

NATURAL AREA CRITERIA

TOTAL PROJECT AREA: 19.14 ACRES
TOTAL BUILT-UPON AREA: 9.58 ACRES (50.1%)
NATURAL AREA REQUIRED: 1.91 ACRES (10.0%)
NATURAL AREA PROVIDED: 2.79 ACRES (14.6%)

SITE NOTES

- ALL INTERNAL STREETS SHALL BE PRIVATE AND COMPACTED TO HOLD 80,000 LBS FOR FIRE APPARATUS ACCESS.
- ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE SURVEY SHEET C-3, C-4 AND C-5 FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
- SEE GENERAL NOTE SHEET C-2 FOR SITE PLAN AND ZONING NOTES.
- THIS SITE IS NOT LOCATED IN THE 100-YEAR FLOODPLAIN. FLOODPLAIN DATA PER FEMA FIRM PANEL 370158 0225E; ZONE X, DATED FEBRUARY 4, 2004.
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE PROJECT.
- ALL SITE ELEMENTS MAY NOT BE LABELED, SEE DETAIL SHEET.
- ANTICIPATED CONSTRUCTION TIMEFRAME (MARCH 2009 - JULY 2010)

SITE DEVELOPMENT DATA

PROJECT NAME: ANSLEY APARTMENTS AT TYVOLA
OWNER: HATHAWAY DEVELOPMENT COMPANY PHONE# (770) 448-7047
PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES PHONE# (704) 333-5131
TAX PARCEL ID: 167-072-03, 04, 05, 06, 07, 08 AND 167-073-28
STREET ADDRESS: NW & SW CORNER OF WEST TYVOLA RD & NATIONS FORD RD
ZONING: R-17MF (C2) - REZONING PETITION NUMBER 2008-056
LOT SIZE: 19.14 ACRES
NORTH PARCEL: 7.08 ACRES
SOUTH PARCEL: 12.06 ACRES
PROPOSED USE: MULTI-FAMILY APARTMENTS
NUMBER OF UNITS: 274 UNITS TOTAL DENSITY: 14.32
NORTH PARCEL: 90 UNITS DENSITY: 12.71
SOUTH PARCEL: 184 UNITS DENSITY: 15.25
BUILDING HEIGHT: 40' (+1' FOR EVERY 2' INCREASE IN THE SIDE YARD SETBACK)
JURISDICTION: CITY OF CHARLOTTE
YARD REQUIREMENTS:
SETBACK (FRONT): 30'
SIDE YARD: 10'
REAR YARD: 40'

LOT COVERAGE

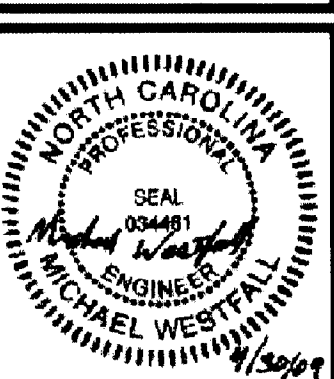
NORTH PARCEL AREA: 7.08 ACRES
TOTAL IMPERVIOUS AREA: 2.38 ACRES (33.6%)
A. BUILDING AREA: 0.93 ACRES
B. PAVEMENT AREA: 1.290 ACRES
C. OTHER AREA: 0.160 ACRES
TOTAL PERVIOUS AREA: 4.70 ACRES (66.4%)
OPEN SPACE: 45% MIN.

SOUTH PARCEL AREA: 12.06 ACRES
TOTAL IMPERVIOUS AREA: 5.83 ACRES (48.3%)
A. BUILDING AREA: 2.18 ACRES
B. PAVEMENT AREA: 2.84 ACRES
C. OTHER AREA: 0.81 ACRES
TOTAL PERVIOUS AREA: 6.23 ACRES (51.7%)
OPEN SPACE: 45% MIN.

