

SITE DEVELOPMENT SUMMARY

PARCEL ID#S: 071-04-11, 071-041-10
 ZONING: MUDD-O-CD
 PETITION NO.: 2007-068

PHASE II
 TOTAL SITE ACREAGE: 3.81 AC

PROPOSED USE: RESIDENTIAL / APARTMENTS FOR RENT

PROPOSED UNITS: 88 UNITS

MINIMUM SETBACK: 14' FROM BOC. SETBACKS VARY
 MINIMUM SIDE YARD: 0 FEET
 MINIMUM REAR YARD: 0 FEET

PROPOSED BUILDING HEIGHT: 3-4 STORIES
 BUILDING SEPARATION: ≥ 10 FEET

COMPLETION TIMETABLE

GRADING: SEPTEMBER 2013
 SURCHARGE PADS: OCTOBER 2013
 VERTICAL CONSTRUCTION: NOVEMBER 2013
 1ST OCCUPANCY: MAY 2014
 CONSTRUCTION COMPLETE: SEPTEMBER 2014

PARKING SUMMARY:

PHASE 1 - EXISTING

UNITS: 301 UNITS

EXISTING PARKING:
 STANDARD: 380 SPACES
 COMPACT: 69 SPACES
 HANDICAP: 16 SPACES
 GARAGES: 9 SPACES
 ON-STREET: 27 SPACES
 TOTAL SPACES: 501 SPACES

PARKING RATIO: 1.66 SPACES / UNIT

FROM PHASE 2: - 18 SPACES
 TOTAL SPACES: 483 SPACES
 UPDATED PARKING RATIO: 1.6 SPACES / UNIT

PARKING SUMMARY:

PHASE 2 - PROPOSED

PROPOSED UNITS: 88 UNITS

PROPOSED PARKING:
 STANDARD: 73 SPACES
 COMPACT: 30 SPACES
 HANDICAP: 6 SPACES (1 VAN ACCESSIBLE)
 GARAGES: 8 SPACES
 TANDEM: 8 SPACES
 FROM PHASE 1: 12 SPACES
 TOTAL SPACES: 137 SPACES

PARKING RATIO: 1.56 SPACES / UNIT

PHASE II BICYCLE PARKING REQUIREMENTS
 0 LONG-TERM SPACES(NOT REQUIRED)
 6 SHORT-TERM SPACES (2 PER BIKE RACK)
 (1 SPACE PER 20 TOTAL UNITS, 88/20=4.4= 5 MIN)

SOLID WASTE SUMMARY

SOLID WASTE CONTAINERS REQUIRED: 8-CU YARD COMPACTOR PER 90 UNITS

PROVIDED: 40-CU YARD COMPACTOR (PHASE I: 301 UNITS, PHASE II:88 UNITS) (389/90=4.32x8= 34.58 MIN CU YARD)

SOLID WASTE NOTES
 SITE WILL BE SERVICED BY PUBLIC SOLID WASTE CARRIER. A COMPACTOR WILL BE LOCATED ON PHASE I SITE. LAYOUT WILL MEET THE REQUIREMENTS OF THE ORDINANCE.

RECYCLING SUMMARY
 RECYCLING CONTAINERS REQUIRED: 5 CARTS PER 80 UNITS (96 GALLONS EACH)

PROVIDED: 25 CARTS, 720 SF AREA PROVIDED (PHASE I: 301 UNITS, PHASE II:88 UNITS) (389/80=4.86x5= 24.31 MIN CARTS) (25CARTS=5 STATIONS, 5x144SF=720 SF)

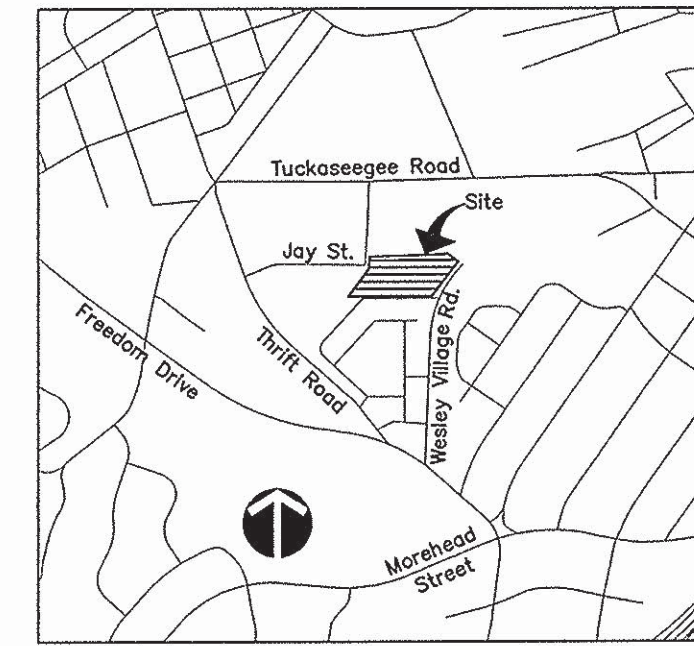
RECYCLING NOTES:

RECYCLING STATIONS AND CONTAINERS WILL BE PROVIDED TO MEET THE REQUIREMENTS OF THE ORDINANCE

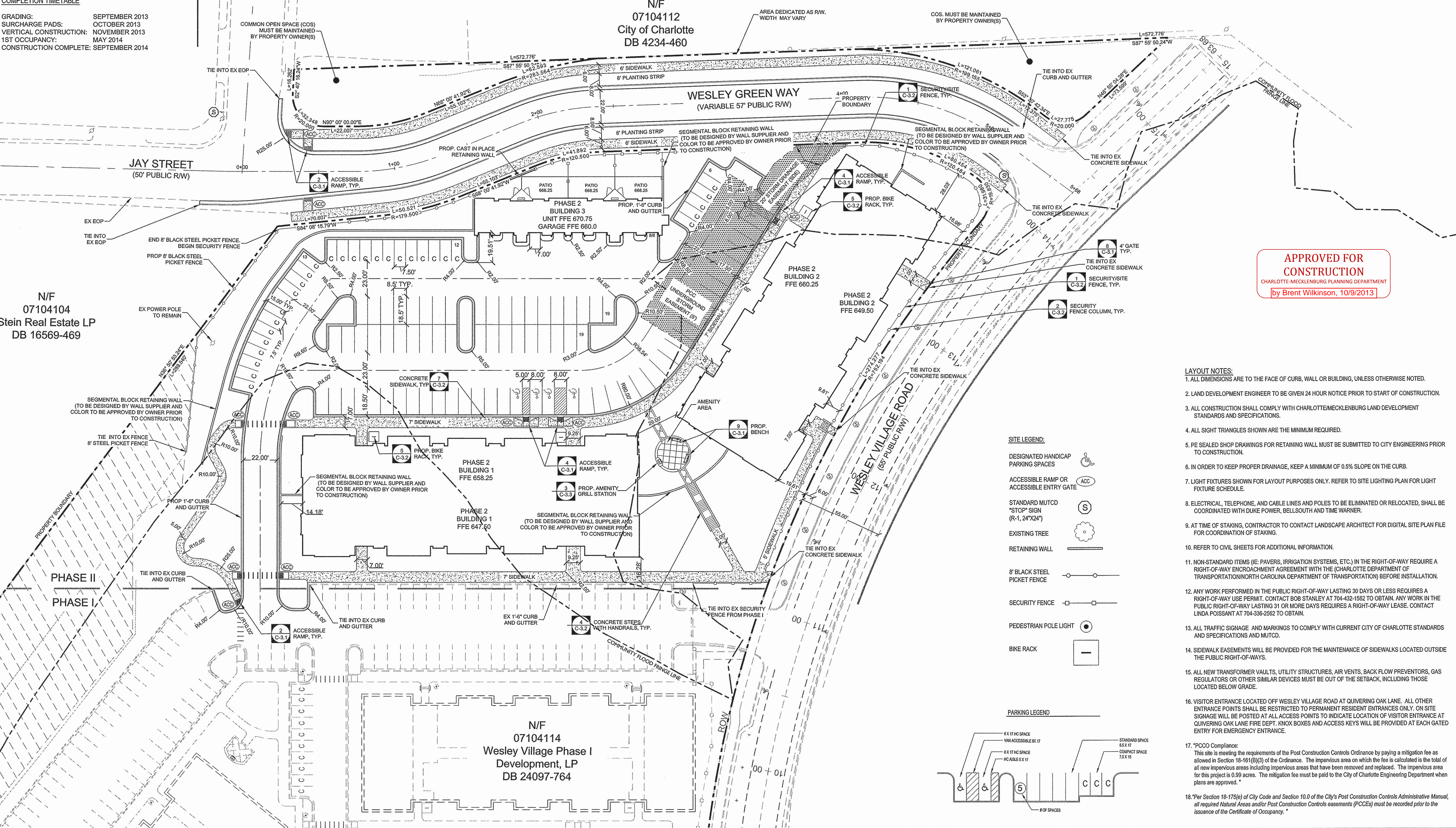
GENERAL NOTES:
 ALL CURB AND GUTTER SHALL HAVE A RADIUS OF (5) FIVE FEET AT THE FACE OF CURB UNLESS OTHERWISE SPECIFIED.



BEFORE YOU DIG!
 CALL 1-800-832-4949
 N.C. ONE-CALL CENTER
 IT'S THE LAW!



