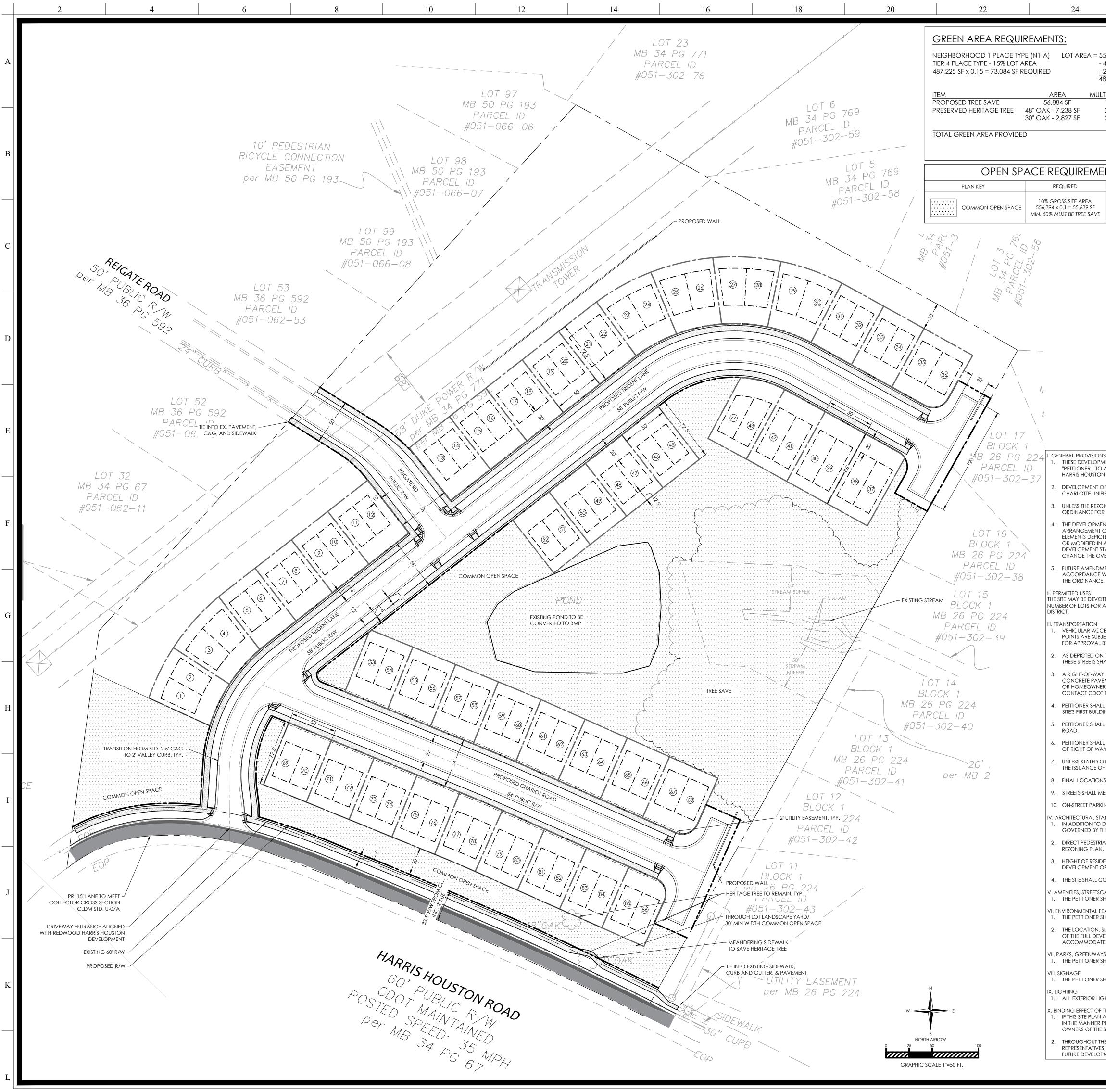


26		28	30	32			
DB 37535 PG 595					CIVIL ENG LAND	A GINEERING LANDSCAPE AR SURVEYING TRAFFIC ENGI ECONOMIC DEVELOPMENT 121 GILEAD RD TERSVILLE, NC P: (704) 875-161 AENGINEERING.	CHITECTURE NEERING r 28078 5
					THESE INSTRUM SPECIFIC PROJ	SHALL REMAIN THE PROPERTY OF V MENTS OF SERVICE ARE TO BE USED ECT. W&A ENGINEERING SHALL RE E USE OF THE INSTRUMENTS OF SER	SOLELY FOR THIS FAIN ALL LEGAL
					HARRIS HOUSTON DUPLEXES	REZ	3500 HARRIS HOUSTON RD. CHARLOTTE, NC 28262
					Know w Ca	hat's below. Il before you dig.	
