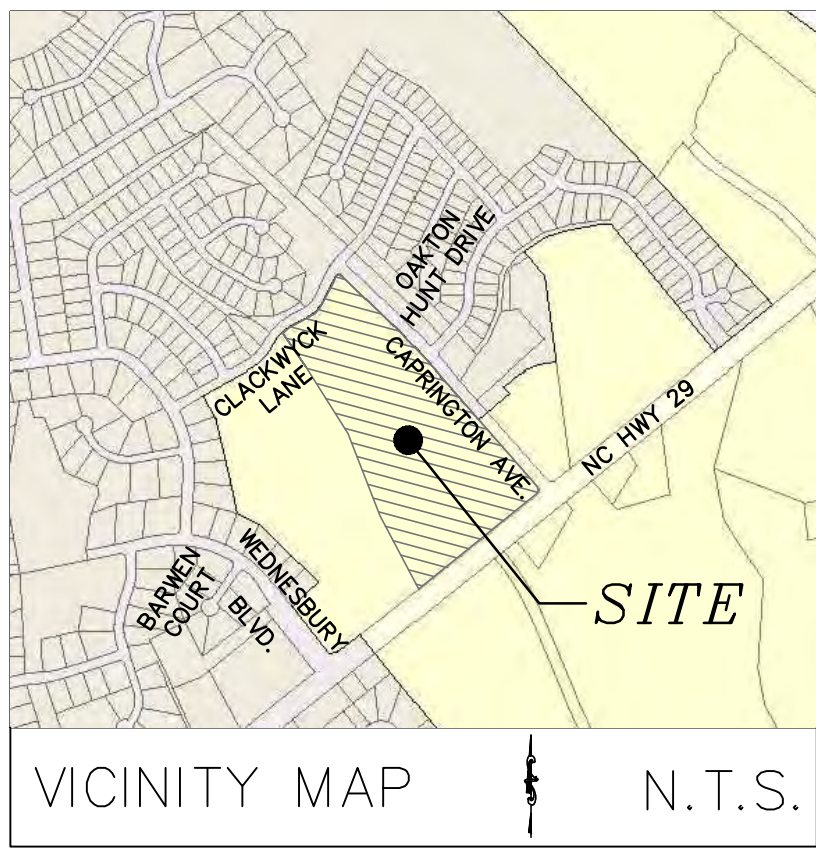




***Revision**

**PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL**

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 2/9/18

*Revised the location of the trash compactor, and adjusted pavement and side walk accordingly. No storm drainage or flood study impacts.

BELMONT APARTMENTS

CHARLOTTE, NORTH CAROLINA

PLANS PREPARED FOR:

