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LAND DEVELOPMENT DESIGN SERVICES

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 035314 KEVIN C. METTLER 4/4/13

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Crosland
It's our place to improve yours.

227 WEST TRADE STREET
SUITE 800
CHARLOTTE, NC 28202

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 4-22-2013

MALLARD LAKE

SALOME CHURCH ROAD
CITY OF CHARLOTTE

SITE PLAN

PROJECT NUMBER:	03-135
DRAWN BY:	EEB
DESIGNED BY:	BCM
ISSUE DATE:	2/09/04

NO.	DATE:	BY:	REVISIONS:
16	4/4/13	JAM	REVISIONS TO APPROVED PLAN
15	12/17/07	EEP	PER CITY OF CHARLOTTE COMMENTS
14	9/25/07	EEB	PER CITY & CLIENT COMMENTS
13	8/22/07	EEB	ADDED 2 TOWNHOME UNITS
11	4/6/05	EEB	PER CITY OF CHARLOTTE COMMENTS
10	3/4/05	EEB	PER CITY OF CHARLOTTE COMMENTS
9	1/28/05	EEB	ADDED LOTS 448-453, UPDATED C.O.S., TREE SAVE, CENTERLINE CHART, SIDEWALK AT LOT 274
8	10/21/04	EEB	PER CLIENT REVIEW COMMENTS
7	10/11/04	EEB	PER URBAN FORESTRY COMMENTS
6	9/17/04	EEB	PER CLIENT REVIEW COMMENTS
5	9/01/04	EEB	PER CLIENT REVIEW COMMENTS
4	8/13/04	EEB	PER CLIENT REVIEW COMMENTS

5.2

	Driveway Number	Type	Width (B/B)	Radii (EOP)	Notes
Permit 1	DW-1	III	24	22	Existing
	DW-2	III	24	22	Existing
	DW-3	III	24	22	Existing
Permit 2	DW-4	III	24	22	Existing
	DW-5	III	24	22	Existing
	DW-6	III	24	22	Existing
Permit 3	DW-7	III	24	22	Existing
	DW-8	I	10	-	Existing Bell South Access

TOWNHOME OPEN SPACE DATA:

UNIT NUMBER	OPEN SPACE
293	815 SF
294	876 SF
295	782 SF
296	773 SF
297	633 SF
298	1037 SF
299	1045 SF
300	969 SF
301	1040 SF
302	965 SF
303	1019 SF
319	967 SF
320	962 SF
321	900 SF
322	1000 SF
323	976 SF
324	1140 SF
325	821 SF
326	852 SF
327	811 SF
328	864 SF
329	803 SF
330	864 SF
331	866 SF
332	865 SF
333	803 SF
334	864 SF
335	861 SF
336	957 SF
337	954 SF
338	887 SF
339	947 SF
340	944 SF
341	938 SF
342	932 SF
343	872 SF
344	923 SF
345	882 SF
346	950 SF
371	633 SF
372	738 SF
373	726 SF
374	737 SF
384	631 SF

UNIT NUMBER	OPEN SPACE
385	657 SF
386	657 SF
387	657 SF
388	657 SF
389	599 SF
390	569 SF
391	595 SF
392	595 SF
393	595 SF
394	595 SF
395	559 SF
396	701 SF
397	668 SF
398	631 SF
399	608 SF
400	623 SF
401	605 SF
402	608 SF
403	644 SF
404	644 SF
405	644 SF
406	618 SF
407	584 SF
408	641 SF
409	584 SF
410	630 SF
411	686 SF
412	639 SF
413	696 SF
414	614 SF
415	599 SF
416	595 SF
417	615 SF
418	642 SF
419	627 SF
420	642 SF
421	610 SF
422	1361 SF
423	1083 SF
424	958 SF
425	1000 SF

UNIT NUMBER	OPEN SPACE
426	984 SF
427	983 SF
428	912 SF
429	900 SF
430	642 SF
431	667 SF
432	667 SF
433	666 SF
434	666 SF
435	628 SF
436	657 SF
437	703 SF
438	718 SF
439	721 SF
440	719 SF
441	679 SF
442	623 SF
443	647 SF
444	645 SF
445	643 SF
446	658 SF
447	654 SF
454	876 SF
455	1034 SF

