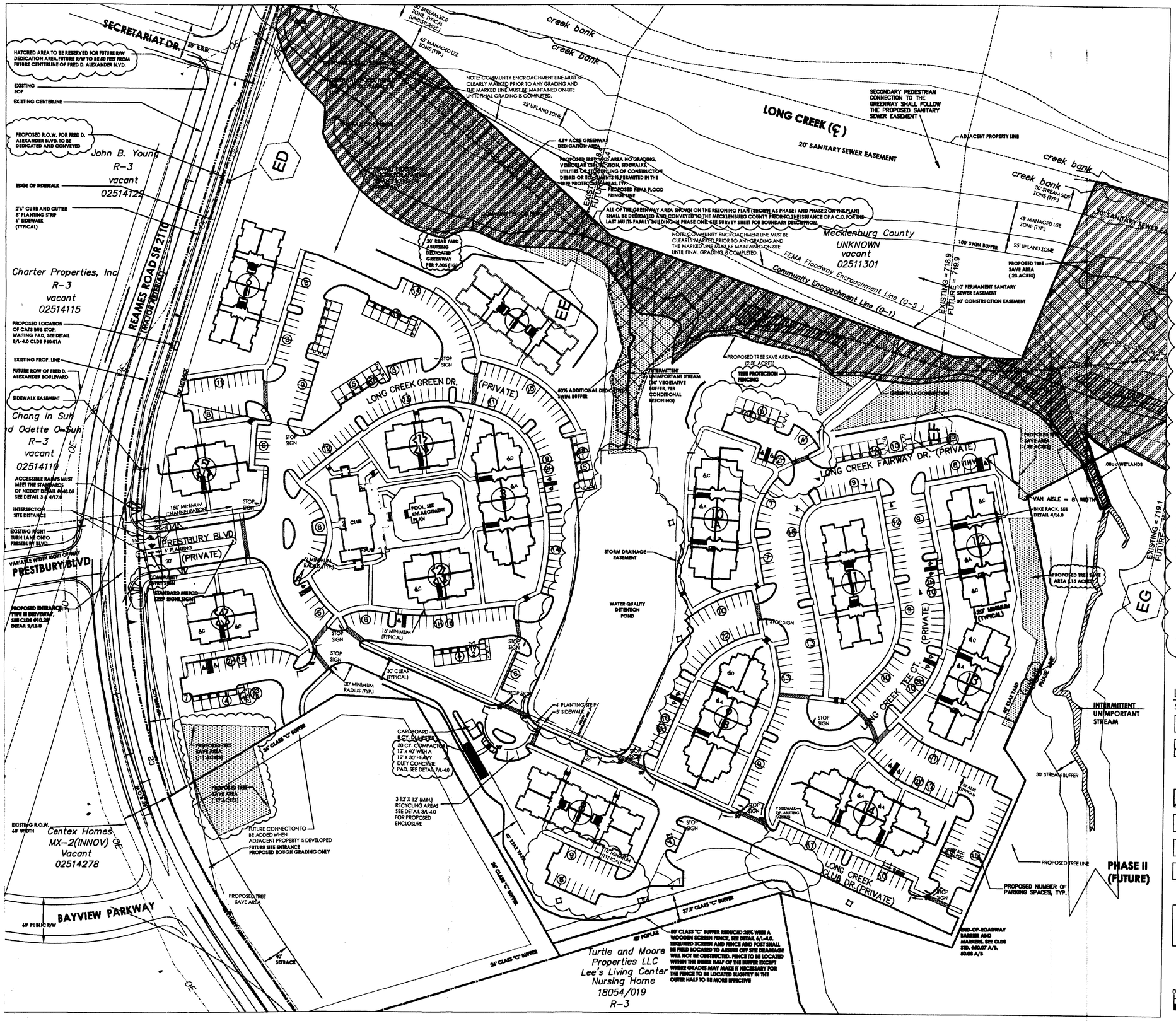

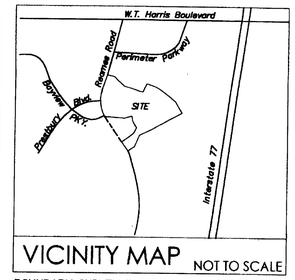

VICINITY MAP NOT TO SCALE

BOUNDARY SURVEY FOR CHARTER PROPERTIES
LONG CREEK TOWNSHIP, MECKLENBURG CO., N.C.
BY F. DONALD LAWRENCE & ASSOCIATES, P.A..
PHONE 704-289-1013
JOB NO. 1482, FILE 00-TOPO.DWG., # 06/116

TAX PARCEL
ID 3'S:
025-113-02, 025-113-05, 025-141-15

SITE AREA TABULATIONS	
TOTAL SITE AREA	54.48 ACRES
PHASE ONE APARTMENTS	30.91 ACRES
PHASE TWO APARTMENTS	23.57 ACRES
R.O.W. AREA TO BE DEDICATED & CONVEYED	.37 ACRES
GREENWAY DEDICATIBDCONVEYED TO CITY OF CHARLOTTE (PHASE I)	4.89 ACRES
GREENWAY DEDICATIBDCONVEYED TO CITY OF CHARLOTTE (PHASE II)	2.32 ACRES
COMMON OPEN SPACE REQUIRED (50%)	12.57 ACRES
((PHASE 1 + PHASE 1 GREENWAY) - PROPOSED R.O.W. X .50 = OPEN SPACE)	((30.91 + 4.89) - .37 X .50 = 12.57)
COMMON OPEN SPACE PROVIDED	20.86 ACRES

