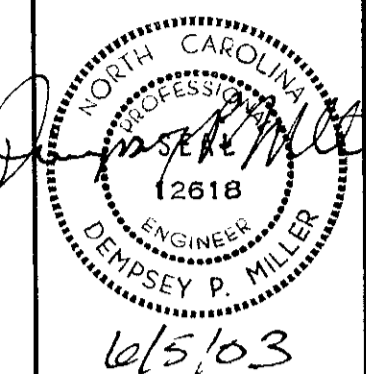


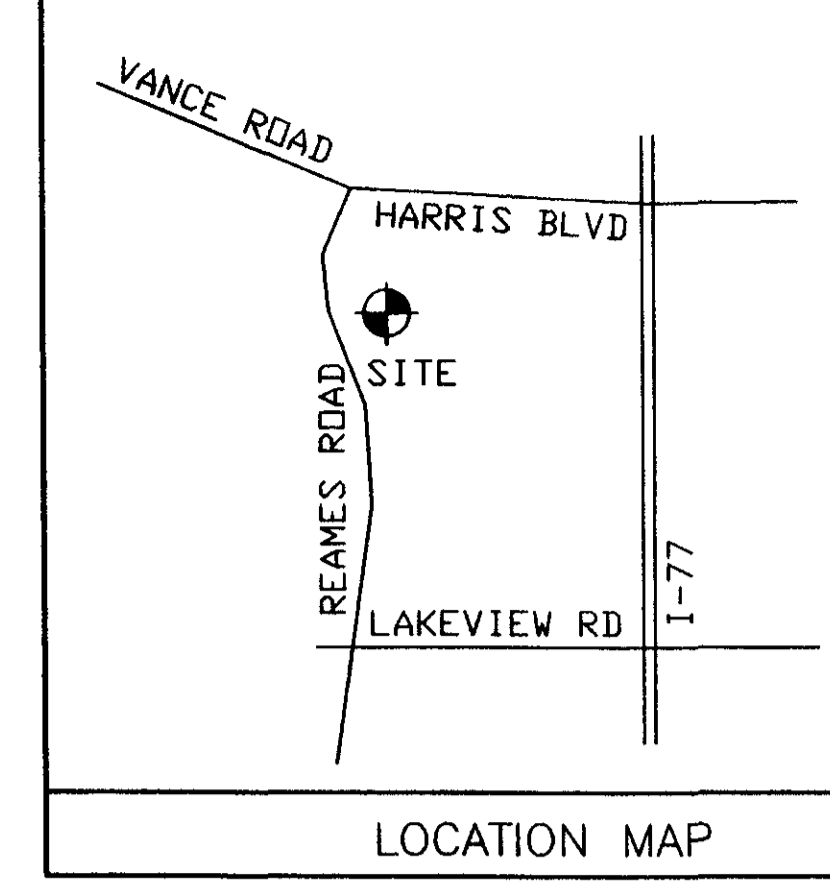


SINCLAIR & ASSOCIATES, PLLC  
ENGINEERS, SURVEYORS & MANAGERS  
2211-E EXECUTIVE STREET, CHARLOTTE, NC 28208  
(704)926-0881 FAX (704)926-0882

NOTICE  
THIS DRAWING IS THE PROPERTY OF SINCLAIR & ASSOCIATES, PLLC AND IS FURNISHED WITH THE CONDITION THAT IT IS NOT TO BE CHANGED WITHOUT WRITTEN AUTHORIZATION BY SINCLAIR & ASSOCIATES, PLLC. FURTHERMORE, THIS DRAWING IS NOT TO BE COPIED, REPRODUCED OR USED BY OTHERS EXCEPT AS REQUIRED FOR THIS SPECIFIC PROJECT.

