

1	FIRST SUBMITTAL REDLINE REVISIONS FROM CITY OF CHARLOTTE 10/16/08
2	SECOND SUBMITTAL REDLINE REVISIONS FROM CITY OF CHARLOTTE 12/22/08

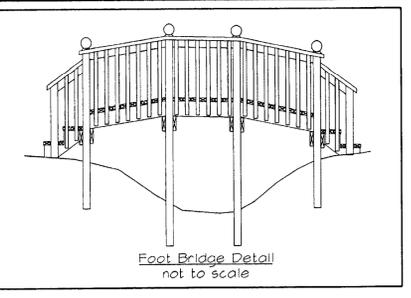
ENGINEERING AND SURVEYING, INC.  
 LAND DEVELOPMENT CONSULTING  
 4400 TYNING STREET  
 HIGH POINT, NORTH CAROLINA 27265  
 PHONE: (336) 512-8800 ~ FAX: (336) 512-9150



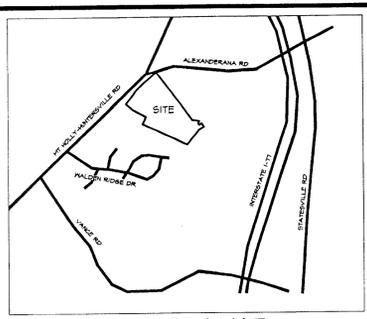
**ASHTON RESERVE AT NORTLAKE**  
**OVERALL SITE PLAN - PHASE I**  
 CITY OF CHARLOTTE ETJ AREA  
 MECKLENBURG COUNTY, NORTH CAROLINA

PROPERTY ADDRESS:  
 10244 AND 10450 MT. HOLLY-HUNTERSVILLE ROAD  
 SCALE: 1"=80'  
 DATE: 05/16/08  
 PROJECT: 408-04  
 DRAWN BY: TGL  
 SHEET C-4

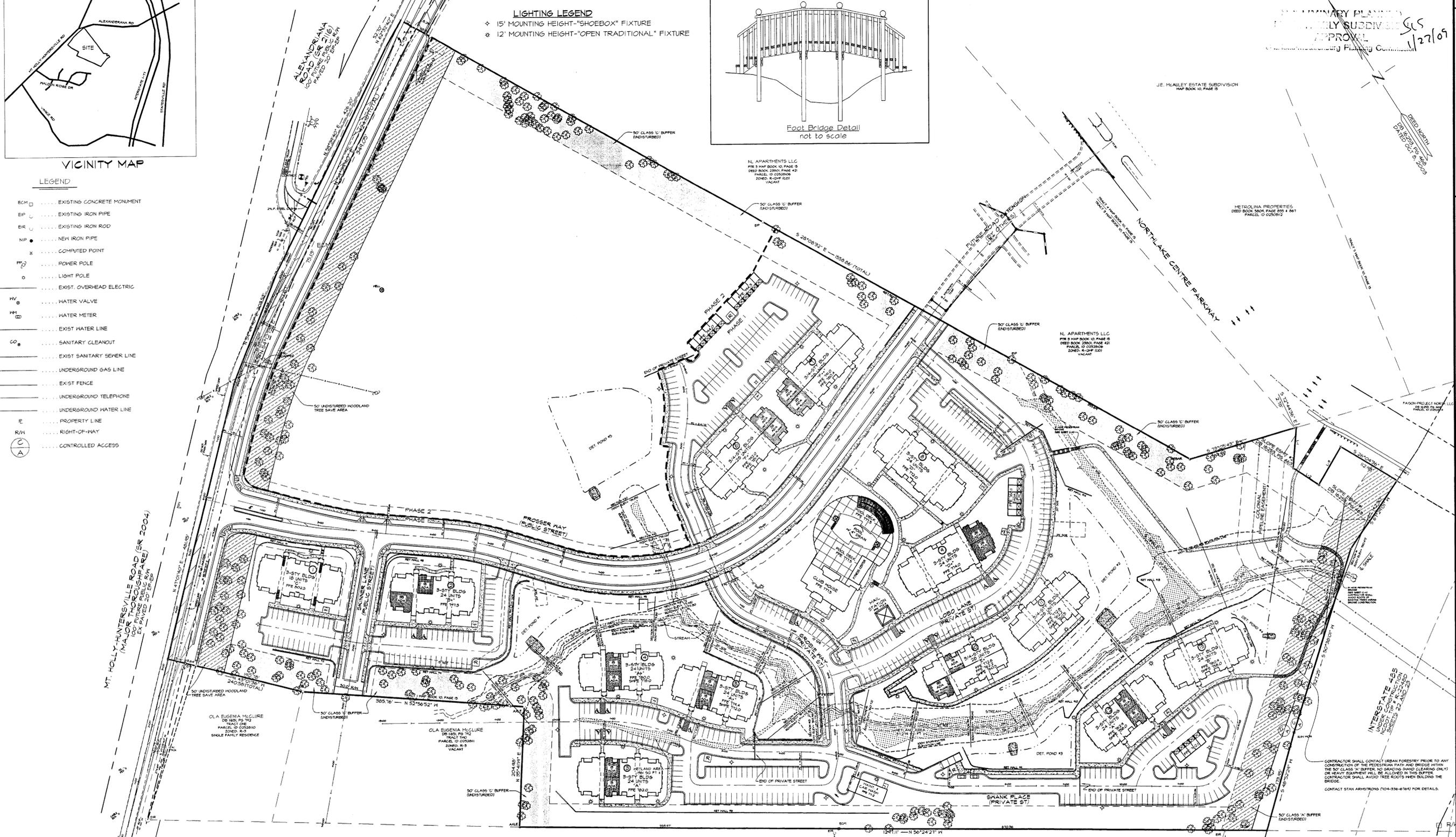
PRELIMINARY PLANNING  
 PHASE I SUBDIVISION  
 APPROVAL  
 Mecklenburg Planning Commission  
 11/27/08