TREE SAVE TABULATIONS	
TREE SAVE AREA REQUIRED 16%	4.12 ACRES
((PHASE 1 + GREENWAY) - PROPOSED R.O.W. X .16 = TREE SAVE)	((30.91 + 4.89) - .37 X .16 = 3.77)
TREE SAVE AREA PROPOSED, PHASE I	3.96 ACRES

PHASE ONE: APARTMENTS	
SITE AREA	30.91 ACRES
REZONED # 2005-167	R-12 MF (CD)
DWELLING UNITS (PROPOSED)	306 APARTMENTS
DENSITY	12 DUA
(306 / (PHASE 1 + PROPOSED R.O.W. + GREENWAY))	(306 / (30.91 + .37 + 4.89) = 11.82)

TRACT B - DAYCARE; PROPOSED ROUGH GRADING ONLY	
SITE AREA	3.26
REZONED	INSTITUTIONAL (CD)
SETBACK	40'

BUILDING TABULATION

BLDG #	BLDG TYPE	NUMBER OF UNITS	DESIRED PKG @ 1.88/UNIT
1	IV	12	23
2	IV	12	23
3	II 3/4	28	53
4	IV	12	23
5	IV A 3/4	14	26
6	II	24	45
7	II	24	45
8	II	24	45
9	II 3/4	28	53
10	I A 3/4	28	53
11	II	24	45
12	I	24	45
13	I	24	45
14	I	28	53

SITE TABULATION		
TOTAL NO. OF UNITS	306	
BIKE PKG. PROPOSED (1 PER 20 UNITS)	15	
BUS STOP PROPOSED	1	
TRASH COMPACTOR PROPOSED (ONE 8 CU. YD. PER 90 UNITS)	1	30 CUBIC YARD COMPACTOR
RECYCLE STATIONS (144 SQ. FT. EACH, 1 PER 80 UNITS) (1 CARDBOARD 8 CY DUMPSTER INCLUDED & (3) 144 SF AREAS)	4	
SETBACK	30'	
SIDEYARD	5'; 10' ADJOINING SINGLE FAMILY ZONED LAND	
REAR YARD	40'; 20' ABUTTING DEDICATED GREENWAY PER 9.305(1G)	
BUILDING SEPERATION	16'	20' DESIRED FOR FIRE
BUILDING HEIGHT (MAXIMUM 40')	40'	

PARKING TABULATION		
PROPOSED PARKING	473	
PARKING REQUIRED @ 1.5 SPACES/UNIT	459	
HANDICAP SPACES PROPOSED	15	
HANDICAP SPACES REQUIRED	11	
HANDICAP VAN SPACES PROPOSED	3(1 in garage)	
HANDICAP VAN SPACES REQUIRED	2	
GARAGE SPACES	42	

LEGEND

SYMBOL

- (10) PROPOSED NUMBER OF PARKING SPACES
- RETAINING WALLS
- (9 / IIB) BUILDING NUMBER / BUILDING TYPE
- FOUNDATION WALL
- (2) NUMBER OF ACCESSIBLE PARKING SPACES
- (H) NUMBER OF ACCESSIBLE PARKING SPACES
- STOP SIGN

CALL BEFORE YOU DIG:
NORTH CAROLINA ONE CALL CENTER
1-800-632-4949 (ALLOW 48 HOURS MIN.)

GRAPHIC SCALE
0 30 60 120 240

N

PRELIMINARY PLAN FOR MULTI-FAMILY SUBDIV. APPROVAL
Charlotte-Mecklenburg Planning Commission
SCS 10/05/01

REGENBOGEN ASSOCIATES
Land Planning Landscape Architecture
Urban Design
1318 Central Ave., Suite E-7
Charlotte, NC 28205
Phone: (704) 377-9595
Fax: (704) 377-9598
Email: jzr@ra-la.com

CHARTER PROPERTIES INC.

EAGLE ENGINEERING
2013 Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

The Long Creek Club Apartments, Phase I

Reames Road, Charlotte, NC

NORTH CAROLINA LANDSCAPE ARCHITECT
Richard Regenbogen
REGISTERED

REZONING #2005-167

DATE: 5 FEBRUARY 2007
JOB NUMBER:
SCALE:
DESIGNED BY:
DRAWN BY:
APPROVED BY:

REVISIONS:

NO:	DATE:	DESCRIPTION:
1	5-11-07	PER MULTI-FAMILY REVIEW
2	7-17-07	PER MULTI-FAMILY REVIEW
3	9-11-07	PER MULTI-FAMILY REVIEW

SHEET TITLE:
SITE PLAN

L1.0