

## GENERAL NOTES:

1. TREES LOCATED IN THE STREET RIGHT-OF-WAY AND THE TREE PROTECTION ZONE SHALL BE PROTECTED FROM DAMAGE OR REMOVAL PER THE CITY OF CHARLOTTE TREE ORDINANCE.
2. CITY URBAN FORESTRY STAFF AND/OR THE CITY ARBORIST MUST APPROVE ANY PROPOSED CONSTRUCTION OR GRADING ADJACENT TO TREES OR THEIR ROOT SYSTEM.
3. ANY DAMAGE TO THE TREE STEM OR TREE ROOTS WILL REQUIRE CORRECTIVE ACTION PER THE URBAN FORESTRY SPECIALIST AND/OR THE CITY ARBORIST.

## SITE DATA:

PARCEL ID #: 07103114/07103117  
ACREAGE: 1.34 AC  
ZONING: UR-2(CD)  
PETITION #: 2005-114  
PROPOSED UNITS: 24 CONDO UNITS  
SETBACK: 14' FROM BACK OF CURB OR ROW, WHICHEVER IS GREATER  
SIDEYARD: 5'  
REAR YARD: 10'  
F.A.R.: 0.88  
PARKING REQ.: 24 MIN/48 MAX  
PARKING PROVIDED: 48 SPACES  
BIKE PARKING REQ.: 2 MIN  
BIKE PARKING PROVIDED: 26  
2 SPACES AT BIKE RACK  
1 SPACE IN EACH GARAGE  
HEIGHT: APPROX. 34'  
BUILDING SEPARATION: 10' MIN

## CONDITIONAL REZONING NOTES:

1. YARDS & HEIGHTS AS PER ORDINANCE.
2. PETITIONER SHALL TIE-IN TO EXISTING STORM WATER SYSTEM. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT THE DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD, PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING. ALL UNITS ALONG TUCKASEEGEE ROAD TO HAVE DIRECT PEDESTRIAN ACCESS TO THE SIDEWALK ON TUCKASEEGEE ROAD.
3. ALL UNITS TO HAVE ACCESS TO TUCKASEEGEE ROAD ON A 5' WIDE MINIMUM WALKWAY.
4. 2" CALIPER TREES TO BE PROVIDED BEHIND UNITS 10-15 AT A MINIMUM 4 TREES PER 100'. THE ONLY PORTION OF THE UNITS ADJOINING THE 10' REAR YARD ARE 1-STORY DECKS. UNITS 10-15 STAGGER BACK AWAY FROM THE REAR YARD.
5. STORM WATER WILL EMPTY DIRECTLY INTO THE FLOOD PLAIN - DETENTION IS NOT REQUIRED AND WOULD NECESSITATE REDUCTION OF THE TREE SAVE AREA.
6. STREET TREES WILL BE PROVIDED PER THE ORDINANCE.
7. WHERE NOT PROHIBITED BY GRADE, AN 8' MINIMUM PLANTING STRIP AND 6' MINIMUM SIDEWALK WILL BE PROVIDED ALONG TUCKASEEGEE ROAD. PLANTING STRIP MAY TRANSITION TO 6' WIDE WHERE NECESSARY.
8. SLOPE ALONG TUCKASEEGEE ROAD TO BE FILLED AS REQUIRED TO MANAGE STORM WATER PER COORDINATION WITH CDOT.
9. SIDE ELEVATIONS OF UNITS 16 AND 25 WILL HAVE WINDOWS AND WILL NOT BE BLANK WALLS.

