



VICINITY MAP (NOT TO SCALE)

**PRIVATE DRIVE REQUIREMENTS**

LINEAR FEET PROVIDED: 1,167.19 LF  
1,167.19 (50%) = 583.60 LF OF PARKING (MAXIMUM)

PARKING PROPOSED: 583.00 LF @ 49.99%

**SOLID WASTE SUMMARY**

SOLID WASTE CONTAINERS  
REQUIRED: 8-CU YARD COMPACTOR PER 90 UNITS  
PROVIDED: 22-CU YARD COMPACTOR

RECYCLING CONTAINERS  
REQUIRED: 3-144 SF STATIONS WITH 5 CARTS (96 GALLONS EACH)  
PROVIDED: 3-144 SF STATIONS WITH 5 CARTS (96 GALLONS EACH)

**SOLID WASTE NOTES**

SITE WILL BE SERVICED BY PRIVATE SOLID WASTE CARRIER. A COMPACTOR WILL BE LOCATED ON SITE FOR ALL 10 BUILDINGS (238 UNITS) AND WILL MEET THE REQUIREMENTS OF THE ORDINANCE.

**RECYCLING NOTES**

RECYCLING STATIONS AND CONTAINERS WILL BE PROVIDED TO MEET THE REQUIREMENTS OF THE ORDINANCE.

**DEVELOPMENT SUMMARY**

PARCEL ID#: 02327135, 02327134, 02327499  
EXISTING ZONING: R-12MF (CD)  
WITHIN MTN. ISLAND LAKE WATERSHED OVERLAY - CRITICAL AREA 4. (MAX IMPERVIOUS AREA 50%)

IMPERVIOUS AREA: 7.33 AC (35%)

PETITION NO.: 88-67 (C)

TOTAL SITE ACREAGE: 45.43 ACRES  
4.73 (B-1 PORTION)  
40.70 ACRES IN THE R-12 MF(CD) ZONED AREA

PHASE II SITE ACREAGE: 20.72 AC

40.70 X 12.18 DUA = 495 UNITS

PROPOSED USES  
RESIDENTIAL / APARTMENTS:  
HOUSING PARTNERSHIP APARTMENTS - 192  
COMPLETED DEVONWOOD PHASE 1 TOWNHOMES - 65  
PROPOSED DEVONWOOD PHASE 2 - 238 UNITS  
TOTAL: 495 UNITS

MAX BUILDING HEIGHT: 40R  
BUILDINGS MAY EXCEED 40' PROVIDED THE MIN SETBACK IS INCREASED 1 FT FOR EACH 2 FEET OF HEIGHT OVER 40'

SETBACK:  
SIDE YARD: 35'; 15' PER 9.303(19F)  
REAR YARD: 25'  
BUILDING SEPARATION: 25'; 40' ABUTTING SINGLE FAMILY

OPEN SPACE:  
REQUIRED UNOBSERVED: 12.43 AC (60%)  
PROVIDED UNOBSERVED: 14.50 AC (70%)  
REQUIRED USABLE: 4.14 AC (20%)  
PROVIDED USABLE: 4.24 AC (20%)

CHILD RECREATION SPACE:  
1 BEDROOM REQUIRED: 0 SF/UNIT (118 UNITS)  
2 BEDROOM REQUIRED: 25 SF/UNIT (120 UNITS)=3,000 SF  
RECREATION SPACE PROVIDED: 5,000 SF

**COMPLETION TIMETABLE:**

BUILDINGS 1-2: AUGUST 2011  
BUILDINGS 3-5: NOVEMBER 2011  
BUILDINGS 6-8: JANUARY 2012  
BUILDINGS 9-10: MARCH 2012

\* ALL DATES ARE SUBJECT TO CHANGE

**PARKING TABULATIONS:**

ON-SITE PARKING FOR PHASE 2  
REQUIRED: 357 (1.5 SPACES PER UNIT)  
PROPOSED: 420 TOTAL SPACES (1.76 SPACES PER UNIT)

377 STANDARD SPACES  
13 HIC SPACES  
30 GARAGE SPACES (2 H.C. ACCESSIBLE)

BICYCLE PARKING  
LONG TERM  
SHORT TERM

REQUIRED: 2, OR 1 SP PER 20 UNITS  
PROPOSED: 30

**NOTES:**

- THIS PLAN REPLACES A PORTION OF PREVIOUSLY APPROVED "ROCKY BRANCH TOWNHOMES"  
- ALL UTILITIES TO BE LOCATED UNDERGROUND

**MOUNTAIN ISLAND APARTMENTS  
MULTI-FAMILY APARTMENTS  
MOUNTAIN ISLAND APARTMENTS, LLC - CHARLOTTE ETJ, MECKLENBURG COUNTY, NC  
OVERALL LAYOUT PLAN**

REVISIONS:  
7-28-10 HUD COMMENTS  
10/5/10 REVISED PER CITY COMMENTS  
11/17/10 REVISED PER CITY COMMENTS

DATE: JUNE 17, 2010  
DESIGNED BY: PWB  
CHECKED BY: BK  
C.C. BY: CRC  
SCALE: 1"=60'  
PROJECT #: 1006200  
SHEET #:  
**C-1.0**

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