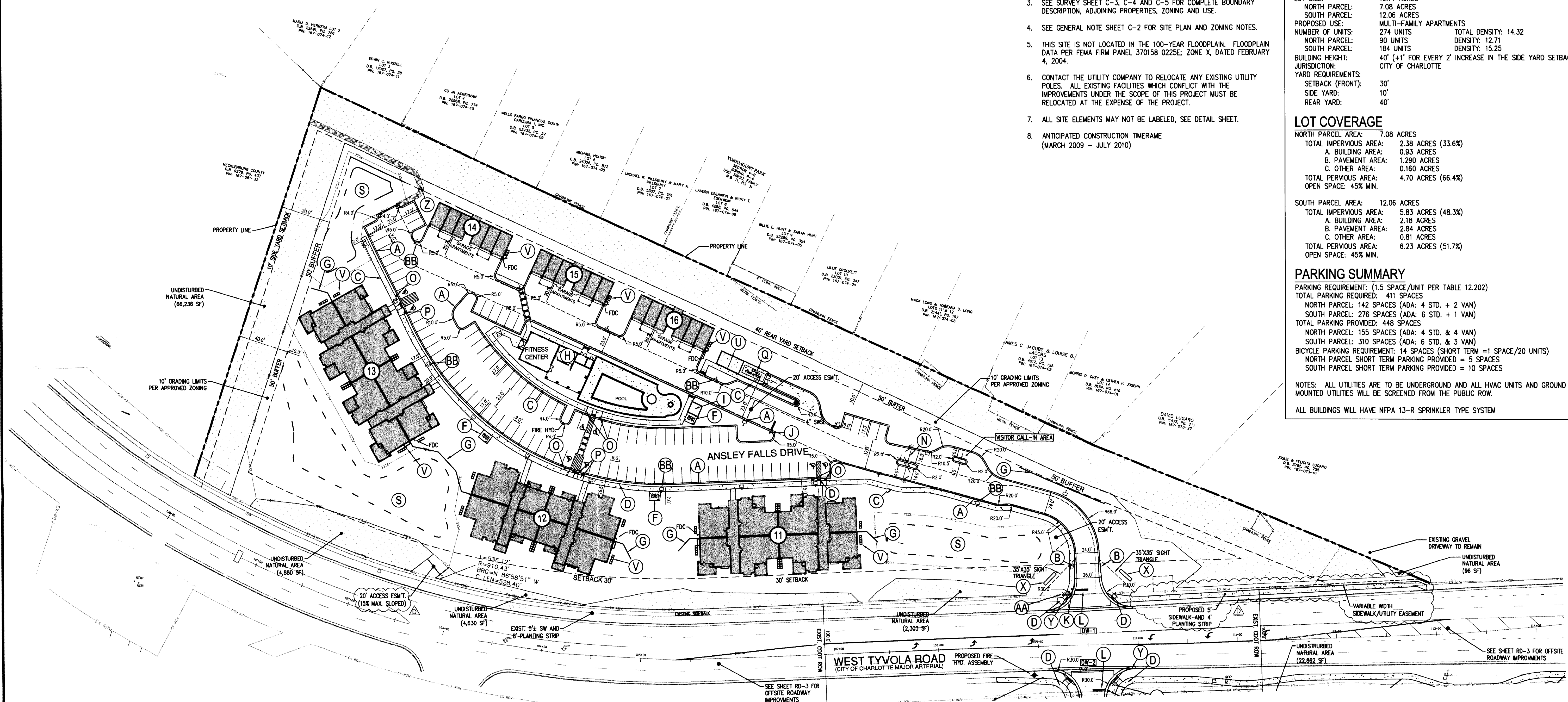
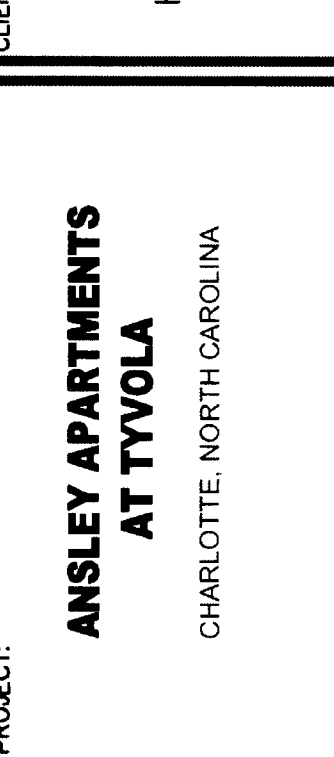
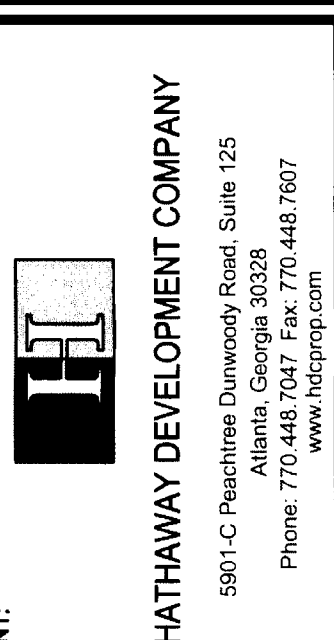
PARKING SUMMARY