**LIGHTING LEGEND**  
 \* 15' MOUNTING HEIGHT-"SHOEBOX" FIXTURE  
 \* 12' MOUNTING HEIGHT-"OPEN TRADITIONAL" FIXTURE



- LEGEND**
- ECM □ EXISTING CONCRETE MONUMENT
  - EIP ○ EXISTING IRON PIPE
  - ER ○ EXISTING IRON ROD
  - NP ● NEW IRON PIPE
  - CP × COMPUTED POINT
  - PP ○ POWER POLE
  - LP ○ LIGHT POLE
  - OE ○ EXIST. OVERHEAD ELECTRIC
  - WV ○ WATER VALVE
  - WM ○ WATER METER
  - EWL ○ EXIST WATER LINE
  - SC ○ SANITARY CLEANOUT
  - ESL ○ EXIST SANITARY SEWER LINE
  - UGL ○ UNDERGROUND GAS LINE
  - EXL ○ EXIST FENCE
  - UTL ○ UNDERGROUND TELEPHONE
  - UWL ○ UNDERGROUND WATER LINE
  - PL ○ PROPERTY LINE
  - R/M ○ RIGHT-OF-WAY
  - CA ○ CONTROLLED ACCESS



- GENERAL NOTES:**
- LAND TITLE SURVEY FOR NORTLAKE INVESTORS 288, LLC BY CPT ENGINEERING & SURVEYING, INC. DATED 11/14/2007.
  - TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY CPT ENGINEERING & SURVEYING, INC. DATED 2/23/2005. EXISTING CONTOUR INTERVAL = 2 FT.
  - TREE LOCATIONS TAKEN FROM A TREE SURVEY BY CPT ENGINEERING & SURVEYING, INC. DATED 4/15/05.
  - ALL BEARINGS ARE DEED BEARINGS UNLESS OTHERWISE NOTED (DB 16253, PG 466).
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - PRECISION 1:10,000+
  - WETLANDS DELINEATED ON THE GROUND BY SAME, INC AND VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS ON 6/6/2005.

LINE #	CHORD BEARING	DISTANCE
L-1	S 38°01'34" W	69.36'
L-2	S 24°19'44" E	52.41'
L-3	N 63°55'24" E	75.00'
L-4	N 57°08'22" E	42.59'
L-5	N 62°32'40" E	52.30'
L-6	N 62°32'40" E	52.04'

