

SIGN LEGEND

A STOP (R1-1 30"x30")

B STREET SIGN (D3-1 6"xNecessary Length)

ALL SIGNS TO BE MUTCD STANDARD PROVIDED AND INSTALLED BY OWNER/CONTRACTOR

NOTE:
THE STORM WATER PROTECTION ELEVATION FOR THE SITE IS 667.00 BASED ON THE LOW POINT OF EAST MALLARD CREEK CHURCH ROAD (666.00)

GENERAL NOTES

1. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-366-4025) 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.

2. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT <http://www.charmeck.org/Departments/Transportation?Street+Maintenance/Home.htm>

FIRE NOTES

BUILDING CONSTRUCTION:
BUILDINGS SPRINKLERED:

BUILDING AREAS:

5-A
APARTMENTS 13R SYSTEM,
CLUB 13 SYSTEM

BLDG. I: LEVEL 1: 7,799 SQ. FT.
LEVEL 2: 7,735 SQ. FT.
LEVEL 3: 7,735 SQ. FT.
LEVEL 4: 7,735 SQ. FT.

BLDG. II: LEVEL 1: 2,690 SQ. FT.
LEVEL 2: 11,018 SQ. FT.
LEVEL 3: 11,018 SQ. FT.
LEVEL 4: 11,018 SQ. FT.

BLDG. III: LEVEL 1: 9,851 SQ. FT.
LEVEL 2: 9,703 SQ. FT.
LEVEL 3: 9,703 SQ. FT.
LEVEL 4: 9,703 SQ. FT.

TOTAL: 114,445 SQ. FT.
NOTES: SEE WATER PLAN FOR FDC LOCATIONS HYDRANT FLOW TEST RESULTS

SITE DATA

TAX MAP NO: 051-332-10
ZONING: R-12 MF (CD)
REZONING PETITION NO: 2003-007
SITE AREA: 5.62 AC.
APARTMENTS: 17,453
DENSITY: 98
PROPOSED UNITS: 114,445 SF
TOTAL BUILDING SQUARE FOOTAGE: 1.5 SP/UNIT=147 SPACES
PARKING REQUIRED: NONE
LOADING SPACES REQUIRED: 104 REGULAR SPACES
PARKING PROVIDED: 6 HANDICAP SPACES
2 HANDICAP VAN SPACES
54 COMPACT SPACES
166 TOTAL SPACES

BIKE PARKING REQUIRED: 1 SHORT TERM SPACE/20 PARKING SPACES = 9
BIKE PARKING PROVIDED: 1 LONG TERM SPACE/10 UNITS = 10
10 SHORT TERM SPACES (2 RACKS)
10 LONG TERM SPACES (2 RACKS, 1 SHELTER)
2.81 AC (50% OF TOTAL SITE AREA)
2.89 AC.

IMPERVIOUS AREA: 97,287 SF (2.23 ACRES)
PRE 1978 IMPERVIOUS AREA: 0 SF (0 ACRES)

SETBACK:
SIDE YARD: 10'
SIDE YARD REQUIRED: 16' (INCREASED 1' FOR EVERY 2' IN BUILDING HEIGHT IN EXCESS OF 40')
REAR YARD: 40'
BUILDING SEPARATION: 16' MINIMUM
BUILDING HEIGHT (MAXIMUM): 40' (BUILDINGS MAYBE ERECTED TO A HEIGHT IN EXCESS OF 40' PROVIDED THE MINIMUM SIDEYARD IS INCREASED 1' FOR EVERY 2' IN BUILDING HEIGHT IN EXCESS OF 40')
52'-0" (SIDE YARD INCREASED 6')

