

MOUNTAIN ISLAND APARTMENTS

MULTI-FAMILY APARTMENTS

*Revision

**PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 12/23/15

*Revisions to previously approved plan. The
revisions are the result of the removal of a portion
of Cooks Way Dr and switch building #1 and #6.

COOKS WAY DR. AND STONEY BRANCH DR.
CHARLOTTE ETJ, NC



CHARLOTTE

FINAL
APPROVAL

<http://development.charmeck.org>

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM AT <http://development.charmeck.org>

URBAN FORESTRY

TREE ORDINANCE

CDOT

NOTE: THIS PLAN APPROVAL DOES NOT
INCLUDE COMMERCIAL ZONING. ALL BUILDING
PERMITS AND ZONING APPROVALS CAN BE
OBTAINED AT MECKLENBURG COUNTY CODE
ENFORCEMENT. PLEASE CALL CTAC AT
704-336-3829 FOR MORE INFORMATION.

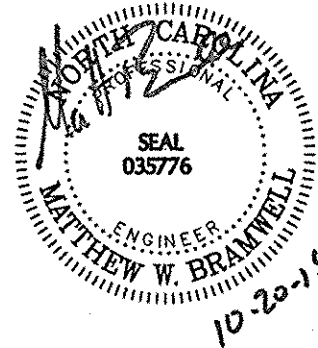
APPROVED

By mchapman at 8:57 am, Dec 22, 2015

APPROVED

LandDesign

223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com
NC Engineering Firm License C-0658



DEVELOPER

Mountain Island Apartments Ventures LLC
1329 E Morehead Street
Charlotte, NC 28204
704.362.2400
Contact: Shane Seagle

CIVIL ENGINEER

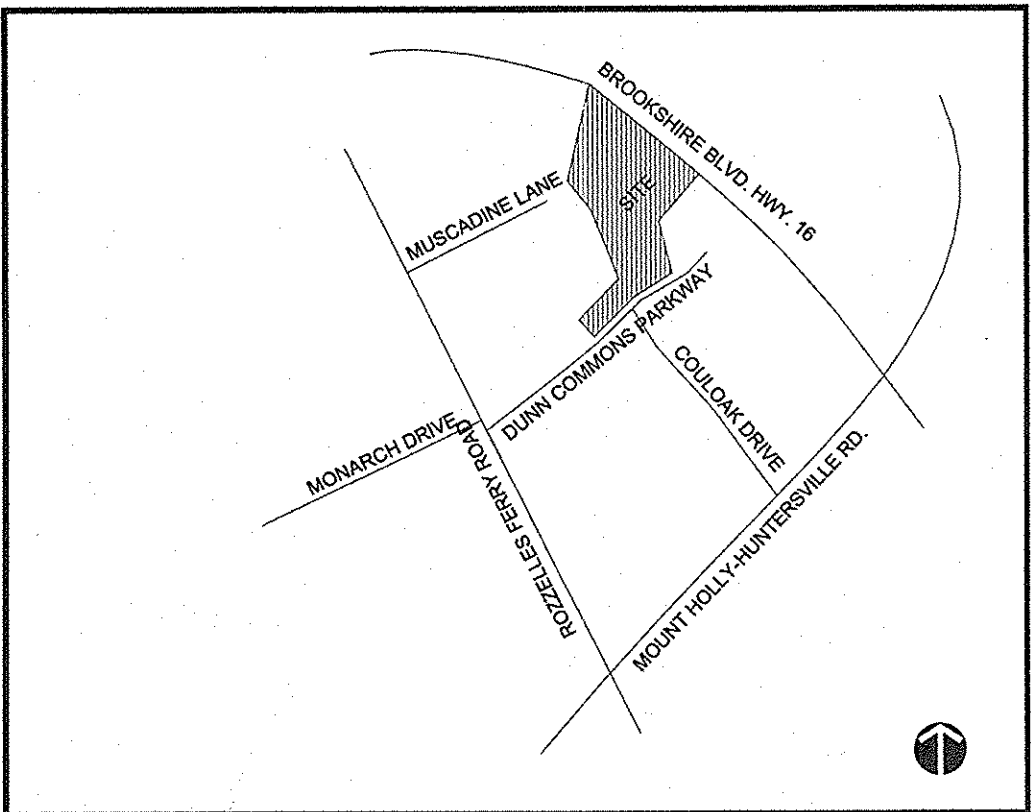
LandDesign, Inc.
223 North Graham Street
Charlotte, NC 28202
704.333.0325
Contact: Matt Bramwell, PE

SURVEYOR

C.L.S. Associates, P.A.
181912 Harbor Cove Lane
Cornelius, NC 28031
704.987.1838
Contact: Michael Case, PLS

ARCHITECT

Watts Leaf Architects, P.A.
101 McDowell St. Suite 112
Charlotte, NC 28204
704.376.1200
Contact: Charles Watts



VICINITY MAP (NOT TO SCALE)

SHEET INDEX:

	CITY OF CHARLOTTE SUBMITTAL	CITY OF CHARLOTTE 2ND SUBMITTAL	CITY OF CHARLOTTE 3RD SUBMITTAL	CITY OF CHARLOTTE RTAP SUBMITTAL	CITY OF CHARLOTTE RTAP - 2ND SUBMITTAL
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C-1.2 LAYOUT PLAN	6/17/2010	10/05/2010	11/17/2010	07/24/2015	10/19/2015
C-1.3 LAYOUT DETAILS	6/17/2010	10/05/2010	11/17/2010	07/24/2015	10/19/2015
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MOUNTAIN ISLAND APARTMENTS

