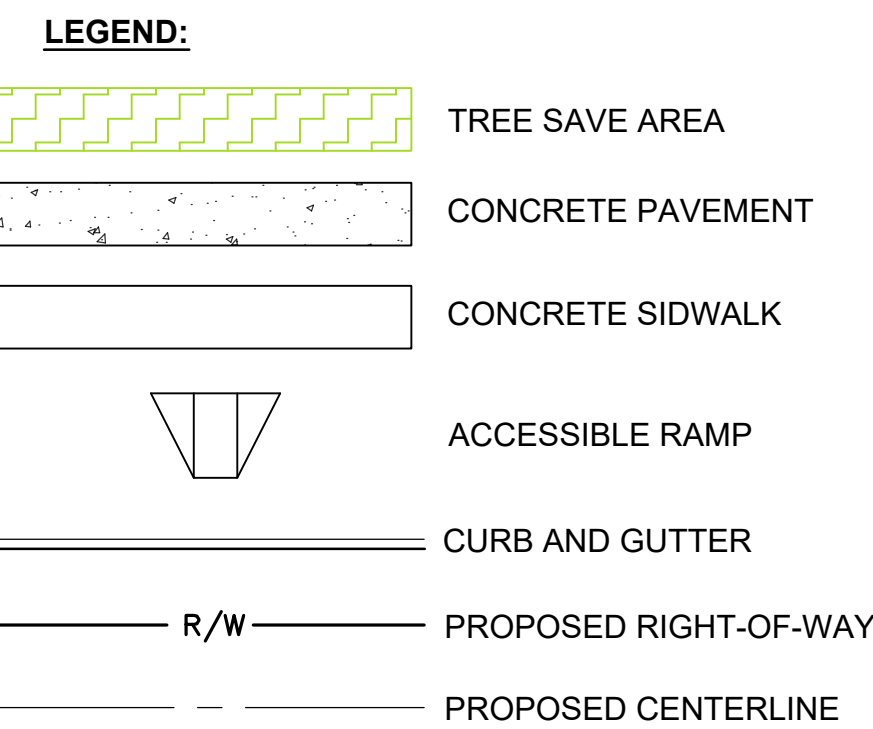
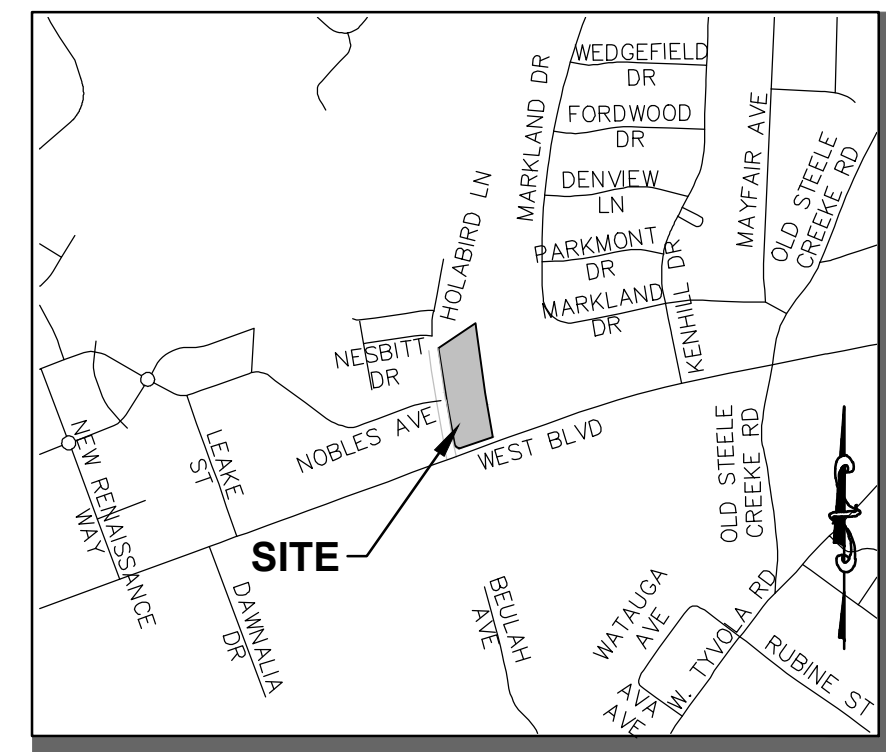


