

Vicinity Map Not To Scale

Site Data

223-51-105 **Parcel Numbers Existing Zoning** R-3 To be Developed As MX-2 - Innovative Municipality Charlotte +/- 23.83 Acres Site Acreage Road Frontage +/- 1,250' "Highway 521" **Total Units** Maximum 170 Units Product "A" (Avg. 40'X60') +/- 51 Units Product "B" (Avg. 28'X60') +/- 32 Units Product "C" (Avg. 23'X60') +/- 87 Units +/- 7.13 Un/Ac

Development Notes

- 1. All base information received fom Mecklenburg County GIS and needs to be verified. 2. Site Boundary and site acreage information received from Boundary survey by ESP Associstes
- All site plan, zoning, and wetland information utilized in the preparation of this sketch plan is considered to be preliminary in nature and subject to final verification.

- Information provided to ESP by From WNR Report dated 8-19-05 Jurisdictional Wetland. The sketch plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy. Access Points Driveway/Streets
- 1. Proposed project site entrance locations are considered preliminary in nature and need to be
- 2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Charlotte Zoning Development Standards Manual. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space

Open space and tree preservation areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final yield, product allocation, and as other spatially dependent project components such as detention, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Trees on this plan are illustrative in nature and do not represent actual tree plantings or tree save

ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

The Illustrative Schematic Plan includes design concepts that illustrate the Petitioner's intent in terms of overall development of the site. The Illustrative Schematic Plan will be used during review in accordance with section 6.2 in the zoning ordinance and also in conjunction with the technical data sheet. The building locations, lot lines, details of the open space area design, entrance locations, or exact private street alignment shown on the Illustrative Schematic Plan are subject to change pending additional site investigation in respect to topography, wetlands, and site character



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The McAlpine Group, L.L.C. 1329 East Morehead Street Charlotte, NC 28204-2913 (p) 704-362-2400 (f) 704-362-2422

Illustrative **Schematic Plan**

Petition # 2006 - 13

McGinn Property

PROJECT LOCATION Charlotte, NO GRAPHIC SCALE

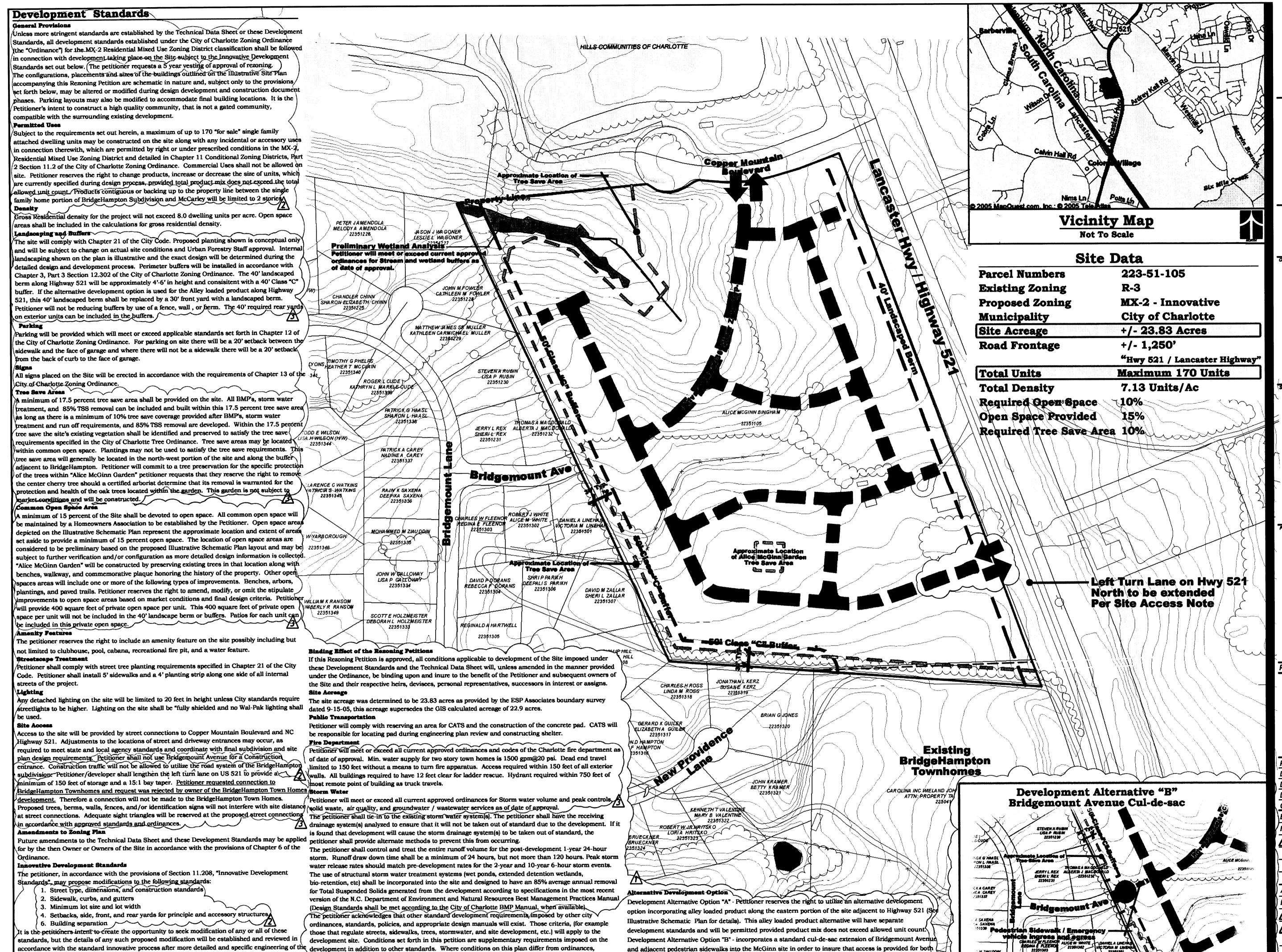
1 INCH = 100 FT.

PROJECT NUMBER TH14 DRAWING NAME TH14 - Yield K - Submittal.psd October 17, 2005 DRAWN BY CHECKED BY PT ESP / CLIENT REVISION IO. DATE BY REVISION 1-5-06 | ML | Revisions per Community Comments

AGENCY / SUBMITTAL REVISION NO. DATE BY REVISION

NORTH

12-29-05 ML Revisions per Staff and Community 1-23-05 ML Revisions per Staff Comments



emergency vehicle ingress and egress, and to provide enhanced pedestrian improvements in these areas of

the site. This option will be implemented as the preferred option if City Council prefers to NOT connect to Bridgemount Avenue."

Not to Scale

site. The petitioner acknowledges that other standard development requirements imposed by other standards, policies, and approaches in existence at the time of formal engineering plan review submission

the stricter condition or existing requirements shall apply. Where it is related to Right of Way the petitioner

city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may

zoning Administrator, and are not separate zoning conditions imposed by the site plan.

apply to the development of the site. These are not zoning regulations, are not administered by the will be utilizing private roads in this development.



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ET MLE

Technical Data Sheet

Petition # 2006 - 13

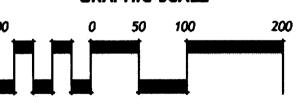
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McGinn Property



PROJECT LOCATION Charlotte, NC

GRAPHIC SCALE



1 INCH = 100 FT.

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2 05 2 645

Revisions per Staff Comments

1-23-05 ML