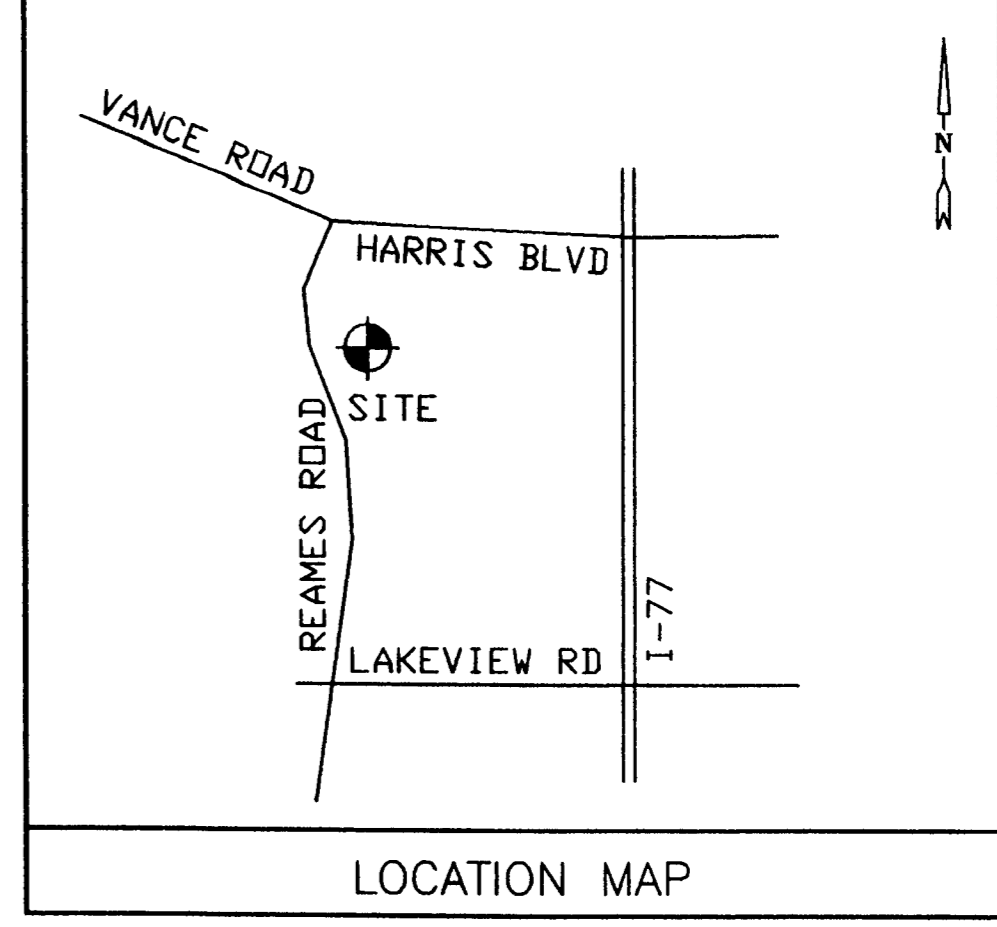
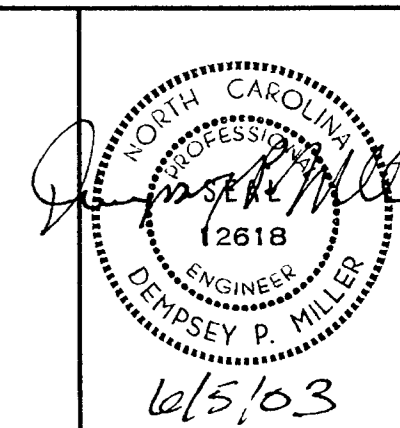