nat's below. efore you dig.						REVISION COMMEN	
I CAROLINA L CENTER INC. r 1-800-632-4949					DATE DATE	COMMEN	
YS BEFORE DIGGING v.ncocc.org					DATE DATE	COMMEN	
					DATE	COMMEN	
					DATE	COMMEN	
)GRAPHIC	· ·				DATE DATE	COMMEN	
	1				DATE	COMMEN	JT
I AS I ROAD					DATE	COMMEN	νT
-14					INITIAL	SUB. DATE: ###	##
5 E, Y, NC					ISSUA	NCE DATE: ##	±##
RTIES]				(OJECT #: 2230 EXISTING CONDITION	IS
		[PRELIMINARY DRAWING - NOT RELEAS	ED FOR CONSTRUCTION	F	RZ.0	1



26	28	30	32		
	SITE	DATA TABLE			
56,394 SF	PARCEL ID	05106114			
49,157 SF (DUKE R/W) 20,012 SF (EX. POND)	LOCATION	3500 HARRIS HOUSTON RD, CHARLC)TTE, NC 28262		
87,225 SF	JURISDICTION	CHARLOTTE			
TIPLIER TOTAL 1 56,884 SF	OWNER	A1 GROUP LLC			
2 14,476 SF 2 5,654 SF		3924 DUNHAGAN RD GREENVILLE, NC 27858			
77,014 SF	ZONING	EXISTING ZONE: N1-A; PROPOSED			
	TOTAL PARCEL AREA	12.773 AC / 556,394 SF	Ē	W&	
INTS	CURRENT USE	SINGLE FAMILY DETACHED F	НОМЕ	ENC	GINEERING
PROVIDED	PROPOSED USE	DUPLEX DWELLINGS - CONSERVATION		LAND SU	NEERING LANDSCAPE ARCHITECTURE URVEYING TRAFFIC ENGINEERING ECONOMIC DEVELOPMENT
154,043 SF COS		86 UNITS PROPOSED 3,500 SF (N1-D); 1,750 SF (CONSER)			121 GILEAD RD
77,014 SF TREE SAVE	MIN. LOT AREA MIN. LOT WIDTH	40' (N1-D); 20' (CONSERVATIO	-		ERSVILLE, NC 28078
1	min. front / row setback	17' (N1-D); 8.75' (CONSERVATIO			P: (704) 875-1615 ENGINEERING.COM
	min. Side setback	5' ; 10' (CORNER)		ALL DRAWINGS SHA	IALL REMAIN THE PROPERTY OF W&A ENGINEERING.
	MIN. REAR SETBACK	25' (N1-D); 12.5' (CONSERVATIO	ON DEV.)	SPECIFIC PROJEC RIGHTS TO THE U	INTS OF SERVICE ARE TO BE USED SOLELY FOR THIS T. W&A ENGINEERING SHALL RETAIN ALL LEGAL JSE OF THE INSTRUMENTS OF SERVICE AND SHALL JTECTION UNDER UNITED STATES COPYRIGHT LAW.
		40'			TECTION UNDER UNITED STATES COPTRIGHT LAW.
