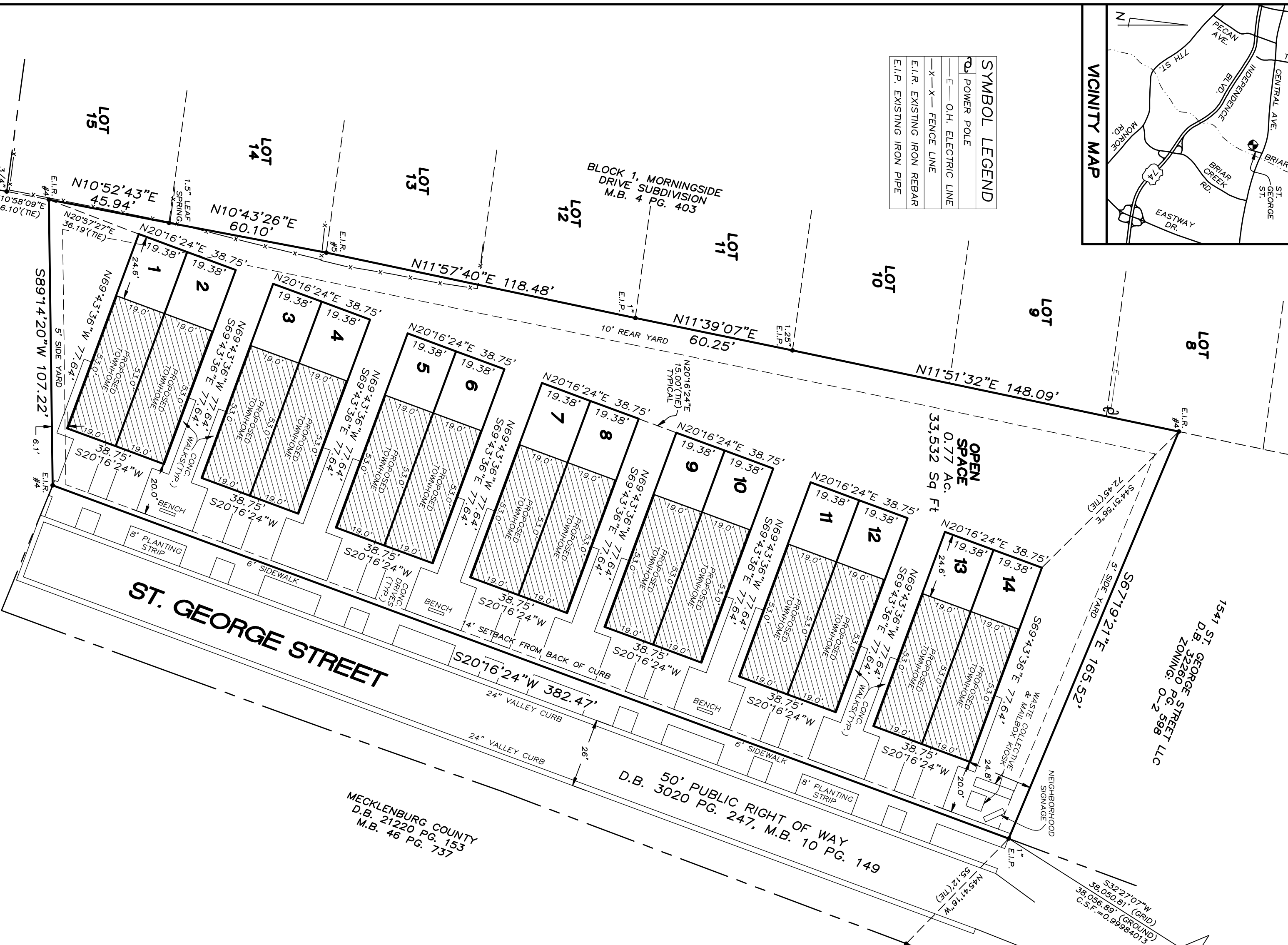


SYMBOL LEGEND	
PO	POWER POLE
E	O.H. ELECTRIC LINE
X-X	FENCE LINE
E.I.R.	EXISTING IRON REBAR
E.I.P.	EXISTING IRON PIPE

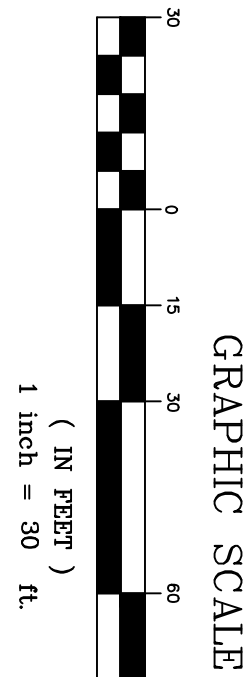


N.C.G.S. CODE 14C-49*
 N 33°27'07"W
 36,050.81' (GRID)
 E 1°48'33.76" SFT
 NAD 83(2011)

