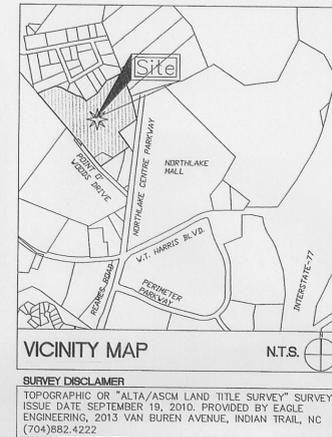


MADISON SQUARE @ NORTHLAKE

CHARLOTTE, NORTH CAROLINA

CONSTRUCTION DOCUMENTS



1800 Camden Road,
Suite 108
Charlotte, NC 28203
704/333-7272
704/333-7278 FAX
ClineDesignAssoc.com



ColeJenest & Stone
Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design
290 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p 704 376 3555 f 704 376 3851
www.colejenest.com



SHEET INDEX:
SHEET NUMBER
CV0.0

SHEET TITLE
COVER SHEET

SV1.0

BOUNDARY AND TOPOGRAPHICAL SURVEY

RZ1.0
RZ2.0
RZ3.0
RZ4.0
RZ4.1
RZ4.2

REZONING: EXISTING CONDITIONS PLANS/SURVEY (APPROVED ADMINISTRATIVE APPROVAL)
REZONING: SCHEMATIC SITE PLAN (APPROVED ADMINISTRATIVE APPROVAL)
REZONING: REZONING NOTES (APPROVED ADMINISTRATIVE APPROVAL)
REZONING: SCHEMATIC ELEVATIONS (APPROVED ADMINISTRATIVE APPROVAL)
REZONING: SCHEMATIC ELEVATIONS (APPROVED ADMINISTRATIVE APPROVAL)
REZONING: SCHEMATIC ELEVATIONS (APPROVED ADMINISTRATIVE APPROVAL)

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CV3.0

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CV3.1 - CV3.4

EROSION CONTROL PLAN - STAGE 1

CV3.5

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GRADING & DRAINAGE PLAN - OVERALL

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GRADING & DRAINAGE PLAN

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CV6.0

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LP2.00

LANDSCAPE DETAILS AND SCHEDULE

SD2.00

SITE DETAILS

SD2.10

SITE DETAILS

LT1.00

OVERALL LIGHTING PLAN

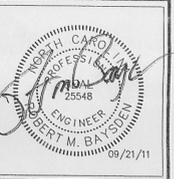
LT1.10

LIGHTING DETAILS

CV8.0 - CV8.10

SITE DETAILS

Spectrum Properties
Madison Square @ Northlake
Northlake Centre Parkway
Charlotte, North Carolina



PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

9/22/11

CJS PROJECT: 4026
PROJECT: 210008
DATE: 04.18.2011

REVISIONS:	DATE
1 REVISED PER CITY COMMENTS	08.03.11
2 REVISED PER BLDG REVIEW - CYCLE 1	07.28.11
3 REVISED PER CITY COMMENTS	08.16.11
4 REVISED PER CITY COMMENTS	09.21.11

DRAWN BY: VKH
CHECKED BY: RMB

COVER SHEET

SCALE: 1"=100'
0 50 100 200

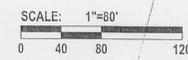


CV0.0

ORIGINAL

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ORIGINAL



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

SWIM BUFFER NOTES:

