## SITE DATA:

| | |
|---|---|
| PIN: | 02511305 |
| OWNER: | Charter Properties, Inc. |
| ADDRESS: | 1520 South Boulevard, Suite 215<br>Charlotte, NC 28203 |
| TELEPHONE NUMBER: | (704) 377–4172 |
| ZONING: | R–12 MFCD(Petition #2005–167) |
| JURISDICTION: | City of Charlotte |
| PROPOSED USE: | 588 Units Allowed By Rezoning<br>306 Units Approved for Phase I<br>282 Units Remaing Allowed for Phase II<br>236 Apartments Units Phase II<br>28 Townhome Units Phase II<br>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)<br>72–8=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)<br>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): | |
| From Right–of–Way: | 30' Along Reames Road |
| Side Yard: | 10 FT+6 FT for building height<br>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<br>1 Garage space and 1 Driveway space provided=56 Total |
| PARKING DATA: For Multi–Family only | |
| Required:(1.50 per unit) | 236*1.5=354 |
| Provided: | 388 |
| Surface Parking: | 363 |
| Garage Parking: | 25 |
| Handicap Parking: | |
| Required: (CLDS 50.10A) | 7+1 Van Accessible |
| Provided: 12 Total | 1 Van at Mail Kiosk<br>1 Van at Club House<br>1 Garage + 7 Van for Type "A" units<br>2 Van for Type "B" units |
| SOLID WASTE/RECYCLING STATION REQUIREMENTS | |
| Solid Waste: | |
| Required: | 8 cu.yd. Compactor Per 90 Units<br>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<br>(4 x 144 = 576 sf) |
| BIKE PARKING | |
| Required: | 1 Per 20 Units<br>264/20=13.5=14 |
| Provided: | 75 (25 sets of 3) Located in Stairwell<br>All are Covered Spaces. See Architectural plans |

See 17/L7.0 for Detail

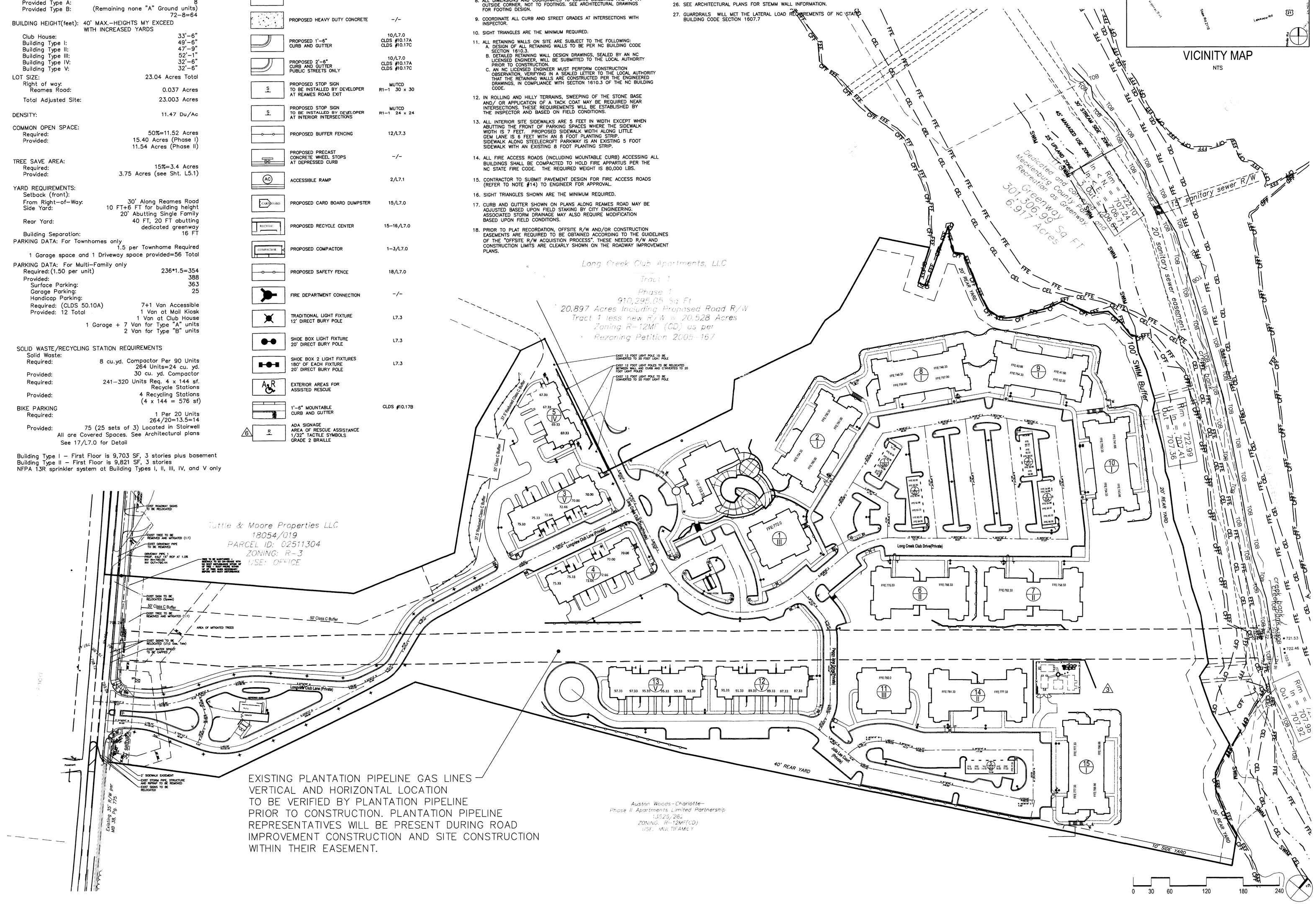
Building Type I – First Floor is 9,703 SF, 3 stories plus basement
Building Type II – First Floor is 9,821 SF, 3 stories
NFPA 13R sprinkler system at Building Types I, II, III, IV, and V only