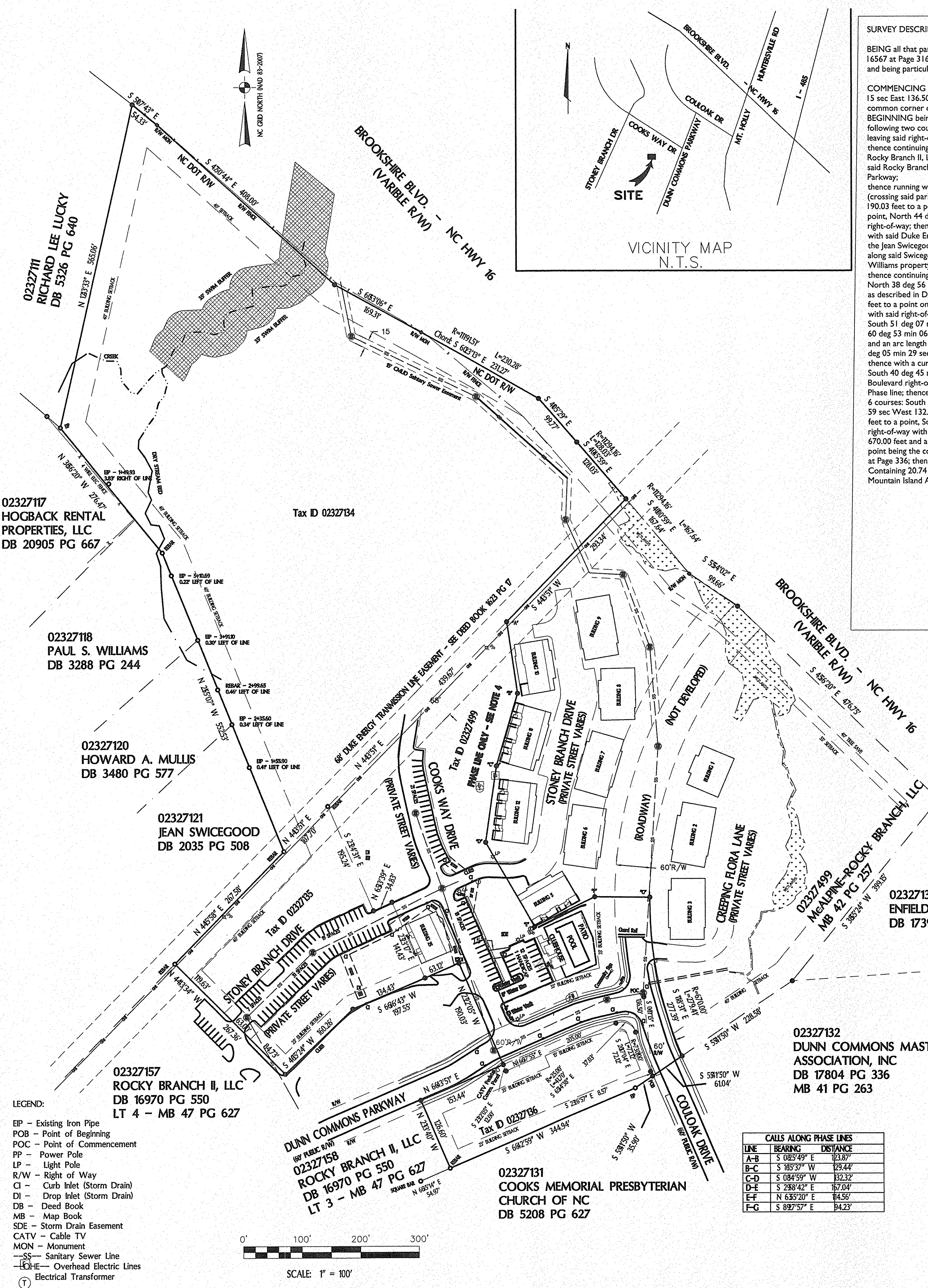
MULTI-FAMILY APARTMENTS

MOUNTAIN ISLAND APARTMENTS VENTURE, LLC CHARLOTTE ETJ, NC

COVER SHEET

REVISIONS:
7/28/10 - 10/19/10 - COMMENTS
11/17/10 - REVISED PER CITY COMMENTS
9/20/13 REVISED BUILDING FOOTPRINTS
10/22/13 EROSION CONTROL BULLETIN
5/21/15 - BUILDING STANDARDS COMMENTS
7/24/15 - RTAP SUBMITTAL
10/19/15 - BUILDING STANDARDS COMMENTS
10/19/15 - RTAP SUBMITTAL

DATE: JUNE 17, 2010
DESIGNED BY: MVB
DRAWN BY: MVB
CHECKED BY: BK
C.C. BY: BK
PROJECT NO.: 1008200
SHEET #:
C-0.0



SURVEY DESCRIPTION:

BEING all that parcel or parcels of land as described in Deed Book 11689 at Page 316, Deed Book 21891 at Page 842, Deed Book 16567 at Page 316 and a portion of Map Book 42 at Page 257 and recorded in the Registry of Mecklenburg County, North Carolina and being particularly described as follows:

COMMENCING at the point of intersection of Couloak Drive and Dunn Commons Parkway and running thence South 06 deg 11 min 15 sec East 136.50 feet to a point on the western right-of-way of Couloak Drive the Point and Place of BEGINNING, also being the common corner of Cooks Memorial Presbyterian Church property as described in Deed Book 5208 at Page 627, said Point of BEGINNING being also located from NCGS Grid Monument "M 030" (having grid coordinates: N=579,273.30' E=1,419,723.94') the following two courses: South 86 deg 02 min 36 sec West 737.51 feet, South 55 deg 41 min 50 sec West 289.62 feet; thence leaving said right-of-way and running with said Church property South 55 deg 41 min 50 sec West 35.90 feet to and existing iron pipe; thence continuing with said Church property South 66 deg 42 min 59 sec West 344.94 feet to and existing rebar a common corner of Rocky Branch II, LLC property as described in Deed Book 16970 at Page 550; thence leaving said Church property and running with said Rocky Branch property North 23 deg 13 min 40 sec West 126.60 feet to a point on the southern right-of-way of Dunn Commons Parkway; thence running with said right-of-way North 66 deg 43 min 51 sec East 153.44 feet to a point; thence leaving said right-of-way (crossing said parkway) and continuing with said Rocky Branch property the following four courses: North 23 deg 22 min 05 sec West 190.03 feet to a point, South 66 deg 36 min 43 sec West 197.55 feet to a point, South 46 deg 15 min 24 sec West 160.26 feet to a point, North 44 deg 43 min 34 sec West (crossing Stoney Branch Drive) 267.36 feet to an existing rebar in the Duke Energy 68 foot right-of-way; thence with said Duke Energy right-of-way North 44 deg 15 min 58 sec East 267.58 feet to an existing rebar and being the common corner of the Jean Swicegood property as described in Deed Book 2035 at Page 508; thence leaving said Duke Energy right-of-way and running along said Swicegood property and with properties of Howard A. Mullis as described in Deed Book 3480 at Page 577 and Paul S. Williams property as described in Deed Book 3288 at Page 244 North 21 deg 55 min 07 sec West 552.53 feet to and existing rebar; thence continuing with said Williams property and Hogback Rental Properties, Inc. as described in Deed Book 20905 at Page 667 North 38 deg 56 min 20 sec West 276.47 feet to and existing iron pipe an being a common corner of the Richard Lee Lucky property as described in Deed Book 5326 at Page 640; thence with said Richard Lee Lucky property North 12 deg 43 min 33 sec East 565.06 feet to a point on the western right-of-way of Brookshire Boulevard (NC Highway 16); thence leaving said Lucky property and running with said right-of-way the following 6 courses: South 51 deg 07 min 43 sec East 54.33 feet to a right-of-way monument, South 47 deg 50 min 44 sec East 408.00 feet to a point, South 60 deg 53 min 06 sec East 169.31 feet to a right-of-way monument, thence with a curve to the right having a radius of 11191.51 feet and an arc length of 230.28 feet with a chord bearing and distance of South 60 deg 23 min 13 sec East 231.27 feet to a point, South 41 deg 05 min 29 sec East 99.77 feet to a point, thence with a curve to the left having a radius of 11294.16 feet and an arc length of 128.03 feet with a chord bearing and distance of South 40 deg 45 min 59 sec East 128.03 feet to a point the the Duke Energy 68 foot right-of-way; thence leaving said Brookshire Boulevard right-of-way an running along the Duke Energy right-of-way South 44 deg 13 min 51 sec West 293.34 feet to a point of the Phase line; thence with a Phase line the following 6 courses: South 08 deg 25 min 49 sec East 123.87 feet to a point, South 16 deg 15 min 37 sec West 129.44 feet, South 08 deg 14 min 59 sec West 132.32 feet to a point, South 29 deg 58 min 42 sec East 167.04 feet to a point, North 63 deg 55 min 20 sec East 114.56 feet to a point, South 89 deg 27 min 57 sec East 94.23 feet to a point on the eastern right-of-way of Couloak Drive; the with said right-of-way with a curve to the left having a radius of 670.00 feet and an arc length of 279.41 feet with a chord bearing and distance of South 11 deg 18 min 31 sec East 277.39 feet to a point being the common property corner of the Dunn Commons Master Association, Inc. property as described in Deed Book 17804 at Page 336; thence crossing Couloak Drive South 55 deg 41 min 50 sec West 61.04 feet to the Point and Place of BEGINNING. Containing 20.74 Acres as indicated on an ALTA/ Land Title for Mountain Island Apartments by C.L.S. Associate, P.A. dated June 7, 2010, project number 2010-NC0015.

FLOOD CERTIFICATION:

Subject Parcel falls within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain; areas outside future conditions 1% annual chance floodplain) as indicated on FEMA Firm Map for Mecklenburg County, North Carolina, Community Panel Map Number 3710451700J, Effective Date March 2, 2009.

Surveyors Certification:

I hereby certify to the U. S. Department of Housing and Urban Development (HUD); Mountain Island Apartments, LLC; Berkadia Commercial Mortgage LLC; and to their successors and assigns, that:

I made an on the ground survey per record description of the land shown hereon located in Paw Creek Township, City of Charlotte, Mecklenburg County, North Carolina, on July 7, 2010; and that this map was made in accordance with the HUD Survey Instructions an Report, form HUD-92457, and the requirements for an ALTA/ASCM Land Title Survey, as defined in the Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys dated 2005.

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are free of any (subject to a) 100/500 year return frequency flood hazard, and such flood free (flood) conditions is shown on the Federal Flood Insurance Rate Map, Community Panel No. 3710451700J, Effective Date March 2, 2009.

CALLS ALONG PHASE LINES		
LINE	BEARING	DISTANCE
A-B	S 082°49' E	10.87
B-C	S 185°37' W	23.44
C-D	S 084°59' W	32.32
D-E	S 288°42' E	167.04
E-F	N 635°20' E	14.56
F-G	S 897°57' E	14.23

20.74 ACRES or
903224.79 sq. ft.

- GENERAL NOTES:**
- All distances are horizontal measurement unless otherwise noted.
 - Area by coordinate computations.
 - NCGS Grid tie was performed by GPS VRS system.
 - Boundary along Phase Line for purpose of determining acreage and to indicate the area of development only. This does not constitute a division of the Rocky Branch Townhomes "aka" Devonwood Map 2 as shown on Map Book 42 at Page 257.
 - This survey was performed without benefit of a Title Commitment Report. C.L.S. Associates, P.A. does not claim that all matters of record which may or may not affect the subject property are shown hereon.
 - Subject Property Zoning: R-12MF (CD)
Within Mt. Island Lake Watershed Overlay Critical Area 4
Zoning Petition No. 88-67 (C)

