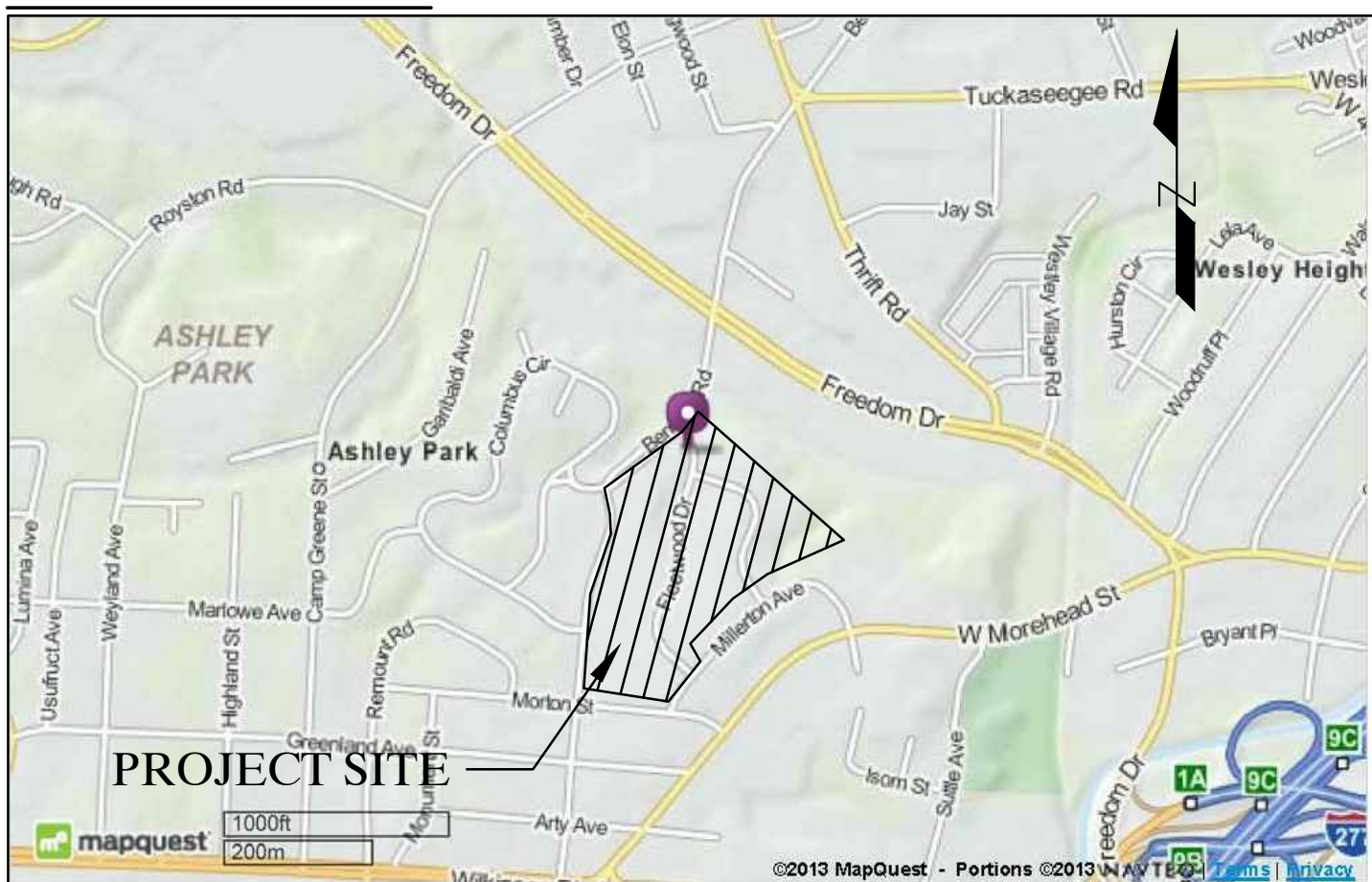
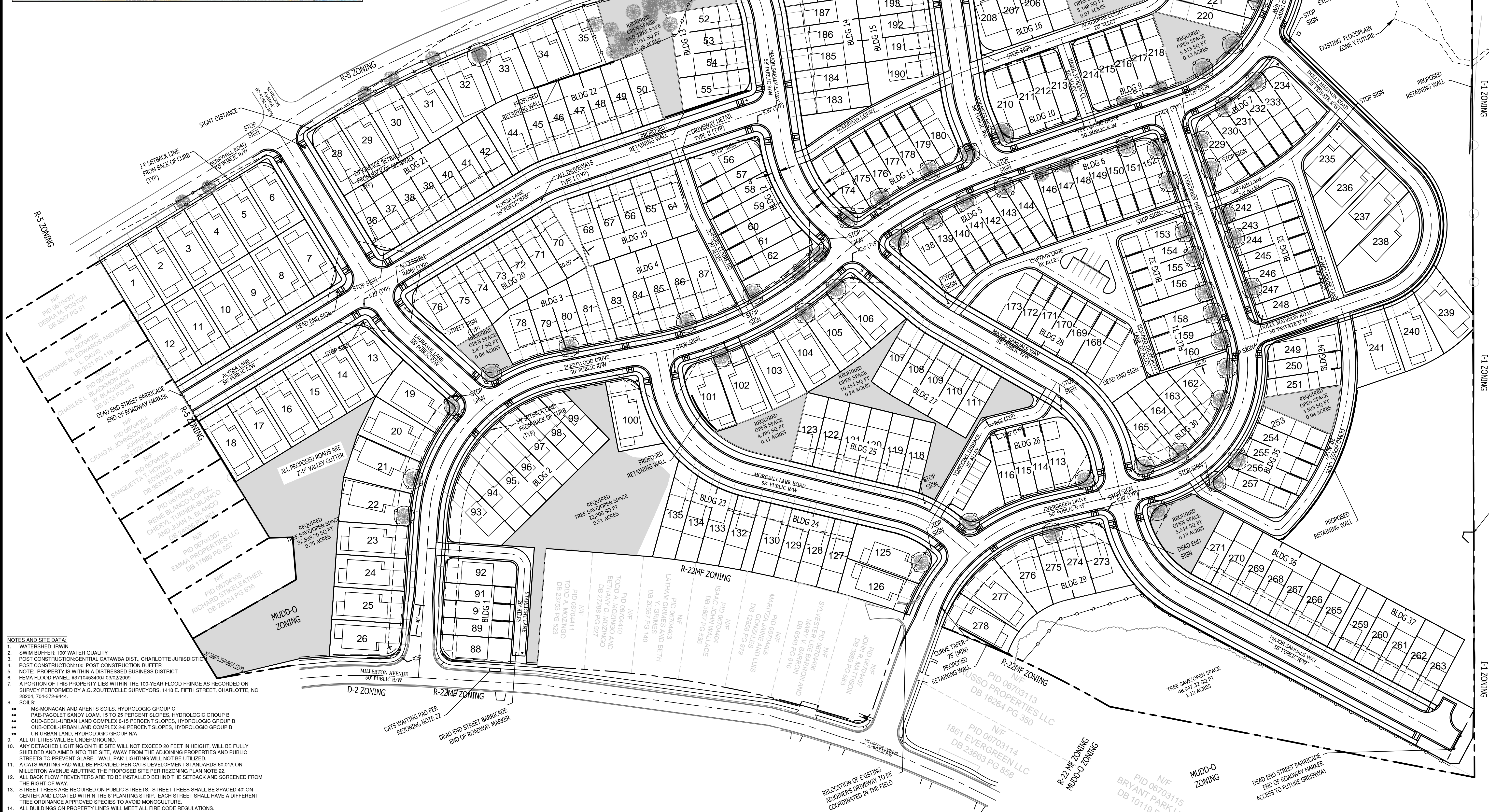


