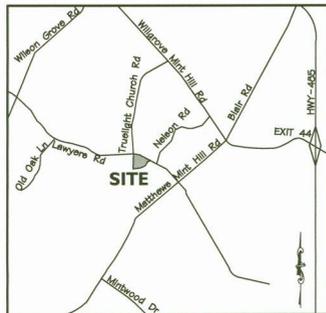


# Traditions at Lawyers Glen

## Portrait Homes

### Mint Hill, North Carolina



VICINITY MAP-NTS

#### Owner/Developer

Portrait Homes  
 9111 Monroe Road, Suite 100  
 Charlotte, North Carolina 28270  
 704 849-2221  
 Contact: TOM SHOEMAKER

#### Designer

**SITE SOLUTIONS**  
 2 3 2 0  
 W. Morehead Street  
 Charlotte, NC 28208  
 Landscape Architecture  
 Site Planning  
 Civil Engineering  
 www.sitesolutionspa.com  
 Telephone-704-521-9880  
 Facsimile-704-521-8955  
 CADD# 2658

Contact: Phillip Hobbs, ASLA

#### Sheet Schedule

Sheet Title	Sheet No.	Original Date	Latest Revision Date	Latest Revision Number	Revision Index
Cover Sheet					
Rezoning	BP-1				
Rezoning	BP-2	January 27, 2006		2	
Alta Survey					
Topographic Survey					
Demolition Plan	L-1.1	December 02, 2005	3/08/06	5	Per Review Comments
Site Plan - North	L-2.1	December 02, 2005	3/08/06	5	Per Review Comments
Site Plan - South	L-2.2	December 02, 2005	1/27/06	2	Per Review Comments
Erosion Control Plan - Initial	L-3.1	December 02, 2005	3/08/06	5	Per Review Comments
Erosion Control Plan - Final	L-3.2	December 02, 2005	3/08/06	5	Per Review Comments
Grading/Storm Drainage Plan - North	L-3.3	December 02, 2005	3/08/06	5	Per Review Comments
Grading/Storm Drainage Plan - South	L-3.4	December 02, 2005	3/08/06	5	Per Review Comments
CMJD Cover	1 of 5	December 02, 2005	2/27/06	*	
CMJD Permit	2 of 5	December 02, 2005	3/08/06	*	
CMJD Plan & Profile	3 of 5	December 02, 2005	*	*	
CMJD Plan & Profile	4 of 5	December 02, 2005	*	*	
CMJD Plan & Profile	5 of 5	December 02, 2005	2/27/06	5	Per Review Comments
Road Plan and Profile Public Streets	L-5.1	December 02, 2005	1/27/06	2	Per Review Comments
Road Plan and Profile Public Streets	L-5.2	December 02, 2005	1/27/06	2	Per Review Comments
Road Plan and Profile Public Streets	L-5.3	December 02, 2005	1/27/06	5	Per Review Comments
Roadway Improvement Plan	L-5.4	December 02, 2005	3/08/06	*	
Traffic Control Plan	L-5.5	December 02, 2005	*	*	
Roadway Sight Distance Plan & Profile	L-5.6	December 02, 2005	*	*	
Storm Sewer Profile	L-6.1	December 02, 2005	*	*	
Storm Sewer Profile	L-6.2	December 02, 2005	*	*	Per Review Comments
Storm Sewer Profile	L-6.3	December 02, 2005	1/27/06	4	Per Review Comments
Retaining Wall Elevations	L-6.4	December 02, 2005	2/22/06	2	Per Review Comments
Site Construction Details	L-7.1	December 02, 2005	3/08/06	5	Per Review Comments
Site Construction Details	L-7.2	December 02, 2005	3/08/06	2	Per Review Comments
Site Construction Details	L-7.3	December 02, 2005	1/27/06	3	Per Review Comments
Site Construction Details	L-7.4	December 02, 2005	*	*	
Site Construction Details	L-7.5	December 02, 2005	3/08/06	*	
Landscape Plan - North	L-8.1	December 02, 2005	*	*	
Landscape Plan - South	L-8.2	December 02, 2005	1/27/06	2	Per Review Comments

