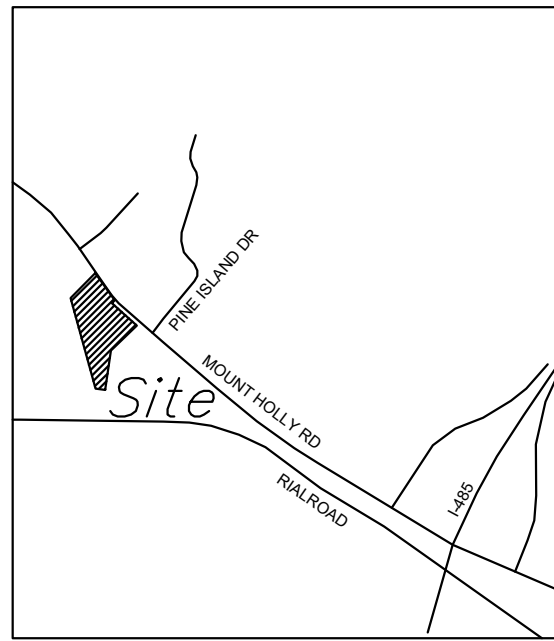
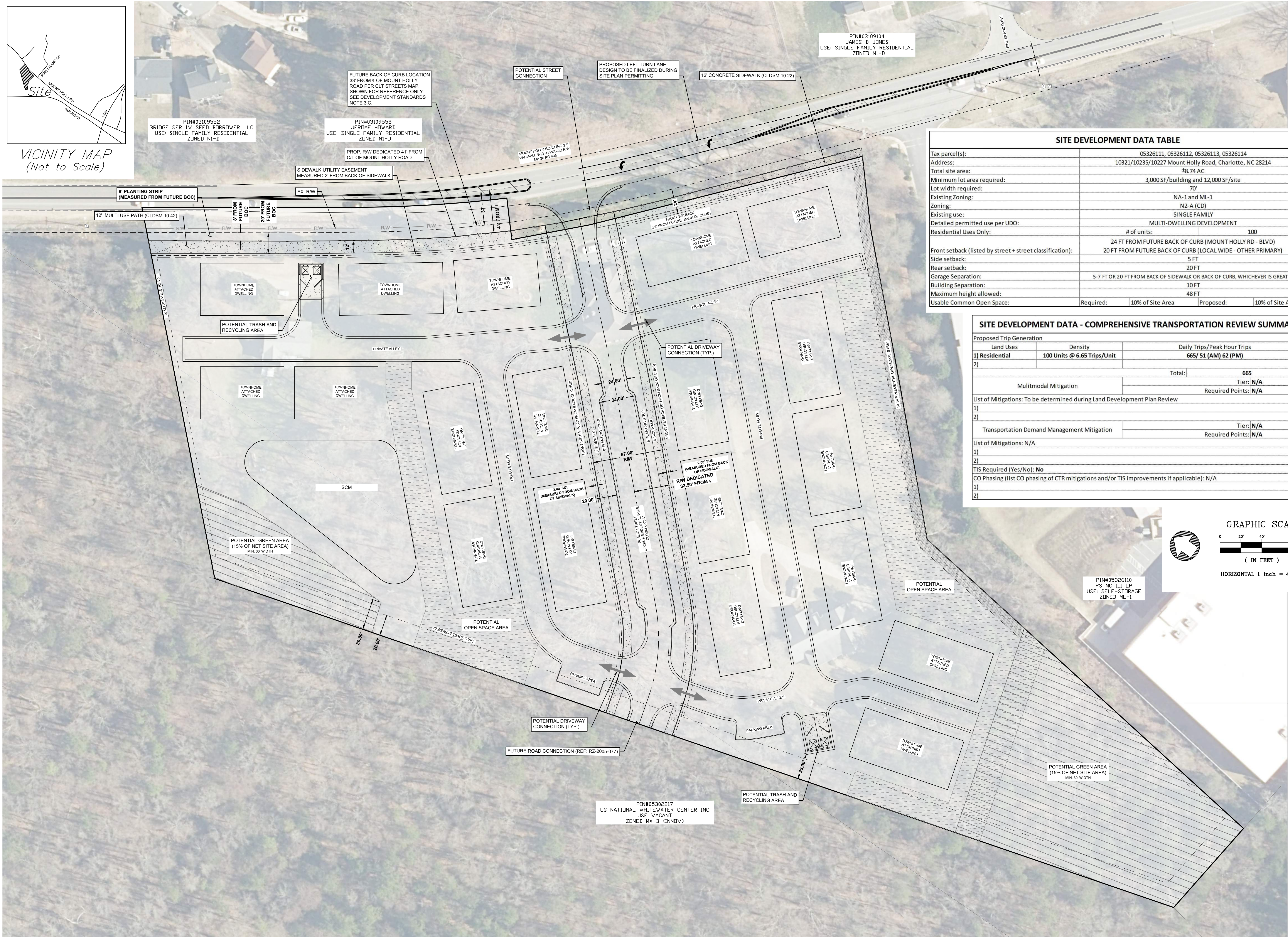


