

Request for approval of the below information::

Section 10.708 - Buffer areas required

Protected Area

Per the Lower Lake Wylie Watershed Ordinance, the developer must provide a 40' Undisturbed Buffer along the creek in Low Density Areas and a 100' Undisturbed Buffer in the High Density Areas.

Total Low-Density Area Phase II = 4.55ac

4.55ac x 43,560 = 198,198sf
198,198sf x 24% = 47,568sf allowable impervious area

Total Impervious Area Phase II (LD) = 6,391 sf
(The impervious area Phase II (LD) is the driveway and the portion of the sidewalk outside of the R/W as shown on the plans)

47,568sf - 6,391sf = 41,177sf
41,177sf / 11 lots = 3,743 sf max. impervious allowed per lot

Total High-Density Area Phase II = 24.96ac

24.96ac x 43,560 = 1,087,258sf
1,087,258sf x 70% = 761,081sf allowable impervious area

Total Impervious Area Phase II (HD) = 430,857 sf
(The impervious area calculated for Phase II (HD) is the roadway, sidewalk, apartment buildings, clubhouse and parking lot as shown on the plans)

13 lots = 52000 sf (4000 sf for each lot)
761,081sf - 430,857sf - 52000 = 278,224sf allowed for future phase

IMPERVIOUS AREA ALLOWED FOR APARTMENT BUILDING AREA OF SITE= 314,416 SF

Section 10.708 (3e) - Buffer Areas Required - Phase I

Non-Impervious recreational development and non-impervious pedestrian trails may be allowed in the required buffer if located a minimum of 30 feet from the stream bank.

Area between 100' SWIM Buffer + FEMA Fringe = 55,402sf

55,402sf x 50% = 27,701sf Additional Area Required

Additional Area Provided = 28,442.64sf

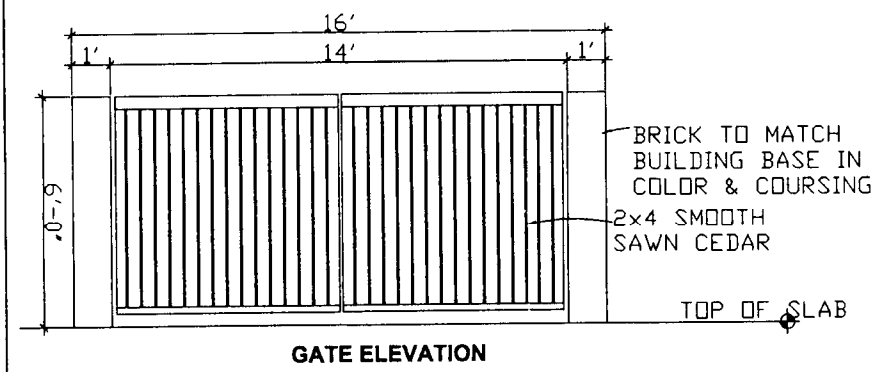
Section 10.708 (3e) - Buffer Areas Required - Phase II

Non-Impervious recreational development and non-impervious pedestrian trails may be allowed in the required buffer if located a minimum of 30 feet from the stream bank.

