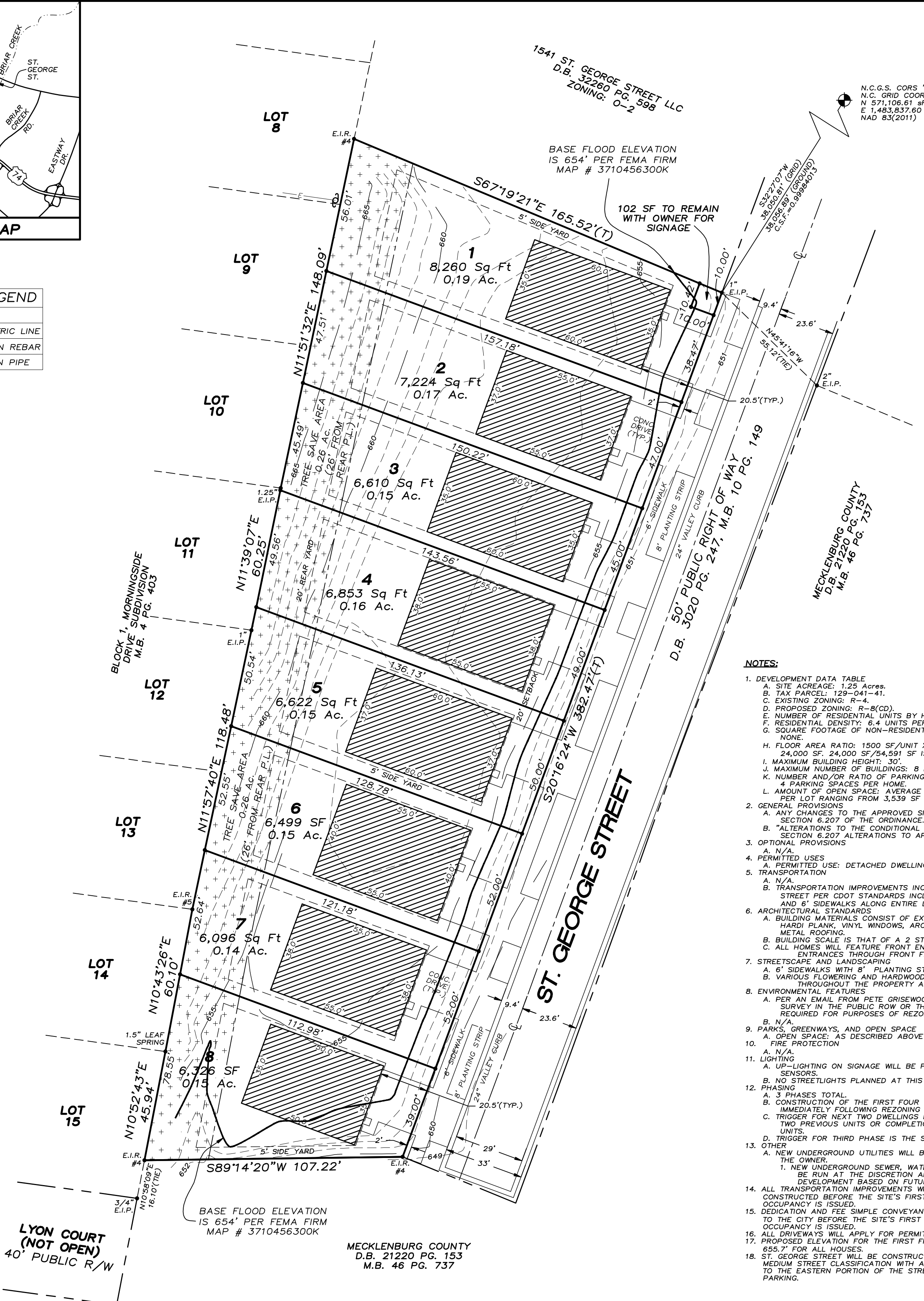


SYMBOL LEGEND

	POWER POLE
	O.H. ELECTRIC LINE
	E.I.R. EXISTING IRON REBAR
	E.I.P. EXISTING IRON PIPE

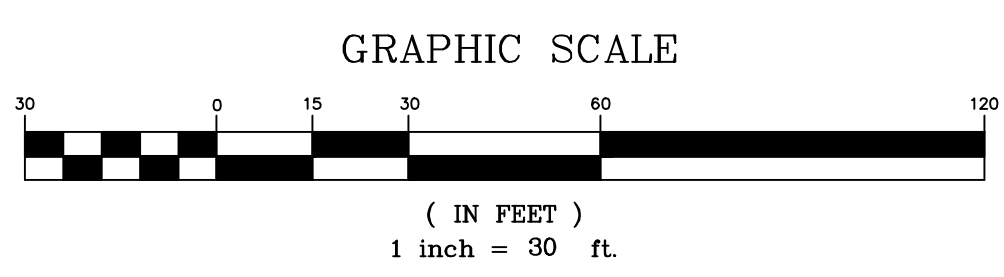


- NOTES:**
- DEVELOPMENT DATA TABLE
 - A. SITE ACREAGE: 1.25 Acres.
 - B. TAX PARCEL: 129-041-41.
 - C. EXISTING ZONING: R-4.
 - D. PROPOSED ZONING: R-8(CD).
 - E. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: 8.
 - F. RESIDENTIAL DENSITY: 6.4 UNITS PER ACRE.
 - G. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE: NONE.
 - H. FLOOR AREA RATIO: 1500 SF/UNIT X 2 FLOORS X 8 UNITS IS 24,000 SF. 24,000 SF/54,591 SF IS 0.44.
 - I. MAXIMUM BUILDING HEIGHT: 30'.
 - J. MAXIMUM NUMBER OF BUILDINGS: 8 BUILDINGS.
 - K. NUMBER AND/OR RATIO OF PARKING SPACES: 4 PARKING SPACES PER HOME.
 - L. AMOUNT OF OPEN SPACE: AVERAGE ACROSS 8 LOTS IS 4,597 SF PER LOT RANGING FROM 3,539 SF TO 5,693 SF.
 - GENERAL PROVISIONS
 - A. ANY CHANGES TO THE APPROVED SITE PLAN WILL COMPLY WITH SECTION 6.207 OF THE ORDINANCE.
 - B. "ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL.
 - OPTIONAL PROVISIONS
 - A. N/A.
 - PERMITTED USES
 - A. PERMITTED USE: DETACHED DWELLINGS, RESIDENTIAL
 - TRANSPORTATION
 - A. N/A.
 - B. TRANSPORTATION IMPROVEMENTS INCLUDE DEVELOPING THE STREET PER CDOT STANDARDS INCLUDING 8' PLANTING STRIP AND 6' SIDEWALKS ALONG ENTIRE LOT FRONTAGE.
 - ARCHITECTURAL STANDARDS
 - A. BUILDING MATERIALS CONSIST OF EXTERIOR BRICK FOUNDATION, HARDI PLANK, VINYL WINDOWS, ARCHITECTURAL SHINGLE AND METAL ROOFING.
 - B. BUILDING SCALE IS THAT OF A 2 STORY HOME.
