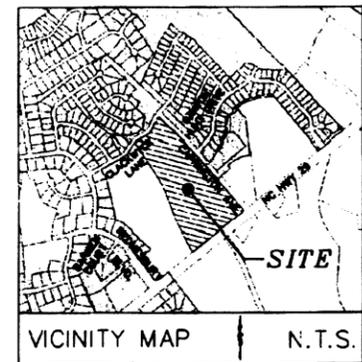


BELMONT APARTMENTS

CHARLOTTE, NORTH CAROLINA

PLANS PREPARED FOR:

KOTARIDES DEVELOPMENT



ZONING CODE SUMMARY

PROJECT NAME: BELMONT APARTMENTS
 OWNER: KOTARIDES DEVELOPERS PHONE # 757-461-1000
 PLANS PREPARED BY: MCKIM & CREED PHONE # 704-841-2568
 TAX PARCEL ID: 029-064-92
 ZONING: MX-2 (98-29(C)) JURISDICTION: ETJ
 PROPOSED USE: APARTMENT
 BUILDING HEIGHT: 40' STORIES: 3
 BUILDING COVERAGE: 154,369 SF GROSS FLOOR AREA: 452,982 SF
 LOT SIZE: 20.78 AC NUMBER OF UNITS/SUITES: 346

YARD REQUIREMENTS
 HWY 29 SETBACK: 40.0'
 CAPRINGTON AVE. SETBACK: 30.0'
 CLACKWYCK LN SETBACK: 30.0'
 SIDE YARD SETBACK: 5.0'
 REAR YARD: 40.0'
 BUILDING SEPERATION: 16.0'

REQUIRED BUFFERS:
 FRONT: 20' PERMANENT LANDSCAPE EASEMENT
 SIDE (L): N/A
 REAR: N/A
 SIDE (R): N/A

REQUIRED SCREENING:
 FRONT: N/A
 SIDE (L): N/A
 REAR: N/A
 SIDE (R): N/A
 PARKING AND SERVICE ONLY: YES

OPEN SPACE SUMMARY:

PARCEL AREA: 905,123 SF
 TOTAL SUPERVISED AREA (PAVEMENT, WALKS & BUILDING): 304,136 SF
 TOTAL INTERIOR PARKING AREA: 192,441 SF
 UNDEVELOPED LIMITS: 15.27 AC

OPEN SPACE:
 REQUIRED: 90,512 SF (10% OF SITE)
 PROVIDED: 100,188 SF

PARKING SUMMARY:

PARKING DATA:
 1.5 SP/UNIT PER CITY OF CHARLOTTE, 1982 ZONING ORDINANCE, SECTION 12.202
 REQUIRED: 519 PROVIDED: 519 HANDICAP: 15
 COMPACT: N/A CARPOOL: N/A LOADING SPACES: N/A
 TOTAL VEHICULAR PARKING PROVIDED: 519
 BIKE PARKING REQUIRED (1/20 UNITS): 15
 BIKE PARKING PROVIDED: 45

SOLID WASTE/RECYCLING SUMMARY:

SOLID WASTE REQUIRED: 1- 8 CU/YD. COMPACTOR PER 80 UNITS=4
 SOLID WASTE PROVIDED: 4- 8 CU/YD. COMPACTORS
 RECYCLING REQUIRED: 1- RECYCLING STATION PER 80 UNITS=5
 RECYCLING PROVIDED: 6- 1448F RECYCLING STATIONS

