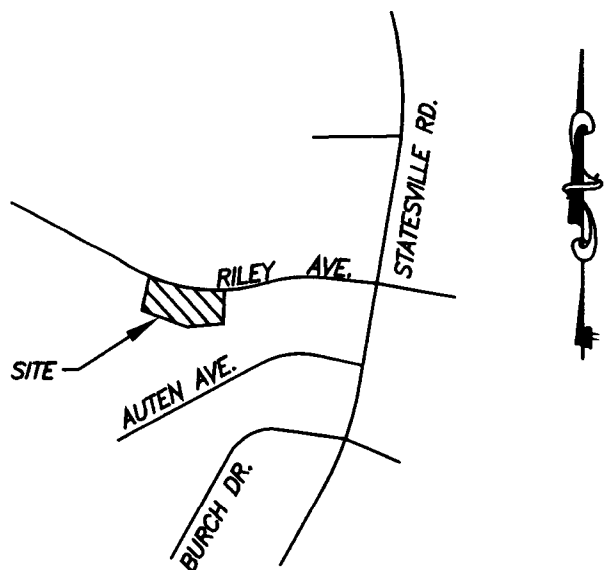
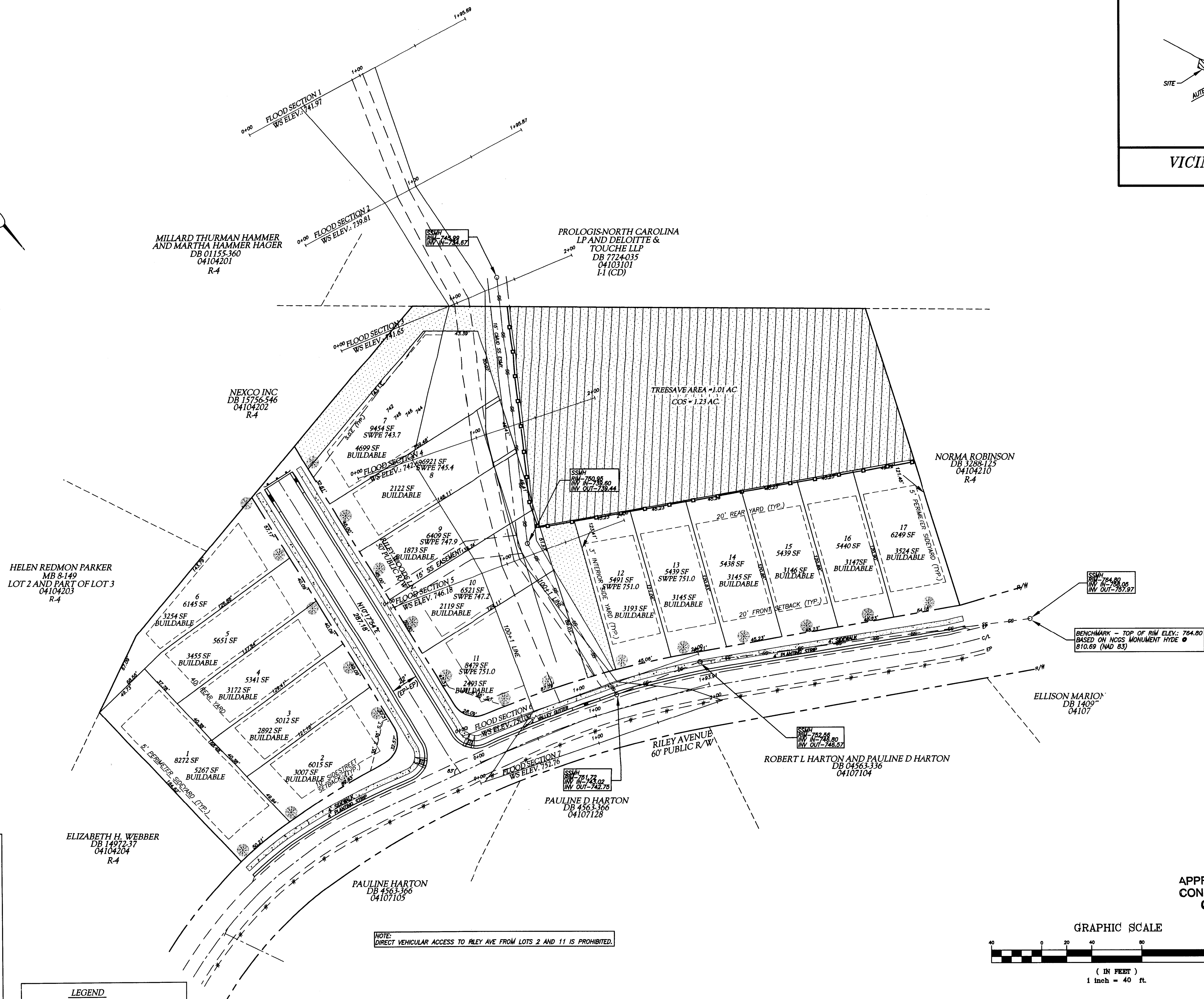




