

TAX MAP NO:	025-113-12
ADDRESS:	PERIMETER PARKWAY
ZONING:	URBAN RESIDENTIAL UR-2 (CD)
REZONING PETITION NO:	2011-042
SITE AREA:	10.63 AC.
PROPOSED USE:	MULTI-FAMILY FOR RENT
DENSITY:	23.14
PROPOSED UNITS:	246
TOTAL BUILDING SQUARE FOOTAGE:	334,687 SF
MAXIMUM FLOOR AREA RATIO:	1.0 OR 463,043 S.F.
PROPOSED FLOOR AREA RATIO:	0.72
PARKING REQUIRED:	52 SF/UNIT=246 SPACES
LOADING SPACES REQUIRED:	NONE
PARKING PROVIDED:	293 REGULAR SPACES

BIKE PARKING REQUIRED:	40' TOTAL SPACES
BIKE PARKING PROVIDED:	13 SHORT TERM (1/20 UNITS)
	3 (5 BIKE) RACKS, 15 TOTAL
IMPERVIOUS AREA:	261.51 SF (6.46 ACRES)
PRE 1978 IMPERVIOUS AREA:	0 SF (0 ACRES)
SETBACK:	20' FROM BACK OF CURB
SIDE YARD:	5' MIN. (INCREASE TO 8' PER BUILDING HEIGHT)
REAR YARD:	10' MIN. (INCREASED TO 13' PER BUILDING HEIGHT)
BUILDING SEPARATION	10' MINIMUM
BUILDING HEIGHT (MAXIMUM):	40' (CAN BE INCREASED 10' FOR EVERY 1' OF INCREASED SIDE AND REAR YARD BUT LIMITED TO 4 STORIES)
BUILDING HEIGHT (PROPOSED):	
BUILDING 1:	61'-7 1/2"
BUILDING 2:	60'-7 1/2"
CARRIAGE UNITS:	27'-5"

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) 24 CY COMPACTOR
(4) 144 SF RECYCLING STATION

NOTE: TRASH COLLECTION TO BE PROVIDED BY PRIVATE COLLECTION SERVICE

ESTIMATED TIME OF COMPLETION: 2013

NOTE: ALL UTILITIES TO BE UNDERGROUND

ALL NON-STANDARD ITEMS IN THE PUBLIC RIGHT-OF-WAY WILL NEED AN ENCROACHMENT AGREEMENT W/ CDOT BEFORE THEY CAN BE APPROVED OR INSTALLED. APPROVAL OF THIS PLAN SET DOES NOT APPROVE ANY NON-STANDARD ITEMS IN THE RIGHT-OF-WAY. PLEASE CONTACT BOB STALEY, 704-432-1562, FOR FURTHER INFORMATION.

IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCK-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD GREATER THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY LEASE AGREEMENT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT BOB STALEY, 704-432-1562, FOR FURTHER INFORMATION.