**BUILDING TYPES (PHASE I)**

TYPE	BUILDING TYPE	UNITS PER BUILDING	SEASON TYPE	UNITS ON SITE
1	TYPE A	12	1 BR	24
2	TYPE A1	12	1 BR	24
3	TYPE B	12	1 BR	24
4	TYPE B1	12	1 BR	24
5	TYPE C	12	1 BR	24
6	TYPE C1	12	1 BR	24
7	TYPE D	12	2 BR	24
8	TYPE D1	12	2 BR	24
9	TYPE E (1/2 BR SUIT)	14	1 BR	14
10	TYPE E1 (1/2 BR SUIT)	14	1 BR	14
11	TYPE F (1/2 BR SUIT)	14	1 BR	14
12	TYPE F1 (1/2 BR SUIT)	14	1 BR	14
13	TYPE G (1/2 BR SUIT)	14	1 BR	14
14	TYPE G1 (1/2 BR SUIT)	14	1 BR	14
15	TYPE H (1/2 BR SUIT)	14	1 BR	14
16	TYPE H1 (1/2 BR SUIT)	14	1 BR	14
17	TYPE I (1/2 BR SUIT)	14	1 BR	14
18	TYPE I1 (1/2 BR SUIT)	14	1 BR	14
19	TYPE J (1/2 BR SUIT)	14	1 BR	14
20	TYPE J1 (1/2 BR SUIT)	14	1 BR	14
21	TYPE K (1/2 BR SUIT)	14	1 BR	14
22	TYPE K1 (1/2 BR SUIT)	14	1 BR	14
23	TYPE L (1/2 BR SUIT)	14	1 BR	14
24	TYPE L1 (1/2 BR SUIT)	14	1 BR	14
25	TYPE M (1/2 BR SUIT)	14	1 BR	14
26	TYPE M1 (1/2 BR SUIT)	14	1 BR	14
27	TYPE N (1/2 BR SUIT)	14	1 BR	14
28	TYPE N1 (1/2 BR SUIT)	14	1 BR	14
29	TYPE O (1/2 BR SUIT)	14	1 BR	14
30	TYPE O1 (1/2 BR SUIT)	14	1 BR	14
31	TYPE P (1/2 BR SUIT)	14	1 BR	14
32	TYPE P1 (1/2 BR SUIT)	14	1 BR	14
33	TYPE Q (1/2 BR SUIT)	14	1 BR	14
34	TYPE Q1 (1/2 BR SUIT)	14	1 BR	14
35	TYPE R (1/2 BR SUIT)	14	1 BR	14
36	TYPE R1 (1/2 BR SUIT)	14	1 BR	14
37	TYPE S (1/2 BR SUIT)	14	1 BR	14
38	TYPE S1 (1/2 BR SUIT)	14	1 BR	14
39	TYPE T (1/2 BR SUIT)	14	1 BR	14
40	TYPE T1 (1/2 BR SUIT)	14	1 BR	14
41	TYPE U (1/2 BR SUIT)	14	1 BR	14
42	TYPE U1 (1/2 BR SUIT)	14	1 BR	14
43	TYPE V (1/2 BR SUIT)	14	1 BR	14
44	TYPE V1 (1/2 BR SUIT)	14	1 BR	14
45	TYPE W (1/2 BR SUIT)	14	1 BR	14
46	TYPE W1 (1/2 BR SUIT)	14	1 BR	14
47	TYPE X (1/2 BR SUIT)	14	1 BR	14
48	TYPE X1 (1/2 BR SUIT)	14	1 BR	14
49	TYPE Y (1/2 BR SUIT)	14	1 BR	14
50	TYPE Y1 (1/2 BR SUIT)	14	1 BR	14
51	TYPE Z (1/2 BR SUIT)	14	1 BR	14
52	TYPE Z1 (1/2 BR SUIT)	14	1 BR	14
53	TYPE AA (1/2 BR SUIT)	14	1 BR	14
54	TYPE AA1 (1/2 BR SUIT)	14	1 BR	14
55	TYPE AB (1/2 BR SUIT)	14	1 BR	14
56	TYPE AB1 (1/2 BR SUIT)	14	1 BR	14
57	TYPE AC (1/2 BR SUIT)	14	1 BR	14
58	TYPE AC1 (1/2 BR SUIT)	14	1 BR	14
59	TYPE AD (1/2 BR SUIT)	14	1 BR	14
60	TYPE AD1 (1/2 BR SUIT)	14	1 BR	14
61	TYPE AE (1/2 BR SUIT)	14	1 BR	14
62	TYPE AE1 (1/2 BR SUIT)	14	1 BR	14
63	TYPE AF (1/2 BR SUIT)	14	1 BR	14
64	TYPE AF1 (1/2 BR SUIT)	14	1 BR	14
65	TYPE AG (1/2 BR SUIT)	14	1 BR	14
66	TYPE AG1 (1/2 BR SUIT)	14	1 BR	14
67	TYPE AH (1/2 BR SUIT)	14	1 BR	14
68	TYPE AH1 (1/2 BR SUIT)	14	1 BR	14
69	TYPE AI (1/2 BR SUIT)	14	1 BR	14
70	TYPE AI1 (1/2 BR SUIT)	14	1 BR	14
71	TYPE AJ (1/2 BR SUIT)	14	1 BR	14
72	TYPE AJ1 (1/2 BR SUIT)	14	1 BR	14
73	TYPE AK (1/2 BR SUIT)	14	1 BR	14
74	TYPE AK1 (1/2 BR SUIT)	14	1 BR	14
75	TYPE AL (1/2 BR SUIT)	14	1 BR	14
76	TYPE AL1 (1/2 BR SUIT)	14	1 BR	14
77	TYPE AM (1/2 BR SUIT)	14	1 BR	14
78	TYPE AM1 (1/2 BR SUIT)	14	1 BR	14
79	TYPE AN (1/2 BR SUIT)	14	1 BR	14
80	TYPE AN1 (1/2 BR SUIT)	14	1 BR	14
81	TYPE AO (1/2 BR SUIT)	14	1 BR	14
82	TYPE AO1 (1/2 BR SUIT)	14	1 BR	14
83	TYPE AP (1/2 BR SUIT)	14	1 BR	14
84	TYPE AP1 (1/2 BR SUIT)	14	1 BR	14
85	TYPE AQ (1/2 BR SUIT)	14	1 BR	14
86	TYPE AQ1 (1/2 BR SUIT)	14	1 BR	14
87	TYPE AR (1/2 BR SUIT)	14	1 BR	14
88	TYPE AR1 (1/2 BR SUIT)	14	1 BR	14
89	TYPE AS (1/2 BR SUIT)	14	1 BR	14
90	TYPE AS1 (1/2 BR SUIT)	14	1 BR	14
91	TYPE AT (1/2 BR SUIT)	14	1 BR	14
92	TYPE AT1 (1/2 BR SUIT)	14	1 BR	14
93	TYPE AU (1/2 BR SUIT)	14	1 BR	14
94	TYPE AU1 (1/2 BR SUIT)	14	1 BR	14
95	TYPE AV (1/2 BR SUIT)	14	1 BR	14
