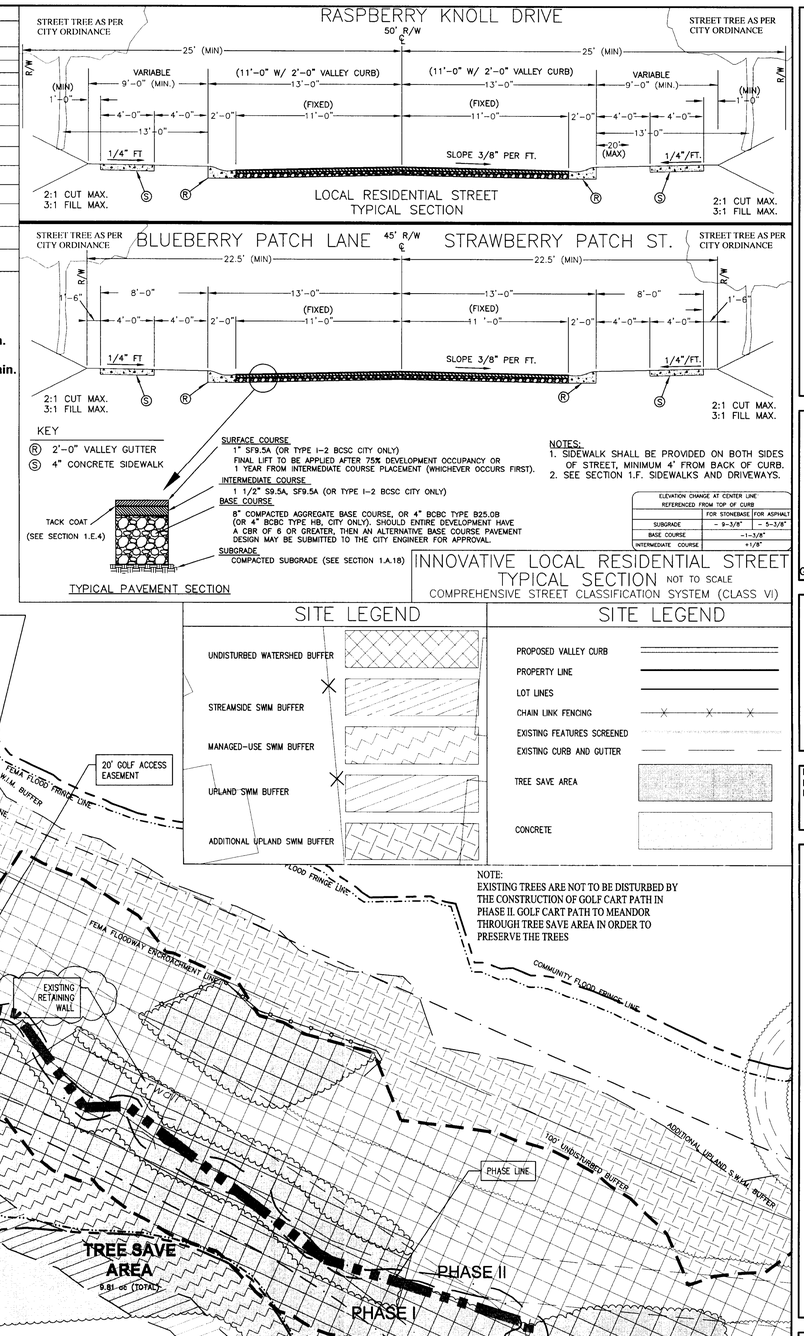
SITE DATA

LOCATION: RASPBERRY KNOLL DRIVE CITY OF CHARLOTTE, NC (PARCEL #05906114)	
ZONE: MX-2: MIXED USE DISTRICT	2008-017
USE: ----------	
ITEM	PROVIDED
SITE AREA	19.12 ACRES (PHASE I)
MINIMUM FRONT SETBACK	20 FT
MINIMUM SIDE SETBACK	5 FT
MINIMUM REAR SETBACK	40 FT (External) and 30 FT (Internal)
MINIMUM LOT WIDTH	50 FT
MINIMUM LOT SIZE	0.12 AC (6000 SF)
SWIM BUFFER IS PRESENT ON SITE	
PROJECT IS WITHIN THE 100-YEAR FLOODPLAIN	
REFERENCE IS MADE TO THE CITY OF CHARLOTTE ZONING ORDINANCE	

MAXIMUM BUILDING COVERAGE:
LOT SIZE 4001-6500= 45%
6501-8500= 40%
8501-15000= 35%

SITE TABULATION

ACREAGE	19.12 AC.
LOT AREA	6.99 AC.
STREET RIGHT OF WAY	2.15 AC.
OPEN SPACE REQUIRED	1.95 AC. =10% min.
OPEN SPACE PROVIDED	3.90 AC. =20.4%
TREE SAVE AREA REQUIRED	3.35 AC. =17.5% min.
TREE SAVE AREA PROVIDED	5.10 AC. =26.7%



SITE LEGEND

- UNDISTURBED WATERSHED BUFFER
- STREAMSIDE SWM BUFFER
- MANAGED-USE SWM BUFFER
- UPLAND SWM BUFFER
- ADDITIONAL UPLAND SWM BUFFER

SITE LEGEND

- PROPOSED VALLEY CURB
- PROPERTY LINE
- LOT LINES
- CHAIN LINK FENCING
- EXISTING FEATURES SCREENED
- EXISTING CURB AND GUTTER
- TREE SAVE AREA
- CONCRETE

NOTE:
EXISTING TREES ARE NOT TO BE DISTURBED BY THE CONSTRUCTION OF GOLF CART PATH IN PHASE II. GOLF CART PATH TO MEANDOR THROUGH TREE SAVE AREA IN ORDER TO PRESERVE THE TREES

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY HENSON DESIGN, INC IMMEDIATELY AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

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NORTH ARROW
Graphic Scale 1" = 40 ft.

NORTH CAROLINA PROFESSIONAL SEAL 026206 ENGINEER BRIAN C. MOODY 6/2/09

ISSUED FOR CONSTRUCTION
INITIALLED/DATED AS APPROVED BY HENSON DESIGN, INC.
INITIAL / DATE

Freedom Greene Phase I

Freedom Drive Parcel ID# 05906114
Charlotte, NC

SITE PLAN

APPROVED FOR CONSTRUCTION
C M P C
6/11/09

Revisions:
5/28/09: STREET NAME CHANGE

Project Number: 2730
Date: February 16, 2008 Drawn by: JDL
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