



NO. 1
REVISION
DATE
1. PER CHARMECK COMMENTS 1/31/11
2. PER CHARMECK COMMENTS 1/31/11

SEAL: CAROLINA PROFESSIONAL ENGINEER
THOMAS H. DEAN
P.E.
03-11-11

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WILLOW OAK RUN APARTMENTS
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

PRELIMINARY PLANS
SITE LAYOUT PLAN

APPROVED FOR CONSTRUCTION
CMPC
4/12/11

DRAWING SHEET
C-1.1
PROJECT NUMBER
674-09

CONTRACTOR:

UNITED DEVELOPERS
1048 WASHINGTON STREET
RALEIGH, NORTH CAROLINA 27605
(919) 755-9155

PROJECT DATA SUMMARY:

85 APTS OFF TUCKASEEGEE ROAD

PARCEL DATA:

6037 TUCKASEEGEE ROAD
AND
6017 TUCKASEEGEE ROAD
CHARLOTTE, NORTH CAROLINA 28208

PARCEL ID:

06124114, 06124116

GIS ID:

06124114, 06124116

PARCEL AREA:

6.93 ± ACRES

DEED REFERENCE:

01861-492 (01/01/1975)
08965-218 (03/26/1997)
R-17MF

ZONING:

TYPE OFFICE/COMMUNITY
BUILDING: 2 & 5 (13,884 SF EACH)
TYPE 2222-3 (12 UNITS)
BUILDING: 3 (11,596 SF)
TYPE 2223-2 (10 UNITS)
BUILDING: 4, 6 & 7 (14,455 SF EACH)
TYPE 3223-3 (12 UNITS)
BUILDING: 8 (17,379 SF)
TYPE 2223-3 (15 UNITS)

TOTAL UNITS:

62 (2-BEDROOM UNITS)
25 (3-BEDROOM UNITS)
85 (TOTAL UNITS)

DENSITY:

85 UNITS/6.93 AC = 12.27 UNITS/AC

PERCENT IMPERVIOUS:

2.82 AC OR 40.67%

PARKING REQUIRED:

126 SPACES (1.5 SPACES PER UNIT)
5 SPACES (1,500 SF COMMUNITY CENTER)
133 SPACES (TOTAL REQUIRED)

PARKING PROVIDED:

133 SPACES (INCL. 15 HC)

LONG-TERM BICYCLE PARKING REQ'D:

NONE

SHORT-TERM BICYCLE PARKING REQ'D:

1 SPACE PER 20 UNITS (5 SPACES)

SHORT-TERM BICYCLE PARKING PROVIDED:

25 SPACES

LOADING AREA IS NOT REQUIRED.

REFUSE COLLECTION REQUIRED:

- 8 CU.YD. DUMPSTER PER 30 UNITS OR ONE 8 CU.YD. COMPACTOR PER 90 UNITS.
- 144 SF RECYCLING STATION PER 80 UNITS
PROVIDED:
- (3) 8 CU. YD. DUMPSTERS
- (2) 144 SF RECYCLING STATIONS

NOT LOCATED AT ENTRY OR EXIT

MATCHING ARCHITECTURAL TREATMENT
CONCRETE PAD, PARKING CONTROL, BOLLARDS

SETBACK REQUIREMENTS

30' - FRONT
10' - SIDE
40' - REAR (ADJACENT OFFICE)
50' - REAR (ADJACENT SINGLE FAMILY)

BUFFER REQUIREMENTS:

28.5' - TYPE "C" BUFFER (38" W/25%
PROPOSED REDUCTION WITH FENCE)

OPEN SPACE REQUIRED:

3.12 AC (45% OF TOTAL)
PROVIDED: 3.31 AC - SEE SHEET C-1.2

BUILDING HEIGHT REQUIRED:

NO MORE THAN 40 FT
PROVIDED: 35 FT

SITE IS LOCATED IN AIRPORT NOISE DISCLOSURE OVERLAY DISTRICT

SITE IS LOCATED IN A DISTRESSED BUSINESS DISTRICT

ALL UTILITIES SHALL BE LOCATED UNDERGROUND

TREE SAVE CALCULATIONS:

REQUIRED: 0.89 (10% OF SITE)
PROVIDED: 0.78 AC

GENERAL NOTES

1) JOHN MRZYGOD CONFIRMED, VIA PHONE, THAT THESE PARCELS ARE NOT WITHIN A CATS TRANSIT CORRIDOR ON NOVEMBER 28, 2010.
2) NOISE WARNING - THIS PROPERTY, EITHER PARTIALLY OR WHOLLY, IS ZONED AIRPORT NOISE DISCLOSURE OVERLAY DISTRICT AND LIES WITHIN OR NEAR THE NOISE EXPOSURE MAP AREAS OF CHARLOTTE/DUGLAS INTERNATIONAL AIRPORT AND MAY BE SUBJECT TO NOISE THAT MAY BE OBJECTIONABLE.
3) SURVEY AND TOPOGRAPHICAL DATA WAS COMPLETED BY SPAULDING & NORRIS, PA, ON OCTOBER 07, 2010.
4) RETAINING WALLS TO BE DESIGNED BY OTHERS.
5) ALL PLANS AND CONSTRUCTION DETAILS MUST MEET THE CURRENT SPECIFICATIONS OF THE CITY OF CHARLOTTE.
6) LIGHTING PLAN TO BE DESIGNED BY OTHERS.
7) SEE SHEET C-3.2 FOR PLAN/PROFILE SITE DISTANCE TRIANGLE INFORMATION.
8) JORDAN MILLER AND DAVID SMITH CONFIRMED, VIA PHONE, THAT THESE PARCELS ARE WITHIN A DISTRESSED BUSINESS DISTRICT ON FEBRUARY 28, 2011.