96	TYPE AV1 (1/2 BR SUIT)	14	1 BR	14
97	TYPE AW (1/2 BR SUIT)	14	1 BR	14
98	TYPE AW1 (1/2 BR SUIT)	14	1 BR	14
99	TYPE AX (1/2 BR SUIT)	14	1 BR	14
100	TYPE AX1 (1/2 BR SUIT)	14	1 BR	14
101	TYPE AY (1/2 BR SUIT)	14	1 BR	14
102	TYPE AY1 (1/2 BR SUIT)	14	1 BR	14
103	TYPE AZ (1/2 BR SUIT)	14	1 BR	14
104	TYPE AZ1 (1/2 BR SUIT)	14	1 BR	14
105	TYPE BA (1/2 BR SUIT)	14	1 BR	14
106	TYPE BA1 (1/2 BR SUIT)	14	1 BR	14
107	TYPE BB (1/2 BR SUIT)	14	1 BR	14
108	TYPE BB1 (1/2 BR SUIT)	14	1 BR	14
109	TYPE BC (1/2 BR SUIT)	14	1 BR	14
110	TYPE BC1 (1/2 BR SUIT)	14	1 BR	14
111	TYPE BD (1/2 BR SUIT)	14	1 BR	14
112	TYPE BD1 (1/2 BR SUIT)	14	1 BR	14
113	TYPE BE (1/2 BR SUIT)	14	1 BR	14
114	TYPE BE1 (1/2 BR SUIT)	14	1 BR	14
115	TYPE BF (1/2 BR SUIT)	14	1 BR	14
116	TYPE BF1 (1/2 BR SUIT)	14	1 BR	14
117	TYPE BG (1/2 BR SUIT)	14	1 BR	14
118	TYPE BG1 (1/2 BR SUIT)	14	1 BR	14
119	TYPE BH (1/2 BR SUIT)	14	1 BR	14
120	TYPE BH1 (1/2 BR SUIT)	14	1 BR	14
121	TYPE BI (1/2 BR SUIT)	14	1 BR	14
122	TYPE BI1 (1/2 BR SUIT)	14	1 BR	14
123	TYPE BJ (1/2 BR SUIT)	14	1 BR	14
124	TYPE BJ1 (1/2 BR SUIT)	14	1 BR	14
125	TYPE BK (1/2 BR SUIT)	14	1 BR	14
126	TYPE BK1 (1/2 BR SUIT)	14	1 BR	14
127	TYPE BL (1/2 BR SUIT)	14	1 BR	14
128	TYPE BL1 (1/2 BR SUIT)	14	1 BR	14
129	TYPE BM (1/2 BR SUIT)	14	1 BR	14
130	TYPE BM1 (1/2 BR SUIT)	14	1 BR	14
131	TYPE BN (1/2 BR SUIT)	14	1 BR	14
132	TYPE BN1 (1/2 BR SUIT)	14	1 BR	14
133	TYPE BO (1/2 BR SUIT)	14	1 BR	14
134	TYPE BO1 (1/2 BR SUIT)	14	1 BR	14
135	TYPE BP (1/2 BR SUIT)	14	1 BR	14
136	TYPE BP1 (1/2 BR SUIT)	14	1 BR	14
137	TYPE BQ (1/2 BR SUIT)	14	1 BR	14
138	TYPE BQ1 (1/2 BR SUIT)	14	1 BR	14
139	TYPE BR (1/2 BR SUIT)	14	1 BR	14
140	TYPE BR1 (1/2 BR SUIT)	14	1 BR	14
141	TYPE BS (1/2 BR SUIT)	14	1 BR	14
142	TYPE BS1 (1/2 BR SUIT)	14	1 BR	14
143	TYPE BT (1/2 BR SUIT)	14	1 BR	14
144	TYPE BT1 (1/2 BR SUIT)	14	1 BR	14
145	TYPE BU (1/2 BR SUIT)	14	1 BR	14
146	TYPE BU1 (1/2 BR SUIT)	14	1 BR	14
147	TYPE BV (1/2 BR SUIT)	14	1 BR	14
148	TYPE BV1 (1/2 BR SUIT)	14	1 BR	14
149	TYPE BV (1/2 BR SUIT)	14	1 BR	14
150	TYPE BV1 (1/2 BR SUIT)	14	1 BR	14
151	TYPE BW (1/2 BR SUIT)	14	1 BR	14
152	TYPE BW1 (1/2 BR SUIT)	14	1 BR	14
153	TYPE BX (1/2 BR SUIT)	14	1 BR	14
154	TYPE BX1 (1/2 BR SUIT)	14	1 BR	14
155	TYPE BY (1/2 BR SUIT)	14	1 BR	14
156	TYPE BY1 (1/2 BR SUIT)	14	1 BR	14
157	TYPE BZ (1/2 BR SUIT)	14	1 BR	14
158	TYPE BZ1 (1/2 BR SUIT)	14	1 BR	14
159	TYPE CA (1/2 BR SUIT)	14	1 BR	14
160	TYPE CA1 (1/2 BR SUIT)	14	1 BR	14
161	TYPE CB (1/2 BR SUIT)	14	1 BR	14
162	TYPE CB1 (1/2 BR SUIT)	14	1 BR	14
163	TYPE CC (1/2 BR SUIT)	14	1 BR	14
164	TYPE CC1 (1/2 BR SUIT)	14	1 BR	14
165	TYPE CD (1/2 BR SUIT)	14	1 BR	14
166	TYPE CD1 (1/2 BR SUIT)	14	1 BR	14
167	TYPE CE (1/2 BR SUIT)	14	1 BR	14
168	TYPE CE1 (1/2 BR SUIT)	14	1 BR	14
169	TYPE CF (1/2 BR SUIT)	14	1 BR	14
170	TYPE CF1 (1/2 BR SUIT)	14	1 BR	14
171	TYPE CG (1/2 BR SUIT)	14	1 BR	14
172	TYPE CG1 (1/2 BR SUIT)	14	1 BR	14
173	TYPE CH (1/2 BR SUIT)	14	1 BR	14
174	TYPE CH1 (1/2 BR SUIT)	14	1 BR	14
175	TYPE CI (1/2 BR SUIT)	14	1 BR	14
176	TYPE CI1 (1/2 BR SUIT)	14	1 BR	14
177	TYPE CJ (1/2 BR SUIT)	14	1 BR	14
178	TYPE CJ1 (1/2 BR SUIT)	14	1 BR	14
179	TYPE CK (1/2 BR SUIT)	14	1 BR	14
180	TYPE CK1 (1/2 BR SUIT)	14	1 BR	14
181	TYPE CL (1/2 BR SUIT)	14	1 BR	14
182	TYPE CL1 (1/2 BR SUIT)	14	1 BR	14
183	TYPE CM (1/2 BR SUIT)	14	1 BR	14
184	TYPE CM1 (1/2 BR SUIT)	14	1 BR	14
185	TYPE CN (1/2 BR SUIT)	14	1 BR	14
186	TYPE CN1 (1/2 BR SUIT)			

