

SIGN LEGEND

A STOP (R1-1 24"x24")

B KEEP RIGHT (R4-7, 24"x30")

C NCDOT TYPE III SIGN (OM-3R 12"x36")

ALL SIGNS TO BE MUTCD STANDARD. STOP SIGNS INSTALLED BY DEVELOPER AT THE MINOR LBS OF ALL INTERNAL PRIVATE STREET INTERSECTIONS. KEEP RIGHT SIGNS INSTALLED BY DEVELOPER AT EACH END OF BOTH PROPOSED MEDIANS ON GLENMORE GARDEN DRIVE.

SITE DATA

TAX PARCELS: 231-054-10, 231-054-11

TOTAL AREA: 15.73 AC. ±

EXISTING ZONING: MX-2 (INNOVATIVE)

REZONING PETITION # 2006-78

MAX. UNITS ALLOWED 78 DU

PROPOSED UNITS: 71 FOR SALE TOWNHOMES (ELIMINATED BLDG #3-TH 42.43 & 44)

PROPOSED DENSITY: 4.51 TOTAL DUA

PROPOSED USE: TOWNHOMES FOR SALE WITH MIN. 400 SF SUBLOT PER UNIT

MIN. TREE SAVE AREA: 2.78 AC ± (17.50%)

PROPOSED TREE SAVE AREA: 2.78 AC ± (17.87%)

PARKING REQUIRED (1.5 SP/UNIT MIN.): 107 SPACES

PARKING PROVIDED: 148 SPACES

GARAGE PARKING SPACES: 4 SPACES

STANDARD PARKING LOT SPACES: 152 SPACES

TOTAL: 214 SPACES

SPACES PER UNIT: 2.74

TRASH PICK-UP: PRIVATE ROLL-ON 8 CU. YD. DUMPSTER PER 30 UNITS OR 8 CU. YD. COMPACTOR PER 90 UNITS

SPACE SET ASIDE FOR SOLID WASTE REQUIRED: (1) 8 CU. YD. COMPACTOR

SPACE SET ASIDE FOR SOLID WASTE PROVIDED: (1) 144 SF RECYCLING STATION PER 80 UNITS

SPACE SET ASIDE FOR RECYCLING REQUIRED: (1) 144 SF RECYCLING STATION

SPACE SET ASIDE FOR RECYCLING PROVIDED: (1) 144 SF RECYCLING STATION

SETBACK: 40' ALONG MCKEE ROAD

20' TO FACE OF GARAGE

5' TO BUILDING ALONG INTERNAL PUBLIC/PRIVATE STREETS. (INNOVATIVE)

SIDEYARD: 20'

REARYARD: 40'

BUILDING SEPARATION: 16'

MAXIMUM HEIGHT: 40'

MINIMUM COMMON OPEN SPACE: 10% (1.573 AC.)

PROPOSED COMMON OPEN SPACE: 22.43% (3.528 AC.)

Curve Table: Alignments

Curve #	Radius	Length	Chord Direction
C1	160.00	66.34	S31° 43' 29.49"E
C2	100.00	73.79	S40° 59' 07.70"E
C3	50.00	5.35	S8° 25' 47.62"E
C9	50.00	76.94	N1° 54' 19.58"W
C10	50.00	68.47	S2° 56' 50.79"E
C11	61.00	108.11	S87° 03' 09.21"W
C12	66.00	147.33	N18° 11' 20.10"W
C13	59.00	85.74	S87° 23' 34.65"W
C14	211.00	39.81	S40° 21' 15.20"W
C15	139.00	31.74	S39° 13' 02.94"W
C21	109.55	58.09	N57° 24' 14.28"W
C22	70.00	103.20	N28° 54' 40.87"W
C23	155.00	103.67	S62° 58' 36.34"E
C24	111.00	161.01	N56° 18' 31.46"E
C25	50.00	27.43	N30° 28' 07.57"E
C26	50.00	30.99	S25° 50' 42.41"E
C27	50.63	11.19	S13° 28' 37.73"E

Line Table: Alignments

Line #	Length	Direction
L1	205.01	S43° 36' 10.78"E
L2	39.99	S19° 50' 48.21"E
L3	101.82	S62° 07' 27.19"E
L4	44.86	S11° 29' 37.26"E
L5	56.11	S5° 21' 57.98"E
L6	131.37	S45° 45' 32.24"W
L8	101.49	N42° 10' 32.00"W
L9	167.95	N45° 59' 11.16"E
L10	146.58	S42° 10' 32.00"E
L11	105.19	S36° 16' 50.42"W
L12	277.71	N45° 45' 32.24"E
L13	12.82	N82° 08' 12.45"W
L14	24.71	S45° 45' 32.24"W
L15	25.64	S32° 40' 33.65"W
L16	66.66	S42° 30' 53.66"E
L17	82.39	S43° 49' 00.24"E
L18	44.37	S82° 08' 12.45"E
L19	38.95	N46° 10' 59.76"E
L20	708.49	S46° 10' 59.76"W
L21	186.38	S43° 36' 10.91"E
L22	50.00	S8° 05' 13.91"E

GLENMORE GARDEN VILLAS
CHARLOTTE, NC

GLENMORE GARDEN VILLAS, LLC.
831 BAXTER STREET, SUITE 200
CHARLOTTE, NC 28202

Design Resource Group

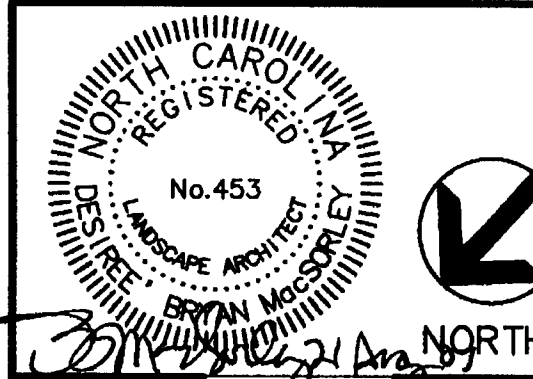
1230 West Morehead Street, Suite 214
Charlotte, NC 28208
704.343.0608 fax 704.358.3093
www.drgp.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

DRG

SITE PLAN

Copyright © 2007 Design Resource Group, PA
This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization.



Scale: 1" = 50'

Date: 15 DEC. 2006

Project No.: 185-003

Revisions:

- 29 MARCH 07 PER CITY COMMENTS
- 17 JULY 07 PER CITY COMMENTS
- 21 AUG. 07 PER PLANNING COMMENTS

Sheet **L-3**