**VICINITY MAP N.T.S.**



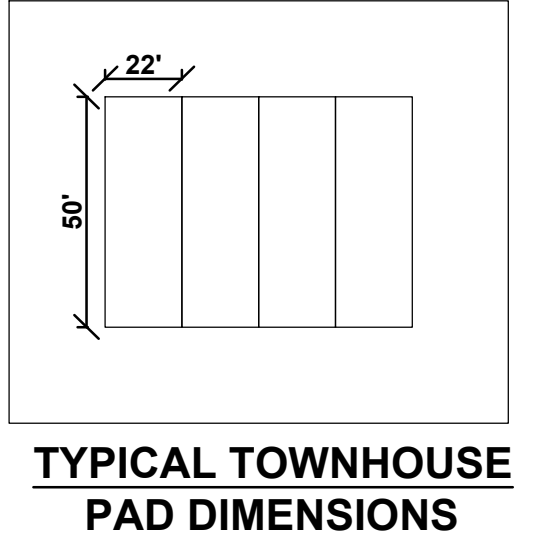
**GENERAL NOTE:**  
ROAD SECTIONS AND HAMMERHEAD DESIGN AND STANDARDS SHALL FOLLOW DETAIL 11.13 THROUGH DETAIL 11.20 AS SHOWN ON PAGE 2.  
ALL ROADS INTERIOR TO THE SITE WILL ACCOMMODATE THE FIRE TRUCK TURNING RADIUS OF 30' INTERIOR RADIUS AND 42' RADIUS.

**SITE STATISTICS**

REZONING PETITION NUMBER:	XXXX-XXX
ACREAGE:	2.556 ACRES
TAX PARCELS INCLUDED IN REZONING (PID):	11504601 & 11504613
EXISTING ZONING:	B-1 SCD
PROPOSED ZONING:	R-22MF
EXISTING USE:	WOODED AREA
PROPOSED USE:	TOWNHOUSES (SINGLE FAMILY ATTACHED)
PROPOSED NUMBER OF TOWNHOUSE UNITS:	31
MAXIMUM NUMBER OF BUILDINGS:	NONE (ZONING CODE ALLOWS MAX FLOOR AREA RATIO OF 1)
PROPOSED RESIDENTIAL DENSITY:	12.1 UNITS/ACRE = 31 UNITS/ 2.556 AC
SQUARE FOOTAGE OF EACH TOWNHOUSE UNIT:	1,100 SF
GROSS BUILDING AREA:	34,100 SF
MAX FLOOR-TO-AREA RATIO:	1:1
PROPOSED FLOOR-TO-AREA RATIO:	0.3063 : 1 (34,100 SF : 111,340 SF)
MAXIMUM BUILDING HEIGHT:	60 FEET (ZONING CODE SECTION 11.505)
PROPOSED BUILDING HEIGHT:	30 FEET
FRONT SETBACK:	32 FEET (FROM EXISTING BACK OF CURB)
SIDE SETBACK:	5 FEET
REAR:	10 FEET
FROM WEST BLVD:	20 FEET
MINIMUM GARAGE SETBACK ALONG PRIVATE STREET:	5-7 (FEET FROM BACK OF PRIVATE STREET OR 20 FEET OR GREATER FROM BACK OF SIDEWALK)
BUILDING SEPARATION:	10 FEET MIN.
REQUIRED PARKING SPACES:	1.5 SPACES PER UNIT = 31x1.5= 47 SPACES*
PROPOSED PARKING SPACES:	62 SPACES**
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	60,000 SF
TREE SAVE REQUIRED:	2.556 ACRES X 10% = 0.26 ACRES (11,134 SF)
TREE SAVE PROPOSED:	0.26 ACRES (11,350 SF)
SOLID WASTE REQUIRED:	8 CUBIC YARD CONTAINER PER 30 UNITS
SOLID WASTE PROPOSED:	16 CUBIC YARD CONTAINER
RECYCLING REQUIRED:	160 SF (1 RECYCLING STATION PER 80 UNITS)
RECYCLING PROVIDED:	±150 SF PROVIDED
MINIMUM PRIVATE OPEN SPACE REQUIRED:	400 SF PER UNIT = 31 x 400 = 12,400 SF
STREAM WATERSHED:	SUGAR CREEK
PHASING AND UNITS:	1 PHASE/31 UNITS
* MAXIMUM AUTOMOBILE PARKING ALLOWED IS 2 SPACES PER UNIT	
** EACH UNIT AT A MINIMUM HAS ONE GARAGE SPACE IN ADDITION TO ONE DRIVEWAY SPACE.	