DEVELOPMENT DATA

ZONING:	CC AND MX-2 (INNOVATIVE), R3
PETITION #:	99-33 (C)
TAX PARCEL #:	029-101-01 029-101-03
MINIMUM SETBACK:	20'
MINIMUM SIDE YARD:	3' (10' CORNER)
MINIMUM REAR YARD:	20' (INTERNAL) 30' (EXTERNAL)
MINIMUM LOT WIDTH:	40'
MINIMUM LOT SIZE:	4500 SF
TOTAL SITE ACREAGE:	98.59 AC
LESS R/W DEDICATION:	2.56 AC
LESS CREEK AREAS:	0.18 AC
ADJUSTED RESIDENTIAL SITE AREA:	95.85 AC
REVISION #16 SINGLE-FAMILY SITE AREA:	77.80 AC
REVISION #16 MULTI-FAMILY SITE AREA:	18.05 AC
TREE SAVE REQUIRED:	7.78 AC (10% OF S.F.)
TOTAL REQ'D TREE SAVE PROVIDED:	7.88 AC (10.1%)
ADD'L MULTI-FAMILY TREE SAVE:	0.72 AC
ADD'L R/W TREE SAVE:	0.14 AC
COS (COMMON OPEN SPACE):	10.41 AC (12.14%)
TOTAL # OF LOTS:	433
TOWNHOMES	109
36' LOTS	7
38' LOTS	7
40' LOTS	30
50' LOTS	280
65' LOTS	132
DENSITY:	4.52 d.u./ac.

TOWNHOME REQUIREMENTS:
MIN. SETBACK FOR PRIVATE STREETS: 18' FROM BACK OF SIDEWALK
MIN. SETBACK FOR PUBLIC STREETS: 20' FROM R/W
MIN. SIDE YARD SETBACK FOR PUBLIC STREETS: 10' FROM R/W
*THESE AREAS NOT TO BE COUNTED TOWARDS REQ'D TREE SAVE

16 THESE DEVELOPMENT STANDARDS ONLY APPLY TO PREVIOUSLY APPPOVED PLANS FOR SINGLE FAMILY LOTS. THESE DO NOT APPLY TO THE REVISION TO SINGLE FAMILY LOTS WITH RESPECT TO REVISION 5 (1/10/13) OF THE INNOVATIVE DEVELOPMENT SITE PLAN.

16 THE FOLLOWING INNOVATIVE DEVELOPMENT STANDARDS SHALL APPLY TO SINGLE FAMILY PRODUCT TYPES A, B, AND C.
REVISED SF LOTS: 275 THRU 292; 304 THRU 307; & 347 THRU 368

(REVISED) SINGLE FAMILY PRODUCTS

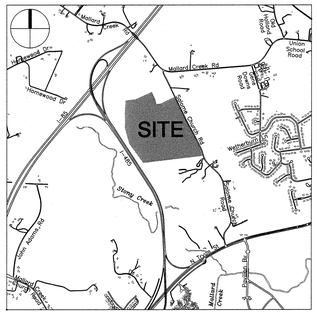
PRODUCT	WIDTH	DEPTH	LOT WIDTH	TOTAL
A	30'	44'	40'	30
B	28'	44'	38'	7
C	26'	44'	36'	7

REVISED SINGLE FAMILY DEVELOPMENT STANDARDS:
SINGLE FAMILY LOTS ARE PERMITTED TO FRONT PRIVATE STREETS.
MINIMUM SINGLE FAMILY LOT SIZE OF 3,000 SF.
MINIMUM FRONT SETBACK IS 20' FROM BOC;
24' BOC WITH SIDEWALK.
MINIMUM SIDE YARD IS 5'
MINIMUM REAR YARD IS 20'

LEGEND:
SINGLE FAMILY DELINIATION

NOTES:
1. CONTRACTOR TO CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
2. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
3. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
4. BEFORE YOU DIG STOP, CALL THE NC-ONE CALL CENTER AT 1-800-632-4949. IT'S THE LAW.

16 THE PURPOSE OF THIS SINGLE/MULTI-FAMILY SITE PLAN REVISION IS TO REPLACE TOWNHOME BUILDINGS FOR SUBDIVIDED SINGLE FAMILY LOTS FROM WHAT WAS PREVIOUSLY DESIGNED AND APPROVED. SINGLE FAMILY LOTS ARE SHOWN ON THIS PLAN AS PLATTED BY SURVEY. ALSO, PRIVATE STREET EASEMENTS ARE INCLUDED ON THIS PLAN AS PLATTED BY THE SURVEYOR. ALL OTHER PHYSICAL IMPROVEMENTS (ROADS, STORM DRAINAGE, CURBS, ETC.) REMAIN UNCHANGED FROM PREVIOUSLY APPROVED PLANS.



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