#### Site Development Data

JURISDICTION: MINT HILL  
 EXISTING ZONING: R  
 TAX PARCEL NUMBER: 135-38-183  
 DEED BOOK NUMBER:  
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL  
 SITE AREA:  
 TOTAL GROSS AREA: 18.533 ACRES  
 RETIREMENT HOME: 5.00 ACRES  
 RESIDENTIAL COMMUNITY: 11.53 ACRES  
 TOTAL NET AREA (LEB6 R/W): 13.661 ACRES  
 TOTAL DEVELOPABLE AREA (LEB6 SETBACKS, BUFFER): 10.717 ACRES  
 MAXIMUM ALLOWABLE UNITS: 6 UNITS/ACRE  
 PROPOSED UNITS (SHOWN): 56 TOTAL UNITS  
 REQUIRED PARKING (1.5 SPACES PER UNIT): 87 SPACES  
 PROPOSED PARKING: 114 SPACES  
 GARAGE SPACES: 20 SPACES  
 CABANA: 20 SPACES  
 TOTAL SPACES (2.31 PER UNIT): 134 SPACES  
 PROPOSED GROSS DENSITY: 4.05 UNITS/AC  
 NET DENSITY: X UNITS/AC  
 PROPOSED DEVELOPABLE DENSITY: X UNITS/AC  
 OPEN SPACE:  
 REQUIRED: 73,200 SF  
 PROVIDED: 73,200 SF  
 MAXIMUM HEIGHT: 35'  
 BUILDING COVERAGE: 119,079 SF, 20.0% OF NET AREA  
 STREETS, DRIVEWAYS, PARKING COVERAGE: 80,829 SF, 15.0% OF NET AREA  
 SIDEWALK COVERAGE: 46,800 SF, 7.9% OF NET AREA  
 TOTAL IMPERVIOUS AREA: 5.85 AC, 35.4% OF TOTAL AREA  
 TOTAL NATURAL AREA: 7.32 AC, 57.2% OF NET AREA

VILLAS	NO. OF 2 UNIT BLDGS.	9 (47.4% OF TOTAL)	18
	NO. OF 3 UNIT BLDGS.	2 (10.5% OF TOTAL)	6
	NO. OF 4 UNIT BLDGS.	6 (42.1% OF TOTAL)	32
	TOTAL VILLA BLDGS	19	56

VILLAS	TYPE	COUNT	% OF TOTAL
	C UNITS	2	3.6%
	B UNITS	20	35.7%
	B INTERIOR UNITS	2	3.6%
	C-1 UNITS	18	20.6%
	B-1 UNITS	18	20.6%
	TOTAL	56	

