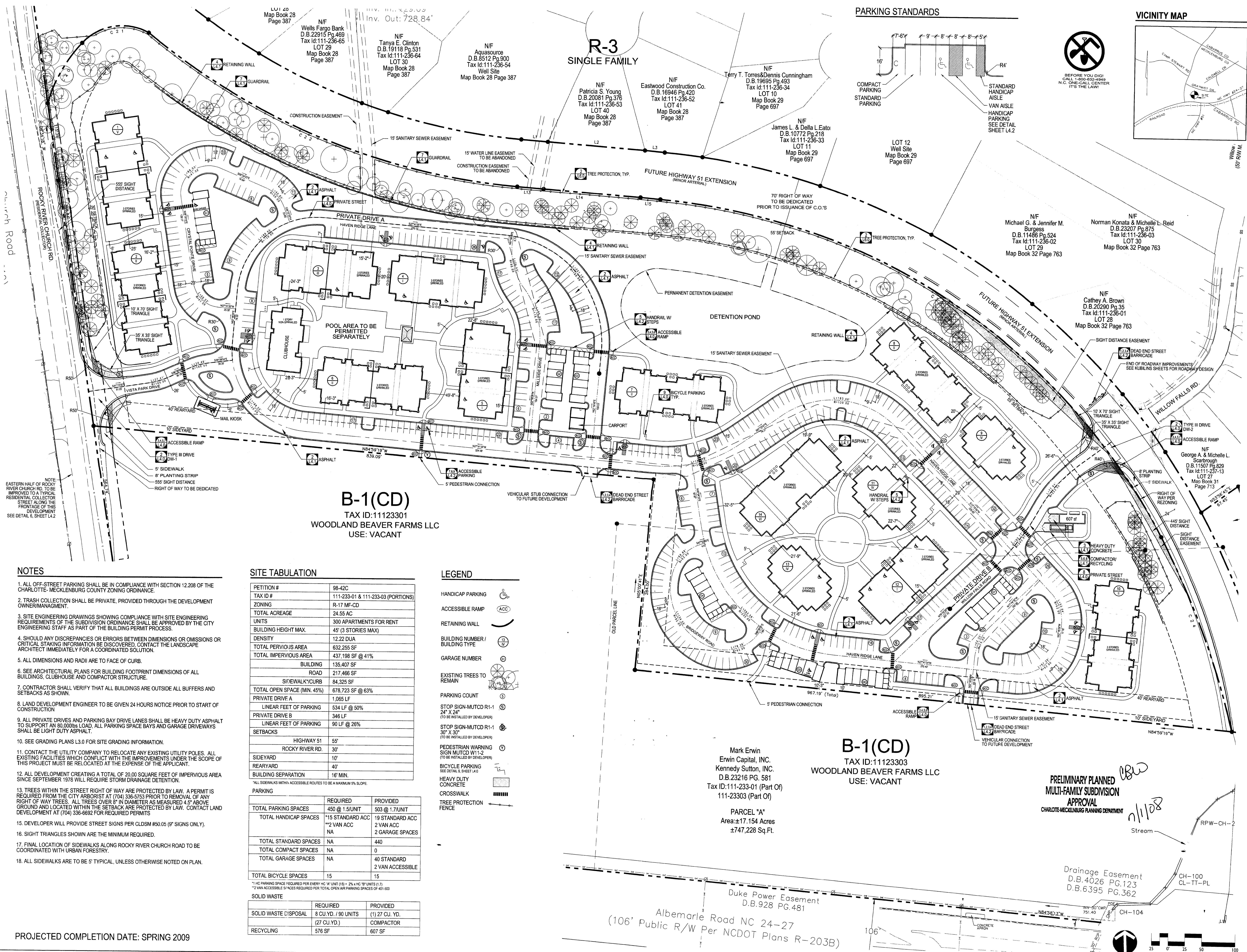




- NOTES**
1. ALL OFF-STREET PARKING SHALL BE IN COMPLIANCE WITH SECTION 12.208 OF THE CHARLOTTE-MECKLENBURG COUNTY ZONING ORDINANCE.
  2. TRASH COLLECTION SHALL BE PRIVATE, PROVIDED THROUGH THE DEVELOPMENT OWNER/MANAGEMENT.
  3. SITE ENGINEERING DRAWINGS SHOWING COMPLIANCE WITH SITE ENGINEERING REQUIREMENTS 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 LANDSCAPE ARCHITECT 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 COMPACTOR 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 80,000 LBS LOAD. ALL PARKING SPACE BAYS AND GARAGE DRIVEWAYS SHALL BE LIGHT DUTY ASPHALT.
  10. SEE GRADING PLANS L3.0 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) 336-5763 PRIOR TO REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" 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 CLOSIM #50.05 (8" SIGNS ONLY).
  16. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
  17. FINAL LOCATION OF SIDEWALKS ALONG ROCKY RIVER CHURCH ROAD TO BE COORDINATED WITH URBAN FORESTRY.
  18. ALL SIDEWALKS ARE TO BE 5' TYPE III, UNLESS OTHERWISE NOTED ON PLAN.