Area between 100' SWIM Buffer + FEMA Fringe = 84,447sf

84,447sf x 50% = 42,224sf Additional Area Required

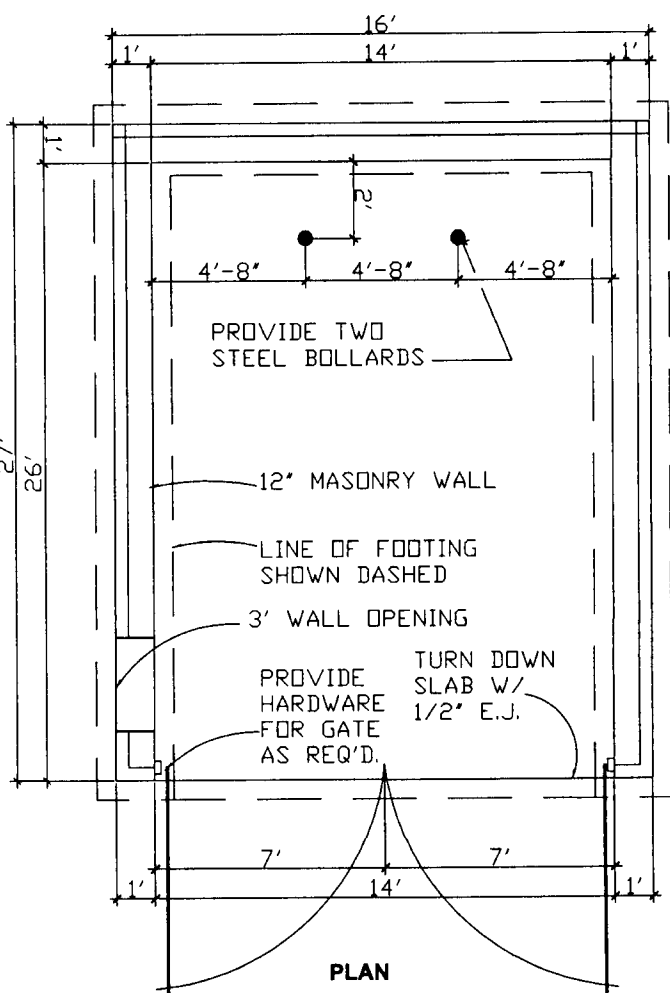
Additional Area Provided = 42,599sf



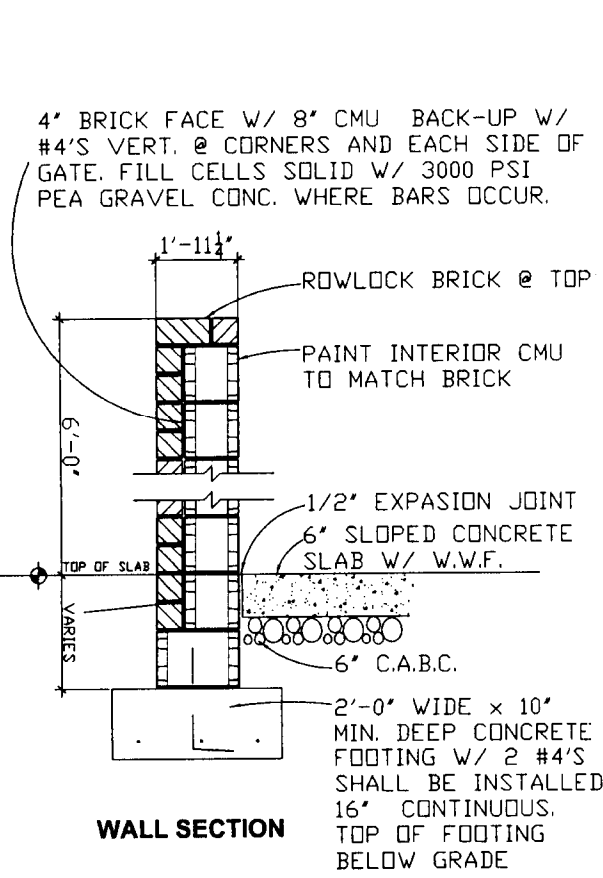
BUILDING DIMENSIONS

BUILDING A THRU G: 212.32'(L) X 72'(DEEP)
BUILDING H: 169.03'(L) X 72'(DEEP)

BRICK DUMPSTER/COMPACTOR DETAIL



NOTE: OTHER THREE ELEVATIONS ARE SIMILAR OF ELEVATION SHOWN, WITH CONTINUOUS WALL CONSTRUCTION IN LIEU OF GATE.



DENSITY CALCULATIONS	
Total Parcel area	59.22 ac
Phase I	19.12 ac
Phase II	29.51 ac
Phase III	2.90 ac
Phase IV	7.69 ac

Total Residential Units	
Phase I	53
Phase II	322
Phase IV	76
	451

Total Commercial	
Phase III	25,500 sf

Total Density per Acre (Phase I,II,III,IV)	7.96
Total Density per Acre (Phase I,II)	7.71