COMMUNITY FLOOD LINE

gravel path over old rail line

LITAKER AVE. GREENWAY  
80' ROW

## LINE DATA

LINE	LENGTH	BEARING
L1	28.73'	S34°23'38"W
L2	19.14'	N57°19'14"W
L3	71.84'	S25°45'15"E
L4	41.68'	N
L5	14.32'	S72°2'30"W

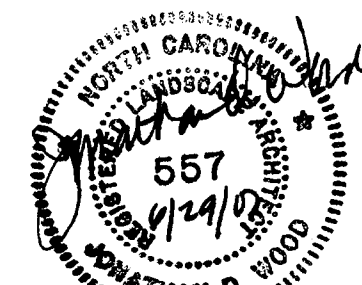
## CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIR.
C1	15.52'	36.98'	24°23'7"	15.4'	N38°18'55"E
C2	46.52'	39.50'	67°28'33"	43.88'	N88°56'29"E
C3	136.62'	115.53'	67°45'16"	128.8'	S88°47'47"W
C4	38.63'	87.11'	25°24'17"	38.31'	S14°16'34"E
C5	25.44'	116.31'	12°31'59"	25.39'	N80°13'56"E
C6	23.33'	23.83'	56°6'6"	22.41'	S62°35'56"W
C7	43.95'	38.13'	66°2'55"	41.56'	N67°17'52"E
C8	55.56'	77.05'	41°19'3"	54.36'	S76°41'7"W
C9	6.68'	105.07'	3°38'30"	6.68'	N86°6'35"E

R-5  
OWNER OCCUPIED  
430 HEATHCLIFF ST.R-5  
RENTAL  
428 HEATHCLIFF ST.R-5  
DUPLEX  
OWNER OCCUPIED  
424/426 HEATHCLIFF ST.R-5  
DUPLEX  
RENTAL  
422 HEATHCLIFF ST.R-5  
OWNER OCCUPIED  
416 HEATHCLIFF ST.R-5  
OWNER OCCUPIED  
412 HEATHCLIFF ST.R-5  
OWNER OCCUPIED  
408 HEATHCLIFF ST.STOP  
CALL BEFORE  
YOU DIG  
NORTH  
CAROLINA  
ONE-CALLUNDERGROUND UTILITIES MAY  
EXIST WITHIN THE PROJECT  
AREA.  
CALL 48 HOURS PRIOR TO ANY  
CONSTRUCTION ACTIVITY OR  
EXCAVATION WORK.Liquid  
DESIGN704.338.9980  
1430 S. MINT ST. #105 CHARLOTTE NC 28203ARCHITECTURE  
PLANNING  
INTERIOR DESIGN  
PROJECT MANAGEMENT

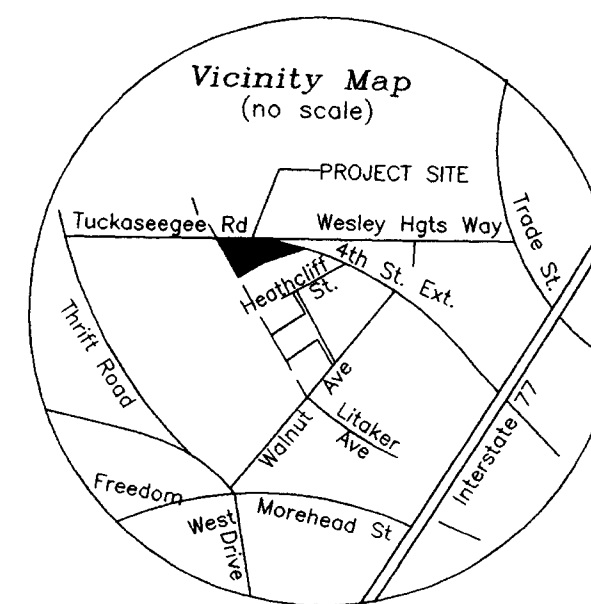
www.liquiddesign.net

HadenStanziale

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celadon

Charlotte, NC  
(FORMERLY KNOLL24)

PROJECT: #06-014

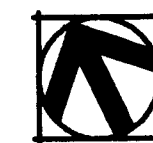
DATE: JANUARY 31, 2007

REVISION: JUNE 22, 2007

SCALE: 1"=20'

DRAWN BY: JME, JAG, ESB

CHECKED BY: JDW

LAYOUT  
PLAN

L5.1