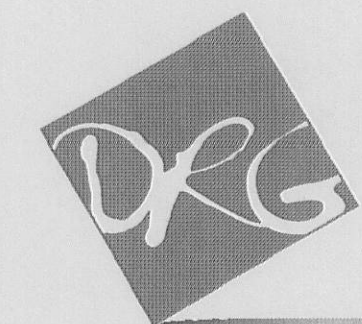
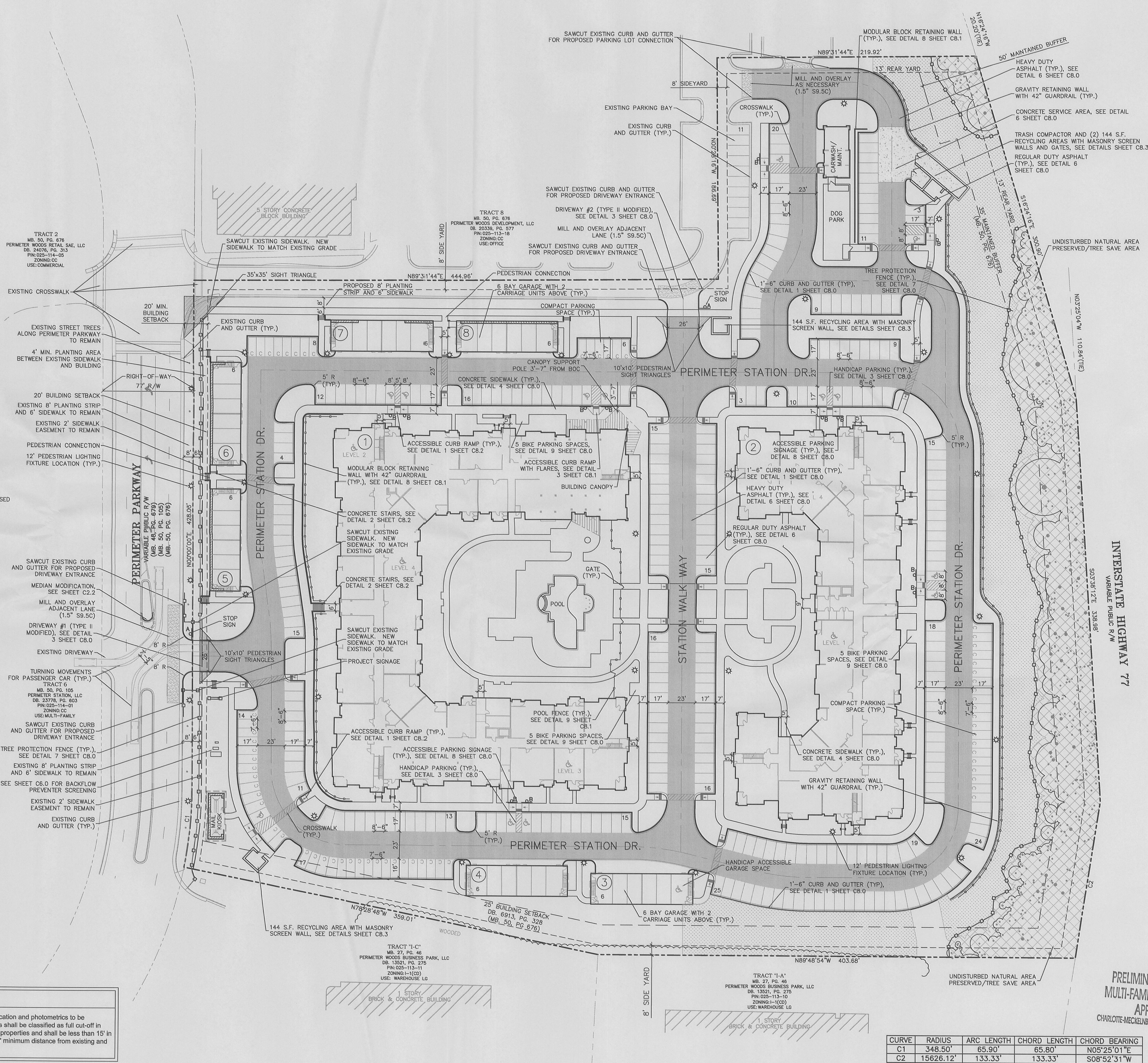
SIDEWALK EASEMENT SHALL BE DEDICATED BEFORE FINAL C.O. IS GIVEN.
SIDEWALK EASEMENT SHALL BE LOCATED 2' FROM BACK OF SIDEWALK ALL
SIDEWALK LOCATED OUTSIDE OF R/W.

1. STOP (R1-1 30"x30")

2. HANDICAP PARKING SIGN (SEE DETAIL 1 SHEET C8.2)

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

SYMBOL	QTY.	MANUF. / CAT. NO.	NOTE
	31	12' PEDESTRIAN LIGHT POLE BY DUKE POWER	Preliminary pedestrian scale light. Final location and photometrics to be determined by Duke Energy. Light fixtures shall be classified as full cut-off in design, shall not cause glare on adjoining properties and shall be less than 15' in height. All light fixtures shall be located 15' minimum distance from existing and proposed trees. Final selection by owner.



- design resource group

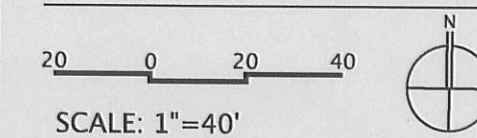
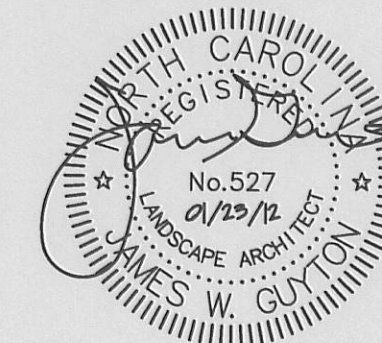
- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

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PERIMETER STATION II

PERIMETER PARKWAY
CHARLOTTE, NORTH CAROLINA

WP EAST ACQUISITIONS, LLC
1001 MOREHEAD SQUARE DRIVE, SUITE 250

CONSTRUCTION
DOCUMENTS

PROJECT #: 041-141
DRAWN BY: BG
CHECKED BY: TH

SITE PLAN

DECEMBER 5, 2011

REVISIONS:
A-01/23/12 PER CMPC COMMENTS

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
REVISION: 12/13/12
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

3-5-2012

C2.0