Front Setback: 35'; 15' per 9.303 (19F)
Side Setback: 25'
Rear Setback: 25'; 40' Abutting Single Family
Building Separation: 20'

Building Height: Maximum 60'
 - Broken lines indicate tie lines or lines not surveyed.
 - Swim buffer and Wetlands locations were supplied by LandDesign and indicated on LandDesign Layout Plan for Mountain Island Apartments.
 - Townhome buildings boundaries were taken from Map Book 42 at Page 257 as recorded in Mecklenburg County Register of Deeds.
 - No evidence of any earth moving, waste dump sites, or changes in right-of-ways at time of survey.
 - All property corners identified by existing field monumentation only, other points were not set at time of survey.
- REFERENCES:**
- Subject Property: Tax ID 02327134
DB 11689 PG 316
- Tax ID 02327135
DB 21891 PG 842
MB 42 PG 305
- Tax ID 02327136
DB 16567 PG 316
- Tax ID 02327499
MB 42 PG 257

- LEGEND:**
- EP - Existing Iron Pipe
 - POB - Point of Beginning
 - POC - Point of Commencement
 - PP - Power Pole
 - LP - Light Pole
 - R/W - Right of Way
 - CI - Curb Inlet (Storm Drain)
 - DI - Drop Inlet (Storm Drain)
 - DB - Deed Book
 - MB - Map Book
 - SDE - Storm Drain Easement
 - CATV - Cable TV
 - MON - Monument
 - SS - Sanitary Sewer Line
 - OE - Overhead Electric Lines
 - ET - Electrical Transformer

LandDesign

223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com
NC Engineering Firm License: C-0658

LANDDESIGN, INC.

CORPORATE

SEAL

NORTH CAROLINA

MOUNTAIN ISLAND APARTMENTS

MULTI-FAMILY APARTMENTS

MOUNTAIN ISLAND APARTMENTS VENTURE, LLC

ALTA SURVEY

DATE: JUNE 17, 2010

DESIGNED BY: MWB

DRAWN BY: MWB

CHECKED BY: MK

SCALE: 1"=40'

PROJECT #: 1008200

SHEET #:

C-0.1

REVISIONS:

7-28-10 HUD COMMENTS

10/5/10 - REVISED PER CITY COMMENTS

11/17/10 - REVISED PER CITY COMMENTS

12/1/10 - REVISED PER CITY COMMENTS

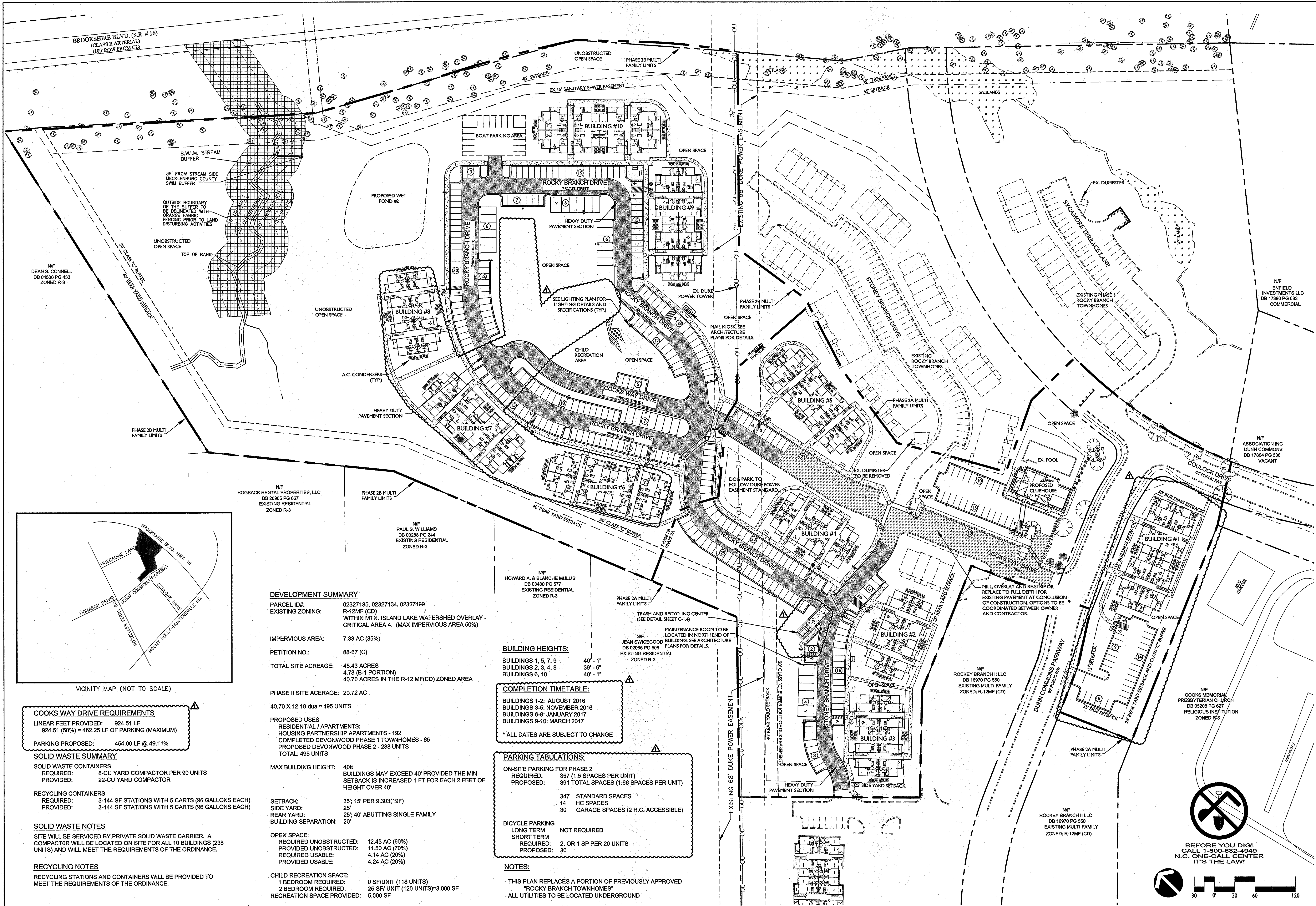
10/28/13 EROSION CONTROL BULLETIN

10/28/13 BUILDING STANDARDS COMMENTS

5/5/15 - GRADING PERMIT

7/24/15 - STATIONARY SURVEY COMMENTS

10/19/15 - REVISIONS PER RTAP COMMENTS



DEVELOPMENT SUMMARY

PARCEL ID#: 02327135, 02327134, 02327499
EXISTING ZONING: R-12MF (CD)
WITHIN MTN. ISLAND LAKE WATERSHED OVERLAY - CRITICAL AREA 4. (MAX IMPERVIOUS AREA 50%)
IMPERVIOUS AREA: 7.33 AC (35%)
PETITION NO.: 88-67 (C)
TOTAL SITE ACREAGE: 45.43 ACRES
4.73 (B-1 PORTION)
40.70 ACRES IN THE R-12 MF(CD) ZONED AREA

PHASE II SITE ACREAGE: 20.72 AC

40.70 X 12.18 DUA = 495 UNITS

PROPOSED USES:
RESIDENTIAL / APARTMENTS:
HOUSING PARTNERSHIP APARTMENTS - 192
COMPLETED DEVONWOOD PHASE 1 TOWNHOMES - 65
PROPOSED DEVONWOOD PHASE 2 - 238 UNITS
TOTAL: 495 UNITS

MAX BUILDING HEIGHT: 40ft
BUILDINGS MAY EXCEED 40' PROVIDED THE MIN SETBACK IS INCREASED 1 FT FOR EACH 2 FEET OF HEIGHT OVER 40'

SETBACK: 35'; 15' PER 9.303(19F)
SIDE YARD: 25'
REAR YARD: 25'; 40' ABUTTING SINGLE FAMILY
BUILDING SEPARATION: 20'

OPEN SPACE:
REQUIRED UNOBTAINED: 12.43 AC (60%)
PROVIDED UNOBTAINED: 14.50 AC (70%)
REQUIRED USABLE: 4.14 AC (20%)
PROVIDED USABLE: 4.24 AC (20%)

CHILD RECREATION SPACE:
1 BEDROOM REQUIRED: 0 SF/UNIT (118 UNITS)
2 BEDROOM REQUIRED: 25 SF/UNIT (120 UNITS)=3,000 SF
RECREATION SPACE PROVIDED: 5,000 SF

BUILDING HEIGHTS:

BUILDINGS 1, 5, 7, 9 40' - 1"
BUILDINGS 2, 3, 4, 8 39' - 6"
BUILDINGS 6, 10 40' - 1"

COMPLETION TIMETABLE:

BUILDINGS 1-2: AUGUST 2016
BUILDINGS 3-5: NOVEMBER 2016
BUILDINGS 6-8: JANUARY 2017
BUILDINGS 9-10: MARCH 2017

* ALL DATES ARE SUBJECT TO CHANGE

PARKING TABULATIONS:

ON-SITE PARKING FOR PHASE 2
REQUIRED: 357 (1.5 SPACES PER UNIT)
PROPOSED: 391 TOTAL SPACES (1.66 SPACES PER UNIT)

347 STANDARD SPACES
14 HC SPACES
30 GARAGE SPACES (2 H.C. ACCESSIBLE)

BICYCLE PARKING
LONG TERM NOT REQUIRED
SHORT TERM 2, OR 1 SP PER 20 UNITS
REQUIRED:
PROPOSED: 30

NOTES:

- THIS PLAN REPLACES A PORTION OF PREVIOUSLY APPROVED "ROCKY BRANCH TOWNHOMES"
- ALL UTILITIES TO BE LOCATED UNDERGROUND

COOKS WAY DRIVE REQUIREMENTS

LINEAR FEET PROVIDED: 924.51 LF
924.51 (50%) = 462.25 LF OF PARKING (MAXIMUM)

PARKING PROPOSED: 454.00 LF @ 49.11%

SOLID WASTE SUMMARY

SOLID WASTE CONTAINERS
REQUIRED: 8-CU YARD COMPACTOR PER 90 UNITS
PROVIDED: 22-CU YARD COMPACTOR

RECYCLING CONTAINERS
REQUIRED: 3-144 SF STATIONS WITH 5 CARTS (96 GALLONS EACH)
PROVIDED: 3-144 SF STATIONS WITH 5 CARTS (96 GALLONS EACH)

SOLID WASTE NOTES

SITE WILL BE SERVICED BY PRIVATE SOLID WASTE CARRIER. A COMPACTOR WILL BE LOCATED ON SITE FOR ALL 10 BUILDINGS (238 UNITS) AND WILL MEET THE REQUIREMENTS OF THE ORDINANCE.

