

SITE DATA:

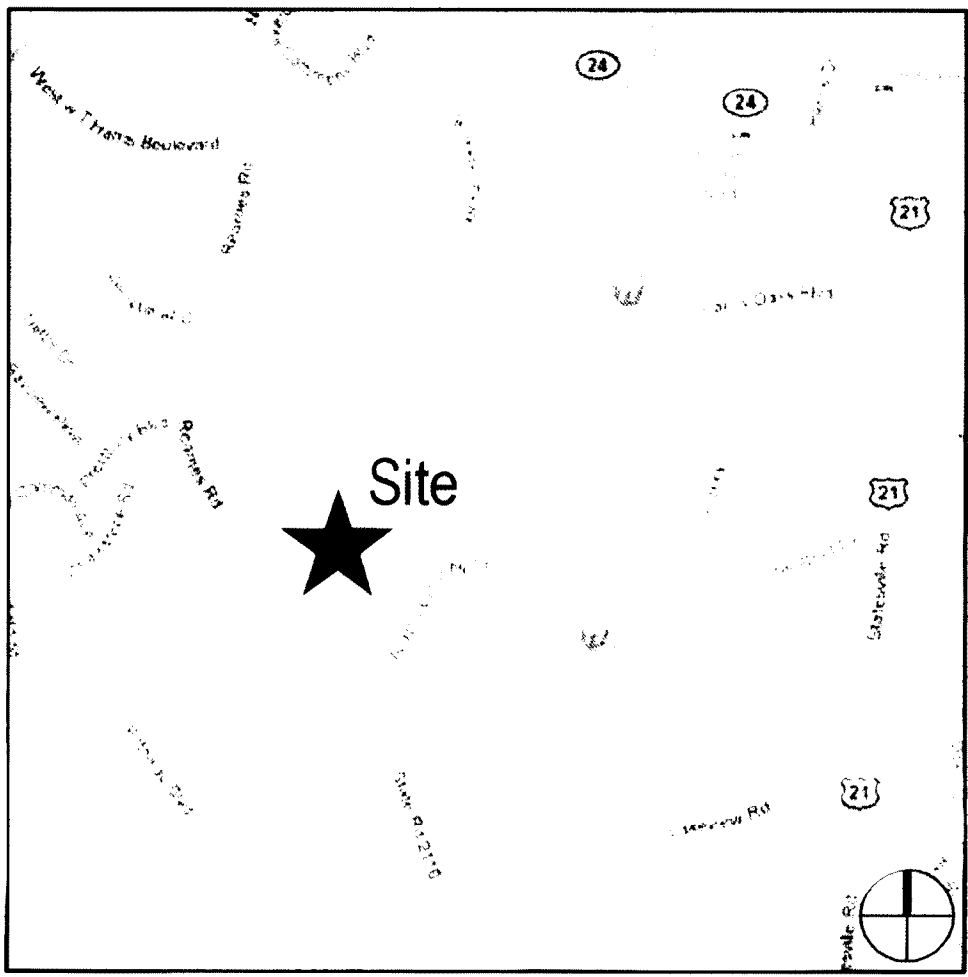
PIN:	02511305
OWNER:	Charter Properties, Inc.
ADDRESS:	1520 South Boulevard, Suite 215 Charlotte, NC 28203 (704) 377-4172
TELEPHONE NUMBER:	
ZONING:	R-12 MFCO (Petition #2005-167)
JURISDICTION:	City of Charlotte
PROPOSED USE:	588 Units Allowed By Rezoning 306 Units Approved for Phase I 282 Units Remaining Allowed for Phase II 236 Apartments Units Phase II 28 Townhome Units Phase II 264 Total Units Phase II
ACCESSIBLE UNITS:	
Required Type A:	5% of 100=5 0.02x136=2.72 total =8
Provided Type A:	8
Provided Type B:	(Remaining none "A" Ground units)
72-B=64	
BUILDING HEIGHT(feet):	40' MAX.-HEIGHTS MY EXCEED WITH INCREASED YARDS
Club House:	33'-6"
Building Type I:	49'-6"
Building Type II:	47'-9"
Building Type III:	52'-1"
Building Type IV:	32'-6"
Building Type V:	32'-6"
LOT SIZE:	23.04 Acres Total
Right of way:	
Reames Road:	0.037 Acres
Total Adjusted Site:	23.003 Acres
DENSITY:	11.47 Du/Ac
COMMON OPEN SPACE:	
Required:	50%=11.52 Acres
Provided:	15.40 Acres (Phase I) 11.54 Acres (Phase II)
TREE SAVE AREA:	
Required:	15%=3.4 Acres
Provided:	3.75 Acres (see Sht. L5.1)
YARD REQUIREMENTS:	
Setback (front):	30' Along Reames Road
From Right-of-Way:	10 FT+6 FT for building height
Side Yard:	20' Abutting Single Family
Rear Yard:	40 FT, 20 FT abutting dedicated greenway
Building Separation:	16 FT
PARKING DATA: For Townhomes only	1.5 per Townhome Required
1 Garage space and 1 Driveway space provided=56 Total	
PARKING DATA: For Multi-Family only	236*1.5=354
Required:(1.50 per unit)	388
Provided:	363
Surface Parking:	25
Garage Parking:	
Handicap Parking:	
Required: (CLDS 50.10A)	7+1 Van Accessible
Provided: 12 Total	1 Van at Mail Kiosk 1 Van at Club House
1 Garage + 7 Van for Type "A" units	
2 Van for Type "B" units	
SOLID WASTE/RECYCLING STATION REQUIREMENTS	
Solid Waste:	
Required:	8 cu.yd. Compactor Per 90 Units
264 Units=24 cu. yd.	
Provided:	30 cu. yd. Compactor
Required:	241-320 Units Req. 4 x 144 sf.
Recycle Stations	
Provided:	4 Recycling Stations
(4 x 144 = 576 sf)	
BIKE PARKING	
Required:	1 Per 20 Units
264/20=13.5=14	
Provided:	75 (25 sets of 3) Located in Stairwell
All are Covered Spaces. See Architectural plans	
See 17/L7.0 for Detail	
Building Type I - First Floor is 9,703 SF, 3 stories plus basement	
Building Type II - First Floor is 9,821 SF, 3 stories	
NFPA 13R sprinkler system at Building Types I, II, III, IV, and V only	