- THE STREAM SIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6 INCH CALIPER PER 1000 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. NO FILL MATERIAL CAN BE BROUGHT INTO ANY OF THE BUFFER ZONES.
- GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES, GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
- THE OUTSIDE BUFFER BOUNDARY WILL BE CLEARLY MARKED BY ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES AT THE SITE AND THIS FENCING MUST BE CALLED OUT ON THE PLANS.
- NO SEDIMENT BASINS, OPEN CHANNELS, OR PIPED STORM WATER ARE ALLOWED IN OR THROUGH THE BUFFER. DRAINAGE AREAS WILL BE DESIGNED TO ALLOW WATER TO SHEET FLOW ACROSS THE BUFFER TO FILTER OUT POLLUTANTS, PLUNGE POOLS, ENERGY DISSIPATES, DIVERSION DEVICES, OR WETLAND FLOW WILL BE USED.
- THE BUFFER IS MEASURED HORIZONTALLY ON A LINE PERPENDICULAR TO THE SURFACE WATER, LANDWARD FROM THE TOP OF THE BANK ON EACH SIDE OF THE STREAM.
- THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS AND THIS IRON MUST BE CALLED OUT ON PLANS.
- ANY ACTIVITY IN THE BUFFER WILL COMPLY WITH THE SWIM STREAM BUFFER SECTION OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL. STREAM AND BUFFER BOUNDARIES INCLUDING THE DELINEATION OF EACH ZONE IS TO BE ON ALL.
- CONSTRUCTION PLANS INCLUDING GRADING AND CLEARING PLANS, EROSION, DRAINAGE, AND SEDIMENT CONTROL PLANS AND SITE PLANS AS WELL AS SURVEYS AND RECORD PLATS INCLUDING INDIVIDUAL DEEDS FOR ANY LOT AFFECTED.
- EDUCATIONAL MATERIALS CONCERNING THE BUFFER WILL BE DISTRIBUTED TO EACH BUILDER AND HOMEOWNER PRIOR TO ANY BUILDING CONSTRUCTION AND CERTIFICATE OF OCCUPANCY.
- BUFFER REQUIREMENTS MUST BE REFERENCED IN HOMEOWNERS' ASSOCIATION DOCUMENTS.
- ALL SUB-CONTRACTORS WILL BE NOTIFIED OF THE BUFFER REGULATIONS PRIOR TO DEVELOPMENT.
- CONTRACTOR MUST PROVIDE PLANTINGS BELOW STORM WATER OUTFALLS TO PREVENT EROSION.
- NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).

TREE PROTECTION NOTES

- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY IS ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS (IN CITY OF CHARLOTTE TREE ORDINANCE SUBDIVISIONS, APPENDIX D) OR CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL 40.04.
- BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
- NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
- BRUSH, VINES AND SMALL TREES (<8 IN. DIAMETER, OR AS SMALL AS 2 IN. CALIPER) MAY BE HAND-CLEARED ONLY CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP 6 FEET (AT LEAST 2/3 OF THE BRANCHES SHOULD BE LEFT) TO IMPROVE VISIBILITY.
- EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL AS SOON AS POSSIBLE TO MINIMIZE EXPOSURE TO THE AIR.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
- PLEASE SUBMIT UTILITY PLANS SO THAT THEY CAN BE REVIEWED FOR UTILITY CONFLICTS WITH EXISTING AND PROPOSED TREES; I.E. ELECTRICAL, TELEPHONE, GAS, SEWER, WATER, AND SITE LIGHTING.
- TREE PROTECTION FENCE IS TO BE LOCATED PER PLAN OR AT A MINIMUM OF 1 FOOT PER TREE DIAMETER INCH AWAY FROM THE TREE IN THE SETBACK OR RIGHT-OF-WAY.

TREE SAVE REQUIREMENTS

TREE SAVE REQUIRED: 3.50 ACRES (COVERS FUTURE COMMERCIAL) PER REZONING PETITION 2008-060
 TREE SAVE PROVIDED: 3.50 ACRES (AREAS 1-B) SEE THIS SH1.

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED PER REZONING PETITION 2008-060:
 9.84 ACRES (46.37% OF 21.22 ACRES)
 OPEN SPACE REQUIRED FOR RESIDENTIAL PROJECT SITE:
 7.70 ACRES (46.37% OF 16.60 ACRES)

OPEN SPACE PROVIDED:
 8.19 ACRES (49.34% OF 16.60 ACRES)
 SEE DETAIL 7/CVB.8

NOTE: BALANCE OF OPEN SPACE MUST BE PROVIDED WHEN REMAINDER OF SITE IS DEVELOPED.

PCCO REQUIREMENTS

SEE DTL 2/CVB.6 FOR PCCO SUMMARY TABLE

NATURAL AREA REQUIREMENTS

PER CHARLOTTE POST CONSTRUCTION STORMWATER ORDINANCE, SEC. 18-173(C), PROJECT NATURAL AREA REQUIREMENT IS 10% OF THE PROJECT AREA FOR PROJECTS WITH GREATER THAN 50% BUILT-UPON AREA. REQUIRED NATURAL AREA FOR THIS PROJECT IS 1.6 ACRES AND IS MET WITHIN THE 3.5-ACRE TREE SAVE AREA.

