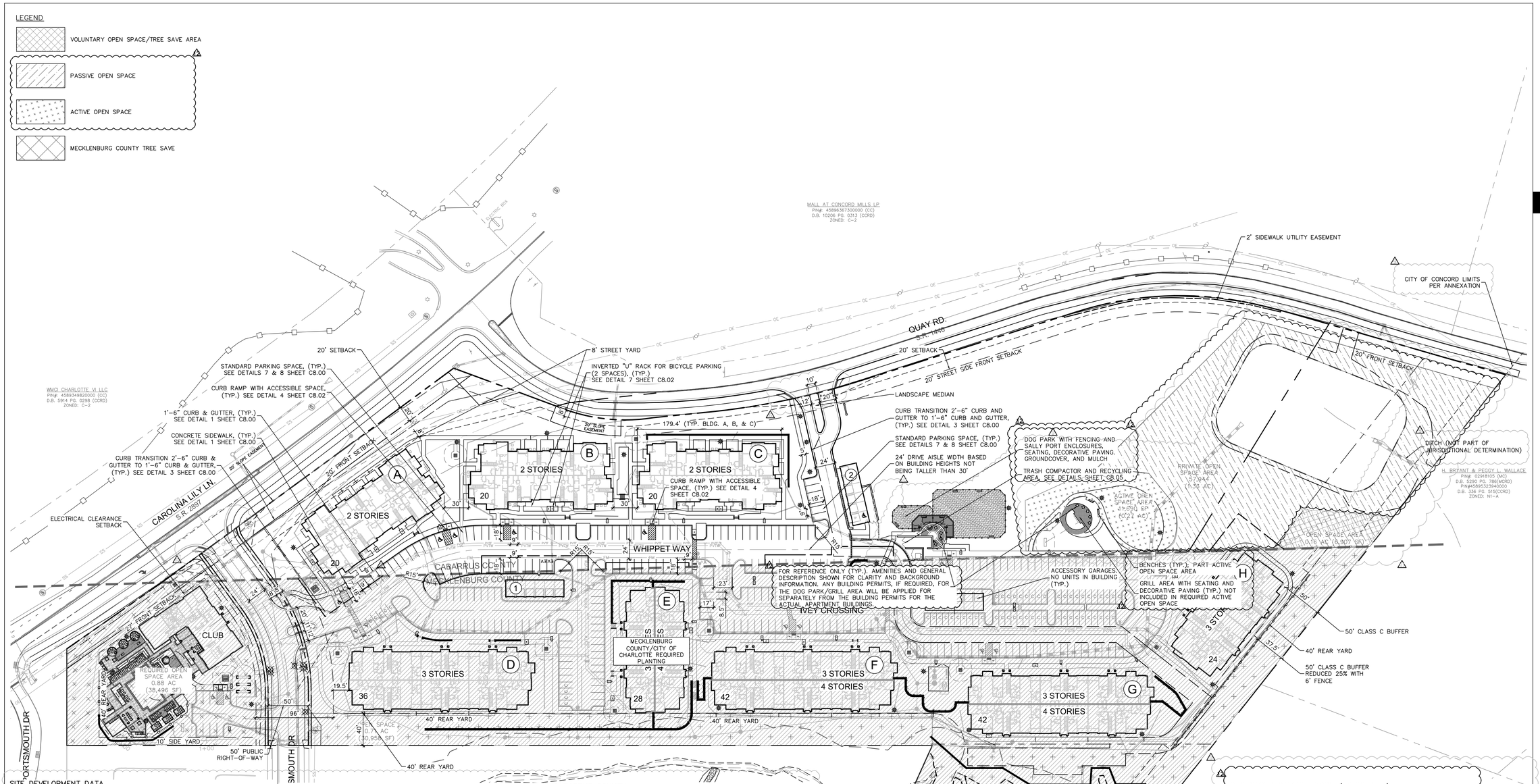

SITE DEVELOPMENT DATA

ACREAGE:	±20.9 AC (±910,404 SF)
TAX PARCEL #: MECKLENBURG:	02918107, MB 55 PG 968 02918106, MB 0336 PG 0513 02918115, MB 33453 PG 977 02918114, MB 3365 PG 0013
CABARRUS:	4589445050000, MB 10757 PG 0252 4589439666000, MB 382 PG 678 4589531551000, MB 336 PG 513
EXISTING ZONING:	R-22MF & RC CD
CHARLOTTE REZONING PETITION #:	2021-065
CONCORD REZONING PETITION #:	CN-RZC-2021-00016
PROPOSED USE:	MULTI-FAMILY APARTMENTS FOR RENT
PROPOSED UNITS:	232 UNITS

