

**PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 11/5/13

DEVELOPMENT SUMMARY:

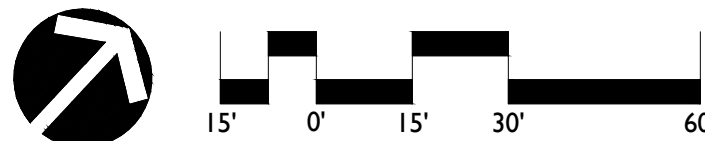
- TAX PARCEL NUMBERS
- 22504507, 22504514, 22504503
- SITE JURISDICTION
- CITY OF CHARLOTTE
- TOTAL SITE SF (ACREAGE)
- 309,798.72 SF (7.112 AC)
- EXISTING ZONING & USES
- R-17 MULTI-FAMILY DISTRICT - R-17MF (CD)
- MULTI-FAMILY RESIDENTIAL AND VACANT
- REZONING PETITION #: 2013-030
- PROPOSED USES
- MULTI-FAMILY APARTMENTS & CUSTOMARY ACCESSORY USES
- DIMENSIONAL REQUIREMENTS
- 40' SETBACK (PER REZONING)
- 10' SIDE YARD (PER REZONING)
- 40' REAR YARD (PER REZONING)
- TOTAL RESIDENTIAL UNITS
- 113 UNITS PROPOSED
- 120 UNITS ALLOWED
- MAXIMUM BUILDING HEIGHT
- 63' MAXIMUM BUILDING HEIGHT
- PROPOSED GROSS FLOOR AREA
- +/- 140,870 SF
- VEHICLE PARKING
REQUIRED: 170 SPACES MINIMUM (1.5 SPACE PER UNIT)
PROVIDED: 171 TOTAL SPACES
123 STANDARD SPACES
41 COMPACT SPACES
7 ACCESSIBLE SPACES
- BICYCLE PARKING
REQUIRED: 6 (1 PER 20 UNITS) - SHORT TERM
PROVIDED: 6 SPACES - SHORT TERM
- OFF STREET SERVICE (113 UNITS)
- RECYCLING STATION
REQUIRED: (2) 144 sf AREAS
PROVIDED: (2) 144 sf AREAS
- SOLID WASTE COMPACTOR
REQUIRED: (2) 8-cu.yd COMPACTORS
PROVIDED: EXISTING 35 CU.YD. COMPACTOR AT PIPER STATION 1
- OPEN SPACE REQUIREMENTS
- REQUIRED OPEN SPACE = 45%
- PROVIDED OPEN SPACE = 48%
- BUILDING SEPARATION
- 18 FT MAXIMUM

LAYOUT NOTES:

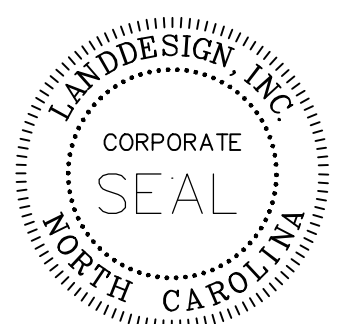
- AT TIME OF STAKING, CONTRACTOR TO CONTACT ENGINEER FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
- SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE ENGINEER IMMEDIATELY FOR A COORDINATED SOLUTION.
- ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB, FACE OF WALL, AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS SHALL BE FIELD STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
- ALL PATCH WORK WITHIN LIMIT OF CONSTRUCTION SHALL BE CONSISTENT WITH ASSOCIATED ASPHALT PAVEMENT DETAIL 6, SHEET C-3.2.
- ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED OR RELOCATED, SHALL BE COORDINATED WITH ALL LOCAL UTILITY COMPANIES.
- ALL TRAFFIC SIGNS AND MARKINGS TO BE INSTALLED AND COMPLY CURRENT CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM) AND MUTCD STANDARDS AND SPECIFICATIONS.
- THIS PROJECT TO ADHERE TO CURRENT CITY OF CHARLOTTE ZONING ORDINANCE, UNLESS OTHERWISE STATED IN THE APPROVED REZONING DOCUMENTS (PETITION# 2013-030).
- RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION.
- PER SECTION 18-175(E) 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 (PCEES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- CONTRACTOR TO REFER TO ELECTRICAL ENGINEER PLANS FOR SITE LIGHTING PLANS, RELOCATION OF EXISTING TRANSFORMER AND POLE LIGHTS, AND PROPOSED TRANSFORMER AND POLE LIGHT LOCATIONS.
- THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, PREVIOUS DESIGN DOCUMENTS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF EXISTING UTILITIES MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL UTILITIES WILL BE LOCATED UNDERGROUND.
- REFER TO SHEET ES1.00 FOR SITE LIGHTING.
- EXISTING ASPHALT TO REMAIN SHALL BE MILLED AND OVERLAYED. CONTRACTOR TO COORDINATE MILL AND OVERLAY WITH PROPOSED PAVING ACTIVITIES.

PARKING TABULATION:

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|-----------------|---|
| PIPER STATION 1 | 212 UNITS |
| UNITS | 212 UNITS |
| REQUIRED: | 318 SPACES MINIMUM (1.5 SPACE PER UNIT) |
| EXISTING: | 391 TOTAL SPACES |



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



10/11/2013

REVISIONS:
08/27/13 - PER CITY AND COUNTY COMMENTS
10/11/13 - PER CITY AND COUNTY COMMENTS