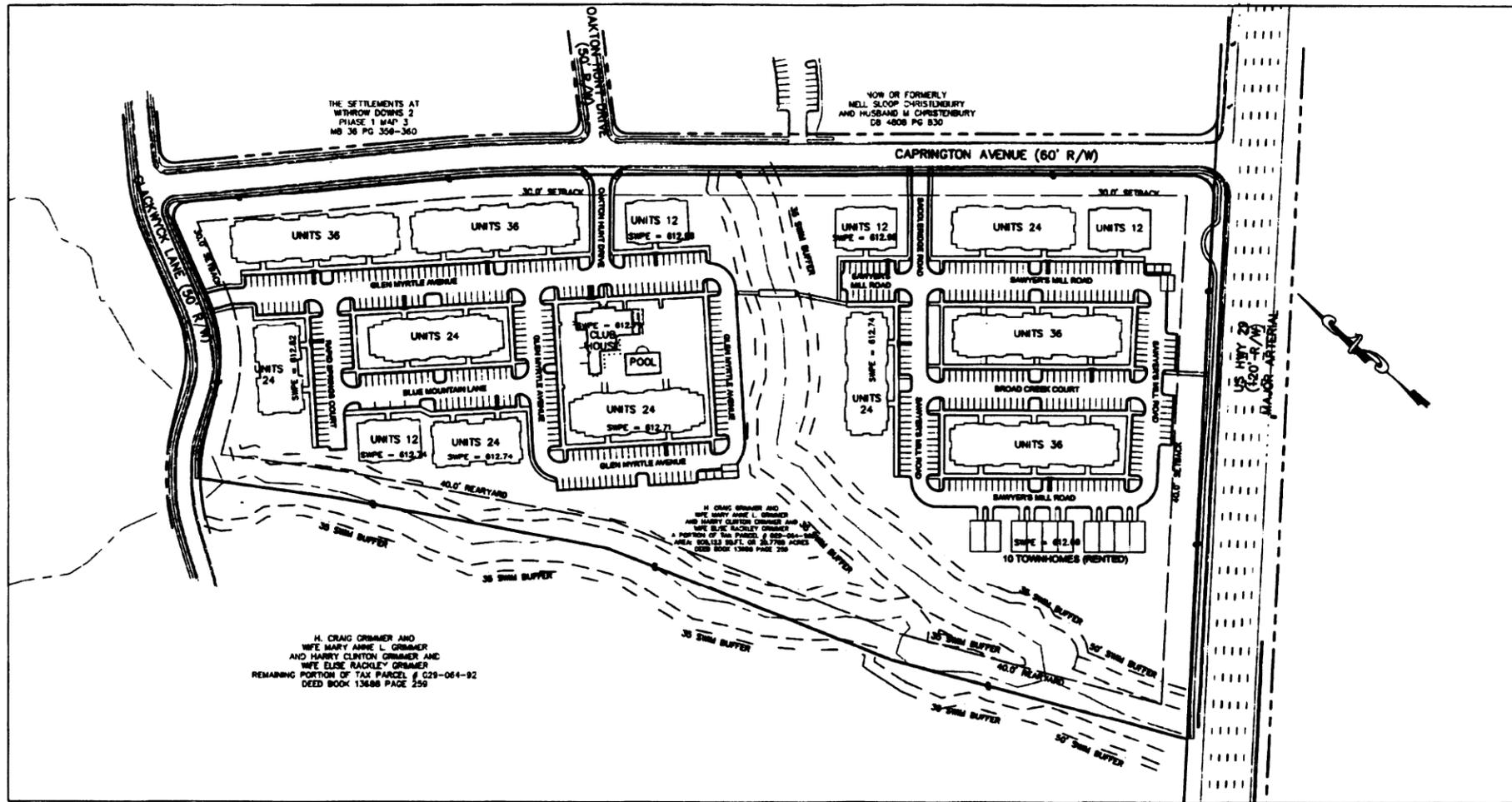
DENSITY CLARIFICATION:

UNITS PROPOSED:
 338 APARTMENTS
 10 TOWNHOMES - RENTED
 346 TOTAL UNITS
 DENSITY ALLOWED*: 15 D.U.A. - 402 UNITS
 DENSITY PROVIDED*: 13 D.U.A. - 346 UNITS

*THIS SUBJECT SITE IS 20.8 ACRES BUT IS ALLOWED TO CALCULATE DENSITY BASED ON 28.8 ACRES. THE MAXIMUM DENSITY CALCULATIONS OF 15 DWELLING UNITS PER ACRE IS BASED ON ACREAGE PRESCRIBED ON PARCEL "D" IN REZONING PETITION 98-29 C WHICH IS 28.8 ACRES. PARCELS "A", "B", AND "C" ARE A 6 ACRE PORTION OF "D" HAVE RECEIVED SUBDIVISION APPROVAL FOR PHASES ONE AND TWO OF WITHROW DOWNS 2. IN THOSE APPROVALS, THE 6 ACRES WERE SET ASIDE AS COMMON OPEN SPACE FOR PARCEL "D" AND WAS NOT USED TO CALCULATE THE DENSITY FOR THOSE PHASES OF WITHROW DOWNS 2.