STAKING AND MATERIALS LEGEND:

SYMBOL		CLDS #50.10A
	PROPOSED HANDICAP SPACE	CLDS #50.10A
	PROPOSED HANDICAP SIGNS	CLDS #50.10A CLDS #50.10B CLDS #50.10C
	PROPOSED SIDEWALK	CLDS #10.22
	PROPOSED HANDICAP RAMP	CLDS #10.32A CLDS #10.32B
	PROPOSED HEAVY DUTY ASPHALT	6/L7.0
	PROPOSED HEAVY DUTY CONCRETE	-/-
	PROPOSED 1'-6\"/>	10/L7.0 CLDS #10.17A CLDS #10.17C
	PROPOSED 2'-6\"/>	10/L7.0 CLDS #10.17A CLDS #10.17C
	PROPOSED STOP SIGN TO BE INSTALLED BY DEVELOPER AT REAMES ROAD EXIT	MUTCD R1-1 30 x 30
	PROPOSED STOP SIGN TO BE INSTALLED BY DEVELOPER AT INTERIOR INTERSECTIONS	MUTCD R1-1 24 x 24
	PROPOSED BUFFER FENCING	12/L7.3
	PROPOSED PRECAST CONCRETE WHEEL STOPS AT DEPRESSIONED CURB	-/-
	ACCESSIBLE RAMP	2/L7.1
	PROPOSED CARD BOARD DUMPSTER	15/L7.0
	PROPOSED RECYCLE CENTER	15-16/L7.0
	PROPOSED COMPACTOR	1-3/L7.0
	PROPOSED SAFETY FENCE	18/L7.0
	FIRE DEPARTMENT CONNECTION	-/-
	TRADITIONAL LIGHT FIXTURE 12' DIRECT BURY POLE	L7.3
	SHOE BOX LIGHT FIXTURE 20' DIRECT BURY POLE	L7.3
	SHOE BOX 2 LIGHT FIXTURES 180\"/>	L7.3
	EXTERIOR AREAS FOR ASSISTED RESCUE	
	1'-6\"/>	CLDS #10.17B