 - C. ALL HOMES WILL FEATURE FRONT ENTRANCE AS WELL AS ENTRANCES THROUGH FRONT FACING GARAGES.
 - STREETScape AND LANDSCAPING
 - A. 6' SIDEWALKS WITH 8' PLANTING STRIP WILL BE UTILIZED.
 - B. VARIOUS FLOWERING AND HARDWOOD TREES WILL BE PLANTED THROUGHOUT THE PROPERTY AND IN THE PLANTING STRIPS.
 - ENVIRONMENTAL FEATURES
 - A. PER AN EMAIL FROM PETE GRISEWOOD ON 11/5/2018, A TREE SURVEY IN THE PUBLIC ROW OR THE PROPERTY WILL NOT BE REQUIRED FOR PURPOSES OF REZONING.
 - B. N/A.
 - PARKS, GREENWAYS, AND OPEN SPACE
 - A. OPEN SPACE: AS DESCRIBED ABOVE
 - FIRE PROTECTION
 - A. N/A.
 - LIGHTING
 - A. UP-LIGHTING ON SIGNAGE WILL BE PERMANENT AND USE DUSK SENSORS.
 - B. NO STREETLIGHTS PLANNED AT THIS TIME.
 - PHASING
 - A. 3 PHASES TOTAL.
 - B. CONSTRUCTION OF THE FIRST FOUR DWELLINGS WILL COMMENCE IMMEDIATELY FOLLOWING REZONING AND PERMITTING.
 - C. TRIGGER FOR NEXT TWO DWELLINGS IS EITHER A CONTRACT ON TWO PREVIOUS UNITS OR COMPLETION OF THE FIRST FOUR UNITS.
 - D. TRIGGER FOR THIRD PHASE IS THE SELLING OF 4 DWELLINGS.
 - OTHER
 - A. NEW UNDERGROUND UTILITIES WILL BE AT THE RESPONSIBILITY OF THE OWNER.
 - 1. NEW UNDERGROUND SEWER, WATER, GAS, AND ELECTRIC WILL BE RUN AT THE DISCRETION AND APPROVAL OF LAND DEVELOPMENT BASED ON FUTURE USE.
 - ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
 - ALL DRIVEWAYS WILL APPLY FOR PERMIT PRIOR TO CONSTRUCTION.
 - PROPOSED ELEVATION FOR THE FIRST FINISHED FLOOR WILL BE 655.7' FOR ALL HOUSES.
 - ST. GEORGE STREET WILL BE CONSTRUCTED TO A RESIDENTIAL MEDIUM STREET CLASSIFICATION WITH AN EXTRA FIVE FEET ADDED TO THE EASTERN PORTION OF THE STREET FOR ON-STREET PARKING.