MECKLENBURG COUNTY

ACREAGE:	±12.95 AC (±564,102 SF)
ALLOWED UNITS:	284 UNITS
PROPOSED UNITS:	172 UNITS (13.3 UNITS/ ACRE)
D.U.A. ALLOWED:	22 UNITS/ ACRE
D.U.A. PROPOSED:	13.3 UNITS/ ACRE
PARKING REQUIRED:	1.5 SPACES/UNIT = 258 SPACES
PARKING PROVIDED:	190 STANDARD SPACES 58 COMPACT SPACES (22.5% OF REQ. SPACES) 18 GARAGE SPACES (1 ACCESSIBLE) 7 ACCESSIBLE SPACES 273 TOTAL SPACES (1.5 SPACES/UNIT)
BICYCLE PARKING REQUIRED:	15 SPACES (1 SPACE/ 20 UNITS)
BICYCLE PARKING PROVIDED:	16 SPACES
MIN. BUILDING SEPARATION:	16'
FRONT SETBACK:	27' WITH THE OPTION TO REDUCE TO 15' PER 9.303(19)(F) FROM R/W
SIDE YARD:	5'
REAR YARD:	40'
ACCESSORY GARAGE SEPARATION FROM PRIVATE STREETS:	0'-7'
MAXIMUM BUILDING HEIGHT:	40' WITH AN ALLOWANCE UP TO 100' PER TABLE 9.305(1)(J)(B)
BUILDING HEIGHT PROPOSED:	
20 UNIT BLDGS:	25.5' (60' ALLOWED)
28 UNIT BLDGS:	45.5' (60 ALLOWED)
42 UNIT BLDGS:	45.25' (60' ALLOWED)
CLUBHOUSE MAIN:	26.6' (40' ALLOWED)
CLUBHOUSE MAIL:	12.6' (40' ALLOWED)
CLUBHOUSE POOL EQUIP:	12.6' (40' ALLOWED)
DETACHED GARAGES:	10.6' (40' ALLOWED)
FACILITY STORAGE GARAGE:	13.33' (40' ALLOWED)
TREE SAVE REQUIRED:	15% (1.94 AC)
TREE SAVE PROVIDED:	15% (1.94 AC)
OPEN SPACE REQUIRED:	40% (5.18 AC)
OPEN SPACE PROVIDED:	40% (5.18 AC)

CABARRUS COUNTY

ACREAGE:	±7.95 AC (±346,143 SF)
PROPOSED UNITS:	60
PROPOSED DENSITY:	7.5
MAXIMUM BUILDING HEIGHT:	35' AS DEFINED BY THE ORDINANCE
MAXIMUM BUILDING LENGTH:	180'
PARKING REQUIRED:	1.5 SPACES/UNIT = 90 SPACES
PARKING PROVIDED:	81 STANDARD SPACES 6 GARAGE SPACES (1 ACCESSIBLE) 6 ACCESSIBLE SPACES 93 TOTAL SPACES (1.53 SPACES/UNIT)
BICYCLE PARKING REQUIRED:	12 SPACES (1 SPACE/ 5 UNITS)
BICYCLE PARKING PROVIDED:	12 SPACES
FRONT SETBACK:	20' ALONG CAROLINA LILY ROAD; 20' ALONG QUAY ROAD
INTERIOR SIDE SETBACK:	20'
REAR YARD:	20'
OPEN SPACE REQUIRED:	20% (7.95 AC) = 1.5 AC
ACTIVE OPEN SPACE PROVIDED:	3.3% 11,690 SF (0.27 AC)
PASSIVE OPEN SPACE PROVIDED:	18.7% 64,904 SF (1.49 AC)
TOTAL OPEN SPACE PROVIDED: (CABARRUS)	22% 76,666 SF (1.76 AC)
TREE SAVE PROVIDED:	6,907 SF (0.16 AC)

IMPERVIOUS CALCULATIONS: (ENTIRE SITE)

NET SITE AREA:	860,604 SF (19.76 AC)
IMPERVIOUS PROPOSED:	258,181 SF (5.93 AC) (30% OF SITE)

IMPERVIOUS CALCULATIONS: (CABARRUS)

NET SITE AREA:	352,773 SF (8.10 AC)
MAX. IMPERVIOUS ALLOWED:	176,387 SF (4.05 AC) (50% OF SITE)
IMPERVIOUS PROPOSED:	97,679 SF (2.24 AC) (28% OF SITE)

IMPERVIOUS AREA BREAKDOWN:

ASPHALT/ DRIVES:	44,848.43 SF
SIDEWALK/ CONCRETE:	15,588.58 SF
BUILDINGS/ STRUCTURES:	37,242.26 SF
TOTAL:	97,679.27 SF

TRASH COLLECTION

TRASH REQUIRED:	EIGHT (8) CUBIC YARD DUMPSTER-TYPE OF LARGE WASTE CONTAINER PER EVERY THIRTY (30) UNITS OR AN EIGHT (8) CUBIC YARD COMPACTOR-TYPE OF LARGE WASTE CONTAINER PER EVERY NINETY (90) UNITS
RECYCLING REQUIRED:	FOUR (4) 144 SF RECYCLING STATIONS
TRASH PROVIDED:	34 CUBIC YARD COMPACTOR
RECYCLING PROVIDED:	576 SF RECYCLING AREA

TRASH AND RECYCLING COLLECTION TO BE PROVIDED PER ORDINANCE VIA PRIVATE COLLECTION. TRASH AND RECYCLING WILL BE PHYSICALLY LOCATED ON CABARRUS COUNTY SIDE BUT WILL SERVICE THE FULL SITE.

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT THOMAS J. HAAPANIEMI

CONSTRUCTION DOCUMENTS
CABARRUS COUNTY

CAROLINA LILY

9001 QUAY RD.
CONCORD, NORTH CAROLINA 28262

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
789 N. WATER ST., #200
MILWAUKEE, WI 53202
414.226.4535

SITE PLAN

SCALE: 1" = 60'

PROJECT #: 949-001
DRAWN BY: DK
CHECKED BY: TH

JUNE 14, 2024

REVISIONS:
2. CITY COMMENTS 09.01.23
3. BLDG STD. COMMENTS 10.24.23
4. CITY COMMENTS 10.27.23
5. REVIEW COMMENTS 01.05.24
6. NCDOT REVIEW COMMENTS 03.08.24
7. NCDOT REVIEW COMMENTS 04.10.24
8. NCDOT REVIEW COMMENTS 04.29.24
9. RTAP 06.14.24
10. IFC SET 07.19.24
11. RTAP COMMENT 09.09.24

IFC SET 07.19.24

C2.00