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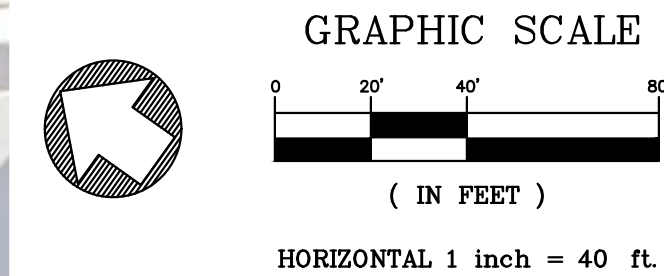


VICINITY MAP
(Not to Scale)



SITE DEVELOPMENT DATA TABLE				
Tax parcel(s):	05326111, 05326112, 05326113, 05326114			
Address:	10321/10235/10227 Mount Holly Road, Charlotte, NC 28214			
Total site area:	±8.74 AC			
Minimum lot area required:	3,000 SF/building and 12,000 SF/site			
Lot width required:	70'			
Existing Zoning:	NA-1 and ML-1			
Zoning:	N2-A (CD)			
Existing use:	SINGLE FAMILY			
Detailed permitted use per UDO:	MULTI-DWELLING DEVELOPMENT			
Residential Uses Only:	# of units:	100		
Front setback (listed by street + street classification):	24 FT FROM FUTURE BACK OF CURB (MOUNT HOLLY RD - BLVD)			
Side setback:	20 FT FROM FUTURE BACK OF CURB (LOCAL WIDE - OTHER PRIMARY)			
Rear setback:	5 FT			
Garage Separation:	20 FT			
Building Separation:	5-7 FT OR 20 FT FROM BACK OF SIDEWALK OR BACK OF CURB, WHICHEVER IS GREATER			
Maximum height allowed:	10 FT			
Usable Common Open Space:	48 FT			
	Required:	10% of Site Area	Proposed:	10% of Site Area

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY			
Proposed Trip Generation			
Land Uses		Density	Daily Trips/Peak Hour Trips
1) Residential	100 Units @ 6.65 Trips/Unit		665/ 51 (AM) 62 (PM)
2)			
			Total: 665
Multimodal Mitigation			Tier: N/A
			Required Points: N/A
List of Mitigations: To be determined during Land Development Plan Review			
1)			
2)			
Transportation Demand Management Mitigation			Tier: N/A
			Required Points: N/A
List of Mitigations: N/A			
1)			
2)			
TIS Required (Yes/No): No			
CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable): N/A			
1)			
2)			



GATEWAY DESIGN

GROUP, PLLC

8516 FOXBRIDGE DR WEDDINGTON, NC 28104
910-840-2661
NC FIRM # P-2147

PRELIMINARY
NOT FOR CONSTRUCTION

10321 MOUNT HOLLY ROAD
RZ PETITION # 2025-015
PARCEL IDS # 05326114, 05326113, 05326112, 05326111

NO.		BY	DATE	REVISION										
1			GE	04/14/25	REVISED PER CITY COMMENTS									
PROJECT # 2024-213 DATE: 04/14/2025														
DRAWN BY: GE				CHECKED BY: JB										
TITLE														
REZONING SITE PLAN														
SHEET NO.														
RZ-1.00														

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Wilkes Asset Management - Mount Holly Road
Development Standards
04/11/2025
Rezoning Petition 2025-015

Site Development Data:

- Acreage: ± 8.74
--Tax Parcel #: 05326111, 05326112, 05326113, and 05326114
--Existing Zoning: NA-1 and ML-1
--Proposed Zoning: N2-A(CD)
--Existing Uses: Single family residential
--Proposed Uses: A multi-dwelling development with up to one hundred (100) residential dwelling units which may include a combination of duplex, triplex, quadruplex, and/or multi-family attached dwelling units as allowed by right and under prescribed conditions in the N2-A zoning district together with accessory uses as more specifically restricted below in Section 2.
--Maximum Building Height: Not to exceed maximum permitted by Ordinance.
--Parking: Will be provided as required by the Ordinance.

1. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Wilkes Asset Management to accommodate the development of a residential community on an approximately ±8.74 acre site located at 10321 Mount Holly Road, Charlotte NC 28214, (the "Site").
b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for the N2-A zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on the Site.
c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Minor Amendment Process per Article 37.3 of the Ordinance; in such instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with a multi-dwelling development with up to one hundred (100) residential dwelling units which may include a combination of duplex, triplex, quadruplex, and/or multi-family attached dwelling units as allowed by right and under prescribed conditions in the N2-A zoning district together with accessory uses.