KOTARIDES DEVELOPMENT

PRELIMINARY PLAN AMENDMENTS: DECEMBER 2016

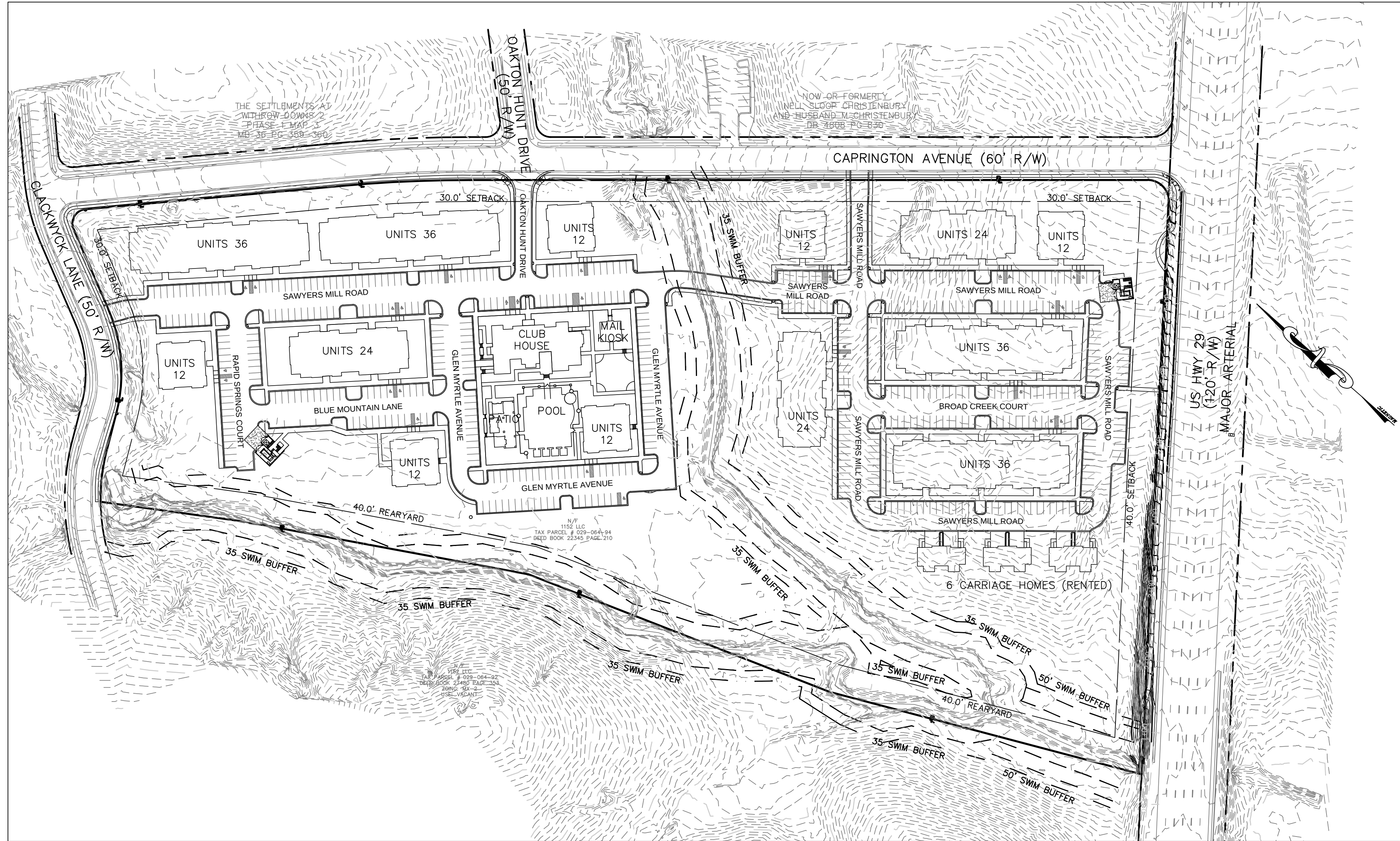
ORIGINAL SUBMITTAL DATE: AUGUST 2012

FINAL APPROVAL

PROJECT NUMBER: **SDRMFR-2017-00048**

ENGINEERING PCSO / DETENTION / DRAINAGE PLAN	APPROVED
EROSION CONTROL	APPROVED
URBAN FORESTRY TREE ORDINANCE	APPROVED
CDOT	APPROVED

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM FOUND AT <http://charlottenc.gov/ld>



OVERALL SITE

SCALE: 1"=100'



8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704)841-2588, Fax: (704)841-2567
AA0002667 EB0006691
F-1222
www.mckimcreed.com



REVISION

REV. #	DESCRIPTION	REVISIONS
1	DUMPSTER & CREEK CROSSING	12/15/11
2	REVISION PER CITY & NCDWQ COMMENTS	06/11/12
3	ADDITION OF BOTTOMLESS CULVERT	08/30/12
4	SANITARY SEWER REVISIONS	11/29/12
5	REVISE BOTTOMLESS CULVERT TO PIPED CULVERT	05/28/14
6	UPDATE DETAILS/REFLECT RELOCATED SEWER AS EXIST.	07/21/16
7	UPDATE BUILDINGS/UPDATE AMENITY/ADDED SPOT ELEV'S	12/17/16
8	CORRECTIONS PER APPROVED RTAP	02/22/17
9	CORRECTIONS PER BUILDING STANDARDS COMMENTS	03/20/17
10	UPDATE FIRE BACKFLOW ASSEMBLY TO RPZ PER CLIENT	04/10/17
11	REVISIONS PER WATER COMMENTS	06/22/17
12	REVISIONS TO BACKFLOW PER CLT WATER COMMENTS	08/02/17
13	REVISION TO TRASH COMPACTOR LOCATION	10/23/17
14	URBAN FORESTRY COMMENTS	01/15/18