SHEET INDEX

SHEET	DESCRIPTION
C1.0	COVER SHEET
C2.0	EXISTING CONDITION & DEMOLITION PLAN
C3.0	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SIGHT DISTANCE PLAN
C3.4	SIGHT DISTANCE PLAN
C4.0	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5.0	EROSION CONTROL PHASE I
C6.0	EROSION CONTROL PHASE II
C7.0	UTILITIES PLAN
C8.0	PLANTING PLAN
C9.0	GENERAL NOTES
C10.0	DRAINAGE AREA
C11.0	DETAILS
C12.0	DETAILS
C13.0	DETAILS
C14.0	DETAILS
C15.0	DETAILS
C16.0	CREEK CROSS-SECTION (SHEET 1 OF 3)
C17.0	CREEK CROSS-SECTION (SHEET 2 OF 3)
C18.0	CREEK CROSS-SECTION (SHEET 3 OF 3)



OVERALL SITE
 SCALE: 1"=100'

MCKIM & CREED
 8020 Tower Point Drive
 Charlotte, North Carolina 28227
 Phone: (704)841-2568, Fax: (704)841-2567
 AA0002667 EB0006691
 www.mckimcreed.com

REVISION

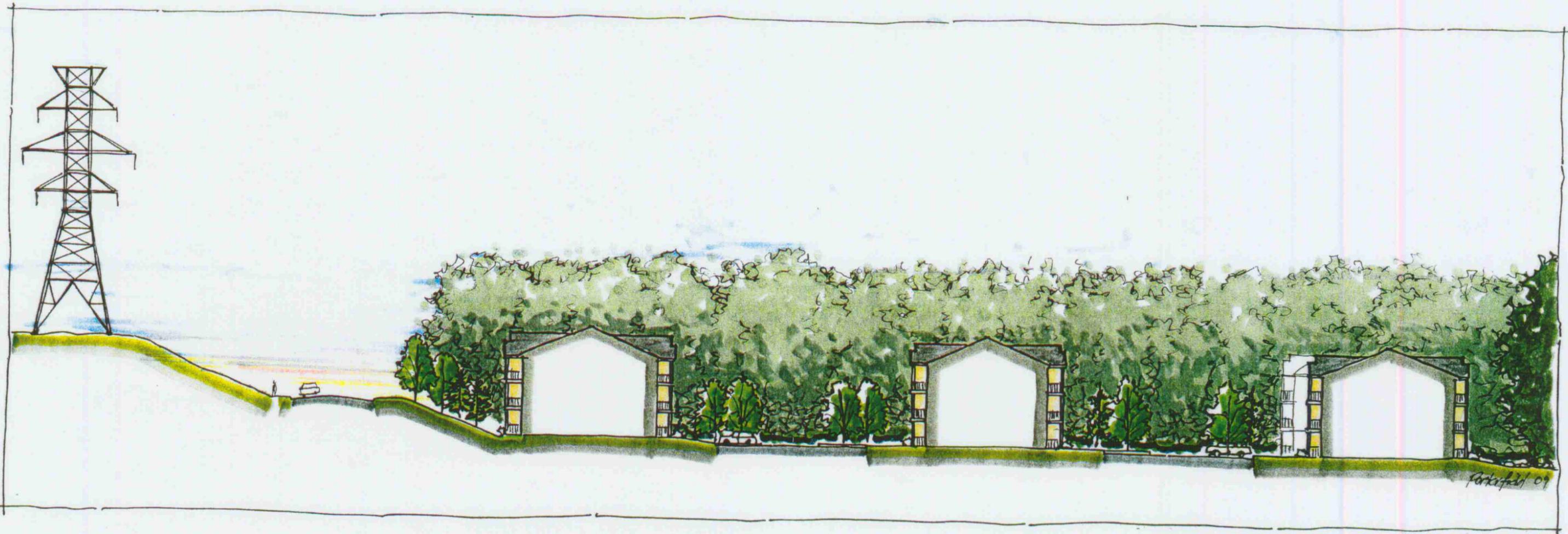
REV. #	DESCRIPTION	REVISIONS
A	1ST SUBMITTAL TO CITY	01-16-07
B	2ND SUBMITTAL TO CITY	03-16-07
C	3RD SUBMITTAL TO CITY	05-23-07
D	4TH SUBMITTAL TO CITY	08-08-07

