



PID: 11121112
LARKHAVEN INC
4801 CAMP STEWART RD
CHARLOTTE, NC 28215
DB 02666 PG 384
EX. ZONING: R-3
EX. LAND USE: GOLF COURSE

PID: 11121108
JOHN L & ANGELA C BECK
3833 CAMP STEWART RD
CHARLOTTE NC 28215
DB 25052 PG 338
EX. ZONING: R-3
EX. LAND USE: SINGE-FAMILY

PID: 11121107
HARLEN HOWARD & W BOGGS
3913 CAMP STEWART RD
CHARLOTTE NC 28215
DB 02578 PG 292
EX. ZONING: R-3
EX. LAND USE: SINGE-FAMILY

PID: 11121101
CAROLYN F BLALOCK
3220 WINDROW LN
MATTHEWS NC 28105
DB 08217-702
EX. ZONING: R-3
EX. LAND USE: SINGLE-FAMILY

PID: 11120103
NOVANT HEALTH INC
PO BOX 33549
CHARLOTTE, NC 28233
DB 22158 PG 195
EX. ZONING: O-2 (CD)
EX. LAND USE: COMMERCIAL

PID: 11120107
L E HILL
12425 ALBEMARLE RD
CHARLOTTE, NC 28227
DB 05294 PG 635
EX. ZONING: R-3
EX. LAND USE: COMMERCIAL

PID: 1112010;
WILLIAM S HILL & JOYCE JARRET
12435 ALBEMARLE RD
CHARLOTTE, NC 2822
DB 04734 PG 50
EX. ZONING: R-
EX. LAND USE: SINGE-FAMILY

PID: 111222108
JERRY HELMS FAMILY TRUST
11901 ALBEMARLE RD
CHARLOTTE, NC 28227
DB 27950 PG 406
EX. ZONING: R-3
EX. LAND USE: COMMERCIAL

PID: 11122103
MARY L & C/O JOHN RHODES
13849 BEATTIES FORD RD
HUNTERSVILLE NC 28078
DB 30741 PG 690
EX. ZONING: R-12MF
EX. LAND USE: HOMESITE

LAYOUT NOTES

1. AT TIME OF STAKING, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
2. SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A COORDINATED SOLUTION.
3. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
4. LAND SIDEWALKS SHALL BE FIELD STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
5. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
6. ALL CONSTRUCTION SHALL COMPLY WITH CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
7. ALL PATCH WORK WITHIN LIMIT OF CONSTRUCTION SHALL BE CONSISTENT WITH ASSOCIATED ASPHALT PAVEMENT DETAIL.
8. ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED OR RELOCATED, SHALL BE COORDINATED WITH THE PROJECT ARCHITECT AND THE POWER COMPANY.
9. ALL TRAFFIC SIGNS AND MARKINGS TO BE INSTALLED AND COMPLY CURRENT CLOSM AND MUTCD STANDARDS AND SPECIFICATIONS.
10. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
11. RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVES, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION.
12. PER SECTION 18-175(e) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS EASEMENTS (PCEES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. REFER TO ELECTRICAL PLANS FOR FINAL SITE LIGHTING LOCATIONS.
14. DEVELOPER WILL PROVIDE STREET SIGNS PER CLOSM 50.05 (8" SIGN ONLY).
15. ALL ON-PAVE SETBACK FOR ALL FRONT-LOADING DRIVEWAYS AND DETACHED HOMES SHALL BE 20 FEET FROM THE BACK OF SIDEWALK TO ENSURE VEHICLES DO NOT OVERHANG AND OBSTRUCT THE USE OF THE SIDEWALK.

DEVELOPMENT SUMMARY

PARCEL ID#:	111220104
	111220105
	111220108
	111222101
	111222102
	111222103
	111220104
	111220106
	111220107
	111220108

PROPERTY OWNER: KOLTER ACQUISITIONS, LL
701 S. OLIVE AVE., SUITE 11
WEST PALM BEACH, FL 334
CONTACT: BEN STEVENS
(704) 891-6004
BSTEVENS@KOLTER.COM

EXISTING ZONING: MIXED USE (MX-1) DISTRICT
NEIGHBORHOOD SERVICES (NS) DISTRICT

USE
EXISTING: VACANT
PROPOSED: SINGLE FAMILY DETACHED

SITE ACREAGE:
OVERALL: ±371.00 ACRES
PHASE III: +68.53 ACRES

LOT SUMMARY	
PHASE I:	12 LOTS
PHASE II:	53 LOTS
PHASE III:	161 LOTS
TOTAL (THROUGH PHASE III):	226 LOTS

LOT REQUIREMENTS / YARDS (MX-1 ZONING)	REQUIRED	PROPOSED
MAXIMUM RESIDENTIAL DENSITY:	6.0 DUA	2.34 DUA
MINIMUM LOT AREA:	4,500 SF	4,500 SF
MINIMUM LOT WIDTH:	40 FEET	40 FEET
MINIMUM SETBACK FROM R/W:	17 FEET	20 FEET*
MINIMUM SIDE YARD:	5 FEET	5 FEET
MINIMUM REAR YARD:	30 FEET	20 FEET**