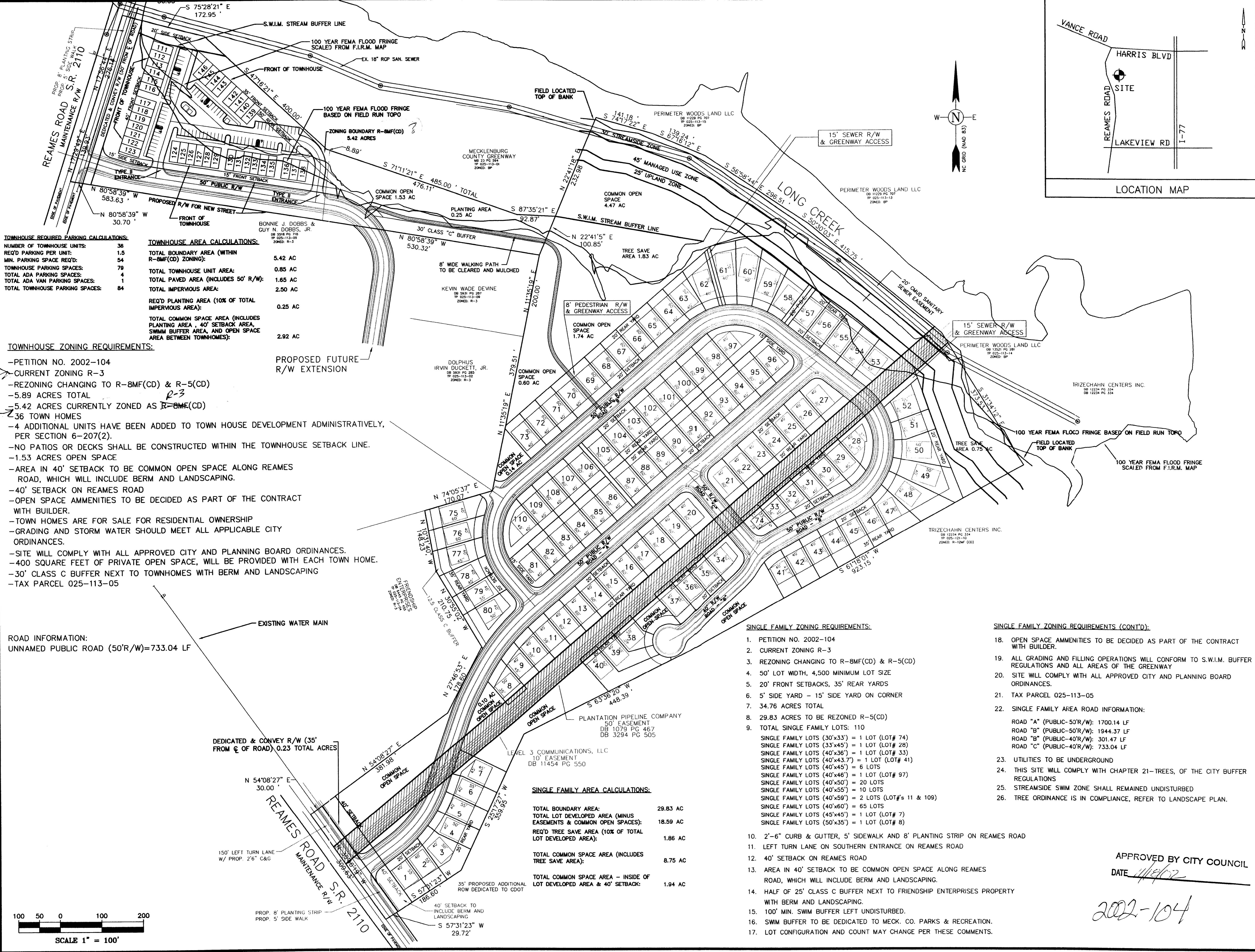


