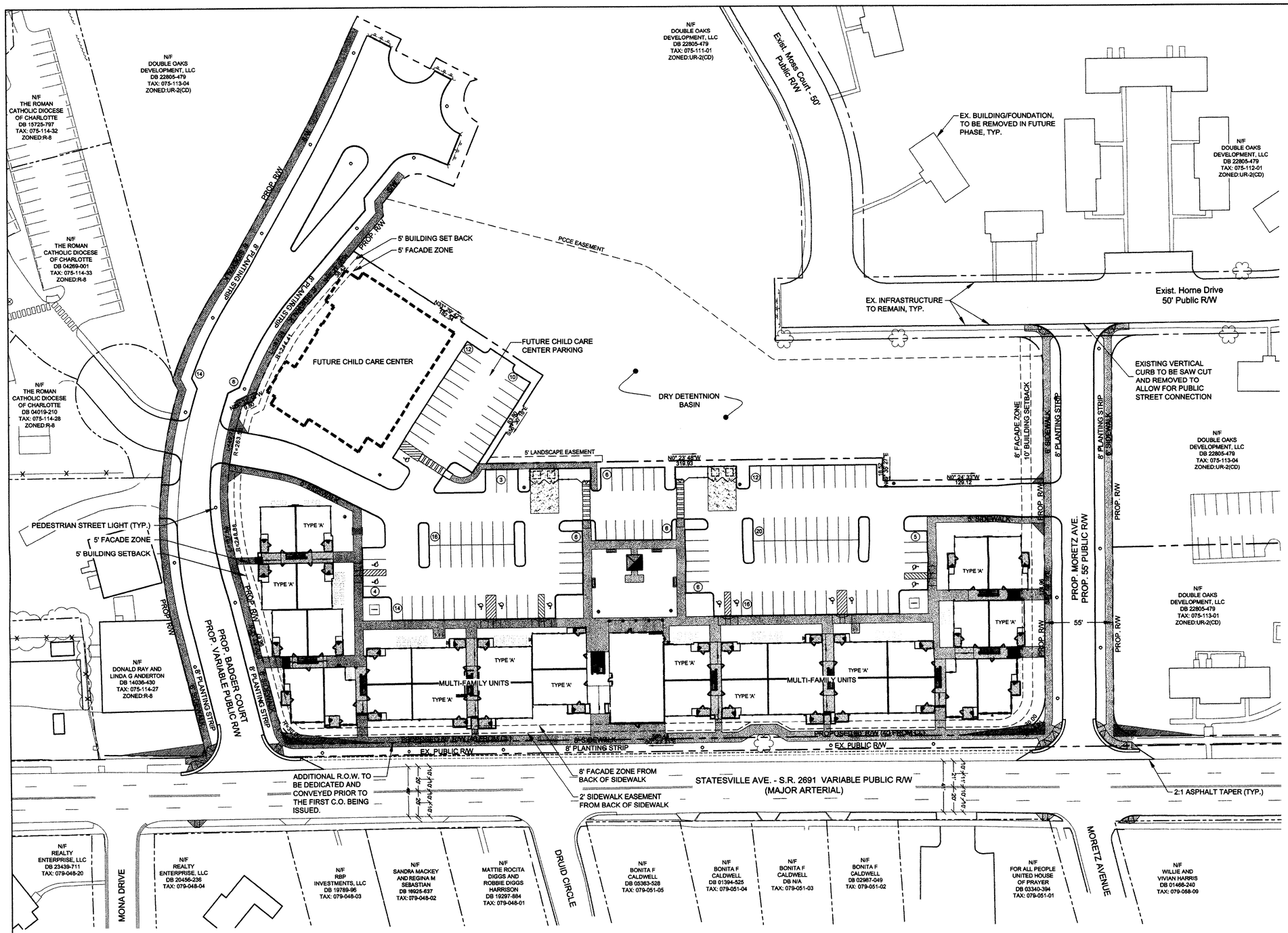

SITE TABULATION

PETITION #	2008-73
TAX ID #	075-113-01;075-113-04
ZONING	UR-2 (CD)
TOTAL ACREAGE	3.85 AC
UNITS	96 APARTMENTS FOR RENT
DENSITY	24.93 DUA
TOTAL PERVIOUS AREA	38,808 SF (INCLUDES FUTURE CHILD CARE CENTER)
TOTAL IMPERVIOUS AREA	128,752 SF (INCLUDES FUTURE CHILD CARE CENTER)
TOTAL OPEN SPACE	38,808 SF (INCLUDES FUTURE CHILD CARE CENTER)
PERCENT BUILT UPON AREA	77%
MAX. BUILDING HEIGHT (60' MAX.)	50'
SETBACKS:	
FRONT	STATESVILLE AVE: 16' FROM FUTURE B.O.C.*** MORENTZ AVE: 10' FROM RIGHT-OF-WAY*** BADGER CT: 5' FROM RIGHT-OF-WAY***
SIDEYARD	n/a (PER CONDITINAL NOTE 4.1)
REARYARD	n/a (PER CONDITINAL NOTE 4.1)
BUILDING SEPARATION	10' MINIMUM
FAR (1.0 MAX.)	0.87

*ALL SIDEWALKS WITHIN ACCESSIBLE ROUTES TO BE A MAXIMUM 5% SLOPE.

