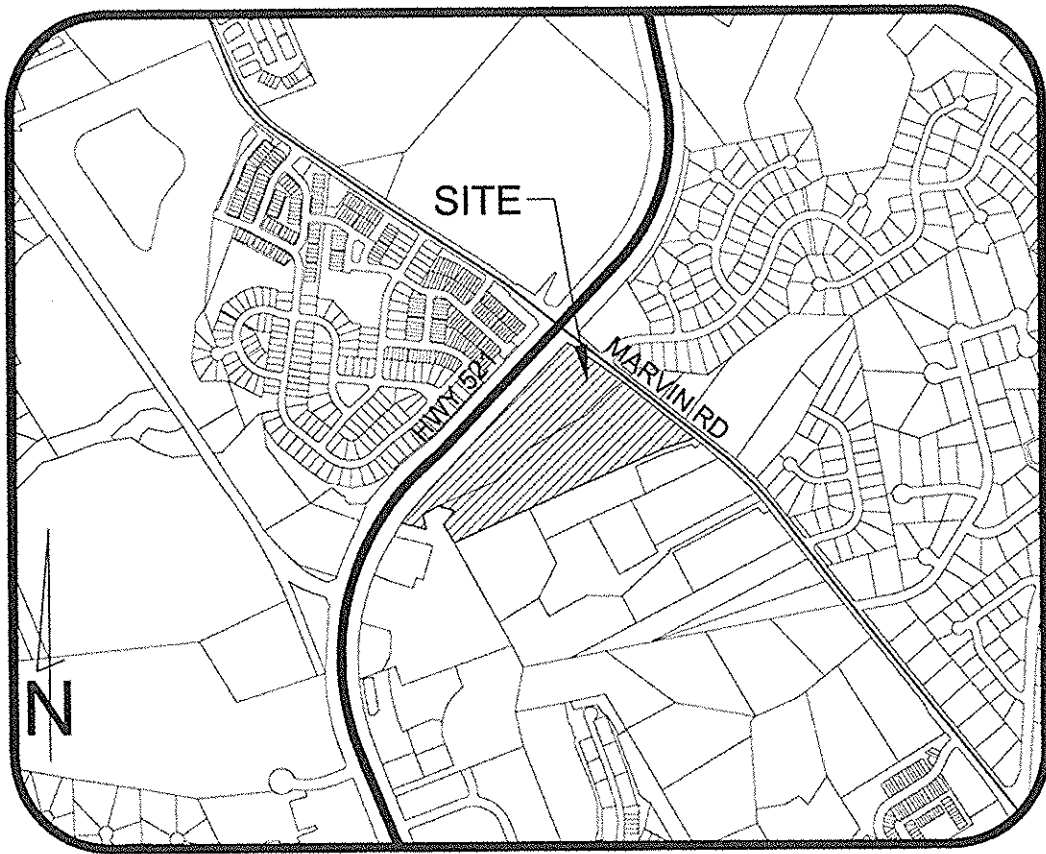


DEVELOPMENT SUMMARY

PARCEL ID#:	223-531-05, 223-531-06
ZONING:	UR-2 (CD)
PETITION NO.:	2012-085
TOTAL SITE ACREAGE:	18.77 ACRES
IMPERVIOUS AREA:	8.4 ACRES
PROPOSED USE:	RESIDENTIAL / APARTMENTS FOR RENT
MAXIMUM UNITS:	281 UNITS
PROPOSED UNITS:	277 UNITS
MAXIMUM DENSITY:	14.94 DUA
PROPOSED DENSITY:	14.78 DUA
MAXIMUM FLOOR AREA RATIO:	1.0
PROVIDED FLOOR AREA RATIO:	354,583 SF / 18,77'43,560 = 0.43
MINIMUM SETBACK:	14' FROM BOC. SETBACKS VARY
MINIMUM SIDE YARD:	5 FEET
MINIMUM REAR YARD:	30 FEET
MINIMUM HEIGHT:	75 FEET OR 4 STORIES
PROPOSED BUILDING HEIGHT:	3-4 STORIES
BUILDING SEPARATION:	≥ 10 FEET
REQUIRED PARKING:	416 SPACES (1.5 SPACES x UNIT (416 SPACES) MAX. 2 SPACES
PROVIDED PARKING:	478 SPACES (1.76 SPACES / UNIT)
ACCESSIBLE PARKING REQUIRED:	9 SPACES
ACCESSIBLE PARKING PROVIDED:	12 SPACES
VAN ACCESSIBLE SPACES REQUIRED:	2 SPACES
VAN ACCESSIBLE SPACES PROVIDED:	2 SPACES
GARAGE SPACES PROVIDED:	37 GARAGES
BICYCLE PARKING:	
SHORT-TERM REQUIRED:	1 SPACE PER 20 UNITS
SHORT-TERM PROVIDED:	14 SPACES (277 UNITS/20)
LONG-TERM REQUIRED:	NONE
LONG-TERM PROVIDED:	NONE
LOADING SPACES REQUIRED:	4 (1 FOR EACH STRUCTURE IN EXCESS OF 25 UNITS)
LOADING SPACES PROVIDED:	4 (PROPOSED DRIVE AISLES W/ HEAVY-DUTY PAVING TO SERVE AS LOADING SPACES)
BUFFER REQUIREMENTS:	A 30' CLASS B BUFFER SHALL BE REQUIRED WHERE ABUTTING PARCELS 223-531-08 AND 223-531-09. WITHIN BUFFER, A 6' SCREEN WALL IS REQUIRED FROM MARVIN ROAD TO NEW PUBLIC ROAD. A 6' SCREEN FENCE IS REQUIRED FROM NEW PUBLIC ROAD TO THE SWIM BUFFER.