- 1. FIRST SUBMITTAL REDLINE REVISIONS FROM CITY OF CHARLOTTE 10/16/09
- 2. SECOND SUBMITTAL REDLINE REVISIONS FROM CITY OF CHARLOTTE 10/22/09

ENGINEERING AND SURVEYING, INC.  
 LAND DEVELOPMENT CONSULTING  
 4400 TRYON STREET  
 HIGH POINT, NORTH CAROLINA 27665  
 PHONE: (336) 812-8800 FAX: (336) 812-9180

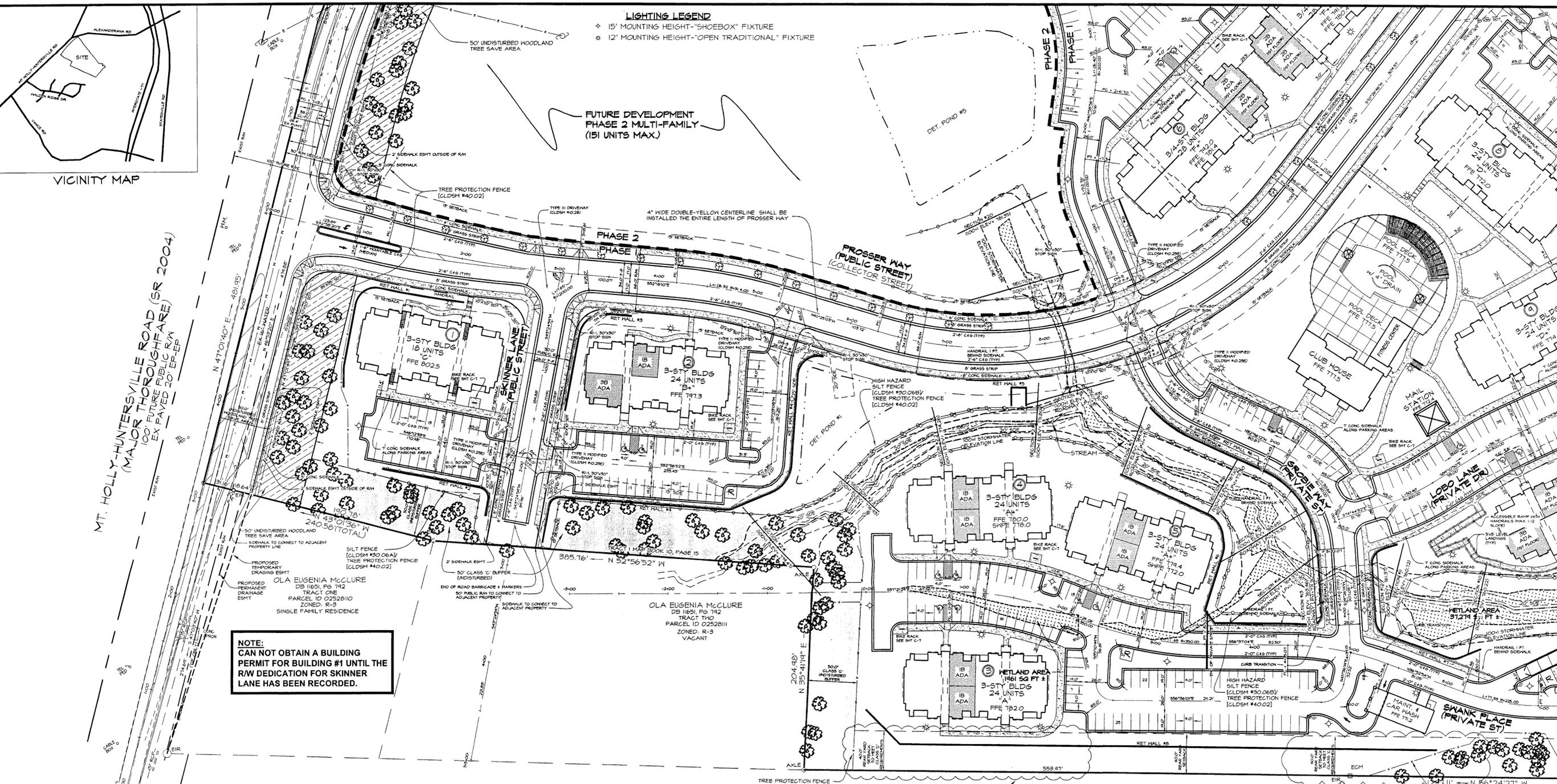


ASHTON RESERVE AT NORTHLAKE  
 DETAILED SITE PLAN  
 CITY OF CHARLOTTE ETJ AREA  
 MECKLENBURG COUNTY, NORTH CAROLINA

PROPERTY ADDRESS:  
 10244 AND 10430 MT. HOLLY-HUNTERSVILLE ROAD  
 SCALE: 1" = 50'  
 DATE: 05/16/08  
 PROJECT: 408-04  
 DRAWN BY: TGL  
 SHEET C-5

- LIGHTING LEGEND**
- ◆ 15' MOUNTING HEIGHT-"SHOEBOX" FIXTURE
  - ⊛ 12' MOUNTING HEIGHT-"OPEN TRADITIONAL" FIXTURE

FUTURE DEVELOPMENT  
 PHASE 2 MULTI-FAMILY  
 (151 UNITS MAX.)



**NOTE:**  
 CAN NOT OBTAIN A BUILDING PERMIT FOR BUILDING #1 UNTIL THE R/W DEDICATION FOR SKINNER LANE HAS BEEN RECORDED.

**PROPOSED RETAINING WALLS ARE FOR ILLUSTRATION PURPOSES ONLY, DEPICTING CHANGE IN GRADE REQUIREMENTS.**  
 REFER TO PLANS BY S & ME, INC. (SHEETS RW-1 THRU RW-26) FOR RETAINING WALLS DETAILS