PARKING REQUIREMENT: (1.5 SPACE/UNIT PER TABLE 12.202)
TOTAL PARKING REQUIRED: 411 SPACES
NORTH PARCEL: 142 SPACES (ADA: 4 STD. + 2 VAN)
SOUTH PARCEL: 276 SPACES (ADA: 6 STD. + 1 VAN)
TOTAL PARKING PROVIDED: 448 SPACES
NORTH PARCEL: 155 SPACES (ADA: 4 STD. & 4 VAN)
SOUTH PARCEL: 310 SPACES (ADA: 6 STD. & 3 VAN)
BICYCLE PARKING REQUIREMENT: 14 SPACES (SHORT TERM = 1 SPACE/20 UNITS)
NORTH PARCEL SHORT TERM PARKING PROVIDED = 5 SPACES
SOUTH PARCEL SHORT TERM PARKING PROVIDED = 10 SPACES

NOTES: ALL UTILITIES ARE TO BE UNDERGROUND AND ALL HVAC UNITS AND GROUND MOUNTED UTILITIES WILL BE SCREENED FROM THE PUBLIC ROW.
ALL BUILDINGS WILL HAVE NFPA 13-R SPRINKLER TYPE SYSTEM

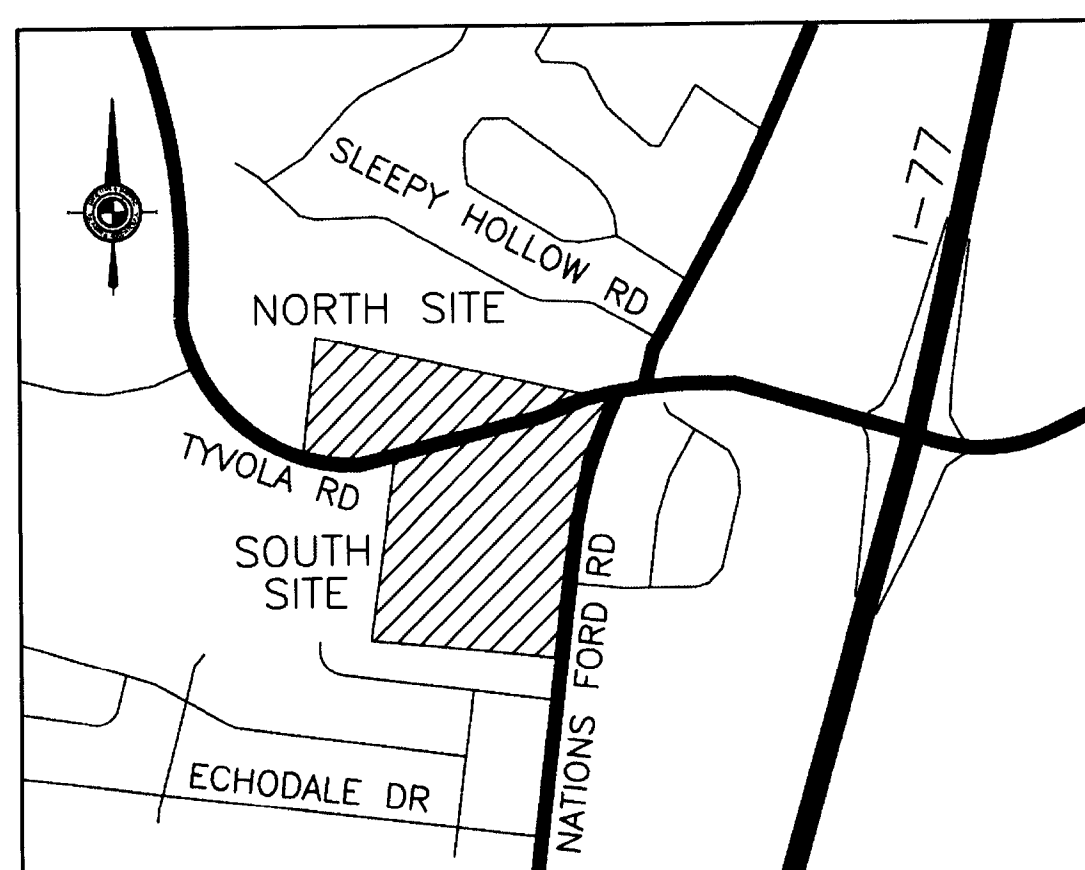


NO.	DATE	REVISIONS
1	04/30/09	REVISED 4TH SUBMITTAL TO CITY FOR PERMIT REVIEW
2	04/30/09	4TH SUBMITTAL TO CITY FOR PERMIT REVIEW
3	02/25/09	2ND SUBMITTAL TO CITY FOR PERMIT REVIEW






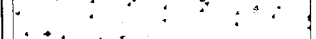
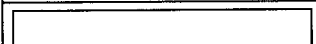