	MAX. # OF BUILDINGS	N/A 1.5 SPACES PER UNIT = 86 x 1.5 = 1	129 SPACES		
	PARKING SPACES PROVIDED	1 GARAGE SPACE + 1 DRIVEWAY SPACE PE			~
	OPEN SPACE REQUIRED	10% COMMON OPEN SPACE, 50% OF WHIC 55,639 SF COMMON OPEN SPACE, AT LEAS			47 62
	OPEN SPACE PROVIDED	SEE OPEN SPACE TABL		μ	0 NA
	REQUIRED TREE SAVE	15% GREEN AREA REQUIRED - SEE T	TABLE BELOW		
	PROVIDED TREE SAVE	77,014 SF / 1.77 AC			\frown $$
	FEMA MAP NUMBER	3710459700M			`` び E
	FEMA MAP DATE	11/16/2018 IrB (42%), WkD (40%), WkE (14%).	MeB (4%)		$+$ ΞO
	TRASH COLLECTION	(86) ROLL OUT BINS - 1 PER			ON # NORTH
	BUFFER REQUIREMENTS	LANDSCAPE THROUGH YARD ALONG H	HARRIS HOUSTON		ION , NORT
ACCOMMODATE THE DEVELOP NRD, MORE PARTICULARLY DEPIN PETHE SITE WILL BE GOVERNED B IED DEVELOPMENT ORDINANCE IED DEVELOPMENT ORDINANCE IED OR PLAN OR THESE DEVELOP R THE N1-D ZONING DISTRICT AN NT AND STREET LAYOUT DEPICTED OF SUCH USES AND IMPROVEME TED ON THE REZONING PLAN AR ACCORDANCE WITH THE SETBAN FANDARDS, PROVIDED, HOWEVI VERALL DESIGN INTENT DEPICTED MENTS TO THE REZONING PLAN A WITH THE PROVISIONS OF SECTION TED ONLY TO A RESIDENTIAL COUR A CONSERVATION DEVELOPMEN EESS TO THE SITE SHALL BE AS GEN ECT TO ANY MINOR MODIFICATI BY THE CHARLOTTE DEPARTMENT I THE REZONING PLAN, THE SITE V	MENT OF A DUPLEX RESIDENTIAL COMMUNITY CTED ON THE REZONING PLAN (THE "SITE"). TH Y THE REZONING PLAN, THESE DEVELOPMENT & (THE "ORDINANCE"). MENT STANDARDS ESTABLISH MORE STRINGEN D THE CONSERVATION RESIDENTIAL DEVELOP D ON THE REZONING PLAN ARE SCHEMATIC I ENTS ON THE SITE. ACCORDINGLY, THE ULTIMA & GRAPHIC REPRESENTATIONS OF THE PROPO CK, YARD, LANDSCAPING, AND TREE SAVE RI ER THAT ANY SUCH ALTERATIONS AND MODIF O ON THE REZONING PLAN. ND/OR THESE DEVELOPMENT STANDARDS MA ON 6.207 OF THE ORDINANCE. MINOR ALTERA MMUNITY CONTAINING A MAXIMUM OF 158 NT, AND ANY INCIDENTAL AND ACCESSORY UN NERALLY DEPICTED ON THE REZONING PLAN. IONS REQUIRED TO ACCOMMODATE FINAL S I OF TRANSPORTATION (CDOT). WILL BE SERVED BY INTERNAL PUBLIC AND/OR	HE REZONING PETITION FILED BY HEAVEN PRO Y ON THE APPROXIMATELY 12.77 -ACRE SITE LO HE SITE IS COMPRISED OF TAX PARCEL NUMBER STANDARDS AND THE APPLICABLE PROVISIO INT STANDARDS, THE REGULATIONS ESTABLISHEN PMENT SHALL GOVERN THE DEVELOPMENT AN IN NATURE AND ARE INTENDED TO DEPICT THE ATE LAYOUT, LOCATIONS AND SIZES OF THE DE DSED DEVELOPMENT AND SITE ELEMENTS, AND EQUIREMENTS SET FORTH ON THIS REZONING F FICATIONS SHALL BE MINOR IN NATURE AND N AY BE APPLIED FOR BY THE THEN OWNER(S) OF ITIONS TO THE REZONING PLAN ARE SUBJECT TO LOTS, USING THE GUIDELINE FOR COMPUTING USES RELATING THERETO THAT ARE PERMITTED THE PLACEMENT AND CONFIGURATION OF THE SITE AND CONSTRUCTION PLANS AND DESIGN PRIVATE STREETS, AND MINOR ADJUSTMENTS	OCATED AT 3500 R(S) 05106114. DNS OF THE CITY OF ED UNDER THE ND USE OF THE SITE. E GENERAL EVELOPMENT AND SITE D THEY MAY BE ALTERED PLAN AND THE NOT MATERIALLY IF THE SITE IN TO SECTION 6.207 OF G THE MAXIMUM IN THE N1-D ZONING HE VEHICULAR ACCESS IS AND AS REQUIRED	HARRIS HOUST	REZONING PETIT MECKLENBURG COUNT 3500 HARRIS HOUSTON RD
ALL BE ALLOWED DURING THE C	CONSTRUCTION PERMITTING PROCESS IN COC		AS, DECORATIVE	Know what's below. Call before you dig.	