**BUFFER PLANTING REQUIREMENTS:**

- BUFFER I** (SEE SHEET L1 FOR LOCATION AND DETAILS): 528.34 LF  
 TOTAL REQUIRED TREES: 48 (AT LEAST 36 LARGE MATURING TREES AND 12 EVERGREEN TREES)  
 REQUIREMENT SATISFIED BY EXISTING TREES TO REMAIN SUPPLEMENTED WITH 12 NEW EVERGREEN TREES AND 105 NEW SHRUBS (75 EVERGREEN AND 28 DECIDUOUS)
- BUFFER II** (SEE SHEET L1 FOR LOCATION AND DETAILS): 204.98 LF  
 TOTAL REQUIRED TREES: 19 (AT LEAST 14 LARGE MATURING TREES AND 5 EVERGREEN TREES)  
 REQUIREMENT SATISFIED BY EXISTING TREES TO REMAIN SUPPLEMENTED WITH 5 NEW EVERGREEN TREES AND 41 NEW SHRUBS (31 EVERGREEN AND 10 DECIDUOUS)
- BUFFER III** (SEE SHEET L1 FOR LOCATION AND DETAILS): 228 LF  
 TOTAL REQUIRED TREES: 16 (AT LEAST 12 LARGE MATURING TREES AND 4 EVERGREEN TREES)  
 REQUIREMENT SATISFIED BY EXISTING TREES TO REMAIN SUPPLEMENTED WITH 4 NEW EVERGREEN TREES AND 46 NEW SHRUBS (44 EVERGREEN)
- BUFFER IV** (SEE SHEET L1 FOR LOCATION AND DETAILS): 146 LF  
 TOTAL REQUIRED TREES: 11 (AT LEAST 7 LARGE MATURING TREES AND 4 EVERGREEN TREES)  
 REQUIREMENT SATISFIED BY EXISTING TREES TO REMAIN SUPPLEMENTED WITH 1 NEW EVERGREEN TREE AND 30 NEW SHRUBS (30 EVERGREEN)
- BUFFER V** (SEE SHEET L1 FOR LOCATION AND DETAILS): 643.50 LF  
 TOTAL REQUIRED TREES: 58 (AT LEAST 35 LARGE MATURING TREES AND 23 EVERGREEN TREES)  
 REQUIREMENT SATISFIED BY EXISTING TREES TO REMAIN SUPPLEMENTED WITH 0 NEW EVERGREEN TREES AND 388 NEW SHRUBS (290 EVERGREEN AND 98 DECIDUOUS)
- BUFFER VI** (SEE SHEET L1 FOR LOCATION AND DETAILS): 140 LF  
 TOTAL REQUIRED TREES: 15 (AT LEAST 12 LARGE MATURING TREES AND 3 EVERGREEN TREES)  
 REQUIREMENT SATISFIED BY EXISTING TREES TO REMAIN SUPPLEMENTED WITH 1 NEW EVERGREEN TREE AND 28 NEW SHRUBS (21 EVERGREEN AND 7 DECIDUOUS)
- BUFFER VII** (SEE SHEET L1 FOR LOCATION AND DETAILS): 938.62 LF  
 TOTAL REQUIRED TREES: 85 (AT LEAST 54 LARGE MATURING TREES AND 31 EVERGREEN TREES)  
 REQUIREMENT SATISFIED BY EXISTING TREES TO REMAIN SUPPLEMENTED WITH 21 NEW EVERGREEN TREES AND 188 NEW SHRUBS (141 EVERGREEN AND 47 DECIDUOUS)

**SITE NOTES:**

- PROPERTY ADDRESS: 10244 & 10430 MOUNT HOLLY-HUNTERSVILLE RD MECKLENBURG COUNTY, NORTH CAROLINA "CITY OF CHARLOTTE ETJ AREA"
- ZONING DISTRICT: R-12 MF (CD) (2004-71)
- DEED REFERENCES: DB 23081 PG 813
- TAX PARCEL NUMBERS: 02528112, 02528107
- PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN. BOUNDARY ACCORDING TO FEMA COMMUNITY PANEL NO. 37190 0106E. EFFECTIVE DATE FEBRUARY 4, 2004, & DFIRM PANEL NUMBER 371045490J STAMPED PRELIMINARY OCT 10, 2007
- SITE AREA:  
 TOTAL SITE: 38432 AC.  
 PHASE 1: 28,231 AC.  
 PHASE 2: 11,201 AC.
- DENSITY:  
 TOTAL UNITS ALLOWED PER ZONING = 473 UNITS (11.89 DU/A BASED ON 39.432 AC.)  
 PHASE 1 - 322 APARTMENT UNITS/ 28,231 AC. (11.41 DU/A)  
 PHASE 2 - (MAX) 151 APARTMENT UNITS/ 11,201 AC. (13.48 DU/A)
- EXISTING USE: SINGLE FAMILY RESIDENCE  
 PROPOSED USE: APARTMENTS FOR RENT
- INTERNAL STREETS ARE PUBLIC WITH 2'-6" CURB & GUTTER & PRIVATE WITH 2'-0" STANDARD CURB AND GUTTER
- TOTAL LENGTH OF PRIVATE STREET: 1,601 LF  
 TOTAL PARKING ALONG PRIVATE STREET: 337 LF (21.1%)

**SITE NOTES (cont'd):**

- REQUIRED BUILDING SETBACKS:  
 - MIN SETBACK = 5'0" ALONG MT HOLLY-HUNTERSVILLE RD  
 - 15' ALONG INTERNAL PUBLIC ROADS, PER SECTION 9.303(19)  
 - MIN SIDE YARD = 5'0" PER CD ZONING PLAN  
 - MIN REAR YARD = 5'0" PER CD ZONING PLAN  
 - MAXIMUM BUILDING HEIGHT = 40'  
 - MAXIMUM BUILDING COVERAGE = 50% OF LOT
- PROPOSED BUILDING HEIGHTS:  
 TYPE A = 42'-0"  
 TYPE B = 42'-0"  
 TYPE C = 42'-0"  
 TYPE D = 42'-0"  
 TYPE E = 52'-0"  
 TYPE F = 52'-10"
- OPEN SPACE:  
 REQUIRED: 50% R12-MF (14.12 AC.)  
 PROVIDED: 58.5% R12-MF (18.5 AC.)
- ALL BUILDINGS ARE TO BE SPRINKLERED.
- ESTIMATED PHASE 1 COMPLETION: 12 MONTHS
- REQUIRED PARKING:  
 PARKING CALCULATION: 1.5 SPACES/UNIT X 322 UNITS = 483  
 PARKING PROVIDED: 510 SPACES (INCLUDES 21 HC SPACES)
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS TO EXISTING PAVEMENT WHERE APPLICABLE.
- CUTS MADE TO EXISTING PAVEMENT SHALL BE SAW CUT AND REPAVED WITH A SMOOTH TRANSITION. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL REPAIR AREAS.
- JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
- CONCRETE FORMS SHALL BE INSPECTED AND APPROVED BY THE SITE CONSTRUCTION MANAGER PRIOR TO POUR.