GREENWAY EASEMENT NOTE:

GREENWAY EASEMENTS AS SHOWN ON THESE PLANS FOR TWO (2) LOCATIONS, SHALL BE RECORDED WITH THE FINAL SUBDIVISION PLAT AND BE IN PLACE PRIOR TO THE RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY.

ZONING CODE SUMMARY

PROJECT NAME: MADISON SQUARE @ NORTHLAKE
 OWNER: NORTHLAKE RESIDENTIAL ASSOCIATES, LLC PHONE #: 704-358-1000
 PLANS PREPARED BY: COLEJENEST & STONE PHONE #: 704-376-8255
 PARCEL NUMBERS: 025-291-31, 025-03-05

ZONING: CC (2008-060) JURISDICTION: CHARLOTTE TOWNSHIP, CHARLOTTE
 PROPOSED USE: APARTMENTS FOR RENT - MAXIMUM MULTIFAMILY UNITS ALLOWED: 320 - PROPOSED MULTIFAMILY UNITS: 287

BUILDING HEIGHT: PER THE APPROVED REZONING, RESIDENTIAL BUILDINGS SHALL BE A MAXIMUM OF FIVE STORIES OR 60 FEET, WHICHEVER IS GREATER

LOT SIZE: (16.60 ACRES) NUMBER OF UNITS/SUITES: 287
 DENSITY: 1729 DUA FLOOR AREA RATIO (FAR): TOTAL BUILDING AREA (SQ. FT.): 327696
 TOTAL LAND AREA (SQ. FT.): 723096 FAR: 0.45

YARD REQUIREMENTS:

MINIMUM SETBACK ALONG INTERNAL PUBLIC STREETS: 15 FEET OFF R/W PER SECTION 9303 (B) (F)
 MINIMUM SETBACK ALONG INTERNAL PARKING AREAS: 15 FEET OFF B.O.C. (SIDE WITH ENTRY) PER SECTION 9303 (B) (E)
 MINIMUM SETBACK ALONG INTERNAL PARKING AREAS: 5 FEET OFF B.O.C. (SIDE WITHOUT ENTRY) PER SECTION 9303 (B) (E)
 MINIMUM REAR YARD PLANNED MULTIFAMILY ADJOINING SINGLE FAMILY RESIDENTIAL ZONED: 40 FEET
 MINIMUM SIDE YARD PLANNED MULTIFAMILY ADJOINING SINGLE FAMILY RESIDENTIAL ZONED: 10 FEET
 MINIMUM SIDE YARD (ALL OTHERS): 5 FEET

MINIMUM BUILDING SEPARATION: 15 FEET

SWIM BUFFER REQUIREMENTS:

AREA BETWEEN THE FEMA FLOOD FRINGE LINE & THE 100' SWIM BUFFER LINE = 780236 SF
 50% OF AREA = 390118 SF (REQUIRED)
 50% OF AREA = 390118 SF (PROVIDED)

