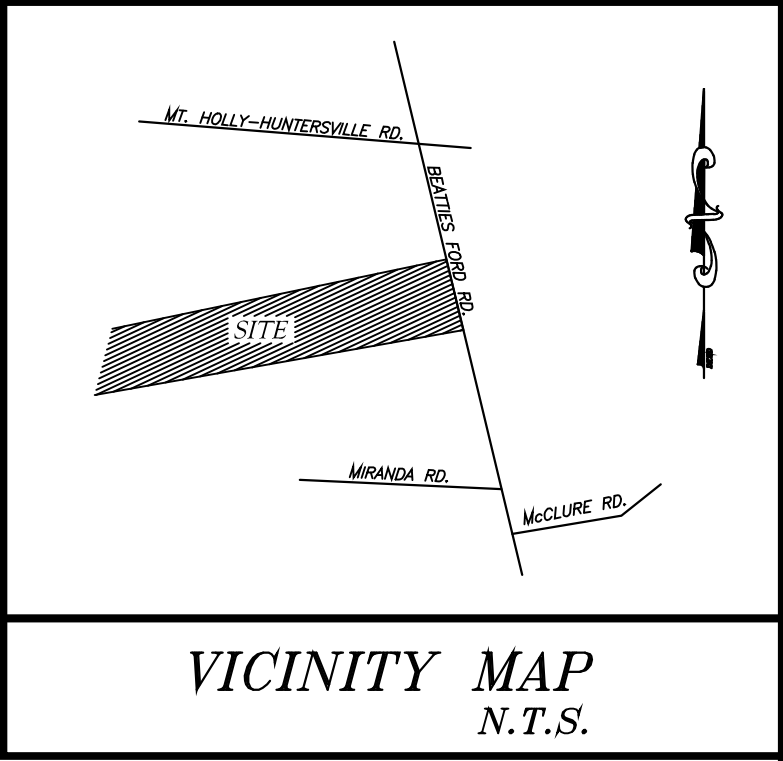




VICINITY MAP
N.T.S.

A VERY MEADOWS SUBDIVISION
CONSTRUCTION DRAWINGS

CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

FOR

EST PROPERTIES, LLC

17537 JETTON ROAD
CORNELIUS, NC 28031
(704) 361-7777



CHARLOTTE.

SDRSFR-2014-00004

<http://development.charmeck.org>

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM AT <http://development.charmeck.org>

URBAN FORESTRY

TREE ORDINANCE

CDOT

APPROVED

By Mark Chapman (mchapman@ci.charlotte.nc.us) at 3:12 pm, Jun 12, 2014

APPROVED

APPROVED

By Stan Armstrong (scarms@ci.charlottenc.gov) at 3:23 pm, Jun 11, 2014

APPROVED

Revision

APPROVED FOR
CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 6-25-2014

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AVERY MEADOWS SUBDIVISION

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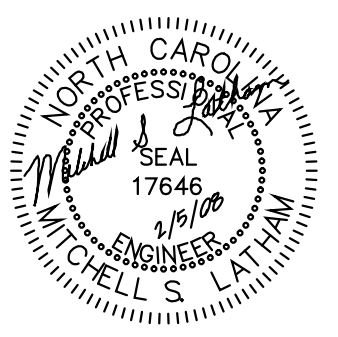
NOTE:
ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE
CHARLOTTE - MECKLENBURG LAND DEVELOPMENT STANDARDS.

REVISION TO APPROVED PLAN - 5/15/14

LWE

LATHAM-WALTERS ENGINEERING, INC.