Vicinity Map - Not to Scale



APPROVED FOR CONSTRUCTION
 CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
 by Brent Wilkinson, 10/9/2013

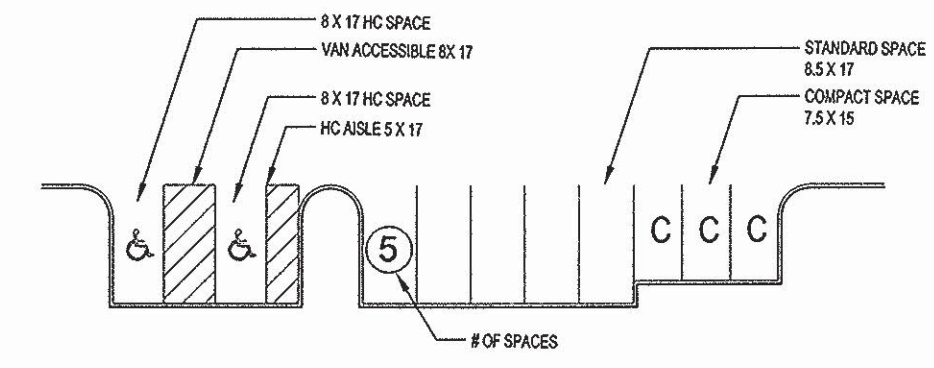
LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF CURB, WALL OR BUILDING, UNLESS OTHERWISE NOTED.
2. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOUR NOTICE PRIOR TO START OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL COMPLY WITH CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
4. ALL SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
5. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEERING PRIOR TO CONSTRUCTION.
6. IN ORDER TO KEEP PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
7. LIGHT FIXTURES SHOWN FOR LAYOUT PURPOSES ONLY. REFER TO SITE LIGHTING PLAN FOR LIGHT FIXTURE SCHEDULE.
8. ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED OR RELOCATED, SHALL BE COORDINATED WITH DUKE POWER, BELLSOUTH AND TIME WARNER.
9. AT TIME OF STAKING, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
10. REFER TO CIVIL SHEETS FOR ADDITIONAL INFORMATION.
11. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
12. ANY WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY LASTING 30 DAYS OR LESS REQUIRES A RIGHT-OF-WAY USE PERMIT. CONTACT BOB STANLEY AT 704-432-1562 TO OBTAIN. ANY WORK IN THE PUBLIC RIGHT-OF-WAY LASTING 31 OR MORE DAYS REQUIRES A RIGHT-OF-WAY LEASE. CONTACT LINDA POISSANT AT 704-336-2562 TO OBTAIN.
13. ALL TRAFFIC SIGNAGE AND MARKINGS TO COMPLY WITH CURRENT CITY OF CHARLOTTE STANDARDS AND SPECIFICATIONS AND MUTCD.
14. SIDEWALK EASEMENTS WILL BE PROVIDED FOR THE MAINTENANCE OF SIDEWALKS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAYS.
15. ALL NEW TRANSFORMER VAULTS, UTILITY STRUCTURES, AIR VENTS, BACK FLOW PREVENTORS, GAS REGULATORS OR OTHER SIMILAR DEVICES MUST BE OUT OF THE SETBACK, INCLUDING THOSE LOCATED BELOW GRADE.
16. VISITOR ENTRANCE LOCATED OFF WESLEY VILLAGE ROAD AT QUIVERING OAK LANE. ALL OTHER ENTRANCE POINTS SHALL BE RESTRICTED TO PERMANENT RESIDENT ENTRANCES ONLY. ON SITE SIGNAGE WILL BE POSTED AT ALL ACCESS POINTS TO INDICATE LOCATION OF VISITOR ENTRANCE AT QUIVERING OAK LANE FIRE DEPT. KNOX BOXES AND ACCESS KEYS WILL BE PROVIDED AT EACH GATED ENTRY FOR EMERGENCY ENTRANCE.
17. "PCOC Compliance: This site is meeting the requirements of the Post Construction Controls Ordinance by paying a mitigation fee as allowed in Section 18-161(B)(3) of the Ordinance. The impervious area on which the fee is calculated is the total of all new impervious areas including impervious areas that have been removed and replaced. The impervious area for this project is 0.99 acres. The mitigation fee must be paid to the City of Charlotte Engineering Department when plans are approved."
18. "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 (PCCES) must be recorded prior to the issuance of the Certificate of Occupancy."

SITE LEGEND:

- DESIGNATED HANDICAP PARKING SPACES
- ACCESSIBLE RAMP OR ACCESSIBLE ENTRY GATE
- STANDARD MUTCD "STOP" SIGN (R-1, 24"x24")
- EXISTING TREE
- RETAINING WALL
- 8" BLACK STEEL PICKET FENCE
- SECURITY FENCE
- PEDESTRIAN POLE LIGHT
- BIKE RACK

PARKING LEGEND



WESLEY VILLAGE - PHASE II MULTIFAMILY DEVELOPMENT LEGACY PARTNERS; CHARLOTTE, NC LAYOUT PLAN

REVISIONS:
 08-12-13 REVISED PER CITY COMMENTS
 10-02-13 REVISED PER CITY COMMENTS

DATE: JUNE 13, 2013
 DESIGNED BY: MWB
 CHECKED BY: MWB
 C.C. BY: NLD
 SCALE: 1"=30'
 PROJECT #: 101245

SHEET #
C-3.0

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LAND DESIGN INC.
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 NORTH CAROLINA

KBS LEGACY PARTNERS
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