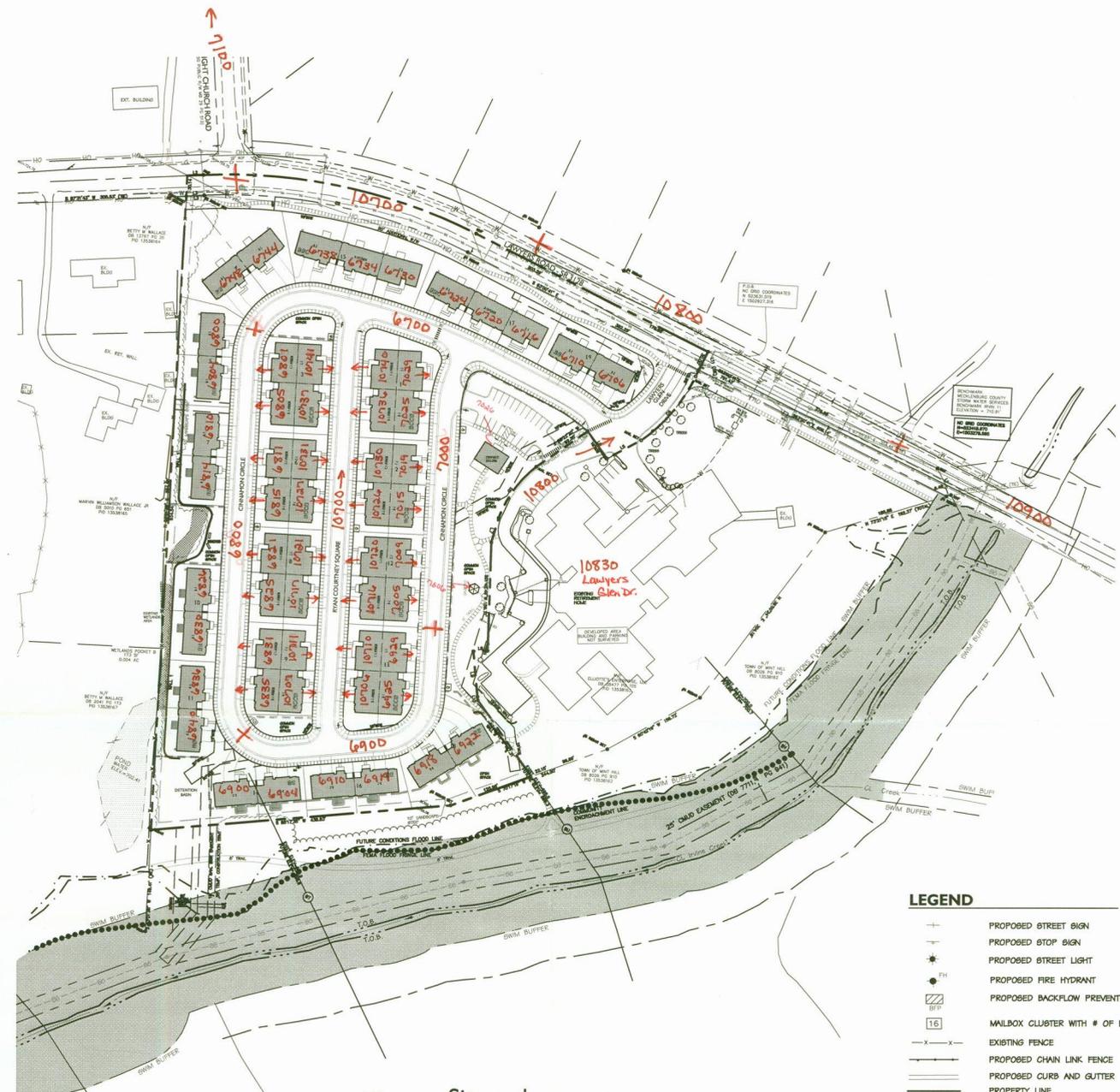
#### Site Construction Phasing Schedule

PHASE	START DATE	* COMPLETION DATE
1	*	*
2	*	*
3	*	*
4	*	*

\* SEE SUPPLEMENTARY GENERAL CONDITIONS FOR DESCRIPTION OF COMPLETION.

#### Phasing Notes

- BUILDINGS ARE NUMBERED IN THE PROJECTED ORDER IN WHICH THEY WILL BE CONSTRUCTED. OWNER RESERVES THE RIGHT TO CHANGE ORDER.
- IN THE EVENT THE CONTRACTOR MISSES A COMPLETION DATE, "LIQUIDATED DAMAGES" WILL BE ASSESSED. SEE PROJECT MANUAL FOR FURTHER INFORMATION.
- PHASE 1 IS THE CONSTRUCTION TRAILER INITIAL LOCATION. WHEN TRAILER IS REMOVED, GRADING CONTRACTOR WILL REMOVE ALL TEMPORARY DEVICES AND COMPLETE GRADING PER PLAN WITHIN 7 CALENDAR DAYS.
- CONTRACTORS SHALL BID ALL PHASES AS A COMPLETE PHASED PROJECT ON UNIT PRICE BID FORMS.
- SITE CONSTRUCTION AND PHASING WILL BE PURSUED AGGRESSIVELY IN A MANNER TO LIMIT THE EXTENT OF SITE DISTURBANCE IN TERMS OF OVERALL AREA AND TIME EXPOSED. INITIAL SITE CONSTRUCTION PHASES WILL BE STABILIZED IMMEDIATELY AFTER REACHING FINISHED GRADE AS REMAINING PHASES ARE BEGINNING OR CONTINUING CONSTRUCTION. CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE TIME OF EXPOSURE. DURING ALL PHASES, ESPECIALLY DURING EARLY GRADING PHASES, AS QUICKLY AS POSSIBLE, CONTRACTOR SHALL REDUCE OVERALL DISTURBED AREA THROUGH STABILIZATION OF INITIAL PHASES.



#### LEGEND

- Proposed Street Sign
- Proposed Stop Sign
- Proposed Street Light
- Proposed Fire Hydrant
- Proposed Backflow Preventer
- Mailbox Cluster with # of Bins
- Existing Fence
- Proposed Chain Link Fence
- Proposed Curb and Gutter
- Property Line
- Building Number
- Phase Line

#### Site and Construction Phasing Plan

Scale 1" = 100'

PRELIMINARY SUBDIVISION  
 FLAT APPROVAL  
 BY THE MINT HILL PLANNING BOARD  
 ON 2/29/06  
 PHILLIP HOBBS  
 PLANNING / ZONING COORDINATOR

Traditions at Lawyers Glen  
 w/ new approved street names.

Traditions at Lawyers Glen  
 Mint  
 135-381-63

Street Addresses Assigned by Mecklenburg County  
 LUESA - Land Records/Addressing  
 Assigned by: [Signature] Date: 3/17/06  
 Verified by: [Signature] Date: 3/15/06



Shirley Vick  
 849-2221  
 x 204

Set No. \_\_\_\_\_