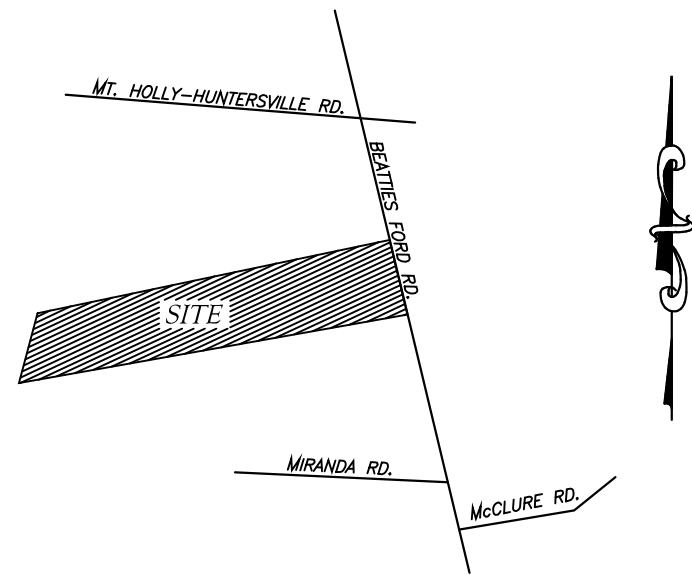
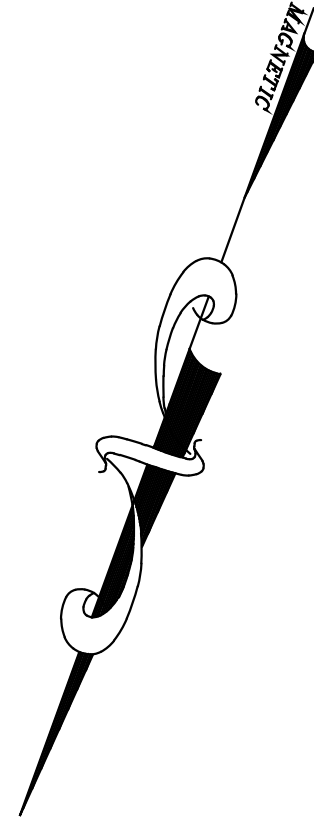
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, NORTH CAROLINA 28078
(704) 896-8484 FAX (704) 237-4362



SHEET

1

PN-2013.28



VICINITY MAP
N.T.S.