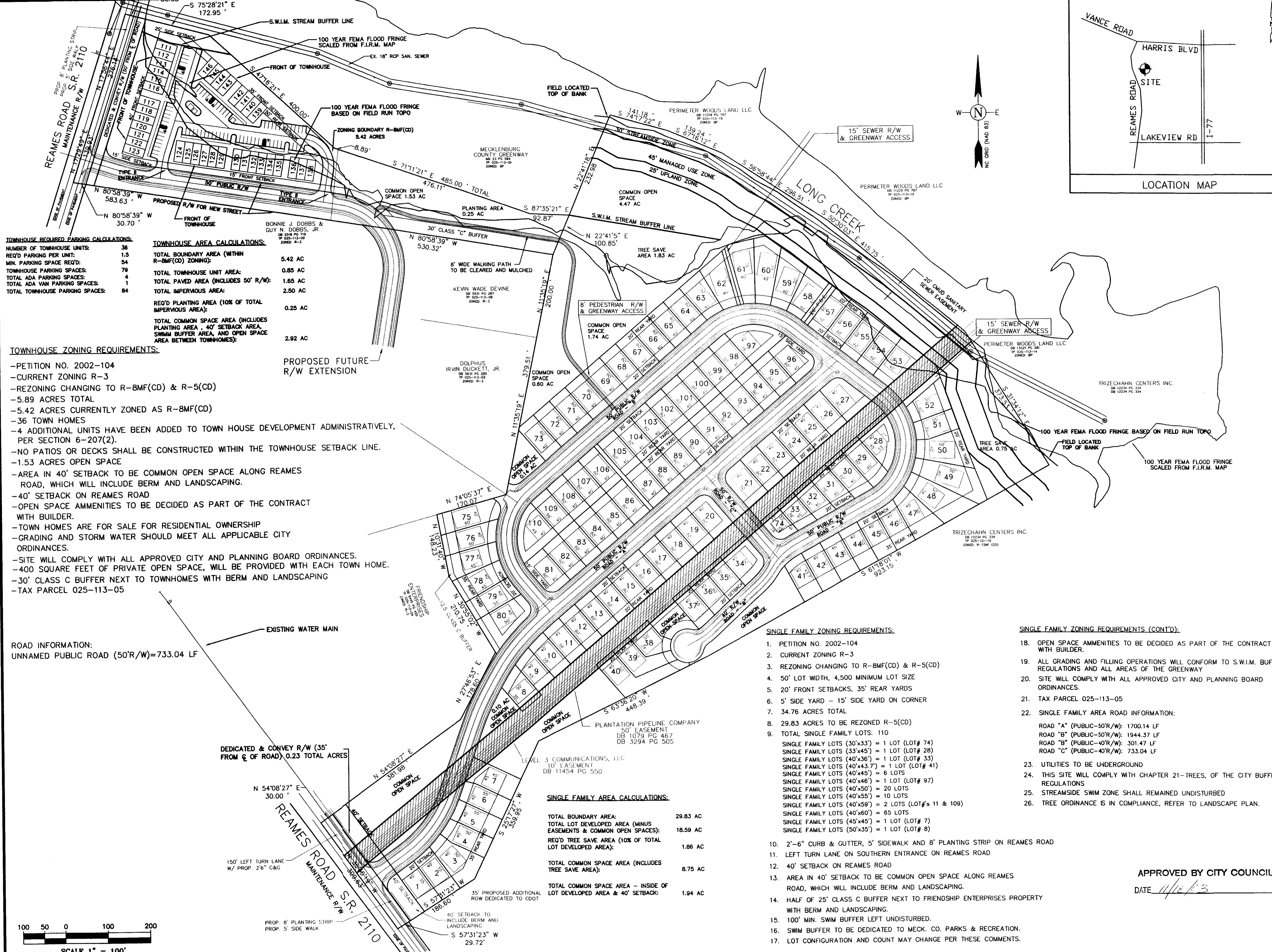


6/5/03



LOCATION MAP

SITE PLAN of NORTHLAKE CROSSING



**TOWNHOUSE REQUIRED PARKING CALCULATIONS:**

NUMBER OF TOWNHOUSE UNITS:	36
REQ'D PARKING PER UNIT:	1.5
MIN. PARKING SPACE REQ'D:	54
TOWNHOUSE PARKING SPACES:	79
TOTAL ADA PARKING SPACES:	4
TOTAL ADA VAN PARKING SPACES:	1
TOTAL TOWNHOUSE PARKING SPACES:	84

