

WILLIAM G CONNORS
6930-771
ZONED: R-3
USE: SINGLE FAMILY

GENERAL INFORMATION:
ZONING: R-3 (CD) 2006-065
SETBACKS: FRONT YARD= 30'
SIDE YARD= 5' INTERNAL / 20' EXTERNAL (SEE PLAN)
REAR YARD= 20' INTERNAL / 30' EXTERNAL (SEE PLAN)
PROPOSED/USE: 4 DUPLEX LOTS / 8 CONDOMINIUM UNITS
TOTAL SITE HEATED FLOOR SPACE: 23,200.0 SQFT
WATER USAGE: 2880 GAL/DAY
SANITARY SEWER USAGE: 2880 GAL/DAY
GROSS TOTAL SITE: 2.70 AC
NET TOTAL SITE: 2.63 AC
PERCENT TREE SAVE AREA: 17.5%
DENUDEED AREA: 2.02 AC
IMPERVIOUS AREA: 1.07 AC
DENSITY: 2.95 DUA
MIN LOT WIDTH: 40'
MIN OPEN SPACE: 50%
MAX HEIGHT: 40'
PROPERTY ADDRESS: 5908 CARMEL ROAD
TAX PARCEL: 209291-03

CHARLOTTE SQUARE LLC
9/58-160
ZONED: INST(CD)
USE: RETIREMENT HOME
NOTE: BUFFER EXISTS ON INST(CD) SITE

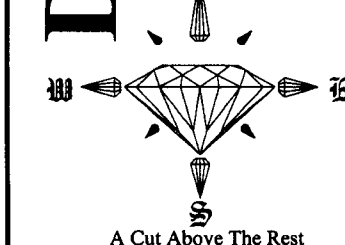
LANDSCAPING INFORMATION:
GROSS TOTAL SITE: 2.70 AC
NET TOTAL SITE: 2.63 AC
PERCENT TREE SAVE AREA: 17.5%
IMPERVIOUS AREA: 1.07 AC
DENSITY: 2.95 DUA

- NOTES:
1. CONSTRUCTION SHALL NOT BEGIN PRIOR TO PRELIMINARY CONSTRUCTION INSPECTION OF THE SITE. CONTACT THE OFFICE OF THE CITY ENGINEER AT LEAST ONE WORKING DAY PRIOR TO BEGINNING CONSTRUCTION FOR INSPECTION.
 2. ALL CONSTRUCTION TO CONFORM TO SITE PLAN APPROVED BY THE CITY OF CHARLOTTE.
 3. PROVIDE "COMPETENT" CARD CARRYING INDIVIDUALS FOR OSHA REGULATIONS.
 4. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
 5. LIGHT SHALL NOT BE DIRECTED TOWARD OR SHINE UPON ANY RESIDENTIAL ZONED OR ENDANGERED TRAVELERS TRAVELING ON ANY STREET.
 6. THIS SITE PLAN WAS BASED ON PHYSICAL EVIDENCE FOUND IN THE FIELD ON THE DATE OF THE SURVEY.
 7. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE COMMUNITY PANEL NUMBER 371802666, EFFECTIVE DATE FEBRUARY 4, 2004, FLOOD INSURANCE RATE MAP, FEDERAL EMERGENCY MANAGEMENT AGENCY.
 8. THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHT OF WAYS OR EASEMENTS NOT SHOWN.

CHATHAM COURT CONDOMINIUMS
PROPOSED SITE PLAN

MELINDA WALLACE
5908 CARMEL ROAD
CAHLOTTE, N.C. 28226

DIAMOND ENGINEERING, PLLC
CIVIL ENGINEERING & SURVEYING
SITE & SUBDIVISION PLANNING
EROSION CONTROL,
AND WATER AND SEWER



Revisions:
4-6-07 6-11-07
8-9-07 9-17-07

Drawn By: CEM
Checked By: JHD

Scale: 1" = 20'
Date: 1/31/06

File # 05-0222

SHEET NO. 4