TRASH & RECYCLING PICK UP REQUIRED: (1) 8 CY COMPACTOR PER 90 UNITS
(1) 144 SF RECYCLING STATION PER 80 UNITS

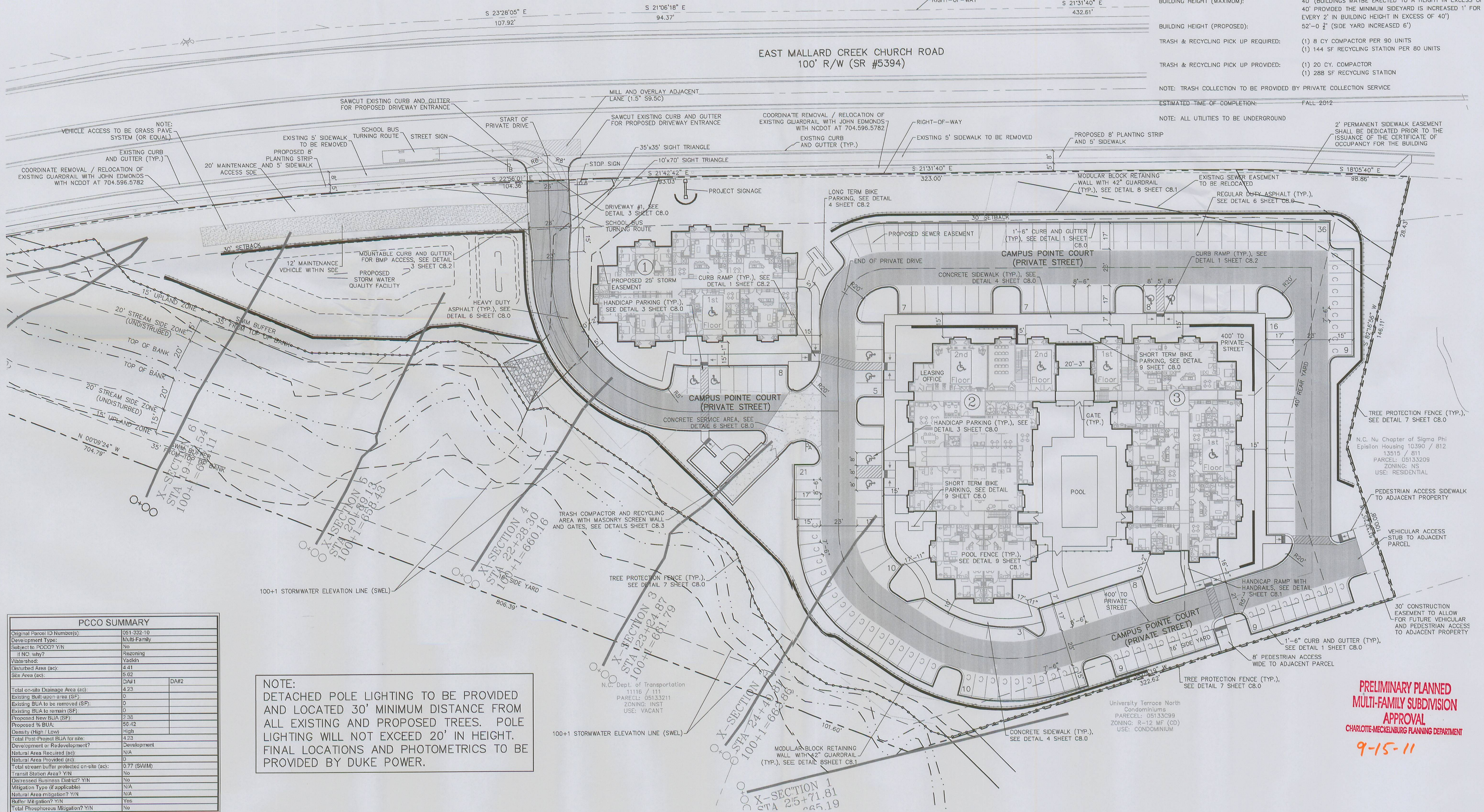
TRASH & RECYCLING PICK UP PROVIDED: (1) 20 CY. COMPACTOR
(1) 288 SF RECYCLING STATION

NOTE: TRASH COLLECTION TO BE PROVIDED BY PRIVATE COLLECTION SERVICE

ESTIMATED TIME OF COMPLETION: FALL 2012

NOTE: ALL UTILITIES TO BE UNDERGROUND

NOTE:
PRIOR TO MULTIFAMILY APPROVAL THE FUTURE RIGHT OF WAY FOR THE EASTERN CIRCUMFERENTIAL (MALLARD CREEK EXTENSION) INTERCHANGE RAMP MUST BE DEDICATED AND CONVEYED.



PCCO SUMMARY		
Original Parcel ID Number(s)	051-332-10	
Development Type:	Multi-Family	
Subject to PCCO? Y/N	No	
If NO, why?	Rezoning	
Watershed:	Yadkin	
Disturbed Area (ac):	4.41	
Site Area (ac):	5.62	
Total on-site Drainage Area (ac):	DA#1	DA#2
Existing Built-upon area (SF):	4.23	
Existing BUA to be removed (SF):	0	
Existing BUA to remain (SF):	0	
Proposed New BUA (SF):	2.38	
Proposed % BUA:	56.42	
Density (High / Low):	High	
Total Post-Project BUA for site:	4.23	
Development or Redevelopment?	Development	
Natural Area Required (ac):	N/A	
Natural Area Provided (ac):	0	
Total stream buffer protected on-site (ac):	0.77 (SWIM)	
Transit Station Area? Y/N	No	
Distressed Business District? Y/N	No	
Mitigation Type (if applicable):	N/A	
Natural Area mitigation? Y/N	N/A	
Buffer Mitigation? Y/N	Yes	
Total Phosphorus Mitigation? Y/N	No	

NOTE:
DETACHED POLE LIGHTING TO BE PROVIDED AND LOCATED 30' MINIMUM DISTANCE FROM ALL EXISTING AND PROPOSED TREES. POLE LIGHTING WILL NOT EXCEED 20' IN HEIGHT. FINAL LOCATIONS AND PHOTOMETRICS TO BE PROVIDED BY DUKE POWER.

design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

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CHARLOTTE, NC

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904.288.7810

CONSTRUCTION DOCUMENTS

15 0 15 30

SCALE: 1"=30'

PROJECT #: 292-003
DRAWN BY: BG
CHECKED BY: SK

SITE PLAN

JULY 1, 2011

REVISIONS:

- 8.11.11 PER CMPC COMMENTS
- 9.9/11 PER CMPC COMMENTS