** INCREASE YARD 1' FOR EVERY 1' OF BUILDING HEIGHT OVER 40' (SECTION 11.505.8)

*** SETBACK ALONG STATESVILLE AVE AND MORENTZ AVE INCLUDES AN 8' FACADE SETBACK. SETBACK ALONG BADGER CT INCLUDES A 5' FACADE SETBACK. THIS ALLOWS PORCHES, EAVES STEPS, & ETC.

MULTIFAMILY CALCULATIONS

PARKING	REQUIRED	PROVIDED
TOTAL PARKING SPACES	96 @ 1/UNIT	114 @ 1.18/UNIT
TOTAL HANDICAP SPACES:	*11 SPACES	7 STANDARD ACC 4 VAN ACC
TOTAL STANDARD SPACES	85	103
TOTAL ON STREET PARKING	n/a	0
TOTAL BICYCLE SPACES	1 SPACE PER 20 UNITS	5 SHORT-TERM SPACES

*ALL SIDEWALKS WITHIN ACCESSIBLE ROUTES TO BE A MAXIMUM 5% SLOPE.

SOLID WASTE	REQUIRED	PROVIDED
SOLID WASTE DISPOSAL	8 CU.YD. CONTAINER/ 30 UNITS	(4) 8 CU. YD. CONTAINER
RECYCLING	(2) 144 SQ. FT.	(2) 144 SQ. FT.

FUTURE CHILD CARE CENTER CALCULATIONS

PARKING	REQUIRED	PROVIDED
TOTAL PARKING SPACES	1 SP. PER EMPLOYEE, PLUS 1 SP. PER 10 CHILDREN 14 EMPLOYEES: 14 PARKING SP. 79 CHILDERN: 8 PARKING SP.	22
TOTAL HANDICAP SPACES:	*1 SPACE	1 VAN ACC
TOTAL ON STREET PARKING	n/a	22 @ 22' LONG EACH
TOTAL BICYCLE SPACES	1 LONG-TERM SPACE PER EMPLOYEE, PLUS 2 SHORT-TERM SPACES	2 LONG-TERM SPACES 2 SHORT-TERM SPACES

*ALL SIDEWALKS WITHIN ACCESSIBLE ROUTES TO BE A MAXIMUM 5% SLOPE.

**SOLID WASTE AND RECYCLING TO BE SHARED WITH MULTI-FAMILY

LEGEND

HANDICAP PARKING

ACCESSIBLE RAMP (ACC)

RETAINING WALL

PEDESTRIAN WARNING SIGN MUTCD W11-2 (TO BE INSTALLED BY DEVELOPER) (Y)

STOP SIGN-MUTCD R1-1 24" X 24" (TO BE INSTALLED BY DEVELOPER) (S)

BICYCLE PARKING SEE DETAIL 7, SHEET C-3.1

PEDESTRIAN INTERNAL LIGHT

PEDESTRIAN STREET LIGHT

COMPLETION TIME TABLE

CONSTRUCTION TO COMMENCE UPON SUBDIVISION APPROVAL AND EXPECTED TO BE COMPLETED IN APPROXIMATELY 12-15 MONTHS.

NOTE:
CURB AND GUTTER WILL BE INSTALLED ALONG STATESVILLE AVE AT A LOCATION DESIGNATED BY CDOT WITH FUTURE PHASES OF DOUBLE OAKS DEVELOPMENT ONCE FINAL APPROVAL BY NCDOT OF THE TRAFFIC STUDY.

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL SCS
Charlotte-Mecklenburg Planning Commission 6/23/09

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SARAH ASHLIE HOOD 21006

Double Oaks-Statesville Avenue Apartments
City of Charlotte, Mecklenburg County, North Carolina
Double Oaks Development, LLC

SITE PLAN

REVISIONS:
04-08-09-REVISED PER CITY COMMENTS
05-04-09-REVISED PER CITY COMMENTS
06-22-09-REVISIONS PER CDOT

DATE: February 11, 2009
DESIGNED BY: KVR
DRAWN BY: KVR
CHECKED BY: MAM
Q.C. BY: KVW
SCALE: 1"=40'
PROJECT #: 1008284

SHEET #:
C-2.0

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