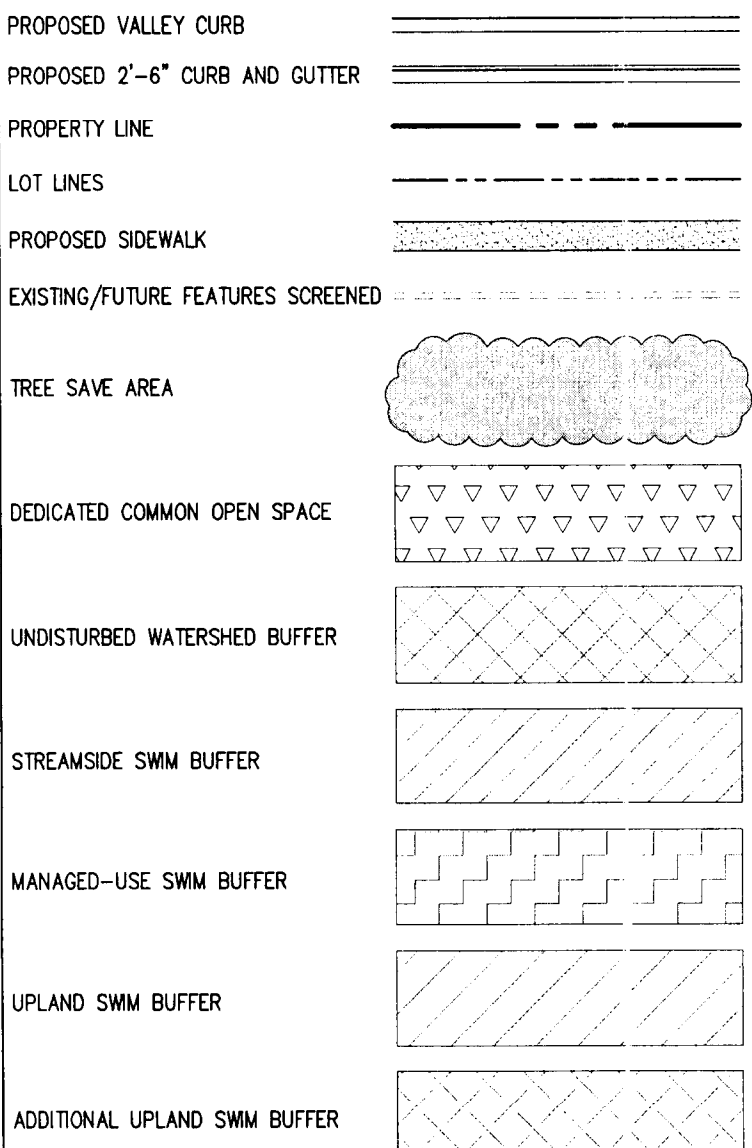
MAXIMUM BUILDING COVERAGE (Phase I & Single-Family portion of Phase II):
LOT SIZE 4001-6500=45%
6501-8500=40%
8501-15000=35%

SOLID WASTE CALCULATIONS (PHASE II)
SOLID WASTE REQUIRED: 26.5cu yd
(ONE 8cu yd COMPACTOR PER 90 UNITS OR ONE 8cu yd DUMPSTER PER 30 UNITS)
SOLID WASTE PROVIDED: 30cu yd (COMPACTOR)

RECYCLING REQUIRED: 576SF (FOUR 144SF RECYCLING STATIONS)
RECYCLING PROVIDED: 688SF (FOUR RECYCLING STATIONS)

ADDITIONAL NOTES:
1. EXISTING TREES ARE NOT TO BE DISTURBED BY THE CONSTRUCTION OF THE GREENWAY PATH. THE GREENWAY PATH IS TO MEANDOR THROUGH TREE SAVE AREA IN ORDER TO PRESERVE THE TREES. CONTRACTOR MUST COORDINATE BY FIELD WALK THROUGH WITH THE URBAN FORESTRY INSPECTOR.
2. THE DEDICATED GREENWAY IS PART OF THE COMMON OPEN SPACE REQUIREMENT.
3. PROJECT IS TENTATIVELY SCHEDULED FOR COMPLETION IN JULY 2010.

