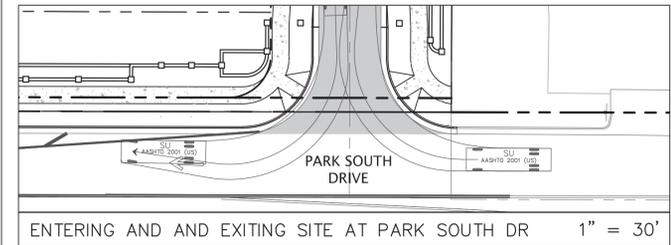
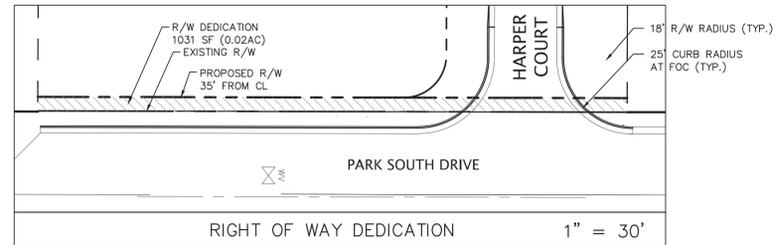


RESIDENTIAL CUL-DE-SAC AUTO TURN STUDY 1" = 10'



ENTERING AND EXITING SITE AT PARK SOUTH DR 1" = 30'



RIGHT OF WAY DEDICATION 1" = 30'

**SITE DATA**

TAX MAP NO:	17309121, 17309120
ZONING:	UR-2 (CD)
REZONING PETITION NO:	2013-015
SITE AREA:	+/- 4.99 ACRES (217,364 SF)
PROPOSED USE:	SINGLE FAMILY HOMES WITH 2 CAR GARAGES
PROPOSED DWELLING UNITS:	15 SINGLE FAMILY HOMES
DENSITY:	3.00 D.U./A.

<b>SETBACKS</b>	
FRONT YARD	14' FROM BACK OF PROPOSED CURB
SIDE YARD	5' FROM PROPERTY LINE
REAR YARD	10' FROM PROPERTY LINE
MINIMUM LOT AREA	3,000 SF
MINIMUM LOT WIDTH	20'

<b>BUILDING HEIGHT (MAXIMUM):</b>	40'
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<b>TREE SAVE REQUIRED</b>	10.0% (0.499 AC)
<b>TREE SAVE PROPOSED</b>	10.0% (0.50 AC)