SEE SHEET C-12

MULTIFAMILY SUBMITTAL APPROVAL
5/1/09



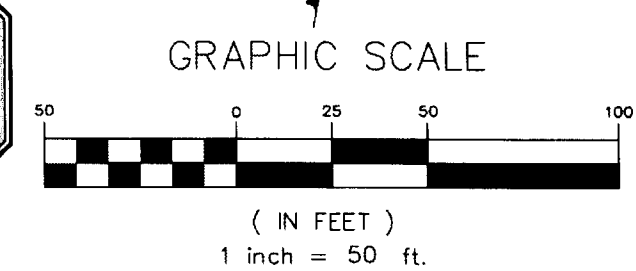
VICINITY MAP
NOT TO SCALE

LEGEND FOR PROPOSED IMPROVEMENTS

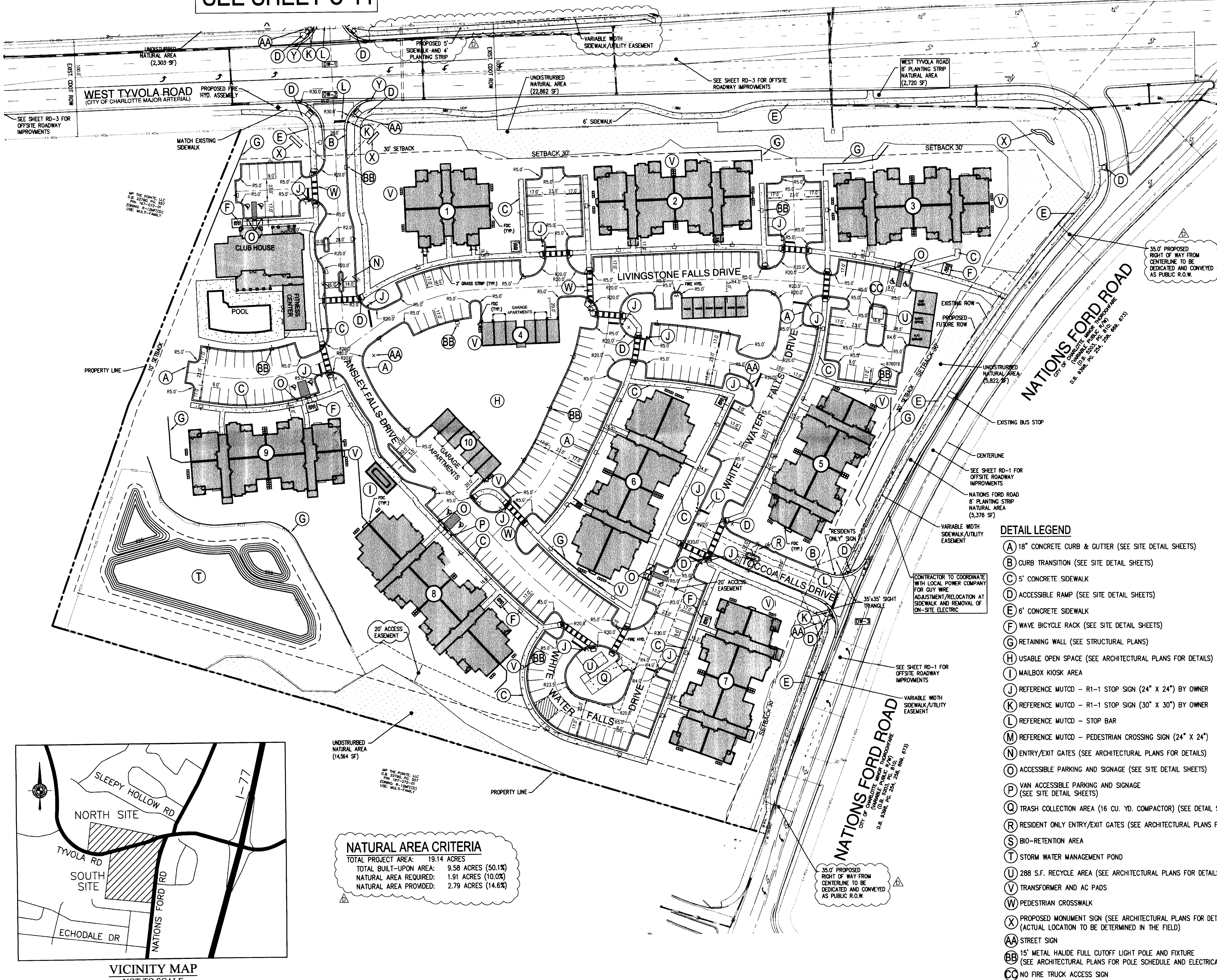
	PROPOSED BUILDING
	PROPOSED 18" CURB AND GUTTER
	PROPOSED BUILDING NUMBER
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED STRUCTURE
	UNDISTURBED NATURAL BUFFER

DETAIL LEGEND

- (A) 18\"/>
- (B) CURB TRANSITION (SEE SITE DETAIL SHEETS)
- (C) 5\"/>
- (D) ACCESSIBLE RAMP (SEE SITE DETAIL SHEETS)
- (E) 6\"/>
- (F) WAVE BICYCLE RACK (SEE SITE DETAIL SHEETS)
- (G) RETAINING WALL (SEE STRUCTURAL PLANS)
- (H) USABLE OPEN SPACE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (I) MAILBOX KIOSK AREA
- (J) REFERENCE MUTCD - R1-1 STOP SIGN (24\"/>
- (K) REFERENCE MUTCD - R1-1 STOP SIGN (30\"/>
- (L) REFERENCE MUTCD - STOP BAR
- (M) NOT USED
- (N) ENTRY/EXIT GATES (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (O) ACCESSIBLE PARKING AND SIGNAGE (SEE SITE DETAIL SHEETS)
- (P) VAN ACCESSIBLE PARKING AND SIGNAGE (SEE SITE DETAIL SHEETS)
- (Q) TRASH COLLECTION AREA (8 CU. YD. COMPACTOR) (SEE DETAIL SHEET)
- (R) RESIDENT ONLY ENTRY/EXIT GATES (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (S) BIO-RETENTION AREA
- (T) STORM WATER MANAGEMENT POND
- (U) 288 S.F. RECYCLE AREA (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (V) TRANSFORMER AND AC PADS
- (W) PEDESTRIAN CROSSWALK
- (X) PROPOSED MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (Y) 2'-6\"/>
- (Z) MULCHED ACCESS TRAIL TO PARK
- (AA) STREET SIGN
- (BB) 15' METAL HALIDE FULL CUTOFF LIGHT POLE AND FIXTURE (SEE ARCHITECTURAL PLANS FOR POLE SCHEDULE AND ELECTRICAL DETAILS).