R'S/BUSINESS ASSOCIATION. AN	ENCROACHMENT AGREEMENT MUST BE APPR	ROVED BY COOT PRIOR TO CONSTRUCTION/II ILITY INSURANCE COVERAGE REQUIREMENTS.	NSTALLATION.		EVISIONS
		ANCE TO THE CITY OF CHARLOTTE PRIOR TO T EET BEHIND THE BACK OF SIDEWALK WHERE FI		DATE DATE	COMMENT
l construct a minimum six (6) FOOT SIDEWALK AND EIGHT(8) FOOT WIDE	PLANTING STRIP ALONG THE SITE'S FRONTAGE	OF HARRIS HOUSTON	DATE	COMMENT
		e frontage on harris houston road an	ND DEDICATE 33.5 FEET	DATE	COMMENT
	lan for harris houston road. Er Shall Ensure that all off-site transpo	RTATION IMPROVEMENTS ARE SUBSTANTIALLY	COMPLETED PRIOR TO	DATE	COMMENT
F THE SITE'S FIRST (1ST) BUILDING	CERTIFICATE OF OCCUPANCY.			DATE	COMMENT
	tion(s) shall be coordinated with the ci .curve roadway geometry cdot stand			DATE	COMMENT
ING SHALL MEET PUBLIC RIGHT C	DF WAY ACCESSIBILITY GUIDELINES (PROWAG) REQUIREMENTS.		DATE	COMMENT
		NCE FOR THE N1-D DISTRICT, THE DEVELOPMI		DATE DATE	COMMENT
		R AND WHICH WILL BE BINDING ON THE DEVEL		DATE	COMMENT
ential structures on site sha drdinance.	LL BE LIMITED TO 40 FEET. BUILDING HEIGHT SI	HALL BE MEASURED ON SITE AS DESCRIBED WI	THIN THE UNIFIED	INITIAL S	SUB. DATE: ####
	ORDINANCE. TRASH WILL BE COLLECTED VIA	ROLLOUT BINS, ONE (1) PROVIDED PER UNIT.		ISSUAN	CE DATE: ####
CAPE AND LANDSCAPING HALL COMPLY WITH ARTICLE 20	OF THE UNIFIED DEVELOPMENT ORDINANCE.				
EATURES					
SIZE AND TYPE OF STORM WATER ELOPMENT PLAN SUBMITTAL ANE E ACTUAL STORM WATER TREATM 'S, AND OPEN SPACE		REZONING PLAN ARE SUBJECT TO REVIEW AND REZONING. ADJUSTMENTS MAY BE NECESSARY CHARGE POINTS.			
HALL COMPLY WITH THE ARTICLE	E 22 OF THE UNIFIED DEVELOPMENT ORDINAN	ICE.			
	TICLES A, B AND C OF CHAPTER 16.2 OF THE U	JNIFIED DEVELOPMENT ORDINANCE		HFI PRC	DJECT #: 223019
PROVIDED UNDER THE ORDINAN SITE AND THEIR RESPECTIVE SUC HESE DEVELOPMENT STANDARDS	CONDITIONS APPLICABLE TO DEVELOPMENT ICE, BE BINDING UPON AND INURE TO THE BEI CESSORS IN INTEREST AND ASSIGNS.	T OF THE SITE IMPOSED UNDER THE SITE PLAN W NEFIT OF THE PETITIONER AND THE CURRENT A ALL BE DEEMED TO INCLUDE THE HEIRS, DEVISE S OF THE SITE FROM TIME TO TIME WHO MAY B	ND SUBSEQUENT EES, PERSONAL	Š	SITE PLAN
S, SUCCESSORS IN INTEREST AND MENT THEREOF.	אסטופויט טר וחב PEIIIIONEK OK IHE OWNERS	S OF THE SITE FROM TIME TO TIME WHO MAY B		R	Z.02