ORIGINAL



**KOTARIDES
DEVELOPERS**


*Belmont
at Tryon*

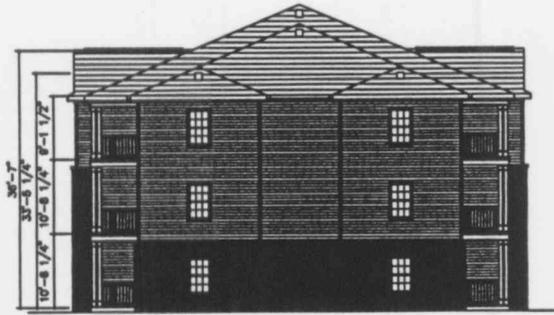
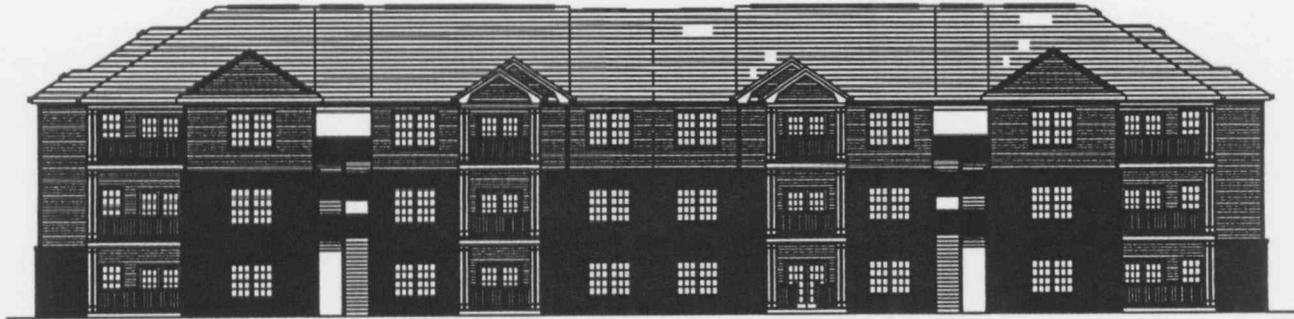


Parkfield 09

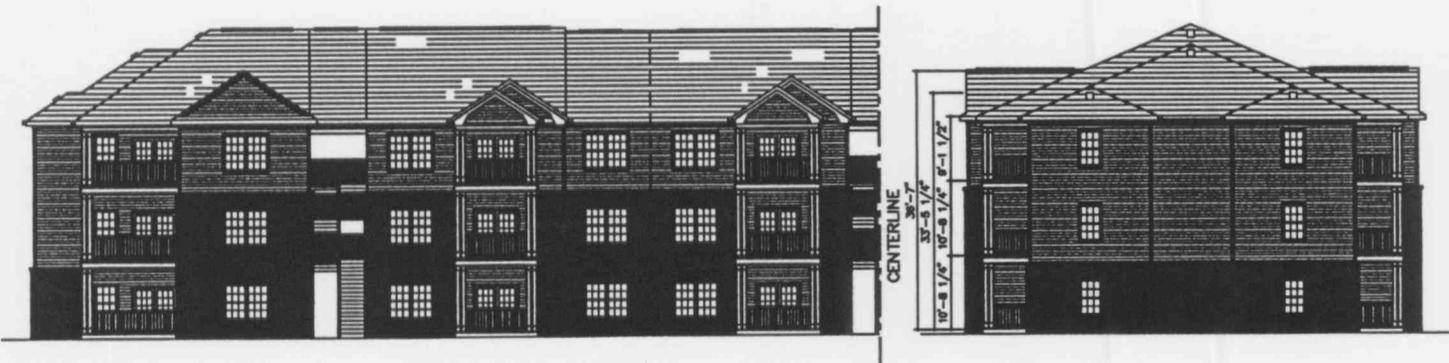
SCALE: 1"=25'

KOTARIDES
DEVELOPERS


Belmont
at Tryon



EXTERIOR ELEVATIONS, BUILDING TYPE 2-2
SCALE: 1/8" = 1'-0"