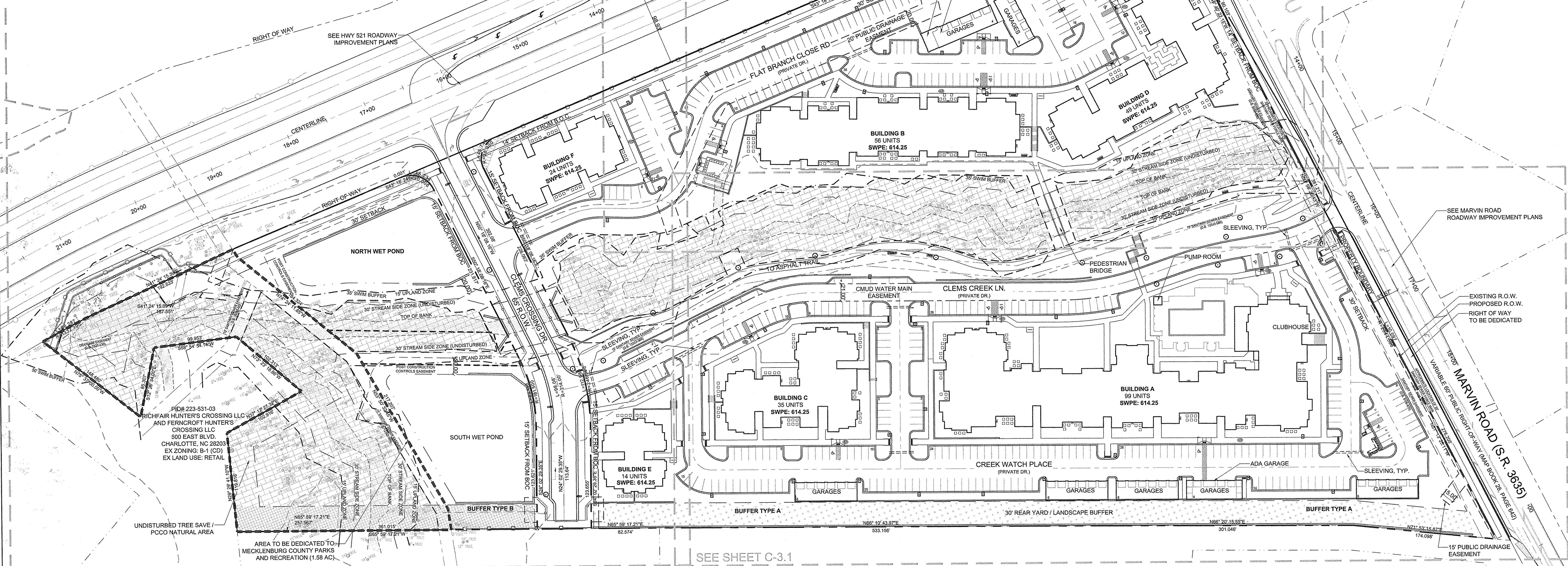
OPEN SPACE	
REQUIRED OPEN SPACE:	6.3 ACRES (34%)
PROVIDED OPEN SPACE:	6.3 ACRES
SOLID WASTE SUMMARY	
SOLID WASTE CONTAINERS	
REQUIRED:	5-CU YARD COMPACTOR PER 90 UNITS
PROVIDED:	25-CU YARD COMPACTOR (PICKUP 1/WEEK)
RECYCLING CONTAINERS	
REQUIRED:	5 CARTS PER 90 UNITS (96 GALLONS EACH)
PROVIDED:	17 CARTS (96 GALLONS EACH)
BUFFER PLANTING REQUIREMENTS	
BUFFER A (SEE SHEET L-1.0):	
TOTAL TREES REQUIRED:	88 CRYPTOMERIA JAPONICA @ 12' O.C.
TOTAL SHRUBS REQUIRED:	88 CHESAPEAKE HOLLY @ 12' O.C.
BUFFER B (SEE SHEET L-1.0):	
TOTAL TREES REQUIRED:	21 TREES (AT LEAST 8 LARGE MATURING AND 5 EVERGREEN)
REQUIREMENT SATISFIED BY EXISTING TREES & SHRUBS TO REMAIN	
SUPPLEMENTED WITH ADDITIONAL SHRUBS AS NEEDED.	
SOLID WASTE NOTES	
SITE WILL BE SERVICED BY PUBLIC SOLID WASTE CARRIER. A COMPACTOR WILL BE LOCATED ON SITE FOR ALL 6 BUILDINGS (277 UNITS) AND ALSO SERVE THE CLUBHOUSE. LAYOUT WILL MEET THE REQUIREMENTS OF THE ORDINANCE.	
RECYCLING NOTES:	
RECYCLING STATIONS AND CONTAINERS WILL BE PROVIDED TO MEET THE REQUIREMENTS OF THE ORDINANCE	
GENERAL NOTES:	
1. ALL CURB AND GUTTER SHALL HAVE A RADIUS OF (5) FIVE FEET AT THE FACE OF CURB UNLESS OTHERWISE SPECIFIED.	
2. ALL PAVING SHALL BE HEAVY-DUTY BITUMINOUS ASPHALT UNLESS OTHERWISE SPECIFIED. REFER TO DETAIL 4/C-3.5.	
ESTIMATED PROJECT COMPLETION DATE: SEPTEMBER 2014	
*ALL UTILITIES TO BE UNDERGROUND.	
MAXIMUM FLOOR AREA RATIO= 1.0	
PROVIDED FAR= 354,583/18,77'43,560= 0.43	