STAKING AND MATERIALS PLAN NOTES

- CURB AND GUTTER VARIES AT CATCH BASIN LOCATION. SEE DETAIL 9/CV 8.3 FOR CATCH BASIN PLACEMENT AND CURB TRANSITIONS.
- ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY COLEJENEST & STONE, P.A. IMMEDIATELY OF ANY DISCREPANCIES.
- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
- ALL BACK OF CURB RADI ARE 4.5' UNLESS OTHERWISE NOTED.
- PARKING SPACE DIMENSIONS ARE 18.0' (TO FACE OF CURB) X 9.0' WIDE UNLESS OTHERWISE NOTED.
- ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- ALL RADI SHALL BE 20'-0" (B.O.C.) ; 30'0" (B.O.C.) FOR RESIDENTIAL COLLECTORS, UNLESS OTHERWISE NOTED.
- STOP SIGNS SHALL BE R1-1 36"x36" ON PUBLIC STREETS AND 24"x24" ON PRIVATE STREETS.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- NO OBSTRUCTION OF PUBLIC R/W OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED OVER PUBLIC SIDEWALKS. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY WILL REQUIRE A CERTIFICATE ISSUED BY CDOT.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDS#50.05 (9" SIGNS ONLY) FOR PUBLIC ROADS.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- THE APPROXIMATE COMPLETION TIME OF THIS PROJECT IS DECEMBER 2011
- PIPE SYSTEMS AND OPEN CHANNELS ON PRIVATE PROPERTY SHALL BE PLACED IN A STORM DRAINAGE EASEMENT. STORM DRAINAGE EASEMENTS (PDE) SHALL BE A MINIMUM OF FIFTEEN FEET FOR PIPES AND TWENTY FEET FOR OPEN CHANNELS. ALL STORM DRAIN EASEMENTS ARE TO BE KEPT SEPARATE FROM ALL OTHER EASEMENTS EXCEPT WHERE AN OVERLAP IS APPROVED BY THE APPROPRIATE CITY ENGINEERING DEPARTMENT.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (PDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THE INSPECTOR WILL ESTABLISH THESE REQUIREMENTS BASED ON FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD MODIFICATION BASED UPON FIELD CALCULATION.
- HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNBROKEN STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOOD LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE/MECKLENBURG COUNTY SUBDIVISION ORDINANCE, SECTION 7.200.8
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION, CONTACT LINDA POISSANT AT 704-336-2562.
- PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- FOR PROJECTS IN CHARLOTTE, THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CUTS JORDI, 704-236-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- TREE SAVE AREAS WILL BE RECORDED ON SUBDIVISION PLAT AND MAINTAINED BY THE PROPERTY MANAGEMENT GROUP.
- COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.
- PER SECTION 18-175(a) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCO) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL UTILITIES WILL BE UNDERGROUND.

REQUIRED BUFFERS:
 AS SHOWN ON REZONING SHEETS R22D & R23D (CLASS C ADJOINING R3 ZONED PROPERTIES ALONG THE WEST, NORTH AND EAST).

REQUIRED SCREENING:
 SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 9203 OF THE ORDINANCE INCLUDING PARKING LOTS GREATER THAN 10 SPACES AND BACKFLOW AREAS.

INTERIOR LANDSCAPING:
 REQUIRED: SEE PLANTING PLANS BY CLINE DESIGN ASSOCIATES - SHEETS LP100, 110 & 200

PARKING DATA (SPECIFY REQUIREMENT, ZONING ORDINANCE AND SECTION NUMBER) per Charlotte Code TABLE 2202 - MULTI-FAMILY APARTMENT: Min 15 spaces per unit = 431

REQUIRED: 481 PROVIDED: 432 HANDICAP: 14
 COMPACT: 6 STANDARD: 368 PARALLEL SPACES (PUBLIC): 44

BIKE PARKING REQUIREMENTS:
 REQUIRED: 1 SHORT TERM SPACE/20 UNITS = 15 SPACES
 PROVIDED: 15 SPACES (6 - TWO SPACE PADS & 1 THREE SPACE PAD)

SOLID WASTE REQUIREMENTS:
 REQUIRED: 8 CU. YD. COMPACTOR/80 UNITS 287/90-319 X 8 = 2552 CU. YD.

PROVIDED: A SELF-CONTAINED COMPACTOR WILL BE PROVIDED AND WILL BE A MINIMUM OF 25 CUBIC YARDS FOR 287 UNITS.

RECYCLING STATION REQUIREMENTS:
 REQUIRED: 144 SF SET-ASIDE RECYCLING SPACE PER 80 UNITS = 517 SF
 PROVIDED: 603 SF (443 SF FUTURE SET-ASIDE AREA + 160 SF ENCLOSED AREA)
 RECYCLING PICKUP WILL BE PROVIDED BY A PRIVATE COMPANY. AN 8 CUBIC YARD DUMPSTER SHALL BE PROVIDED FOR COMINGLED RECYCLABLES.

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DRAWN BY: VKH
 CHECKED BY: RMB

STAKING AND MATERIALS PLAN
CV2.0

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