ZONING CODE SUMMARY

PROJECT NAME:	BELMONT APARTMENTS	
OWNER:	KOTARIDES DEVELOPERS	PHONE #: 757-461-1000
PLANS PREPARED BY:	MCKIM & CREED	PHONE #: 704-841-2588
TAX PARCEL ID:	029-064-94	
ZONING:	MX-2 (99-29(C))	JURISDICTION: ETJ
PROPOSED USE:	APARTMENT	
BUILDING HEIGHT:	45'	STORIES: 3
BUILDING COVERAGE:	132,381 SF	GROSS FLOOR AREA: 353,030 SF
LOT SIZE:	20.78 AC	NUMBER OF UNITS/SUITES:

YARD REQUIREMENTS:		294
HWY 29 SETBACK:	40.0'	
CAPRINGTON AVE. SETBACK:	30.0'	
CLACKWYCK LN. SETBACK:	30.0'	
SIDE YARD SETBACK:	5.0'	
REAR YARD:	40.0'	
BUILDING SEPERATION:	16.0'	

REQUIRED BUFFERS:	
FRONT:	20' PERMANENT LANDSCAPE EASEMENT
SIDE (L):	N/A
REAR:	N/A
SIDE (R):	N/A

REQUIRED SCREENING:	
FRONT:	N/A
SIDE (L):	N/A
REAR:	N/A
SIDE (R):	N/A
PARKING AND SERVICE ONLY:	YES

OPEN SPACE SUMMARY:

PARCEL AREA: 905,123 SF
TOTAL IMPERVIOUS AREA (PAVEMENT, WALKS & BUILDING): 388,093 SF
TOTAL INTERIOR PARKING AREA: 192,441 SF
DUNEDED LIMITS: 16.91 AC

OPEN SPACE:
REQUIRED: 90,512 SF (10% OF SITE)
PROVIDED: 123,021 SF

PARKING SUMMARY:

PARKING DATA:		
1.5 SP/ UNIT PER CITY OF CHARLOTTE, 1992 ZONING ORDINANCE, SECTION 12.202		
REQUIRED: 441	PROVIDED: 517	HANDICAP: 28
COMPACT: N/A	CARPOOL: N/A	LOADING SPACES: N/A
TOTAL VEHICULAR PARKING PROVIDED: 517		
BIKE PARKING REQUIRED (1 /20 UNITS): 15		
BIKE PARKING PROVIDED: 45		

SOLID WASTE/RECYCLING SUMMARY:

SOLID WASTE REQUIRED:	1- 8 CU./YD. COMPACTOR PER 90 UNITS (32 CU./YD. TOTAL)
SOLID WASTE PROVIDED:	40 CU./YD. COMPACTORS
RECYCLING REQUIRED:	1-144 SF RECYCLING AREA PER 80 UNITS (720 SF)
RECYCLING PROVIDED:	731 SF RECYCLING AREA