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**SITE PLAN of NORTHLAKE CROSSING**



**TOWNHOUSE REQUIRED PARKING CALCULATIONS:**

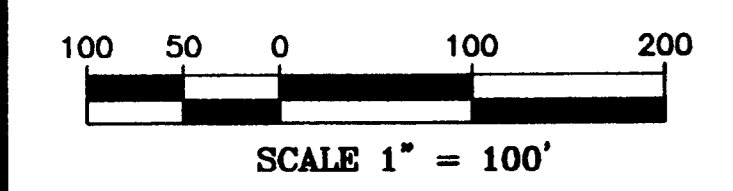
|                                 |     |
|---------------------------------|-----|
| NUMBER OF TOWNHOUSE UNITS:      | 36  |
| REQ'D PARKING PER UNIT:         | 1.5 |
| MIN. PARKING SPACE REQ'D:       | 54  |
| TOWNHOUSE PARKING SPACES:       | 79  |
| TOTAL ADA PARKING SPACES:       | 4   |
| TOTAL ADA VAN PARKING SPACES:   | 1   |
| TOTAL TOWNHOUSE PARKING SPACES: | 84  |

**TOWNHOUSE AREA CALCULATIONS:**

|   |         |
|---|---------|
| TOTAL BOUNDARY AREA (WITHIN R-5(CD) ZONING):  | 5.42 AC |
| TOTAL TOWNHOUSE UNIT AREA:  | 0.85 AC |
| TOTAL PAVED AREA (INCLUDES 50' R/W):  | 1.65 AC |
| TOTAL IMPERVIOUS AREA:  | 2.50 AC |
| REQ'D PLANTING AREA (10% OF TOTAL IMPERVIOUS AREA):   | 0.25 AC |
| TOTAL COMMON SPACE AREA (INCLUDES PLANTING AREA, 40' SETBACK AREA, SWIMM BUFFER AREA, AND OPEN SPACE AREA BETWEEN TOWNHOMES): | 2.92 AC |

- TOWNHOUSE ZONING REQUIREMENTS:**
- PETITION NO. 2002-104
  - CURRENT ZONING R-3
  - REZONING CHANGING TO R-5(CD) & R-5(CD)
  - 5.89 ACRES TOTAL
  - 5.42 ACRES CURRENTLY ZONED AS R-5(CD)
  - 36 TOWN HOMES
  - 4 ADDITIONAL UNITS HAVE BEEN ADDED TO TOWN HOUSE DEVELOPMENT ADMINISTRATIVELY, PER SECTION 6-207(2).
  - NO PATIOS OR DECKS SHALL BE CONSTRUCTED WITHIN THE TOWNHOUSE SETBACK LINE.
  - 1.53 ACRES OPEN SPACE
  - AREA IN 40' SETBACK TO BE COMMON OPEN SPACE ALONG REAMES ROAD, WHICH WILL INCLUDE BERM AND LANDSCAPING.
  - 40' SETBACK ON REAMES ROAD
  - OPEN SPACE AMMENITIES TO BE DECIDED AS PART OF THE CONTRACT WITH BUILDER.
  - TOWN HOMES ARE FOR SALE FOR RESIDENTIAL OWNERSHIP
  - GRADING AND STORM WATER SHOULD MEET ALL APPLICABLE CITY ORDINANCES.
  - SITE WILL COMPLY WITH ALL APPROVED CITY AND PLANNING BOARD ORDINANCES.
  - 400 SQUARE FEET OF PRIVATE OPEN SPACE, WILL BE PROVIDED WITH EACH TOWN HOME.
  - 30' CLASS C BUFFER NEXT TO TOWNHOMES WITH BERM AND LANDSCAPING
  - TAX PARCEL 025-113-05

**ROAD INFORMATION:**  
 UNNAMED PUBLIC ROAD (50'R/W)=733.04 LF



**SINGLE FAMILY ZONING REQUIREMENTS:**

1. PETITION NO. 2002-104
2. CURRENT ZONING R-3
3. REZONING CHANGING TO R-5(CD) & R-5(CD)
4. 50' LOT WIDTH, 4,500 MINIMUM LOT SIZE
5. 20' FRONT SETBACKS, 35' REAR YARDS
6. 5' SIDE YARD - 15' SIDE YARD ON CORNER
7. 34.76 ACRES TOTAL
8. 29.83 ACRES TO BE REZONED R-5(CD)
9. TOTAL SINGLE FAMILY LOTS: 110  
 SINGLE FAMILY LOTS (30'x33') = 1 LOT (LOT# 74)  
 SINGLE FAMILY LOTS (33'x45') = 1 LOT (LOT# 28)  
 SINGLE FAMILY LOTS (40'x36') = 1 LOT (LOT# 33)  
 SINGLE FAMILY LOTS (40'x43.7') = 1 LOT (LOT# 41)  
 SINGLE FAMILY LOTS (40'x45') = 6 LOTS  
 SINGLE FAMILY LOTS (40'x46') = 1 LOT (LOT# 97)  
 SINGLE FAMILY LOTS (40'x50') = 20 LOTS  
 SINGLE FAMILY LOTS (40'x55') = 10 LOTS  
 SINGLE FAMILY LOTS (40'x59') = 2 LOTS (LOT#s 11 & 109)  
 SINGLE FAMILY LOTS (40'x60') = 65 LOTS  
 SINGLE FAMILY LOTS (45'x45') = 1 LOT (LOT# 7)  
 SINGLE FAMILY LOTS (50'x35') = 1 LOT (LOT# 8)