**SITE TABULATION**

|                             |                                    |
|-----------------------------|------------------------------------|
| PETITION #                  | 96-42C                             |
| TAX ID #                    | 111-233-01 & 111-233-03 (PORTIONS) |
| ZONING                      | R-17 MF-CD                         |
| TOTAL ACREAGE               | 24.55 AC                           |
| UNITS                       | 300 APARTMENTS FOR RENT            |
| BUILDING HEIGHT MAX.        | 45' (3 STORIES MAX)                |
| DENSITY                     | 12.22 DUA                          |
| TOTAL PERVIOUS AREA         | 632,255 SF                         |
| TOTAL IMPERVIOUS AREA       | 437,198 SF @ 41%                   |
| BUILDING                    | 135,407 SF                         |
| ROAD                        | 217,466 SF                         |
| SIDEWALK/CURB               | 84,325 SF                          |
| TOTAL OPEN SPACE (MIN. 45%) | 678,723 SF @ 63%                   |
| PRIVATE DRIVE A             | 1,065 LF                           |
| LINEAR FEET OF PARKING      | 534 LF @ 50%                       |
| PRIVATE DRIVE B             | 346 LF                             |
| LINEAR FEET OF PARKING      | 90 LF @ 26%                        |
| SETBACKS                    |                                    |
| HIGHWAY 51                  | 55'                                |
| ROCKY RIVER RD.             | 30'                                |
| SIDEYARD                    | 10'                                |
| REARYARD                    | 40'                                |
| BUILDING SEPARATION         | 16' MIN.                           |

**PARKING**

|                       | REQUIRED                         | PROVIDED                                        |
|-----------------------|----------------------------------|-------------------------------------------------|
| TOTAL PARKING SPACES  | 450 @ 1.5/UNIT                   | 503 @ 1.7/UNIT                                  |
| TOTAL HANDICAP SPACES | **15 STANDARD ACC<br>**2 VAN ACC | 19 STANDARD ACC<br>2 VAN ACC<br>2 GARAGE SPACES |
| TOTAL STANDARD SPACES | NA                               | 440                                             |
| TOTAL COMPACT SPACES  | NA                               | 0                                               |
| TOTAL GARAGE SPACES   | NA                               | 40 STANDARD<br>2 VAN ACCESSIBLE                 |
| TOTAL BICYCLE SPACES  | 15                               | 15                                              |

**SOLID WASTE**

|                      | REQUIRED                           | PROVIDED                    |
|----------------------|------------------------------------|-----------------------------|
| SOLID WASTE DISPOSAL | 8 CU.YD. / 90 UNITS<br>(27 CU.YD.) | (1) 27 CU. YD.<br>COMPACTOR |
| RECYCLING            | 576 SF                             | 607 SF                      |

\*1.5% PARKING SPACE REQUIRED PER EVERY HC 4" UNIT (15' x 26' x HC 18" UNITS (1:1)  
\*\*2 VAN ACCESSIBLE SPACES REQUIRED PER TOTAL OPEN AIR PARKING SPACES OF 401,500

- LEGEND**
- HANDICAP PARKING
  - ACCESSIBLE RAMP
  - RETAINING WALL
  - BUILDING NUMBER / BUILDING TYPE
  - GARAGE NUMBER
  - EXISTING TREES TO REMAIN
  - PARKING COUNT
  - STOP SIGN-MUTCD R1-1 24" X 24" (TO BE INSTALLED BY DEVELOPER)
  - STOP SIGN-MUTCD R1-1 30" X 30" (TO BE INSTALLED BY DEVELOPER)
  - PEDESTRIAN WARNING SIGN MUTCD W11-2 (TO BE INSTALLED BY DEVELOPER)
  - BICYCLE PARKING SEE DETAIL 3, SHEET L4.0
  - HEAVY DUTY CONCRETE
  - CROSSWALK
  - TREE PROTECTION FENCE

Mark Ervin  
Ervin Capital, INC.  
Kennedy Sutton, INC.  
D.B.23216 PG. 581  
Tax ID:111-233-01 (Part Of)  
111-23303 (Part Of)

**PARCEL "A"**  
Area:±17.154 Acres  
±747,228 Sq.Ft.

**B-1(CD)**  
TAX ID:11123303  
WOODLAND BEAVER FARMS LLC  
USE: VACANT

PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

Drainage Easement  
D.B.4026 PG.123  
D.B.6395 PG.362

PROJECTED COMPLETION DATE: SPRING 2009

**ALTA MINT HILL**  
CHARLOTTE, NORTH CAROLINA "ETJ"  
WOOD PARTNERS  
LAYOUT PLAN

**REVISIONS:**

|             |          |
|-------------|----------|
| DATE        | 09/19/07 |
| DESIGNED BY | CCM      |
| CHECKED BY  | CCM      |
| DATE        | 01/09/08 |
| DESIGNED BY | CCM      |
| CHECKED BY  | CCM      |
| DATE        | 03/01/08 |
| DESIGNED BY | CCM      |
| CHECKED BY  | CCM      |
| DATE        | 06/06/08 |
| DESIGNED BY | CCM      |
| CHECKED BY  | CCM      |

**L-2.0**

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www.LandDesign.com

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