SITE LEGEND



SITE DATA

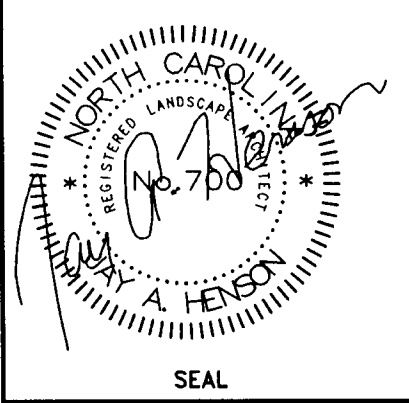
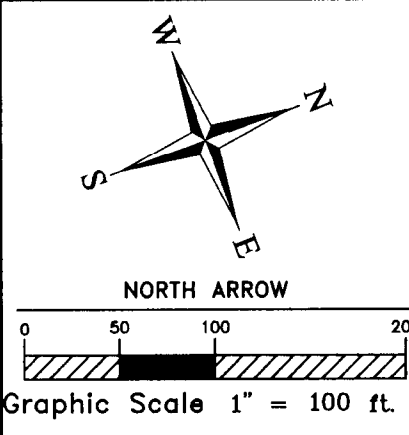
LOCATION:	RASPBERRY KNOLL DRIVE CITY OF CHARLOTTE, NC (PARCEL #05906114)
ZONE:	MX-2; LLW-PA (LOWER LAKE WYLIE PROTECTED AREA WITH HIGH DENSITY OPTION FOR MULTI-FAMILY PORTION AND LOW-DENSITY OPTION FOR SINGLE-FAMILY OPTION) PETITION #2008-017
USE:	VACANT
ITEM:	PROVIDED
SITE AREA:	4.55 ac Low-Density (Single-Family) 24.96 ac High-Density (Single and Multi-Family)
MINIMUM FRONT SETBACK:	20 FT ALONG 50' R/W; 5 FT ALONG 70 FT R/W FOR MULTI-FAMILY PORTION; 30 FT ALONG FREEDOM DRIVE.
MINIMUM SIDE SETBACK:	5 FT
MINIMUM REAR SETBACK:	40 FT (External) and 30 FT (Internal)
BUILDING SEPARATION:	16 FT
MINIMUM LOT WIDTH FOR SINGLE-FAMILY:	50 FT
MINIMUM LOT SIZE FOR SINGLE-FAMILY:	6,000 SF
Proposed Single-Family:	24 Units
Proposed Apartment Units:	298 Units
Parking Required for Apartments:	298*1.5= 447 spaces
Bike Parking Required for Apartments (1 per 20 units):	15 spaces
Parking Provided for Apartments:	566 spaces 90 On-Street, 398 Standard 78 Garages
Bike Parking Provided for Apartments:	16 spaces
100' SWIM BUFFER IS PRESENT ON SITE	
PROJECT IS WITHIN THE 100-YEAR FLOODPLAIN	
REFERENCE IS MADE TO THE CITY OF CHARLOTTE ZONING ORDINANCE	
IMPERVIOUS AREA	10.09 AC* or 439,374 SF
BUILT UPON AREA	40.43*
TREE SAVE AREA	±10.12 AC (6.29AC PH. I, 3.83AC PH II)
MAXIMUM BUILDING HEIGHT	40 FT**

*THE IMPERVIOUS COVER FOR THE 24 SINGLE-FAMILY BUILDING PADS IS NOT COUNTED TOWARDS THE IMPERVIOUS COVER TOTAL AND THE BUILT-UPON AREA PERCENTAGE.

**BUILDING HEIGHT MAY EXCEED 40 FEET FOR MULTI-FAMILY STRUCTURES PROVIDED SIDE AND REAR YARDS FOR THE MULTI-FAMILY PARCEL ARE INCREASED BY 1 FOOT FOR EVERY ADDITIONAL 2 FEET IN HEIGHT IN EXCESS OF 40 FEET. AN INCREASE IN BUILDING HEIGHT FOR MULTI-FAMILY STRUCTURES IN EXCESS OF 40 FEET SHALL NOT IMPACT BUILDING SEPARATION REQUIREMENTS.

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ISSUED FOR CONSTRUCTION
INITIALED/DATED AS APPROVED
BY HENSON DESIGN, INC.
INITIAL / DATE

Freedom Greene Phase II

Freedom Drive Parcel ID# 05906114
Charlotte, NC

Overall Site Plan

Revisions:

06/17/09 - Per Staff Comments
09/08/09 - Per Staff Comments
11/09/09 - Per Staff Comments
3/1/10 - Per Staff Comments

Project Number: 2730
Date: January 16, 2009 Drawn by: JDL

Sheet C3 Of 41