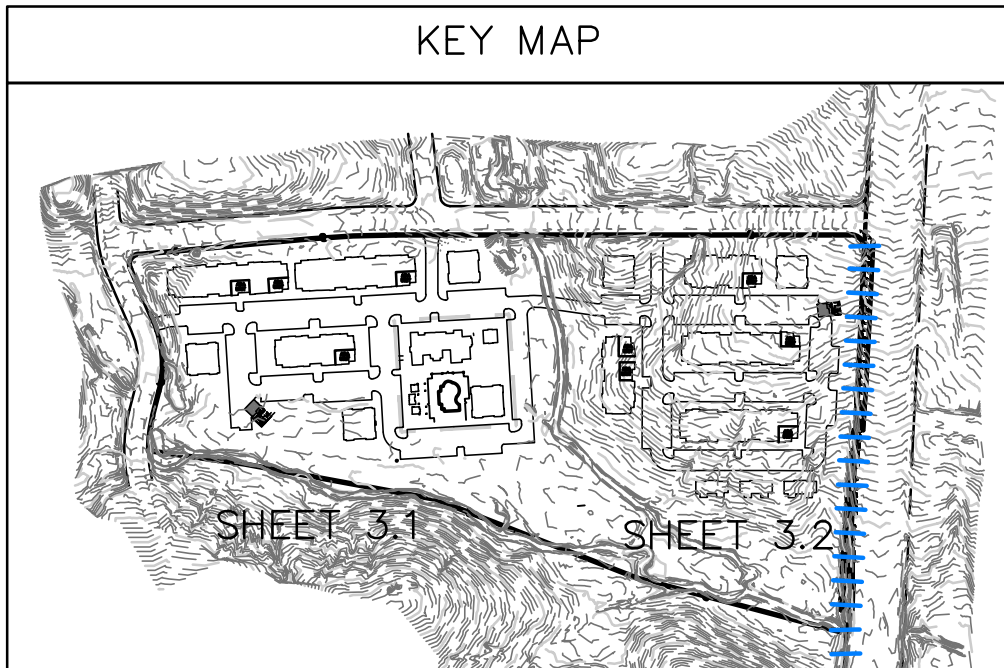
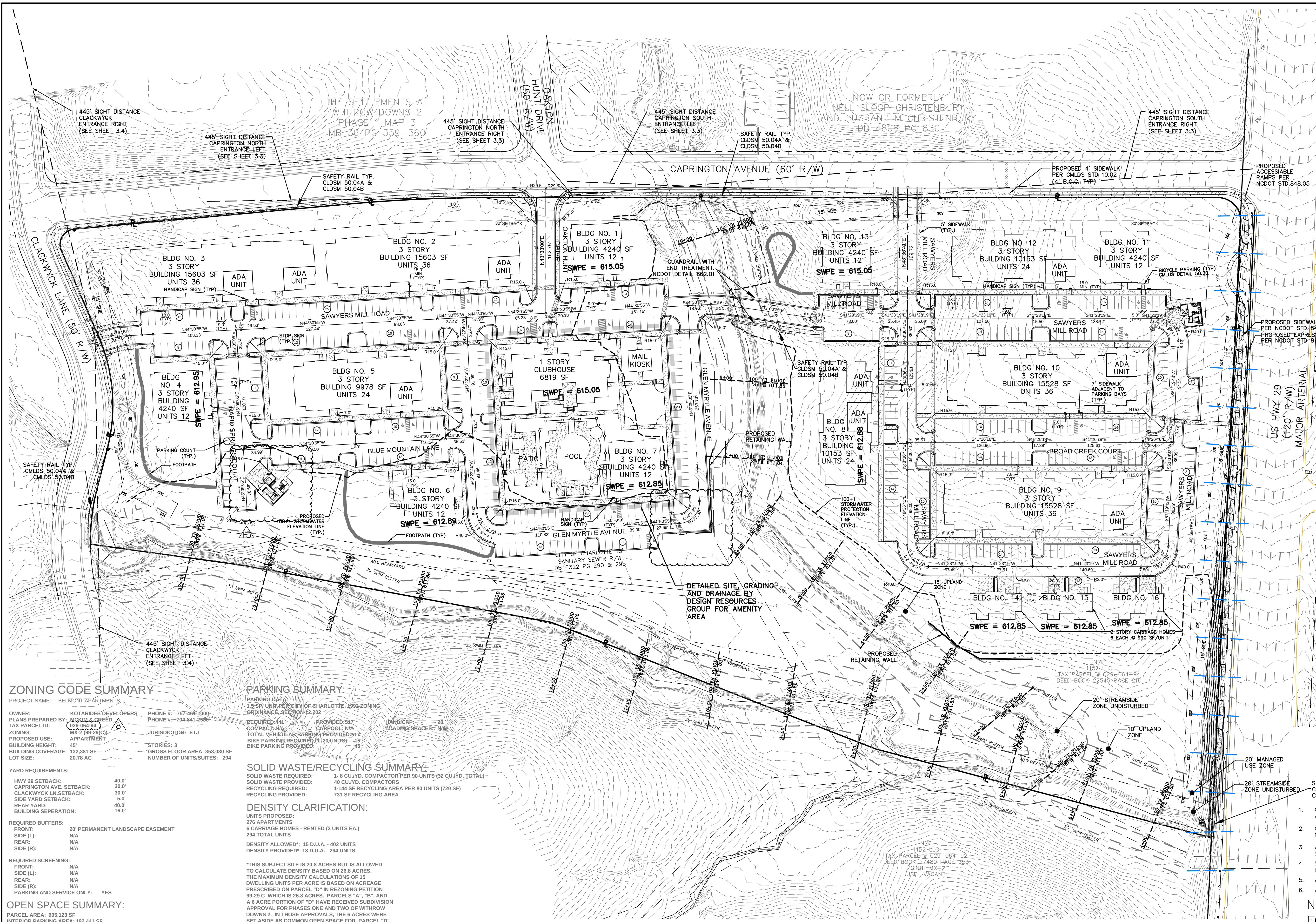
DENSITY CLARIFICATION:

UNITS PROPOSED:
276 APARTMENTS
6 CARRIAGE HOMES - RENTED (3 UNITS EA.)
294 TOTAL UNITS

DENSITY ALLOWED*: 15 D.U.A. - 402 UNITS
DENSITY PROVIDED*: 13 D.U.A. - 294 UNITS

*THIS SUBJECT SITE IS 20.8 ACRES BUT IS ALLOWED TO CALCULATE DENSITY BASED ON 26.8 ACRES. THE MAXIMUM DENSITY CALCULATIONS OF 15 DWELLING UNITS PER ACRE IS BASED ON ACREAGE PRESCRIBED ON PARCEL "D" IN REZONING PETITION 99-29 C WHICH IS 26.8 ACRES. PARCELS "A", "B", AND A 6 ACRE PORTION OF "D" HAVE RECEIVED SUBDIVISION APPROVAL FOR PHASES ONE AND TWO OF WITHROW DOWNS 2. IN THOSE APPROVALS, THE 6 ACRES WERE SET ASIDE AS COMMON OPEN SPACE FOR PARCEL "D" AND WAS NOT USED TO CALCULATE THE DENSITY FOR THOSE PHASES OF WITHROW DOWNS 2.

SHEET	LATEST REVISION	DATE
C1.0 COVER SHEET	14	01/15/18
C2.0 EXISTING CONDITIONS	N/A	N/A
C3.0 OVERALL SITE PLAN	13	10/23/17
C3.1 SITE PLAN	13	10/23/17
C3.2 SITE PLAN	7	12/17/16
C3.3 SIGHT DISTANCE PLAN (SHEET 1 OF 2)	N/A	N/A
C3.4 SIGHT DISTANCE PLAN (SHEET 2 OF 2)	N/A	N/A
C4.0 OVERALL GRADING PLAN	14	01/15/18
C4.1 GRADING PLAN	13	10/23/17
C4.2 GRADING PLAN	14	01/15/18
C5.0 EROSION CONTROL - PHASE I & DEMOLITION PLAN	14	01/15/18
C6.0 EROSION CONTROL - PHASE II	14	01/15/18
C7.0 UTILITIES PLAN	12	08/02/17
C7.1 SANITARY SEWER PLAN & PROFILE	8	02/22/17
C7.2 SANITARY SEWER PLAN & PROFILE	9	02/22/17
C8.0 PLANTING PLAN	14	01/15/18
C9.0 GENERAL NOTES	1	12/15/11
C10.0 DRAINAGE AREA	7	12/17/16
C11.0 DETAILS	7	12/17/16
C12.0 DETAILS	5	08/15/14
C13.0 DETAILS	11	06/22/17
C14.0 DETAILS	2	12/12/16
C15.0 DETAILS	2	05/28/15
C16.0 CREEK CROSS-SECTION REACH 1 & REACH 3 (SHEET 1 OF 3)	N/A	N/A
C17.0 CREEK CROSS-SECTION REACH 1 & REACH 3 (SHEET 2 OF 3)	N/A	N/A
C18.0 CREEK CROSS-SECTION REACH 2 (SHEET 3 OF 3)	N/A	N/A



LEGEND	
SYMBOL	DETAIL
	PROPOSED SIDEWALK CMLDS #10.22
	PROPOSED HANDICAP RAMP
	PROPOSED HANDICAP SPACE -/-
	PROPOSED HANDICAP VAN SPACE -/-
	PROPOSED HANDICAP SIGN CLDSM #50.10A, B, C
	PROPOSED STOP SIGN -/-
	HEAVY DUTY CONCRETE -/-
	HEAVY DUTY BITUMINOUS CONCRETE -/-
	LIGHT DUTY BITUMINOUS CONCRETE -/-

ZONING CODE SUMMARY

PROJECT NAME: BELMONT APARTMENTS
OWNER: KOTARIDES DEVELOPERS
PLANS PREPARED BY: MCKIM & CREED
TAX PARCEL ID: 029-064-94
ZONING: MX-2 (99-29(C))
PROPOSED USE: APARTMENT
BUILDING HEIGHT: 45'
BUILDING COVERAGE: 132,381 SF
LOT SIZE: 20.78 AC
YARD REQUIREMENTS:
HWY 29 SETBACK: 40.0'
CAPRINGTON AVE. SETBACK: 30.0'
CLACKWYCK LN. SETBACK: 30.0'
SIDE YARD SETBACK: 5.0'
REAR YARD: 40.0'
BUILDING SEPERATION: 16.0'
REQUIRED BUFFERS:
FRONT: 20' PERMANENT LANDSCAPE EASEMENT
SIDE (L): N/A
REAR: N/A
SIDE (R): N/A
REQUIRED SCREENING:
FRONT: N/A
SIDE (L): N/A
REAR: N/A
SIDE (R): N/A
PARKING AND SERVICE ONLY: YES