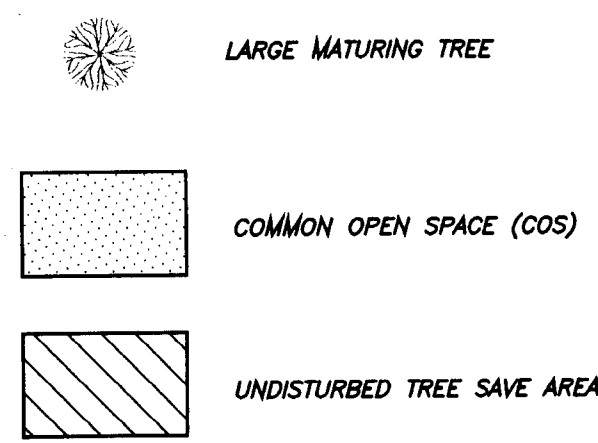
VICINITY MAP
N.T.S.



NOTES:

- DEVELOPER: TRIVEN PROPERTIES, LLC
2630-F SOUTH TRYON ST.
CHARLOTTE, NC 28203
(704) 376-6242
- TAX PARCEL ID: 041-04-209
- TOTAL ACREAGE: 3.99 ACRES
- ALLOWABLE LOT DENSITY: $4.0 \times 3.99 = 15.96$ LOTS
TREE SAVE BONUS: $1.01 \text{ AC.} \times 4.0 \text{ DUA} = 4.04$ LOTS
TOTAL ALLOWABLE LOTS: 20
LOTS PROVIDED: 17
- COS AREA PROVIDED: $1.23 \text{ AC.} (1.23/3.99 \times 100\% = 30.83\%)$
- TREE SAVE AREA PROVIDED: 1.01 AC. (IN C.O.S.)
TREE SAVE PERCENTAGE: $(1.01/(3.99-0.11) \times 100\%) = 26.03\%$
AREA IN SAN. SWR. R/W: 0.11 AC.
- MINIMUM LOT SIZE: 6,000 S.F. (PERIMETER)
4,500 S.F. (INTERIOR)
TYPICAL LOT DIMENSION: 50' x 120' (PERIMETER)
40' x 112.5' (INTERIOR)
- CURRENT ZONING: R-4 (DEVELOPED AS CLUSTER) WITH
INTERIOR LOTS DEVELOPED AS R-5 CLUSTER (25% TREESAVE INCENTIVE)
- SETBACKS: FRONT: 20'
SIDE: 3' INTERIOR LINE
5' PERIMETER LINE
SIDE/STREET: 10'
REAR: 40' PERIMETER LOTS
20' INTERIOR LOTS
- NO PROPOSED STUMPHOLES OR DEMOLITION LANDFILLS ON SITE.
- NO HERITAGE TREES OBSERVED ON SITE.

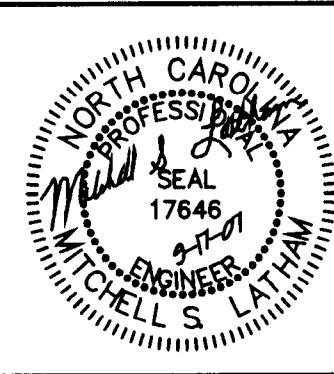
LEGEND



NOTE: DIRECT VEHICULAR ACCESS TO RILEY AVE FROM LOTS 2 AND 11 IS PROHIBITED.

REV. NO.	REVISIONS	DATE
2	REVISED AS PER CITY OF CHARLOTTE REVIEW	2-19-08
1	REVISED AS PER CITY OF CHARLOTTE REVIEW	12-8-07

LWE
LATHAM-WALTERS ENGINEERING, INC.
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, NORTH CAROLINA 28078
(704) 895-8484 FAX (704) 895-8485



OWNER:

TRIVEN PROPERTIES, LLC
2630-F SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28203
(704) 376-0242

RILEY WOODS
3124 RILEY AVENUE CHARLOTTE, NC
PRELIMINARY PLAT

DATE: SEPT. 2007	SHEET
SCALE: 1" = 40'	2
DRAWN BY: KPD	
CHECKED BY: MSL	
PROJECT NO: 2006.57	

APPROVED FOR
CONSTRUCTION
CMPC

ASB 5/22/2008

GRAPHIC SCALE