NC GRID
 NAD 83(2011)

NOTES:

1. DEVELOPMENT DATA TABLE
- A. SITE ACREAGE: 1.25 Acres
- B. TAX PARCEL: 129-041-41
- C. EXISTING ZONING: R-14
- D. PROPOSED ZONING: R-14
- E. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: 2 PER BUILDING
- F. RESIDENTIAL DENSITY: 11.2 UNITS PER ACRE
- G. NONE
- H. FLOOR AREA RATIO: 1,007 SF/UNIT X 3 FLOORS X 14 UNITS IS 42,294 SF. 42,294 SF/54,591 SF IS 0.77
- I. MAXIMUM BUILDING HEIGHT: 40' PER THE ORDINANCE
- J. NUMBER AND/OR RATIO OF PARKING SPACES: 4 PARKING SPACES PER HOME
- K. GENERATE PROVISION: 33,532 COMMON OPEN SPACE
- L. AMOUNT OF OPEN SPACE: 400 SF PRIVATE OPEN SPACE
- M. ANY CHANGES TO THE APPROVED SITE PLAN WILL BE PERMITTED ONLY AS SHOWN ON THIS PLAN
- N. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO THE APPROVED ALTERATIONS TO APPROVAL
3. OPTIONAL PROVISIONS
 - A. N/A
 - B. N/A
4. PERMITTED USES: ATTACHED DWELLINGS RESIDENTIAL
5. TRANSPORTATION
 - A. N/A
 - B. THE STREET PER CDOT STANDARDS INCLUDING 8' SIDEWALKS AND 6' SIDEWALKS ALONG ENTIRE LOT FRONTAGE
6. ARCHITECTURAL STANDARDS
 - A. BUILDING MATERIALS CONSIST OF EXTERIOR HARDWARE, ROOFING, METAL ROOFING
 - B. BUILDING SCALE IS THAT OF A 2-3 STORY HOME
 - C. ALL HOMES WILL FEATURE SIDE ENTRANCE AS WELL AS PORCHES
 - D. FENCING ALONG THE NORTH (RIGHT) AND NORTHWEST (BACK) PROPERTY LINES WILL BE AN EIGHT FOOT CEDAR PRIVACY FENCE
7. STREETSCAPE AND LANDSCAPING
 - A. 8' SLITZED SIDEWALKS WITH 8' PLANTING STRIP WILL BE PLANTED THROUGHOUT THE PROPERTY AND IN THE VARIOUS FLOWERING AND HARDWOOD TREES WILL BE PLANTED THROUGHOUT THE PROPERTY AND IN THE ENVIRONMENTAL FEATURES
 - B. 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
 - C. PARKS, GREENWAYS, AND OPEN SPACE
 10. A. OPEN SPACE: 33,532 SF OR .77 ACRES. 61% OPEN SPACE
 11. SIGNAGE
 - A. WELCOME TO BELLAMY SIGN IN NORTH EAST CORNER OF LOT 1, APPROXIMATELY 8'-8" LONG STRANDING Z-4
 - B. N/A
 - C. NO SIGNAGE
 12. LIGHTING
 - A. UP-LIGHTING ON SIGNAGE WILL BE PERMANENT AND BASED ON SITE DEVELOPMENT
 - B. NO STREETLIGHTS PLANNED AT THIS TIME.
 13. PHASING
 - A. 3 PHASES TOTAL
 - B. COMMENCE IMMEDIATELY FOLLOWING REZONING AND PERMITTING
 - C. TRIGGER FOR SECOND TWO STRUCTURES IS EITHER A COMPLETION OF THE FIRST TWO UNITS OR COMPLETION OF THE FIRST TWO UNITS
 - D. TRIGGER FOR THIRD PHASE IS THE SELLING OF 2 ENTIRE STRUCTURES (4 UNITS)
 14. OTHER NEW UNDERGROUND UTILITIES WILL BE AT THE RESPONSIBILITY OF THE OWNER
 1. NEW UNDERGROUND SEWER, WATER, GAS, AND CABLE APPROVALS OF HAND DEVELOPMENT BASED ON FUTURE USE



UR-2

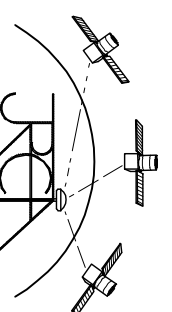
DATE	CHECKED BY	DATE
DWN: TAC	JAC2	OCTOBER 13th, 2018
FEB: EDC	STGEOR1921SP	FILE: 18-09-30

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



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

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

1541 ST. GEORGE STREET LLC
 D.B. 32280 PG. 598
 ZONING: O-2

50' PUBLIC RIGHT OF WAY
 D.B. 3020 PG. 247, M.B. 10 PG. 149