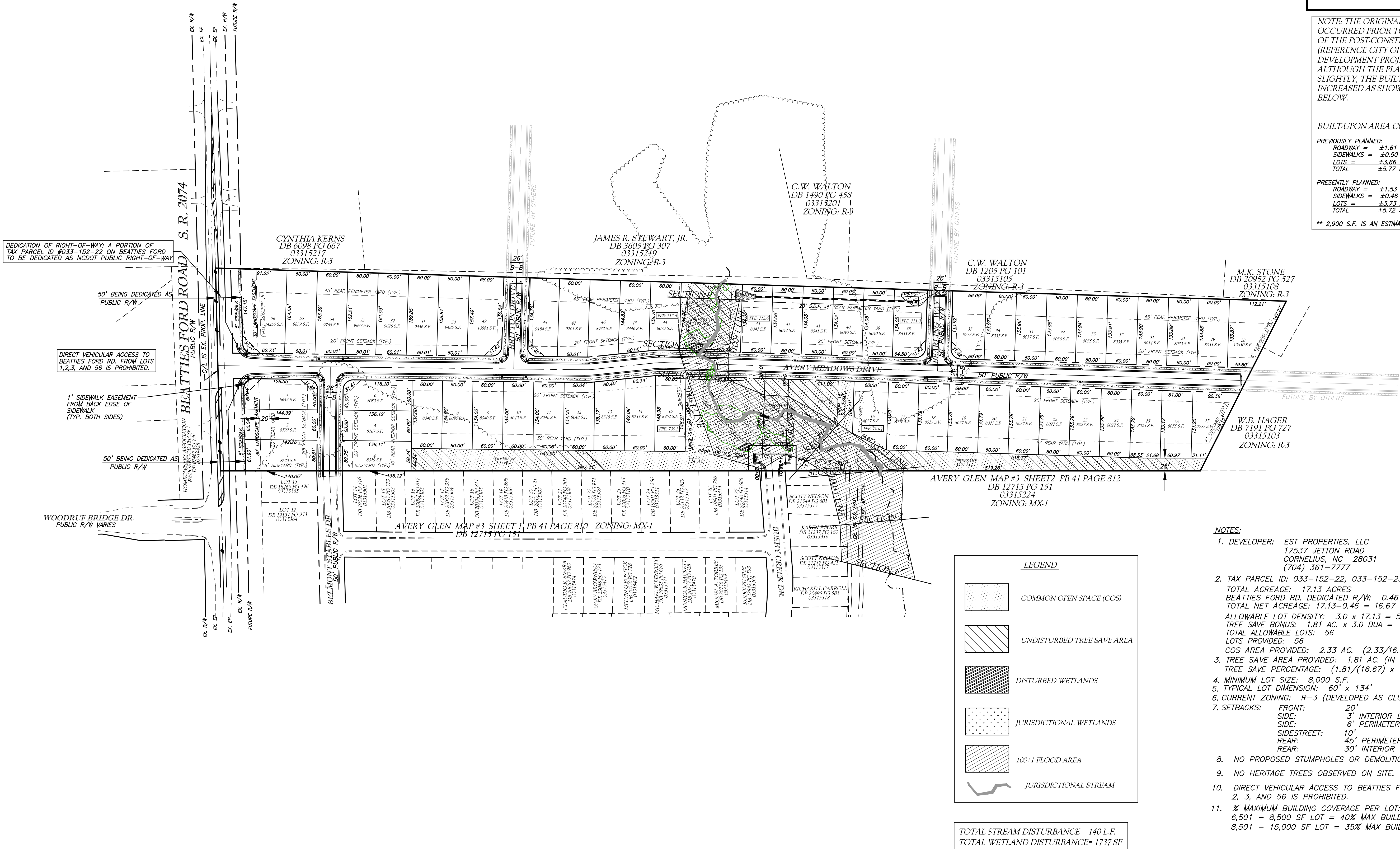
NOTE: THE ORIGINAL SUBDIVISION APPROVAL OCCURRED PRIOR TO THE IMPLEMENTATION OF THE POST-CONSTRUCTION ORDINANCE (REFERENCE CITY OF CHARLOTTE LAND DEVELOPMENT PROJECT #SDRSF-20080016). ALTHOUGH THE PLAN HAS BEEN MODIFIED SLIGHTLY, THE BUILT-UPON AREA HAS NOT INCREASED AS SHOWN IN THE COMPARISON BELOW.

BUILT-UPON AREA COMPARISON

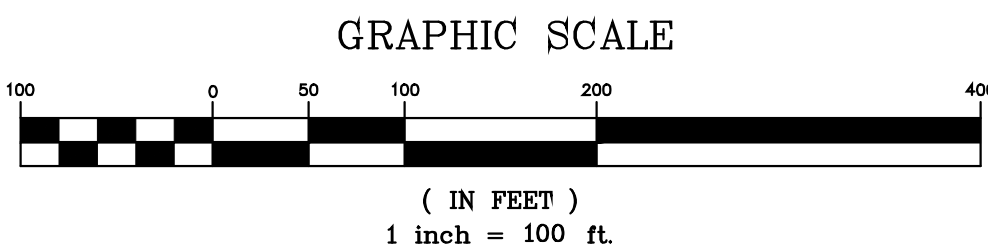
PREVIOUSLY PLANNED:
ROADWAY = ±1.61 AC.
SIDEWALKS = ±0.50 AC.
LOTS = ±3.66 AC. (55 LOTS @ 2900 S.F. AVG.)**
TOTAL ±5.77 AC.

PRESENTLY PLANNED:
ROADWAY = ±1.53 AC.
SIDEWALKS = ±0.46 AC.
LOTS = ±3.75 AC. (56 LOTS @ 2900 S.F. AVG.)**
TOTAL ±5.74 AC.