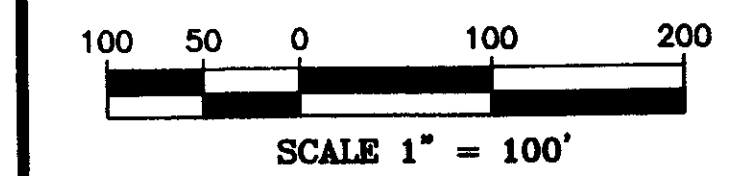
**TOWNHOUSE AREA CALCULATIONS:**

TOTAL BOUNDARY AREA (WITHIN R-8MF(CD) ZONING):	5.42 AC
TOTAL TOWNHOUSE UNIT AREA:	0.85 AC
TOTAL PAVED AREA (INCLUDES 50' R/W):	1.65 AC
TOTAL IMPERVIOUS AREA:	2.50 AC
REQ'D PLANTING AREA (10% OF TOTAL IMPERVIOUS AREA):	0.25 AC
TOTAL COMMON SPACE AREA (INCLUDES PLANTING AREA, 40' SETBACK AREA, SWMM BUFFER AREA, AND OPEN SPACE AREA BETWEEN TOWNHOMES):	2.92 AC

**TOWNHOUSE ZONING REQUIREMENTS:**

- PETITION NO. 2002-104
- CURRENT ZONING R-3
- REZONING CHANGING TO R-8MF(CD) & R-5(CD)
- 5.89 ACRES TOTAL
- 5.42 ACRES CURRENTLY ZONED AS R-8MF(CD)
- 36 TOWN HOMES
- 4 ADDITIONAL UNITS HAVE BEEN ADDED TO TOWN HOUSE DEVELOPMENT ADMINISTRATIVELY, PER SECTION 6-207(2).
- NO PATIOS OR DECKS SHALL BE CONSTRUCTED WITHIN THE TOWNHOUSE SETBACK LINE.
- 1.53 ACRES OPEN SPACE
- AREA IN 40' SETBACK TO BE COMMON OPEN SPACE ALONG REAMES ROAD, WHICH WILL INCLUDE BERM AND LANDSCAPING.
- 40' SETBACK ON REAMES ROAD
- OPEN SPACE AMMENITIES TO BE DECIDED AS PART OF THE CONTRACT WITH BUILDER.
- TOWN HOMES ARE FOR SALE FOR RESIDENTIAL OWNERSHIP
- GRADING AND STORM WATER SHOULD MEET ALL APPLICABLE CITY ORDINANCES.
- SITE WILL COMPLY WITH ALL APPROVED CITY AND PLANNING BOARD ORDINANCES.
- 400 SQUARE FEET OF PRIVATE OPEN SPACE, WILL BE PROVIDED WITH EACH TOWN HOME.
- 30' CLASS C BUFFER NEXT TO TOWNHOMES WITH BERM AND LANDSCAPING
- TAX PARCEL 025-113-05