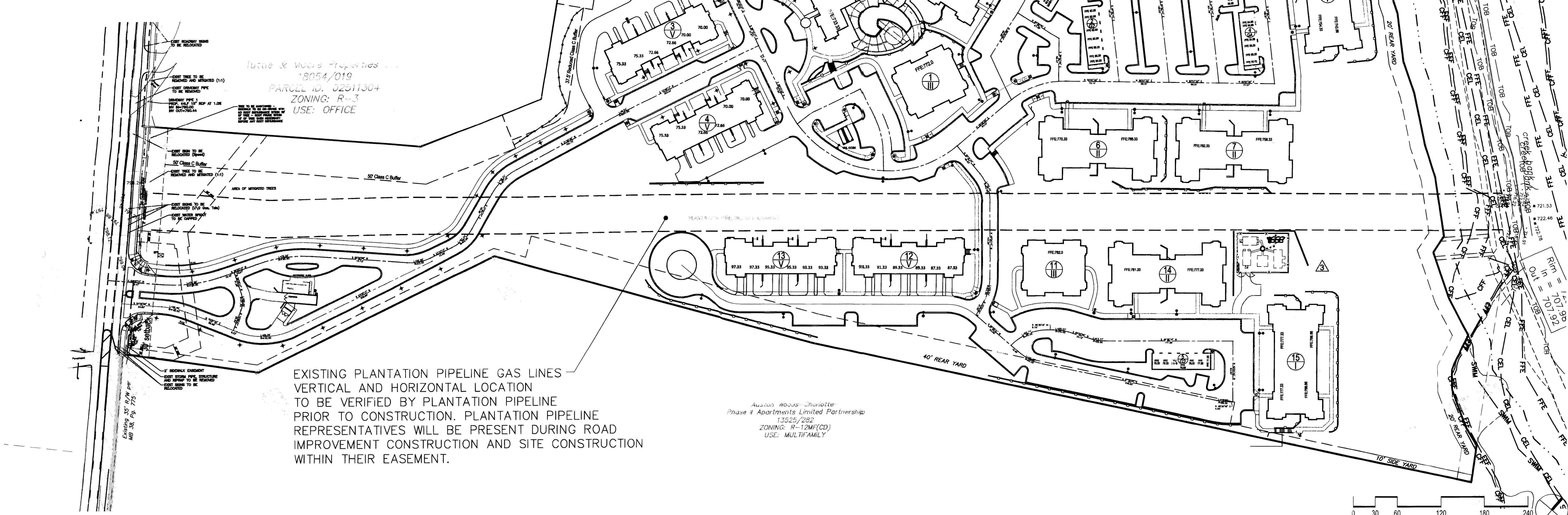
GENERAL NOTES:

1. BASED ON A SURVEY BY F. DONALD LAWRENCE & ASSOCIATES, P.A., DATED 8/21/06.
2. SURVEYOR SHALL IMMEDIATELY NOTIFY SIGMON DESIGN OF DISCREPANCIES OR ENCROACHMENTS GENERATED BY THIS LAYOUT PLAN.
3. AN AUTOCAD DRAWING FILE WILL BE SUPPLIED FOR CONSTRUCTION STAKING ON REQUEST.
4. SEE ARCHITECTURAL PLANS, BY NARMOUR WRIGHT ARCHITECTS, FOR BUILDING DIMENSIONS AND LAYOUT INFORMATION.
5. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
6. NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
7. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND.
8. ALL DIMENSIONS AND COORDINATES TO LOCATE BUILDINGS ARE TO AN OUTSIDE CORNER, NOT TO FOOTINGS. SEE ARCHITECTURAL DRAWINGS FOR FOOTING DESIGN.
9. COORDINATE ALL CURB AND STREET GRADES AT INTERSECTIONS WITH INSPECTOR.
10. SIGHT TRIANGLES ARE THE MINIMUM REQUIRED.
11. ALL RETAINING WALLS ON SITE ARE SUBJECT TO THE FOLLOWING:  
A. DESIGN OF ALL RETAINING WALLS TO BE PER NC BUILDING CODE SECTION 1610.3.  
B. DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY AN NC LICENSED ENGINEER, WILL BE SUBMITTED TO THE LOCAL AUTHORITY PRIOR TO CONSTRUCTION.  
C. AN NC LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE LOCAL AUTHORITY THAT THE RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERED DRAWINGS, IN COMPLIANCE WITH SECTION 1610.3 OF THE NC BUILDING CODE.
12. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
13. ALL INTERIOR SITE SIDEWALKS ARE 5 FEET IN WIDTH EXCEPT WHEN ABUTTING THE FRONT OF PARKING SPACES WHERE THE SIDEWALK WIDTH IS 7 FEET. PROPOSED SIDEWALK WIDTH ALONG LITTLE SEM LANE IS 6 FEET WITH AN 8 FOOT PLANTING STRIP. SIDEWALK ALONG STEELCROFT PARKWAY IS AN EXISTING 5 FOOT SIDEWALK WITH AN EXISTING 8 FOOT PLANTING STRIP.
14. ALL FIRE ACCESS ROADS (INCLUDING MOUNTABLE CURB) ACCESSING ALL BUILDINGS SHALL BE COMPACTED TO HOLD FIRE APPARATUS PER THE NC STATE FIRE CODE. THE REQUIRED WEIGHT IS 80,000 LBS.
15. CONTRACTOR TO SUBMIT PAVEMENT DESIGN FOR FIRE ACCESS ROADS (REFER TO NOTE #14) TO ENGINEER FOR APPROVAL.
16. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
17. CURB AND GUTTER SHOWN ON PLANS ALONG REAMES ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
18. PRIOR TO PLANT RECOGNITION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLANS.
19. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM #50.05 (9" SIGNS ONLY).
20. PRIVATE STREETS WILL HAVE NO MORE THAN 50% OF THE LENGTH UNID WITH ANGLED PARKING.
21. OFF-SITE GRADING OR CONSTRUCTION REQUIRES A LETTER FROM THE AFFECTED PROPERTY OWNER (TUTTLE AND MOORE PROPERTIES INC.) TO BE OBTAINED BY THE CITY OF CHARLOTTE FOR SIDEWALK EASEMENTS, TEMPORARY CONSTRUCTION EASEMENTS AND STORM DRAINAGE EASEMENTS.
22. APPROXIMATE PROJECT COMPLETION DATE IS MAY 2012.
23. ALL SIDEWALKS HAVE A GRADE OF 5.0% OR LESS UNLESS OTHERWISE NOTED.
24. SEE ELECTRICAL PLANS FOR EXTERIOR AREAS FOR ASSISTED RESCUE INFORMATION.
25. ALL STAIR DETAILS REFER TO DETAIL 7/L7.0 UNLESS OTHERWISE NOTED.
26. SEE ARCHITECTURAL PLANS FOR STEMM WALL INFORMATION.
27. GUARDRAILS WILL MET THE LATERAL LOAD REQUIREMENTS OF NC STATE BUILDING CODE SECTION 1607.7



VICINITY MAP

NTS



landscape architecture  
urban design  
land planning

1815 south tryon street suite b  
charlotte north carolina 28203  
telephone 704 333 4830  
www.sigmondesign.com

Long View  
Apartments

Charlotte, North Carolina  
Mecklenburg County

CHARTER  
PROPERTIES  
INC.

1520 South Boulevard, Suite 215  
Charlotte, North Carolina 28203

APPROVED FOR  
CONSTRUCTION  
CMPC  
12/28/10

12/06/2010

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project number	09004
drawn by	JKK
designed by	BCS
issue date	07/15/2010

revisions	
1. 7/27/10	JKK Revised Scale
2. 9/14/10	JKK Per Review Comments
3. 10/15/10	JKK Revised Per Call Tower Addition
4. 10/27/10	JKK Per Review Comments
5. 11/19/10	JKK Per Review Comments
6.	
7.	
8.	
9.	
10.	
11.	

Overall Site  
Plan

L1.0