SEE SHEET C-11



SITE DEVELOPMENT DATA	
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 - SEE SURVEY SHEET C-3, C-4 AND C-5 FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
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 - ALL SITE ELEMENTS MAY NOT BE LABELED, SEE DETAIL SHEET.
 - ANTICIPATED CONSTRUCTION TIMELINE (MARCH 2009 - JULY 2010)

- DETAIL LEGEND**
- (A) 18" CONCRETE CURB & GUTTER (SEE SITE DETAIL SHEETS)
 - (B) CURB TRANSITION (SEE SITE DETAIL SHEETS)
 - (C) 5' CONCRETE SIDEWALK
 - (D) ACCESSIBLE RAMP (SEE SITE DETAIL SHEETS)
 - (E) 6' CONCRETE SIDEWALK
 - (F) WAVE BICYCLE RACK (SEE SITE DETAIL SHEETS)
 - (G) RETAINING WALL (SEE STRUCTURAL PLANS)
 - (H) USABLE OPEN SPACE (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - (I) MAILBOX KIOSK AREA
 - (J) REFERENCE MUTCD - R1-1 STOP SIGN (24" X 24") BY OWNER
 - (K) REFERENCE MUTCD - R1-1 STOP SIGN (30" X 30") BY OWNER
 - (L) REFERENCE MUTCD - STOP BAR
 - (M) REFERENCE MUTCD - PEDESTRIAN CROSSING SIGN (24" X 24")
 - (N) ENTRY/EXIT GATES (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - (O) ACCESSIBLE PARKING AND SIGNAGE (SEE SITE DETAIL SHEETS)
 - (P) VAN ACCESSIBLE PARKING AND SIGNAGE (SEE SITE DETAIL SHEETS)
 - (Q) TRASH COLLECTION AREA (16 CU. YD. COMPACTOR) (SEE DETAIL SHEET)
 - (R) RESIDENT ONLY ENTRY/EXIT GATES (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - (S) BIO-RETENTION AREA
 - (T) STORM WATER MANAGEMENT POND
 - (U) 288 S.F. RECYCLE AREA (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - (V) TRANSFORMER AND AC PADS
 - (W) PEDESTRIAN CROSSWALK
 - (X) PROPOSED MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS) (ACTUAL LOCATION TO BE DETERMINED IN THE FIELD)
 - (AA) STREET SIGN
 - (BB) 15' METAL HALIDE FULL CUTOFF LIGHT POLE AND FIXTURE (SEE ARCHITECTURAL PLANS FOR POLE SCHEDULE AND ELECTRICAL DETAILS).
 - (CC) NO FIRE TRUCK ACCESS SIGN

LEGEND FOR PROPOSED IMPROVEMENTS

	PROPOSED BUILDING

GRAPHIC SCALE

0 25 50 100
(IN FEET)
1 inch = 50 ft.

STOP
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IT'S THE LAW

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CHARLOTTE, NORTH CAROLINA 28217
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FAX: (704) 333-0845
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PROFESSIONAL SEAL
MICHAEL WESTALL
ENGINEER
004481

REVISIONS

NO.	DATE	REVISIONS
1	04/03/09	REVISED 4TH SUBMITTAL TO CITY FOR PERMIT REVIEW
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HATHAWAY DEVELOPMENT COMPANY
5901 C Peachtree Dunwoody Road, Suite 125
Atlanta, Georgia 30328
Phone: 770 448 7047 Fax: 770 448 7607
www.hathaway.com

ANSLEY APARTMENTS AT TYVOLA
CHARLOTTE, NORTH CAROLINA

SOUTH PARCEL SITE PLAN (SHEET 2 OF 2)

DESIGNED BY: MKW
DRAWN BY: DMH
CHECKED BY: JDB
DATE: 11-14-08
PROJECT#: 018501001

C-12