RECYCLING NOTES

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

LandDesign

233 N Graham Street
Charlotte, NC 28202
V: 704.333.0225 F: 704.333.3246
www.LandDesign.com
NC Engineering Firm License C-0658



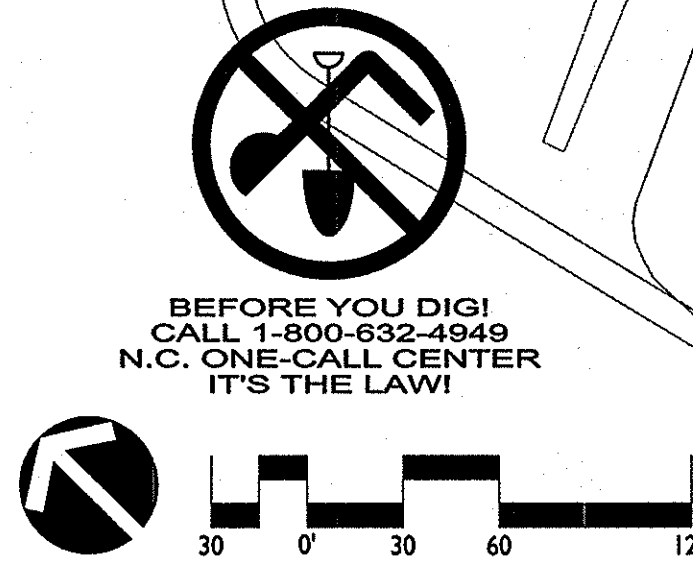
10-20-15

MOUNTAIN ISLAND APARTMENTS
MULTI-FAMILY APARTMENTS
MOUNTAIN ISLAND APARTMENTS VENTURE, LLC
CHARLOTTE, NC

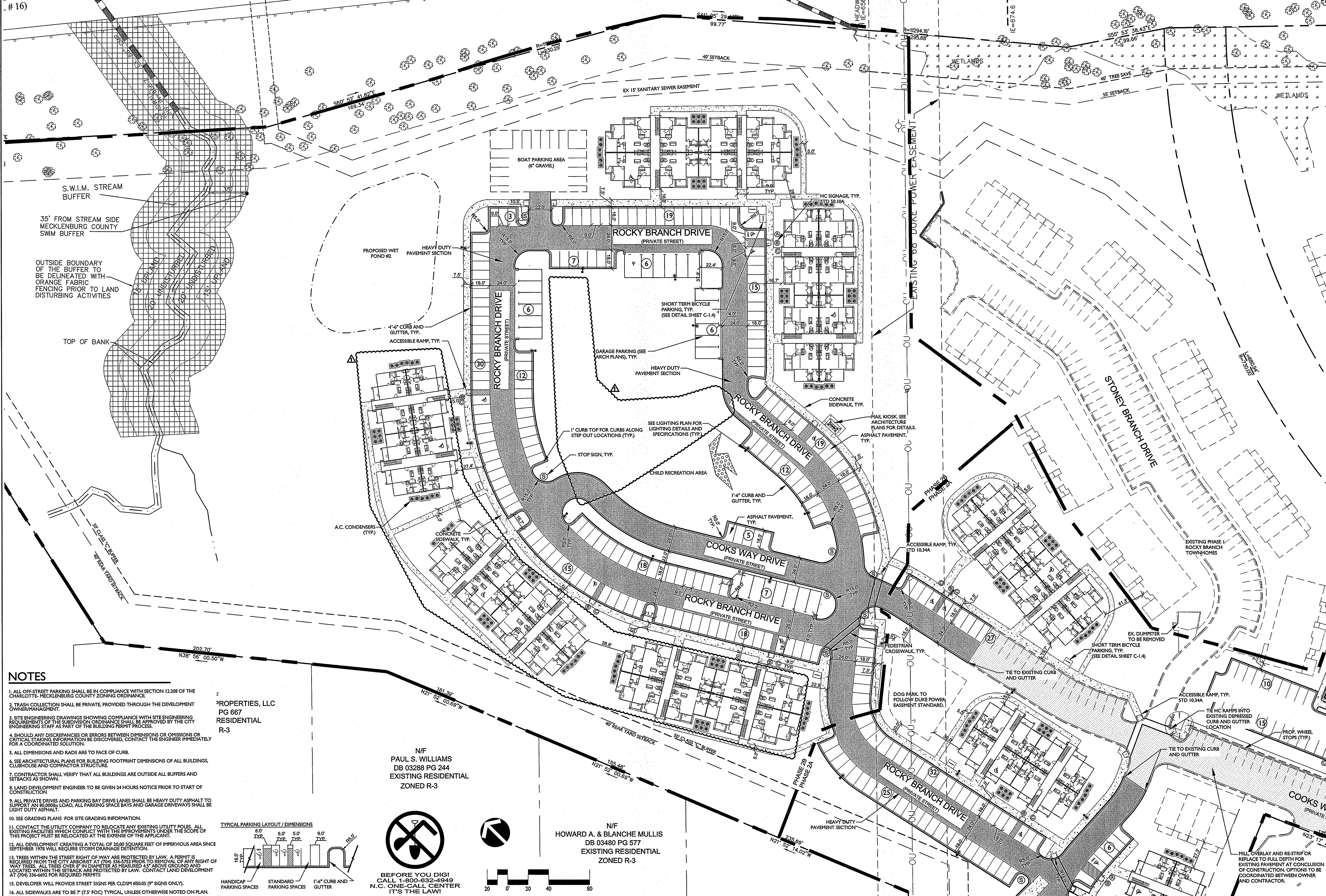
OVERALL LAYOUT PLAN

REVISIONS:
7/28/10 - REVISED PER CITY COMMENTS
10/5/10 - REVISED PER CITY COMMENTS
11/17/10 - REVISED PER CITY COMMENTS
9/29/13 - REVISED BUILDING FOOTPRINTS
10/29/13 - REVISED CONTROL BULLETIN
5/24/15 - GRADING PERMIT
5/24/15 - RTAP SUBMITTAL
10/15/15 - BUILDING STANDARDS COMMENTS
10/15/15 - REVISIONS PER RTAP COMMENTS

DATE: JUNE 17, 2016
DESIGNED BY: RWB
DRAWN BY: RWB
CHECKED BY: RJK
SCALE: AS SHOWN
PROJECT #: 1008200
SHEET #:
C-1.0



.. # 16)