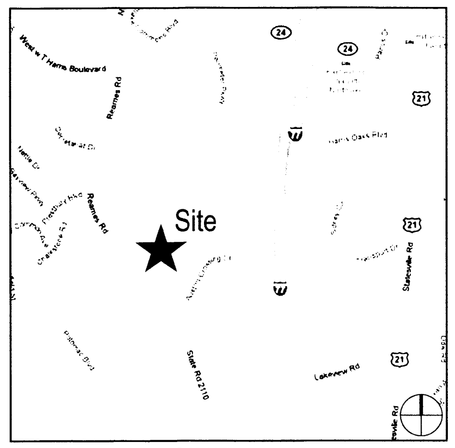
## STAKING AND MATERIALS LEGEND:

| SYMBOL | | DETAIL |
|---|---|---|
| | PROPOSED HANDICAP SPACE | CLDS #50.10A |
| A B C | PROPOSED HANDICAP SIGNS | CLDS #50.10A<br>CLDS #50.10B<br>CLDS #50.10C |
| | PROPOSED SIDEWALK | CLDS #10.22 |
| | PROPOSED HANDICAP RAMP | CLDS #10.32A<br>CLDS #10.32B |
| | PROPOSED HEAVY DUTY ASPHALT | 6/L7.0 |
| | PROPOSED HEAVY DUTY CONCRETE | –/– |
| | PROPOSED 1'–6" CURB AND GUTTER | 10/L7.0<br>CLDS #10.17A<br>CLDS #10.17C |
| | PROPOSED 2'–6" CURB AND GUTTER PUBLIC STREETS ONLY | 10/L7.0<br>CLDS #10.17A<br>CLDS #10.17C |
| S | PROPOSED STOP SIGN TO BE INSTALLED BY DEVELOPER AT REAMES ROAD EXIT | MUTCD<br>R1–1 30 x 30 |
| S | PROPOSED STOP SIGN TO BE INSTALLED BY DEVELOPER AT INTERIOR INTERSECTIONS | MUTCD<br>R1–1 24 x 24 |
| | PROPOSED BUFFER FENCING | 12/L7.3 |
| DC | PROPOSED PRECAST CONCRETE WHEEL STOPS AT DEPRESSED CURB | –/– |
| AC | ACCESSIBLE RAMP | 2/L7.1 |
| CARDBOARD | PROPOSED CARD BOARD DUMPSTER | 15/L7.0 |
| RECYCLE | PROPOSED RECYCLE CENTER | 15–16/L7.0 |
| COMPACTOR | 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° OF EACH FIXTURE 20' DIRECT BURY POLE | L7.3 |
| A R | EXTERIOR AREAS FOR ASSISTED RESCUE | |
| | 1'–6" MOUNTABLE CURB AND GUTTER | CLDS #10.17B |
| 6 R | ADA SIGNAGE AREA OF RESCUE ASSISTANCE 1/32" TACTILE SYMBOLS GRADE 2 BRAILLE | |

## 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 GEM LANE IS 6 FEET WITH AN 8 FOOT PLANTING STRIP. SIDEWALK ALONG STEELECROFT 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 APPARTUS 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 PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISTION 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 LINED 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


sigmon design
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

Revision:
Street name change only
PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
1/11/12

NORTH CAROLINA LANDSCAPE ARCHITECTURAL COMPANY C–157 SIGMON DESIGN, INC.
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 377 BRIAN C. SIGMON
12/14/2012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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 Cell Tower Addition
4. 10/27/10 JKK Per Review Comments
5. 11/19/10 JKK Per Review Comments
6. 1/14/11 JKK Approved for Construction
7. 12/14/11 JKK Rev. Street Name to Longview Club Lane
8.
9.
10.
11.

## Overall Site Plan

L1.0