** 2,900 S.F. IS AN ESTIMATED AVERAGE OF BUA PER LOT

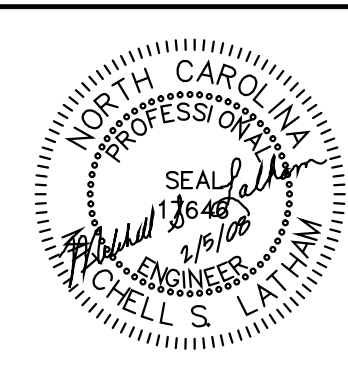


- NOTES:
1. DEVELOPER: EST PROPERTIES, LLC
17537 JETTON ROAD
CORNELIUS, NC 28031
(704) 361-7777
 2. TAX PARCEL ID: 033-152-22, 033-152-23
TOTAL ACREAGE: 17.13 ACRES
BEATTIES FORD RD. DEDICATED R/W: 0.46 ACRES
TOTAL NET ACREAGE: 17.13-0.46 = 16.67 ACRES
ALLOWABLE LOT DENSITY: 3.0 x 17.13 = 51.4 LOTS
TREE SAVE BONUS: 1.81 AC. x 3.0 DUA = 5.43 LOTS
TOTAL ALLOWABLE LOTS: 56
LOTS PROVIDED: 56
COS AREA PROVIDED: 2.33 AC. (2.33/16.67 x 100% = 13.97%)
3. TREE SAVE AREA PROVIDED: 1.81 AC. (IN C.O.S.)
TREE SAVE PERCENTAGE: (1.81/(16.67 x 100%)) = 10.86%
 4. MINIMUM LOT SIZE: 8,000 S.F.
 5. TYPICAL LOT DIMENSION: 60' x 134'
 6. CURRENT ZONING: R-3 (DEVELOPED AS CLUSTER)
 7. SETBACKS:
FRONT: 20'
SIDE: 3' INTERIOR LINE
SIDE: 6' PERIMETER LINE
SIDE/STREET: 10'
REAR: 45' PERIMETER LOTS
REAR: 30' INTERIOR LOTS
 8. NO PROPOSED STUMPHOLES OR DEMOLITION LANDFILLS ON SITE.
 9. NO HERITAGE TREES OBSERVED ON SITE.
 10. DIRECT VEHICULAR ACCESS TO BEATTIES FORD RD. FROM LOTS 1, 2, 3, AND 56 IS PROHIBITED.
 11. % MAXIMUM BUILDING COVERAGE PER LOT:
6,501 - 8,500 SF LOT = 40% MAX BUILDING COVERAGE
8,501 - 15,000 SF LOT = 35% MAX BUILDING COVERAGE



REV. NO.	REVISIONS	DATE
7	REVISED PER CITY COMMENTS	5/15/14
6	REVISED PER CITY COMMENTS	3/21/14
5	OWNER UPDATED/STUB STREETS AND LOTS REVISED	1/28/14
4	REVISED PER CITY OF CHARLOTTE 3rd REVIEW	8/20/08
3	REVISED PER CITY OF CHARLOTTE 2nd REVIEW	7/8/08
2	REVISED TREE SAVE/LOT LAYOUT	6/19/08
1	REVISED PER CITY OF CHARLOTTE REVIEW	4/08/08

LWE
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OWNER:

EST PROPERTIES, LLC
17537 JETTON ROAD
CORNELIUS, NC 28031
(704) 361-7777

AVERY MEADOWS SUBDIVISION

8001 BEATTIES FORD ROAD CITY OF CHARLOTTE, NC 28211

SITE PLAN

DATE: JAN. 2008	SHEET
SCALE: 1" = 100'	
DRAWN BY: KPD	
CHECKED BY: MSL	
PROJECT NO: 2013.28	

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