**SOLID WASTE & RECYCLING REQUIREMENTS:**

- SOLID WASTE: (ENCLOSURE DETAIL SHEET A1-35)  
 REQUIRED: ONE (1) CY COMPACTOR PER 20 UNITS  
 PROVIDED: ONE (1) CY COMPACTOR
- RECYCLING: (ENCLOSURE DETAIL SHEET C-7-1)  
 REQUIRED: FIVE (5) RECYCLING STATIONS  
 PROVIDED: FIVE (5) RECYCLING STATIONS (144 SF MIN EACH)

**BIKE PARKING CALCULATION:**

- REQUIRED:  
 1 BIKE SPACE PER 20 UNITS:  
 322 / 20 = 16.1 (ROUND UP TO 17)
- PROVIDED:  
 40 BIKE SPACES PROVIDED

**CDOT GENERAL NOTES:**

- ALL DRAINAGE FACILITIES, CURB CUTS AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATED WITH ENGINEERING AND PROPERTY MANAGEMENT.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT OF WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS. IF IT IS POSSIBLE THAT CDOT MAY NOT APPROVE ALL ITEMS SOUGHT UNDER AN ENCROACHMENT AGREEMENT.

**PROJECT CONTACT INFORMATION**

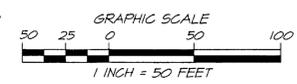
**OWNER/DEVELOPER:**  
 NORTHLAKE INVESTORS 208, LLC  
 c/o J. TUCKER DEVELOPMENT PARTNERS  
 295 EAST PACES FERRY ROAD  
 SUITE 450  
 ATLANTA, GA 30305  
 CONTACT: ZACH SCHUMBERG  
 PHONE: (678) 404-3228  
 FAX: (678) 404-3226  
 EMAIL: zschumberg@juckerdevelopment.com

**ENGINEER:**  
 CPT ENGINEERING & SURVEYING, INC.  
 4400 TRYON STREET  
 HIGH POINT, NC 27265  
 CONTACT: STEVE WEBB  
 PHONE: (336) 812-8800 EXT. 310  
 FAX: (336) 812-8780  
 EMAIL: steven@cptengineering.com

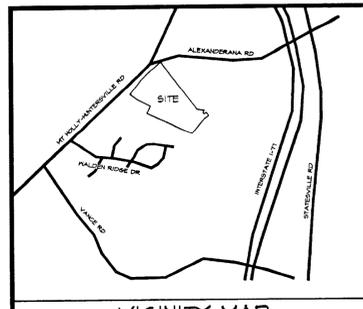
LINE #	CHORD BEARING	DISTANCE
L-1	S 38°01'39" W	64.36'
L-2	S 24°19'44" E	52.47'
L-3	N 63°55'24" E	75.00'
L-4	N 57°08'22" E	42.53'
L-5	N 62°32'40" E	52.30'
L-6	N 62°32'40" E	52.04'

**GENERAL NOTES**

- ALL BEARINGS ARE DEED BEARINGS UNLESS OTHERWISE NOTED. (DB 10253, PG 46B)
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
- BOUNDARY INFORMATION SHOWN FROM FIELD SURVEY BY CPT ENGINEERING & SURVEYING, INC. DATED 9/24/2004.
- PRECISION 1:10,000+
- WETLANDS DELINEATED ON THE GROUND BY S&ME, INC.



Dec. 22, 2006 - F:\Projects\408-04\TUCKER\_CDS\408-04-JTD\_CIVIL\_BASE.DWG TAB NAME: C-5 Site Plan



**LIGHTING LEGEND**

- ◆ 15' MOUNTING HEIGHT-"SHOEBOX" FIXTURE
- ★ 12' MOUNTING HEIGHT-"OPEN TRADITIONAL" FIXTURE

LINE #	CHORD BEARING	DISTANCE
L-1	S 38°01'34" W	69.36'
L-2	S 24°14'44" E	52.41'
L-3	N 63°55'24" E	75.00'
L-4	N 57°08'22" E	42.59'
L-5	N 62°32'40" E	52.30'
L-6	N 62°32'40" E	52.04'

- GENERAL NOTES**
- 1) ALL BEARINGS ARE DEED BEARINGS UNLESS OTHERWISE NOTED. (DB 16253, PG 468)
  - 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - 3) IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - 4) BOUNDARY INFORMATION SHOWN FROM FIELD SURVEY BY CPT ENGINEERING & SURVEYING, INC. DATED 9/24/2004.
  - 5) PRECISION 1:10,000+
  - 6) WETLANDS DELINEATED ON THE GROUND BY S&M, INC.