PARKING SUMMARY

PARKING DATA:
1.5 SP/UNIT PER CITY OF CHARLOTTE, 1992 ZONING ORDINANCE, SECTION 12.292
REQUIRED: 441
PROVIDED: 517
COMPACT: N/A
CARPOOL: N/A
TOTAL VEHICULAR PARKING PROVIDED: 517
BIKE PARKING REQUIRED: 11 (20 UNITS) - 45
BIKE PARKING PROVIDED: 45

SOLID WASTE/RECYCLING SUMMARY

SOLID WASTE REQUIRED: 1-8 CU.YD. COMPACTOR PER 80 UNITS (82 CU.YD. TOTAL)
SOLID WASTE PROVIDED: 40 CU.YD. COMPACTORS
RECYCLING REQUIRED: 1,344 SF RECYCLING AREA PER 80 UNITS (720 SF)
RECYCLING PROVIDED: 731 SF RECYCLING AREA

DENSITY CLARIFICATION:

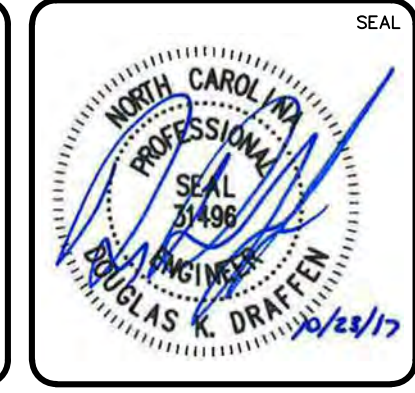
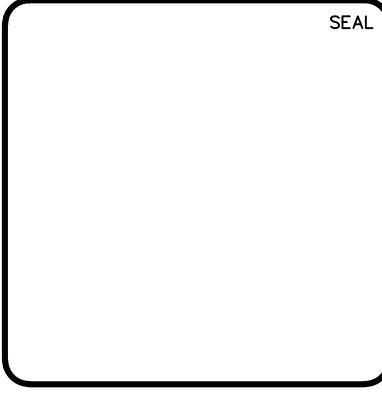
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REVNO.	DESCRIPTION	DATE
13	REVISION TO TRASH COMPACTOR LOCATION	10/23/17
8	CORRECTIONS PER APPROVED RTP	02/22/17
7	UPDATE BUILDINGS/UPDATE AMENITY/ADDED SPOT ELEV	12/17/16
5	REVISIONS PER CITY OF CHARLOTTE COMMENTS	08/16/14
4	REVISE BOTTOMLESS CULVERT TO PIPED CULVERT	05/28/14
3	ADDITION OF BOTTOMLESS CULVERT	06/30/12
2	REVISION PER CITY & NCDOT COMMENTS	06/11/12
1	DUMPSTER & CREEK CROSSING	12/15/11
REVNO.	DESCRIPTION	DATE



MCKIM & CREED

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AA0002667 EB0006691
F-1222
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KOTARIDES DEVELOPERS

BELMONT APARTMENTS

CHARLOTTE, NORTH CAROLINA

NORTHWEST CORNER OF
CAPRINGTON AVENUE & HWY 29

OVERALL SITE PLAN

DATE: 01/15/07	SCALE: 1"=60'	FILE NUMBER: CS101-45550004
PROJ. # 45550004	HORIZONTAL: 1"=60'	DRAWING NUMBER: C3.0
DRAWN: GWF	VERTICAL: N/A	
DESIGNED: JLD		
CHECKED: DKD		
PROJ. MGR: DKD		
STATUS: Released For Construction	REVISION: 13	

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
 - ALL PAVEMENT CUTS, CONCRETE, OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
 - SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.
 - ALL DIMENSION ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
 - ALL CURB RADI ARE 5' UNLESS NOTED OTHERWISE
- NOTICE TO CONTRACTOR/REVIEWER:
FOR GENERAL NOTES SEE SHEET C9.0