ROAD INFORMATION:  
UNNAMED PUBLIC ROAD (50'R/W)=733.04 LF



**SINGLE FAMILY ZONING REQUIREMENTS:**

- PETITION NO. 2002-104
- CURRENT ZONING R-3
- REZONING CHANGING TO R-8MF(CD) & R-5(CD)
- 50' LOT WIDTH, 4,500 MINIMUM LOT SIZE
- 20' FRONT SETBACKS, 35' REAR YARDS
- 5' SIDE YARD - 15' SIDE YARD ON CORNER
- 34.76 ACRES TOTAL
- 29.83 ACRES TO BE REZONED R-5(CD)
- TOTAL SINGLE FAMILY LOTS: 110  
SINGLE FAMILY LOTS (30'x33') = 1 LOT (LOT# 74)  
SINGLE FAMILY LOTS (33'x45') = 1 LOT (LOT# 28)  
SINGLE FAMILY LOTS (40'x36') = 1 LOT (LOT# 33)  
SINGLE FAMILY LOTS (40'x43.7') = 1 LOT (LOT# 41)  
SINGLE FAMILY LOTS (40'x45') = 6 LOTS  
SINGLE FAMILY LOTS (40'x48') = 1 LOT (LOT# 97)  
SINGLE FAMILY LOTS (40'x50') = 20 LOTS  
SINGLE FAMILY LOTS (40'x55') = 10 LOTS  
SINGLE FAMILY LOTS (40'x59') = 2 LOTS (LOT#s 11 & 109)  
SINGLE FAMILY LOTS (40'x60') = 65 LOTS  
SINGLE FAMILY LOTS (45'x45') = 1 LOT (LOT# 7)  
SINGLE FAMILY LOTS (50'x35') = 1 LOT (LOT# 8)
- 2'-6" CURB & GUTTER, 5' SIDEWALK AND 8' PLANTING STRIP ON REAMES ROAD
- LEFT TURN LANE ON SOUTHERN ENTRANCE ON REAMES ROAD
- 40' SETBACK ON REAMES ROAD
- AREA IN 40' SETBACK TO BE COMMON OPEN SPACE ALONG REAMES ROAD, WHICH WILL INCLUDE BERM AND LANDSCAPING.
- HALF OF 25' CLASS C BUFFER NEXT TO FRIENDSHIP ENTERPRISES PROPERTY WITH BERM AND LANDSCAPING.
- 100' MIN. SWIM BUFFER LEFT UNDISTURBED.
- SWIM BUFFER TO BE DEDICATED TO MECK. CO. PARKS & RECREATION.
- LOT CONFIGURATION AND COUNT MAY CHANGE PER THESE COMMENTS.

**SINGLE FAMILY ZONING REQUIREMENTS (CONT'D):**

- OPEN SPACE AMMENITIES TO BE DECIDED AS PART OF THE CONTRACT WITH BUILDER.
- ALL GRADING AND FILLING OPERATIONS WILL CONFORM TO S.W.I.M. BUFFER REGULATIONS AND ALL AREAS OF THE GREENWAY
- SITE WILL COMPLY WITH ALL APPROVED CITY AND PLANNING BOARD ORDINANCES.
- TAX PARCEL 025-113-05
- SINGLE FAMILY AREA ROAD INFORMATION:  
ROAD "A" (PUBLIC-50'R/W): 1700.14 LF  
ROAD "B" (PUBLIC-50'R/W): 1944.37 LF  
ROAD "B" (PUBLIC-40'R/W): 301.47 LF  
ROAD "C" (PUBLIC-40'R/W): 733.04 LF
- UTILITIES TO BE UNDERGROUND
- THIS SITE WILL COMPLY WITH CHAPTER 21-TREES, OF THE CITY BUFFER REGULATIONS
- STREAMSIDE SWIM ZONE SHALL REMAINED UNDISTURBED
- TREE ORDINANCE IS IN COMPLIANCE, REFER TO LANDSCAPE PLAN.

**SINGLE FAMILY AREA CALCULATIONS:**

TOTAL BOUNDARY AREA:	29.83 AC
TOTAL LOT DEVELOPED AREA (MINUS EASEMENTS & COMMON OPEN SPACES):	18.59 AC
REQ'D TREE SAVE AREA (10% OF TOTAL LOT DEVELOPED AREA):	1.86 AC
TOTAL COMMON SPACE AREA (INCLUDES TREE SAVE AREA):	8.75 AC
TOTAL COMMON SPACE AREA - INSIDE OF LOT DEVELOPED AREA & 40' SETBACK:	1.94 AC

No.	Revision	Date	By
L	C-M PLANNING COMMENTS	6/5/03	DPM

PREPARED FOR  
**LANDCRAFT**

**NORTHLAKE CROSSING**  
MECKLENBURG COUNTY

Date: 8/8/2002 Approved By: DPM  
Drawn By: DL Checked By: DPM

Project No: 7012  
Sheet No: 1 Of: 1

**SP-1**

APPROVED BY CITY COUNCIL  
DATE 11/12/03