## VICINITY MAP



## SITE DATA

- PIN: 06703112, 06704408, 06704310, 06704309, 06704409, & 06704402
- DEED BOOK AND PAGE: 26540, PG 922, TRACTS 1-6
- PROJECT AREA: 29.86 ACRES ±
- ZONING: MUDD-O / REZONING PETITION: 2007-058.
- PROPOSED USE: MIXED-USE DEVELOPMENT
- REQUIRED OPEN SPACE: 2.99 ACRES ± 10% - OPEN SPACE PROVIDED: 7.42 ACRES ± 24.84%
- REQUIRED TREE SAVE: 2.99 ACRES ± 10% - TREE SAVE PROVIDED: 3.21 ACRES ± 10.75%
- SETBACKS:
  - FRONT: 14' FROM BACK OF CURB
  - 20' GARAGE SETBACK FROM BACK OF SIDEWALK
  - REAR: NONE REQUIRED (11' BUILDING SEPARATION)
  - SIDE: NONE REQUIRED (11' BUILDING SEPARATION)
  - MINIMUM LOT WIDTH: 20'
  - MINIMUM LOT AREA: NONE REQUIRED
  - MAXIMUM BUILDING HEIGHT: 60'
- PARKING REQUIREMENTS: 1 SPACE / UNIT
- PARKING PROVIDED: 2 SPACES / SF AND 28' TOWNHOME WITHIN GARAGE
  - 1 SPACE / 22 TOWNHOME WITHIN GARAGE
  - 22 SPACES FOR OVERFLOW PARKING
- 250 PROPOSED UNITS:
  - 22 DETACHED SINGLE FAMILY LOTS - 52
  - 22 TOWNHOME SUBLOTS - 93
  - 28 TOWNHOME SUBLOTS - 105
  - DUA ALLOWED: 16.60 DUA
  - DUA PROPOSED: 250 LOTS / 26.83 AC NET = 9.32