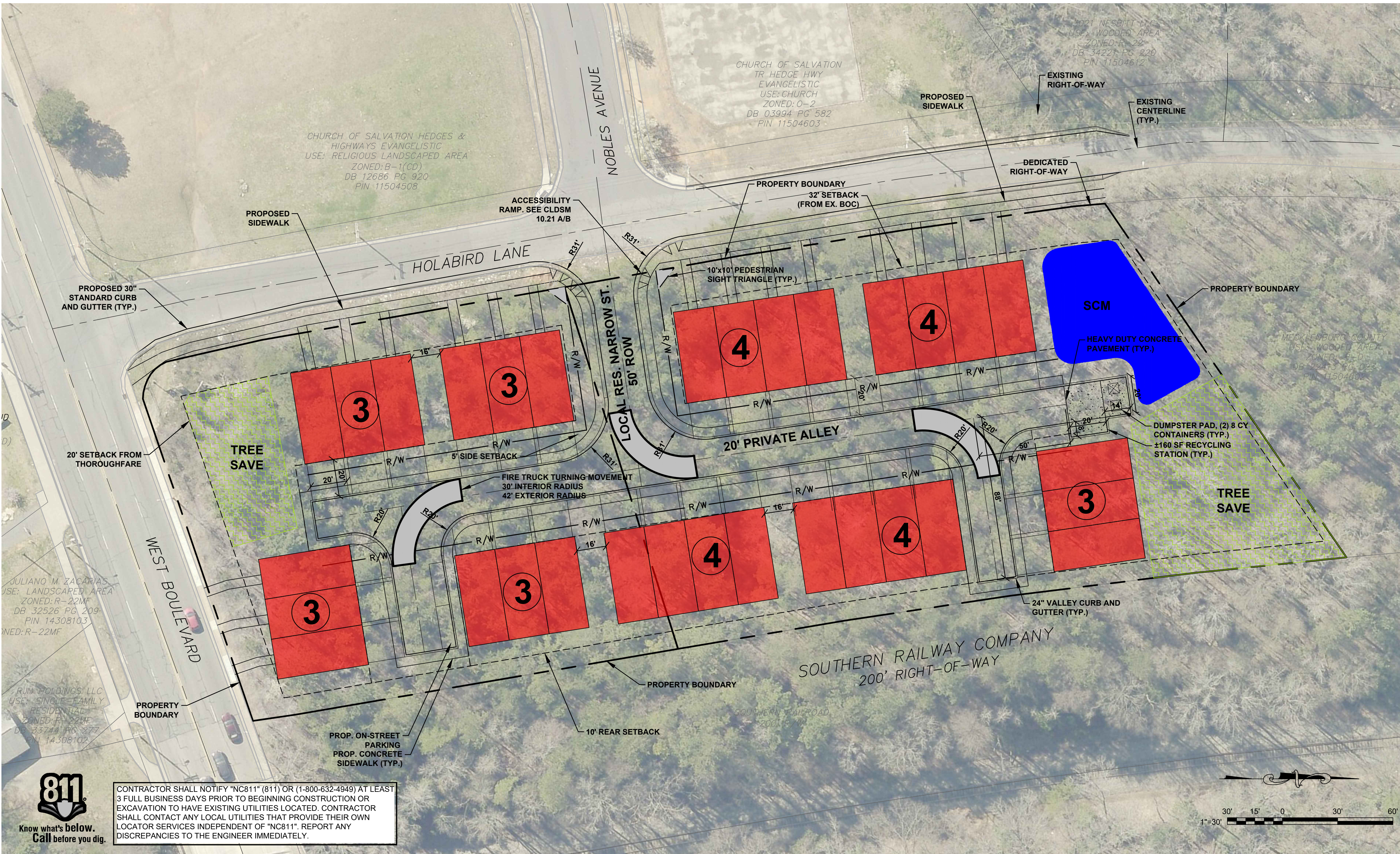
**OWNER:**  
NAME: ESTHER ELDER  
ADDRESS: 5621 ALLENHURST PLACE CHARLOTTE, NC 28217