* SETBACK SHOWN IS A MINIMUM OF 20 FEET FROM BACK OF SIDEWALK

** SF DWELLINGS MAY HAVE A MINIMUM REAR YARD OF 20 FEET IF THE REAR YARD DOES NOT FORM THE OUTER BOUNDARY OF MY DISTRICT

MAXIMUM BUILDING COVERAGE:		
-UP TO 4,000 SF	50%	50%
-4,001 - 6,500 SF	45%	45%
-6,501 - 8,500 SF	40%	40%
-8,501 - 15,000 SF	35%	35%
-15,001 OR GREATER	30%	30%
MAXIMUM HEIGHT (AT SIDE YARD):	35 FEET*	35 FEET*
MAXIMUM HEIGHT (AVERAGE):	40 FEET*	40 FEET*

* ONE ADDITIONAL FOOT OF HEIGHT IS ALLOWED FOR EACH ADDITIONAL ONE FOOT IN DISTANCE THE PORTION OF THE BUILDING IS FROM THE REQUIRED SIDE YARD LINE.

PCO NATURAL AREA (GREATER THAN 50% BUA)

PHASE III:	
TOTAL ACREAGE:	68.53 AC
10% REQUIRED:	6.85 AC
PROVIDED:	34.37 AC (50.15%)

PHASE II:	
TOTAL ACREAGE:	32.97 AC
10% REQUIRED:	3.29 AC
PROVIDED:	8.74 AC (26.50%)

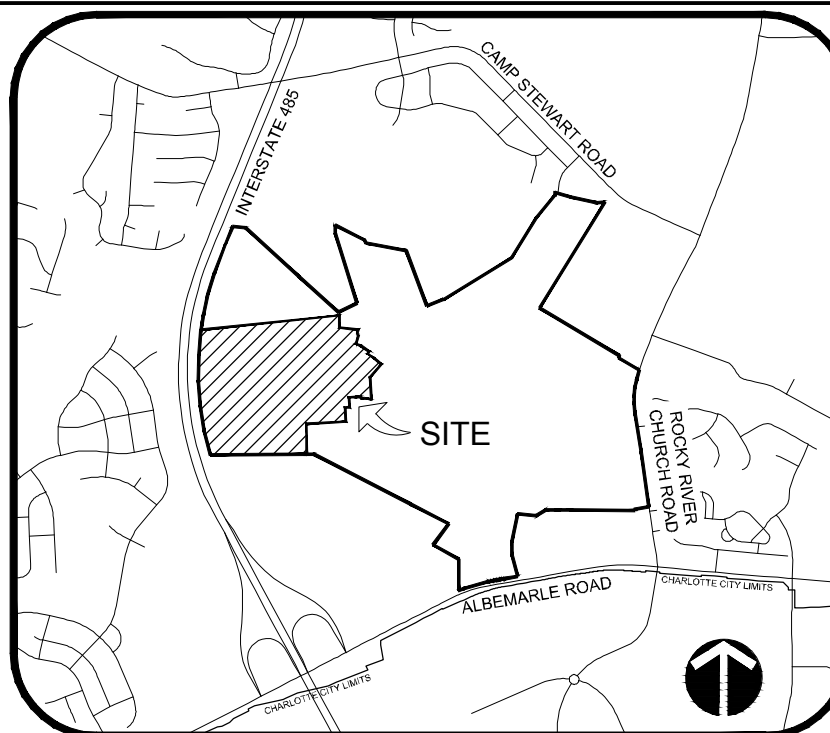
PHASE I:	
TOTAL ACREAGE:	24.41 AC
10% REQUIRED:	2.44 AC
PROVIDED:	3.55 AC (14.54%)

TREE SAVE REQUIREMENTS FOR SINGLE-FAMILY

PHASE III:	
TOTAL ACREAGE:	68.53 AC
10% REQUIRED:	6.85 AC
PROVIDED:	20.22 AC (29.50%)

PHASE II:	
TOTAL ACREAGE:	±32.97 AC
10% REQUIRED:	±3.29 AC
PROVIDED:	+/-3.16 AC (12.9%)

PHASE I:	
TOTAL ACREAGE:	24.41 AC
10% REQUIRED:	2.44 AC
PROVIDED:	3.55AC (14.54%)



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9/14/2017

**CRESSWIND - PHASE III
SINGLE FAMILY RESIDENTIAL DEVELOPMENT
KOLTER ACQUISITIONS, LLC; MECKLENBURG COUNTY, NC
OVERALL LAYOUT PLAN**

REVISIONS:
07/28/17 - REVISED PER STAFF COMMENTS

DATE: 07/28/2017
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: LDI
Q.C. BY: LDI
SCALE: 1" = 300'
PROJECT #: 1015315

#

C-2.0