## NOTES AND SITE DATA:

- WATERSHED: IRWIN
- SWIM BUFFER: 10' WATER QUALITY
- POST CONSTRUCTION CENTRAL CATAWBA DIST., CHARLOTTE JURISDICTION
- POST CONSTRUCTION 100' POST CONSTRUCTION BUFFER
- NOTE: PROPERTY IS WITHIN A DISTRESSED BUSINESS DISTRICT
- FEMA FLOOD PANEL: #370453403/03022009
- A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOOD FRINGE AS RECORDED ON SURVEY PERFORMED BY A.G. ZOUTEWELLE SURVEYORS, 1418 E. FIFTH STREET, CHARLOTTE, NC 28204, 704-372-9444.
- SOILS:
  - MS-MONACAN AND ARENTS SOILS, HYDROLOGIC GROUP C
  - PAE-PACOLET SANDY LOAM, 15 TO 25 PERCENT SLOPES, HYDROLOGIC GROUP B
  - CUD-CECIL-URBAN LAND COMPLEX 8-15 PERCENT SLOPES, HYDROLOGIC GROUP B
  - CLB-CECIL-URBAN LAND COMPLEX 2-8 PERCENT SLOPES, HYDROLOGIC GROUP B
  - UR-URBAN LAND, HYDROLOGIC GROUP NA
- ALL UTILITIES WILL BE UNDERGROUND.
- ANY DETACHED LIGHTING ON THE SITE WILL NOT EXCEED 20 FEET IN HEIGHT, WILL BE FULLY SHIELDED AND AIMED INTO THE SITE, AWAY FROM THE ADJOINING PROPERTIES AND PUBLIC STREETS TO PREVENT GLARE. WALL PAK LIGHTING WILL NOT BE UTILIZED.
- A CATS WAITING PAD WILL BE PROVIDED PER CATS DEVELOPMENT STANDARDS 69.01A ON MILLERTON AVENUE ABUTTING THE PROPOSED SITE PER REZONING PLAN NOTE 22.
- ALL BACK FLOW PREVENTERS ARE TO BE INSTALLED BEHIND THE SETBACK AND SCREENED FROM THE RIGHT OF WAY.
- STREET TREES ARE REQUIRED ON PUBLIC STREETS. STREET TREES SHALL BE SPACED 40' ON CENTER AND LOCATED WITHIN THE 6' PLANTING STRIP. EACH STREET SHALL HAVE A DIFFERENT TREE ORNAMENTAL APPROVED SPECIES TO AVOID MONOCULTURE.
- ALL BUILDINGS ON PROPERTY LINES WILL MEET ALL FIRE CODE REGULATIONS.



P.O. BOX 7442  
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PROJECT:

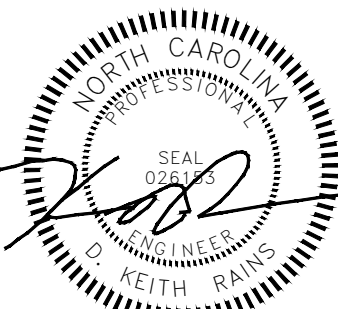
BRYANT PARK  
CHARLOTTE, N.C.

CLIENT:

CAROLINA LAND  
PARTNERS, LLC  
7804 FAIRVIEW ROAD  
CHARLOTTE, NC 28226

ORIG. PROJ. DATE: 07-19-2013  
SCALE: 1" = 60'  
DRAWN BY: TMM  
CHECKED BY: DKR

## SITE PLAN



SEAL DATE: 01-31-2014

PROJECT NO: 3117

SHEET

C2.0