NOTES

1. ALL OFF-STREET PARKING SHALL BE IN COMPLIANCE WITH SECTION 12.208 OF THE CHARLOTTE- MECKLENBURG COUNTY ZONING ORDINANCE
2. TRASH COLLECTION SHALL BE PRIVATE PROVIDED THROUGH THE DEVELOPMENT OWNER/MANAGEMENT.
3. SITE ENGINEERING DRAWINGS SHOWING COMPLIANCE WITH SITE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE SHALL BE APPROVED BY THE CITY ENGINEERING STAFF AS PART OF THE BUILDING PERMIT PROCESS.
4. SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN DIMENSIONS OR OMISSIONS OR CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE ENGINEER IMMEDIATELY FOR A COORDINATED CORRECTION TO THE STRUCTURE.
5. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB.
6. SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS OF ALL BUILDINGS, CLUBHOUSE AND CONCEPT SITE STRUCTURE
7. CONTRACTORS SHALL VERIFY THAT ALL BUILDINGS ARE OUTSIDE ALL BUFFERS AND SETBACKS AS SHOWN.
8. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION
9. ALL PRIVATE DRIVES AND PARKING BAY DRIVE LANCES SHALL BE HEAVY DUTY ASPHALT TO SUPPORT HEAVY TRUCK LOAD, ALL PARKING SPACE BAYS AND GARAGE DRIVEWAYS SHALL BE LIGHT DUTY ASPHALT.
10. SEE GRADING PLANS FOR SITE GRADING INFORMATION.
11. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
12. ALL DEVELOPMENT CREATING A TOTAL OF 30,000 SQUARE FEET OF IMPERVIOUS AREA SINCE 1978 WILL REQUIRE STORM DRAIN DETENTION.
13. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-6753 PRIOR TO REMOVAL OF ANY RIGHT OF WAY TREES. TREES WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS
15. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDS# 05.005 (8" SIGNS ONLY).
16. ALL SIDEWALKS ARE TO BE 7' (5' FOC) TYPICAL UNLESS OTHERWISE NOTED ON PLAN.

PROPERTIES, LLC
PG 667
RESIDENTIAL
R-3

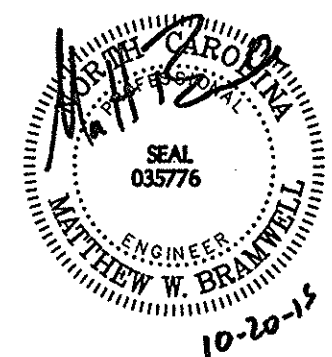
N/F
PAUL S. WILLIAMS
DB 03288 PG 244
EXISTING RESIDENTIAL
ZONED R-3

N/F
HOWARD A. & BLANCHE MULLIS
DB 03480 PG 577
EXISTING RESIDENTIAL
ZONED R-3

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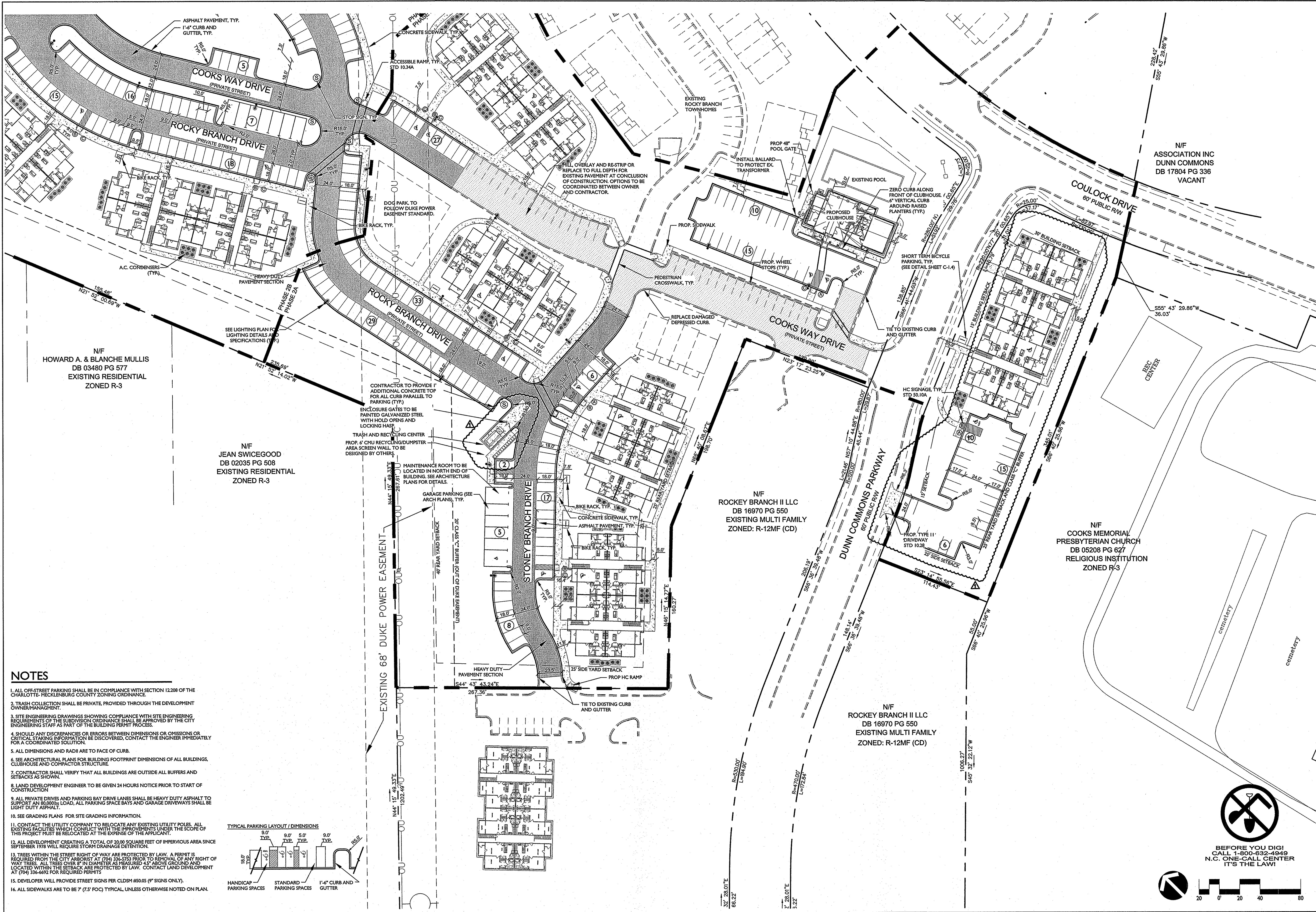
2223 N Graham Street Charlotte, NC 28202
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www.LandDesign.com
NC Engineering Firm License: C-0658