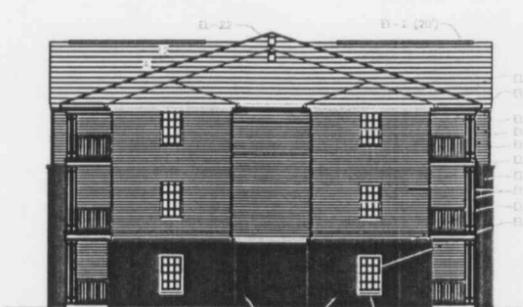


EXTERIOR ELEVATIONS, BUILDING TYPE 2-1-2
SCALE: 1/8" = 1'-0"

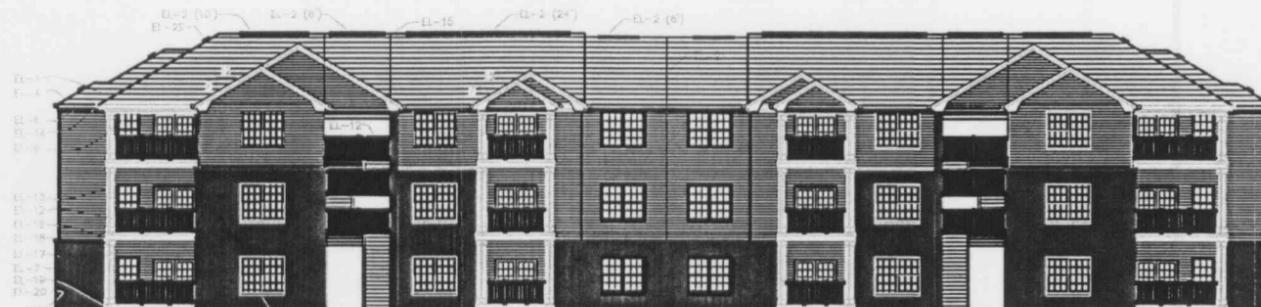


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 info@kdgpc.com

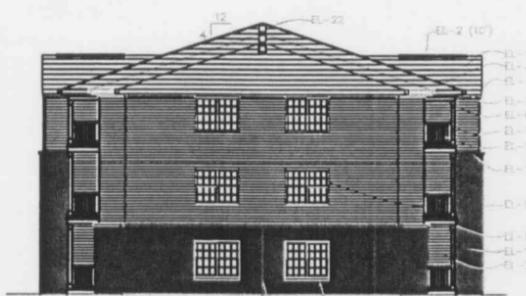
Exhibit #5



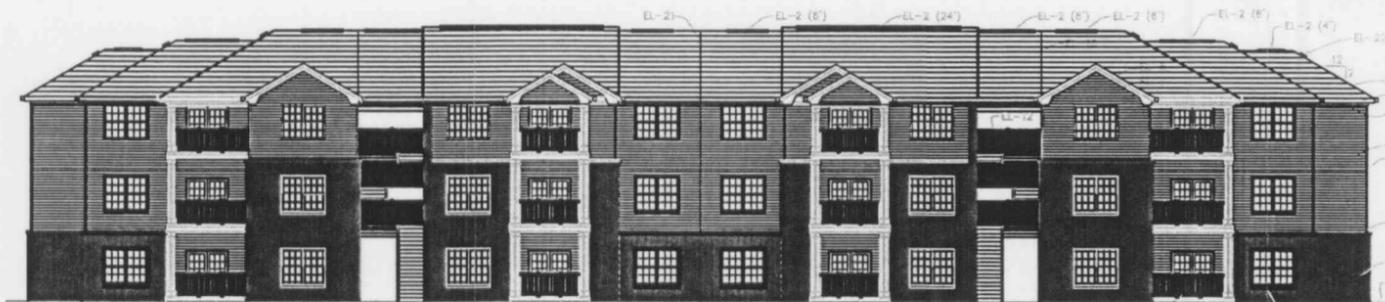
LEFT, RIGHT SIMILAR



FRONT, REAR SIMILAR



LEFT, RIGHT SIMILAR



FRONT, REAR SIMILAR

BELMONT AT TRYON

CHARLOTTE, NORTH CAROLINA

SHEET TITLE:

SEAL:



SHEET NO.:

OF

DATE: MARCH 28, 2007
 I.C. NO: 0730

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