**SINGLE FAMILY ZONING REQUIREMENTS (CONT'D):**

18. OPEN SPACE AMMENITIES TO BE DECIDED AS PART OF THE CONTRACT WITH BUILDER.
19. ALL GRADING AND FILLING OPERATIONS WILL CONFORM TO S.W.I.M. BUFFER REGULATIONS AND ALL AREAS OF THE GREENWAY
20. SITE WILL COMPLY WITH ALL APPROVED CITY AND PLANNING BOARD ORDINANCES.
21. TAX PARCEL 025-113-05
22. SINGLE FAMILY AREA ROAD INFORMATION:  
 ROAD "A" (PUBLIC-50'R/W): 1700.14 LF  
 ROAD "B" (PUBLIC-50'R/W): 1944.37 LF  
 ROAD "B" (PUBLIC-40'R/W): 301.47 LF  
 ROAD "C" (PUBLIC-40'R/W): 733.04 LF
23. UTILITIES TO BE UNDERGROUND
24. THIS SITE WILL COMPLY WITH CHAPTER 21-TREES, OF THE CITY BUFFER REGULATIONS
25. STREAMSIDE SWIM ZONE SHALL REMAINED UNDISTURBED
26. TREE ORDINANCE IS IN COMPLIANCE, REFER TO LANDSCAPE PLAN.

**SINGLE FAMILY AREA CALCULATIONS:**

|   |          |
|---|----------|
| TOTAL BOUNDARY AREA:  | 29.83 AC |
| TOTAL LOT DEVELOPED AREA (MINUS EASEMENTS & COMMON OPEN SPACES):      | 18.59 AC |
| REQ'D TREE SAVE AREA (10% OF TOTAL LOT DEVELOPED AREA):               | 1.86 AC  |
| TOTAL COMMON SPACE AREA (INCLUDES TREE SAVE AREA):                    | 8.75 AC  |
| TOTAL COMMON SPACE AREA - INSIDE OF LOT DEVELOPED AREA & 40' SETBACK: | 1.94 AC  |

10. 2'-6" CURB & GUTTER, 5' SIDEWALK AND 8' PLANTING STRIP ON REAMES ROAD
11. LEFT TURN LANE ON SOUTHERN ENTRANCE ON REAMES ROAD
12. 40' SETBACK ON REAMES ROAD
13. AREA IN 40' SETBACK TO BE COMMON OPEN SPACE ALONG REAMES ROAD, WHICH WILL INCLUDE BERM AND LANDSCAPING.
14. HALF OF 25' CLASS C BUFFER NEXT TO FRIENDSHIP ENTERPRISES PROPERTY WITH BERM AND LANDSCAPING.
15. 100' MIN. SWIM BUFFER LEFT UNDISTURBED.
16. SWIM BUFFER TO BE DEDICATED TO MECK. CO. PARKS & RECREATION.
17. LOT CONFIGURATION AND COUNT MAY CHANGE PER THESE COMMENTS.

APPROVED BY CITY COUNCIL  
 DATE 4/18/02

2002-104

|     |                       |        |     |
|-----|-----------------------|--------|-----|
| L   | C-M PLANNING COMMENTS | 6/5/03 | DPM |
| No. | Revision              | Date   | By  |

PREPARED FOR  
**LANDCRAFT**

**NORTHLAKE CROSSING**  
 MECKLENBURG COUNTY

Date: 8/8/2002 Approved By: DPM  
 Drawn By: DL Checked By: DPM

Project No: 7012  
 Sheet No: 1 Of: 1

**SP-1**