MOUNTAIN ISLAND APARTMENTS
MULTI-FAMILY APARTMENTS
MOUNTAIN ISLAND APARTMENTS VENTURE, LLC
CHARLOTTE ETJ, NC
LAYOUT PLAN

DATE: JUNE 17, 2010
DESIGNED BY: RMW
CHECKED BY: RMW
Q.C. BY: CRC
SCALE: 1"=40'
PROJECT #: 100920
SHEET #:

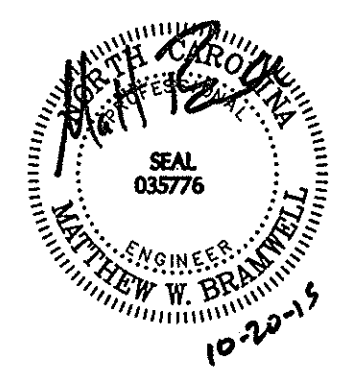
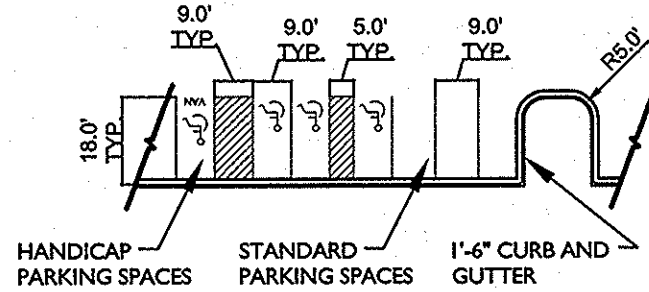
SHEET #:



NOTES

1. ALL OFF-STREET PARKING SHALL BE IN COMPLIANCE WITH SECTION 12.208 OF THE CHARLOTTE-MECKLENBURG COUNTY ZONING ORDINANCE.
2. TRASH COLLECTION SHALL BE PRIVATE, PROVIDED THROUGH THE DEVELOPMENT OWNER/MANAGEMENT.
3. SITE ENGINEERING DRAWINGS SHOWING COMPLIANCE WITH SITE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE SHALL BE APPROVED BY THE CITY ENGINEERING STAFF AS PART OF THE BUILDING PERMIT PROCESS.
4. SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN DIMENSIONS OR OMISSIONS OR CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE ENGINEER IMMEDIATELY FOR A COORDINATED SOLUTION.
5. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB.
6. SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS OF ALL BUILDINGS, CLUBHOUSE AND CONTRACTOR STRUCTURE.
7. CONTRACTOR SHALL VERIFY THAT ALL BUILDINGS ARE OUTSIDE ALL BUFFERS AND SETBACKS AS SHOWN.
8. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
9. ALL PRIVATE DRIVES AND PARKING BAY DRIVE LANES SHALL BE HEAVY DUTY ASPHALT TO SUPPORT AN 80,000PSI LOAD. ALL PARKING SPACE BAYS AND GARAGE DRIVEWAYS SHALL BE LIGHT DUTY ASPHALT.
10. SEE GRADING PLANS FOR SITE GRADING INFORMATION.
11. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
12. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER, 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
13. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 6" IN DIAMETER AS MEASURED 4'5" ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
15. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM #50.05 (9" SIGNS ONLY).
16. ALL SIDEWALKS ARE TO BE 7' (7.5' FOG) TYPICAL, UNLESS OTHERWISE NOTED ON PLAN.

TYPICAL PARKING LAYOUT / DIMENSIONS

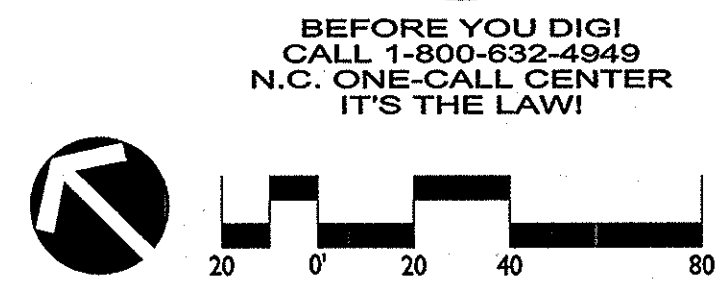


MOUNTAIN ISLAND APARTMENTS
MULTI-FAMILY APARTMENTS
MOUNTAIN ISLAND APARTMENTS VENTURE, LLC CHARLOTTE, NC
LAYOUT PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	10/25/10	REVISED PER CITY COMMENTS
2	11/17/10	REVISED PER CITY COMMENTS
3	10/22/13	REVISED BUILDING FOOTPRINTS
4	10/22/13	EROSION CONTROL BULLETIN
5	5/21/15	1" GRADING PERMIT
6	7/24/15	RTAP SUBMITTAL
7	10/15/15	BUILDING STANDARDS COMMENTS
8	10/15/15	REVISIONS PER CITY COMMENTS

DATE: JUNE 17, 2010
DESIGNED BY: JWB
DRAWN BY: JWB
CHECKED BY: RBK
C.D. BY: RBW
PROJECT #: 1008200
SHEET #:
C-1.2



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