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
[By Brent Wilkinson 10/29/13]



VICINITY MAP
NTS

SEE SHEET C-3.3



LEGEND

ACCESSIBLE RAMP	7.8,9/C-2.11	BUFFER TYPE A
2'-6" CURB AND GUTTER	12/C-7.3	BUFFER TYPE B
1'-6" CURB AND GUTTER	1.2/C-3.4	UNDISTURBED TREE SAVE
ACCESSIBLE RAMP	6.7,8/C-3.4	AREA TO BE DEDICATED TO MECKLENBURG COUNTY PARKS AND RECREATION
HEAVY DUTY ASPHALT	7.8/C-2.12	100+1 STORMWATER ELEVATION LINE
HEAVY-DUTY CONCRETE	5/C-3.5	PVC SLEEVING, TYP.
CONCRETE STEPS W/ RAILING	10/C-3.5	SIGHT LIGHTING
BIKE RACK	8/C-3.6	STOP SIGN / STREET SIGN

PID# 223-531-09
ASHLEY REA BOLICK AND BRETT A
BOLICK
2022 HARTWICKE PL
CHARLOTTE, NC 28270
EX ZONING: R-3
EX LAND USE: VACANT

PID# 223-531-08
KENNETH C AND DENISE H HAMMOND
16202 MARVIN RD.
CHARLOTTE, NC 28277
EX ZONING: R-3
EX LAND USE: RESIDENTIAL

PID# 223-531-07
ROLLIN G AND WENDY G GRAM
16204 MARVIN RD.
CHARLOTTE, NC 28277
EX ZONING: R-3
EX LAND USE: RESIDENTIAL



BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

MARVIN ROAD APARTMENTS
MULTI FAMILY DEVELOPMENT
CHILDRESS KLEIN PROPERTIES; PROVIDENCE TOWNSHIP - CHARLOTTE, NC
OVERALL LAYOUT PLAN

REVISIONS:
7-24-13 PER CITY COMMENTS
9-16-13 REV. RESPONSE
10-24-13 REVISED PER CITY COMMENTS

DATE: MAY 01, 2013
DRAWN BY: MMB
CHECKED BY: MMB
SCALE: 1"=50'-0"
PROJECT #101302

SHEET #
C-3.0

LandDesign^{INC.}
223 N Graham Street - Charlotte, NC 28202
704.333.1246
www.LandDesign.com