**BUFFERS PER ZONING**

TRASH & RECYCLING PICK UP REQUIRED: PRIVATE TRASH COLLECTIONS SYSTEM

<b>MAXIMUM IMPERVIOUS PER LOT:</b>	LOTS 1-12	LOT 13	LOT 14	LOT 15
	4,880	6,100	5,400	5,050

**ESTIMATED TIME OF COMPLETION:** 2016

**NOTE:**

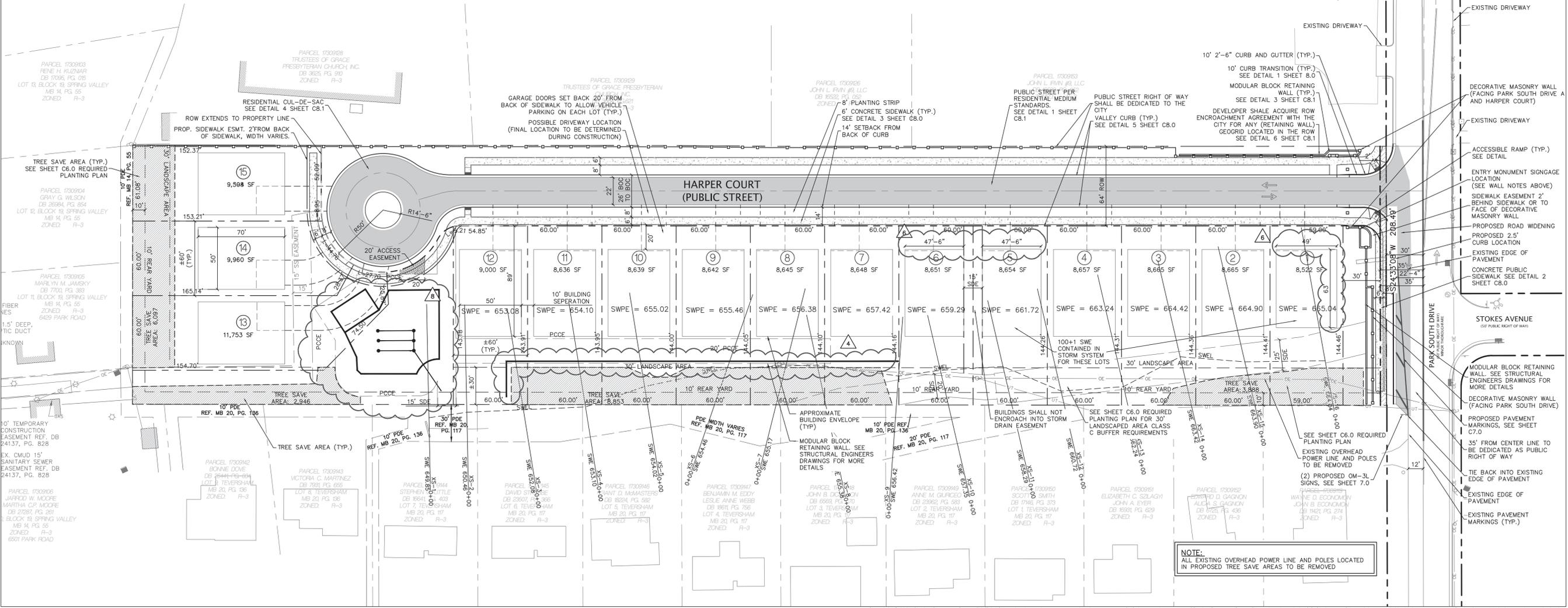
- DIRECT VEHICULAR ACCESS TO PARK SOUTH DRIVE FROM LOT ONE IS PROHIBITED.
- FINAL LOCATION OF DRIVEWAYS ARE TO BE DETERMINED DURING CONSTRUCTION
- GARAGE DOORS SET BACK 20' FROM BACK OF SIDEWALK TO ALLOW VEHICLE PARKING ON EACH LOT (TYP.)

**LEGEND:**

- SWE = STORM WATER ELEVATION
- SWPE = STORM WATER PROTECTION ELEVATION
- SWEL = 100 + 1 STORM WATER ELEVATION LINE

**WALL NOTES:**

- PROJECT SIGNAGE TO BE MOUNTED ON FREESTANDING WALL. SIGNAGE SHALL MEET ALL ORDINANCE REQUIREMENTS AND SHALL BE PERMITTED SEPARATELY BY OTHERS.
- SIDEWALK EASEMENT TO BE 2' BEHIND SIDEWALK OR TO FACE OF DECORATIVE MASONRY WALL
- DEVELOPER SHALL ACQUIRE ROW ENCROACHMENT AGREEMENT WITH THE CITY FOR ANY (RETAINING WALL) GEGRID LOCATED IN THE ROW



**NOTE:**

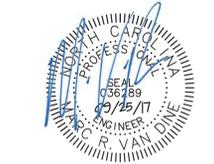
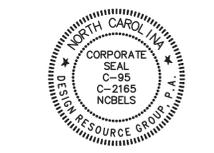
ALL EXISTING OVERHEAD POWER LINE AND POLES LOCATED IN PROPOSED TREE SAVE AREAS TO BE REMOVED



**DESIGN RESOURCE GROUP**

LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
CONSTRUCTION PLANNING

2459 Wilkinson Blvd., Ste 200 Charlotte, NC 28108  
704.343.0608  
www.drgroup.com



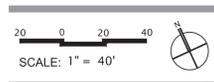
CONSTRUCTION DOCUMENTS



**CHANNING HALL AT SOUTH PARK**  
CHARLOTTE, NORTH CAROLINA

**BONTERRA BUILDERS**  
5615 PORTER ROAD  
MATTHEWS, NC 28104  
704-821-8020

**SITE PLAN**



PROJECT #: 409-001  
DRAWN BY: NB  
CHECKED BY: MVB

SEPTEMBER 18, 2017

- REVISIONS:**
- 10/29/13 - PER CITY COMMENTS
  - 12/20/13 - PER CITY COMMENTS
  - 04/23/14 - PER CITY COMMENTS AND PUBLIC STREET
  - 02/17/15 - RTAP SUBMITTAL
  - 04/01/15 - RTAP CITY COMMENTS
  - 06/24/15 - PAD DIMENSION
  - 11/06/15 - RTAP DETENTION & SAND FILTER
  - 09/25/17 - RTAP SUBMITTAL

C2.0