LYON COURT (NOT OPEN)
40' PUBLIC R/W

MECKLENBURG COUNTY
D.B. 21220 PG. 153
M.B. 46 PG. 737

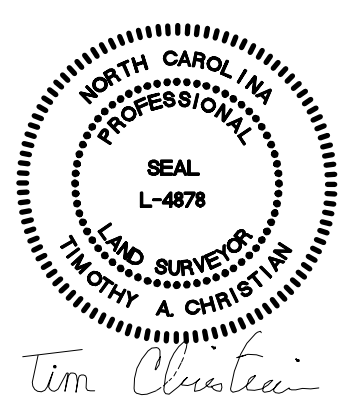
- SURVEY NOTES:**
- EXISTING CONTOURS SHOWN ARE 1' INTERVAL BASED ON FIELD RUN SURVEY.
 - ORIGINAL SURVEY DATED 10/25/18. NEW TOPO ADDED 4/8/19.
 - OTHER RIGHTS OF WAY, EASEMENTS, UNDERGROUND UTILITIES, OR SETBACKS MAY EXIST WHICH MAY NOT BE SHOWN.



REVISED 04/10/2019 - PER PLANNING COMMENTS

DWN:	TAC	CHECKED BY:	JAC2	DATE:	FEBRUARY 10th, 2019
FB:	EDC	FILE NAME:	STGEOR1521SP	SCALE:	1"=30'
				FILE:	18-09-30

PRELIMINARY SITE PLAN
OF THE
EVOLUTION INVESTMENT GROUP, INC.
PROPERTY
1.25 Acres, 54,591 Square Feet
CITY OF CHARLOTTE
MECKLENBURG COUNTY NORTH CAROLINA



JACK R. CHRISTIAN + ASSOCIATES
-SURVEYING-
PHONE (704) 596-2214 FAX (704) 596-2338
7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213

