEM
4. WETLAND PERMIT FOR STREAM AND WETLAND IMPACTS RECEIVED FROM:
HART AND HICKMAN
2923 S. TRYON STREET, SUITE 100
CHARLOTTE, NC 28203
P. 704.586.0007
F. 704.586.0373
5. PREVIOUS SUBDIVISION PERMIT APPROVAL, SCM1-2007028, RECEIVED FROM THE
CITY OF CHARLOTTE.
6. SIDEWALK CONNECTION TO CHARLOTTE AREA TRANSIT (CATS) ARROWWOOD
STATION MUST BE ADA COMPLIANT TO INCLUDE CONSTRUCTING THE SIDEWALK
NOT TO EXCEED THE MAXIMUM ALLOWABLE SLOPE OF THE SIDEWALK IN THE
DIRECTION OF THE WALK AND NOT TO EXCEED THE MAXIMUM ALLOWABLE
SCOPE FOR THE CROSS SLOPE AT 90 DEGREES TO THE DIRECTION OF THE
WALK. REFER TO C-2.1-C-2.3, AND C-3.1-C-3.3 FOR DETAILED LAYOUT AND
GRADING. CONSTRUCTION OF SIDEWALK AND LIGHTING CONTROLLED IN
SEPARATE AGREEMENT BETWEEN ARROWWOOD STATION HOLDINGS, LLC AND
THE CITY/CATS. CONTRACTOR TO BE BOUND BY THAT AGREEMENT AND
CONSTRUCTION CANNOT COMMENCE UNTIL AGREEMENT HAS BEEN
COMPLETED. CONTRACTOR SHALL LOCATE, MARK, AND PROTECT ANY EXISTING
UTILITIES LOCATED ON THE CITY/CATS PROPERTY THAT MAY BE EFFECTED BY
THE CONSTRUCTION OF THE SIDEWALK. HAND OR SOFT DIGS MAY BE REQUIRED
IF NEEDED TO LOCATE AND PROTECT SAID UTILITIES.
7. CONSTRUCTION OF S. VEGA PLACE ON CITY OF CHARLOTTE PROPERTY IS SUBJECT
TO A SEPARATE AGREEMENT BETWEEN ARROWWOOD STATION HOLDINGS, LLC
AND THE CITY/CATS. CONTRACTOR SHALL BE BOUND BY THAT AGREEMENT AND
CONSTRUCTION OF THESE IMPROVEMENTS CANNOT COMMENCE UNTIL THE
AGREEMENT HAS BEEN COMPLETED. CONTRACTOR SHALL LOCATE, MARK AND
PROTECT ANY EXISTING UTILITIES LOCATED ON THE CITY/CATS PROPERTY THAT
MAY AFFECT THE CONSTRUCTION OF THE STREET. HAND OR SOFT DIGS MAY BE
REQUIRED IF NEEDED TO LOCATE AND PROTECT SAID UTILITIES.

00 PARKING COUNT

00 BUILDING NUMBER

00 DWELLING UNIT COUNT



BEFORE YOU DIG!
CALL 1-800-432-4944
N.C. ONE-CALL CENTER
(IT'S THE LAW)

SCALE: 1" = 60'



03/08/17

Not for Construction	Issued for Permit Approval
☒	☒
Issued for Pricing	Issued for Construction
☒	☐

YARDS AT ARROWWOOD STATION
TRANSIT ORIENTED DEVELOPMENT
ARROWWOOD STATION HOLDINGS LLC, CHARLOTTE, NC
OVERALL SITE PLAN

REVISIONS:
06/03/2015 - REVISED PER CITY COMMENTS
07/24/2015 - REVISED PER CITY COMMENTS
03/08/2017 - REVISED PER CITY COMMENTS
DATE: 01/05/2017
DESIGNED BY: HLG
CHECKED BY: FM
O.C. BY: FM
PROJECT #: 1010385
SHEET #:
C-2.0