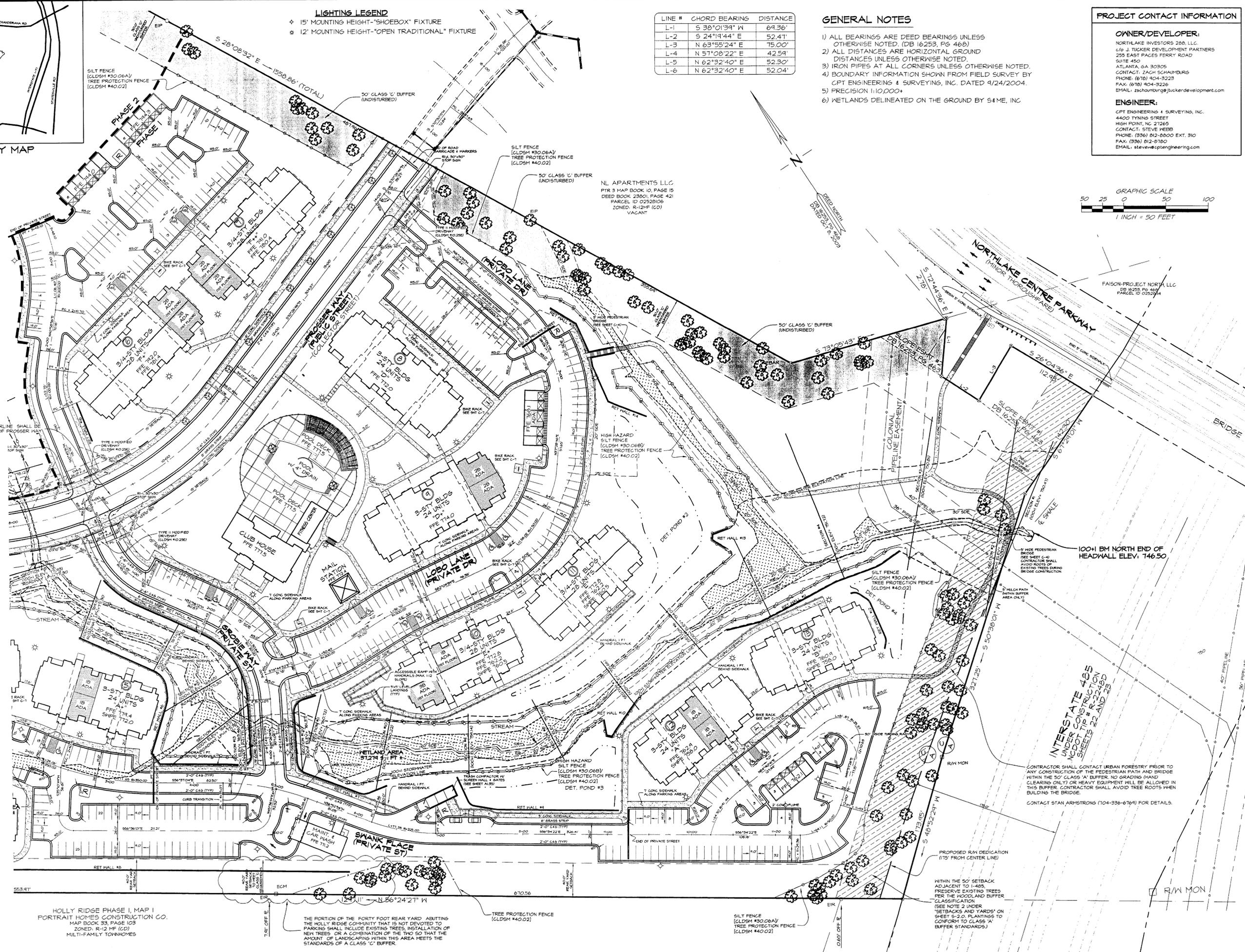
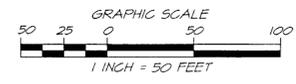
**PROJECT CONTACT INFORMATION**

**OWNER/DEVELOPER:**  
 NORTHLAKE INVESTORS 288, LLC  
 470 J. TUCKER DEVELOPMENT PARTNERS  
 235 EAST PAGES FERRY ROAD  
 SUITE 450  
 ATLANTA, GA 30305  
 CONTACT: ZACH SCHAIERBURG  
 PHONE: (678) 904-3223  
 FAX: (678) 904-3226  
 EMAIL: zschaierb@tuckerdevelopment.com

**ENGINEER:**  
 CPT ENGINEERING & SURVEYING, INC.  
 4400 TYNAN STREET  
 HIGH POINT, NC 27265  
 CONTACT: STEVE WEBB  
 PHONE: (336) 812-8800 EXT. 310  
 FAX: (336) 812-8780  
 EMAIL: steve@cptengineering.com

**REVISIONS**

NO.	DESCRIPTION	DATE
1	FIRST SUBMITTAL REDLINE REVISIONS FROM CITY OF CHARLOTTE 10/16/08	
2	SECOND SUBMITTAL REDLINE REVISIONS FROM CITY OF CHARLOTTE 12/22/08	



4" WIDE DOUBLE-YELLOW CENTERLINE SHALL BE INSTALLED THE ENTIRE LENGTH OF PROSSER WAY

HOLLY RIDGE PHASE I, MAP 1  
 PORTRAIT HOMES CONSTRUCTION CO.  
 MAP BOOK 33, PAGE 103  
 ZONED: R-12 MF (GD)  
 MULTI-FAMILY TOWNHOMES

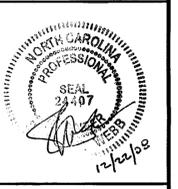
THE PORTION OF THE FORTY FOOT REAR YARD ABUTTING THE HOLLY RIDGE COMMUNITY THAT IS NOT DEVOTED TO PARKING SHALL INCLUDE EXISTING TREES, INSTALLATION OF NEW TREES OR A COMBINATION OF THE TWO SO THAT THE AMOUNT OF LANDSCAPING WITHIN THIS AREA MEETS THE STANDARDS OF A CLASS 'C' BUFFER.

CONTRACTOR SHALL CONTACT URBAN FORESTRY PRIOR TO ANY CONSTRUCTION OF THE PEDESTRIAN PATH AND BRIDGE WITHIN THE 50' CLASS 'A' BUFFER. NO GRADING (HAND CLEARING ONLY) OR HEAVY EQUIPMENT WILL BE ALLOWED IN THIS BUFFER. CONTRACTOR SHALL AVOID TREE ROOTS WHEN BUILDING THE BRIDGE.

CONTACT STAN ARMSTRONGS (704-336-6761) FOR DETAILS.

WITHIN THE 50' SETBACK ADJACENT TO I-485, PRESERVE EXISTING TREES PER THE WOODLAND BUFFER CLASSIFICATION. (SEE NOTE 2 UNDER 'SETBACKS AND YARDS' ON SHEET S-2.0. PLANTINGS TO CONFORM TO CLASS 'A' BUFFER STANDARDS.)

ENGINEERING AND SURVEYING, INC.  
 LAND DEVELOPMENT CONSULTING  
 4400 TYNAN STREET  
 HIGH POINT, NORTH CAROLINA 27265  
 PHONE: (336) 812-8800 - FAX: (336) 812-8780



**ASHTON RESERVE AT NORTHLAKE**  
**DETAILED SITE PLAN**  
 CITY OF CHARLOTTE ETJ AREA  
 MECKLENBURG COUNTY, NORTH CAROLINA

PROPERTY ADDRESS:  
 10244 AND 10430 MT. HOLLY-HUNTERSVILLE ROAD

SCALE: 1"=50'

DATE: 05/16/08

PROJECT: 408-04

DRAWN BY: TGL

SHEET **C-6**