**DEVELOPER:**  
NAME: BRANDON MAXWELL  
ADDRESS: 101 N. TRYON ST. SUITE 629 CHARLOTTE, NC 28202  
PHONE #: (980) 580-0069  
EMAIL: brandon@exponential-equity.com



- GENERAL NOTES:**
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
  - THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA F.I.R.M. MAP NO. 3710452300K DATED SEPTEMBER 2, 2015.
  - ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND.
  - UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. THE LOCATION OF UNDERGROUND UTILITIES MAY SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.  
POWER: DUKE ENERGY (1-800-777-9898)  
TELEPHONE: BELL SOUTH TELECOMMUNICATIONS (1-888-757-6500)  
WATER AND SEWER: CLT WATER (WATER: 704-336-2564, SEWER: 704-357-6064)  
GAS: PIEDMONT NATURAL GAS CO. (1-800-752-7504)  
CABLE TELEVISIONS: TIME WARNER CABLE (1-800-892-2253)
  - ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL.
  - STREETSCAPE REQUIREMENTS SHALL BE IN ACCORDANCE WITH A CITY COUNCIL ADOPTED STREETSCAPE PLAN FOR THE AREA. IF NO ADOPTED STREETSCAPE PLAN, A SIX-FOOT SIDEWALK SEPARATED BY A PLANTING STRIP IN ACCORDANCE WITH THE CHARLOTTE TREE ORDINANCE (SECTION 11.507 OF CITY OF CHARLOTTE CODE OF ORDINANCES).
  - NO LANDSCAPE BUFFER REQUIRED BASED OFF TABLE 12.302(B) IN CITY OF CHARLOTTE CODE OF ORDINANCES.
  - DECORATIVE SIGNS SHALL FOLLOW SECTION 19.209 IN CITY OF CHARLOTTE CODE OF ORDINANCES.
  - OUTDOOR LIGHTING SHALL FOLLOW SECTION 12.402.

- CDOT NOTES:**
- 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. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.
  - ANY WORK WITHIN THE CITY'S RW THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A RW USE PERMIT OR RW LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS/ EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
  - THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
  - DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ, 704-336-4971) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS. IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.



REV. NO.	DESCRIPTIONS	DATE

This electronic document is the property of McKim & Creed, Inc. and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.

DO NOT REMOVE FROM ELECTRONIC FILE

**McKIM & CREED**

8020 Tower Point Drive  
Charlotte, North Carolina 28227  
Phone: (704) 841-2588, Fax: (704) 841-2567  
NC License# F-1222  
www.mckimcreed.com

**HOLABIRD LANE & WEST BOULEVARD CHARLOTTE, NC**

**SKETCH PLAN PRIVATE ALLEY OPTION**

DATE: DECEMBER 2020	SCALE: HORIZONTAL: 1" = 30'	<b>1 OF 2</b>
MCE PROJ. # 08142-0002	VERTICAL: N/A	
DRAWN: JCB	DESIGNED: JCB	DRAWING NUMBER
CHECKED: TMM	PROJ. MGR: TMM	REVISION
STATUS: <b>PRELIMINARY DRAWING NOT FOR CONSTRUCTION</b>		