3. Access, Transportation Improvements, and CATS:

- a. Access to the Site will be from Mount Holly Road as generally depicted on the Rezoning Plan. A new network required street built to the local residential wide street cross section will be extended from Mount Holly Road to a proposed street stub identified on the abutting conditional MX-3 zoned property west of the Site.
b. The Petitioner will provide an eight (8) foot planting strip and a twelve (12) foot shared use path along the Site's frontage along Mount Holly Road and an eight (8) foot planting strip and an eight (8) foot sidewalk along the new network required street. The twelve (12) foot shared use path constructed along Mount Holly Road shall include bicycle facilities in accordance with the council-adopted Charlotte Streets Map and meet ADA/PROWAG requirements.
c. Mount Holly Road is designated a 4+ Boulevard with a shared use path on the adopted Charlotte Streets Map. The required distance from the centerline to the to the future back of curb is a minimum of thirty-three (33) feet from which the front setback along Mount Holly Road is measured. Unless NCDOT allows the curb to be placed within the right-of-way, the curb will not be constructed. Right-of-way will be dedicated from the centerline of Mount Holly Road to accommodate the road cross-section and the required eight (8) foot planting strip. Additional right-of-way will be dedicated to include the twelve (12) foot shared use path if NCDOT will allow the path to be located within the right-of-way. If NCDOT does not allow the shared use path within the right-of-way, the right-of-way will a minimum of forty-one (41) feet from centerline of Mount Holly Road.
d. The network required street extending from Mount Holly Road to the abutting MX-3 zoned property southwest of the Site shall be constructed as a public local residential wide cross-section and shall meet the CLDSM U-03A1 detail. Right-of-way measuring 33.5 feet from the centerline of the street to accommodate the road cross-section, the required eight (8) foot planting strip, and required eight (8) foot sidewalk will be dedicated. Modifications to this detail may be required to comply with NCDOT standards if the Site is not annexed into the City of Charlotte and the street is to be accepted and maintained by NCDOT.
e. All transportation improvements, if any, shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes or agreed to during the land development approval process for the Site. The petitioner may request that CDOT allow a bond to be posted for any improvements not completed at the time the first certificate of occupancy is requested and released.
f. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.
g. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by CDOT in accordance with applicable published standards.
h. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
i. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
j. The Petitioner reserves the right to make additional adjustments that may be necessary to accommodate changes throughout the construction process as approved by NCDOT/CDOT.
k. In the event a Right-of-Way Encroachment Agreement is necessary for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association, an encroachment agreement must be approved by CDOT prior to the construction/installation.
l. The Petitioner shall coordinate with CATS during the Land Development review process to determine the necessary bus stop improvements along Mount Holly Road and commits to adhering to the ADA-compliant bus detail 60.02A.

4. Setbacks, Yards, Open Space, and Landscaping:

- a. A twenty-four (24) foot frontage setback will be provided along Mount Holly Road as measured from the future back of curb, as generally depicted on the Rezoning Plan. A twenty (20) foot frontage setback will be provided along the new internal network required local street as measured from the future back of curb.
b. Side and rear yards will be provided as required by Ordinance.
c. Open space will be provided per the N2-A requirements found in Article 5.4. In areas where common open space is provided, such areas will be amenitized with usable outdoor landscape features, such as courtyards, seating areas, and include various landscape features, such as grass, groundcover, trees, and shrubs.
d. Open space areas will include enhanced plantings in excess of minimum planting standards required of the Ordinance and will include a minimum of 18 trees per one acre of common open space. Seating options will be provided that include a minimum of one bench per 4,000 square feet of common open space. At least one common open space area shall be accessible from all residential buildings within a 1,000-foot radius of the common open space.
e. All large waste container and recycling station spaces shall be located a minimum of twenty-five (25) feet from a Neighborhood 1 Place Type, Neighborhood 2 Place Type, or network required street.
f. A ten (10) foot wide supplemental landscape strip shall be provided along the eastern property line abutting parcel 05326110. This supplemental landscape strip shall be planted per the class "C" landscape yard standard except for the large or medium maturing tree planting standard. The greater class "B" landscape yard standard of one large or medium maturing tree per every 30 linear feet shall be planted within this landscape strip. This supplemental landscape strip may be utilized as open space.
g. Street trees will be provided internally along the alleys at 40 feet on center where planting strips are provided. In areas where no planting strips are feasible, there will be a minimum of one tree between buildings and in other locations where feasible.

5. General Design Guidelines:

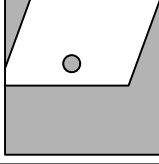
- a. The residential buildings on the Site will comply with the applicable residential site layout, building design standards, and building material restrictions found in Article 5 of the Ordinance. Accessory buildings and structures associated with the multi-dwelling development will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.
b. Windows, doors, porches, stoops, or other architectural features are required on all frontage-facing facades to avoid the appearance of blank walls. All ground floor entrances to individual units on a frontage with a sidewalk shall be between 1' and 5' above or below the grade of the adjacent sidewalk when located within 10' of the back of sidewalk.
c. If porches and/or stoops are provided, porches will have a minimum dimension of six (6) feet and stoops will have a minimum dimension of three (3) feet.
d. The facades of the buildings abutting public streets and internal network required streets will not have blank walls that exceed twenty (20) feet in length on all building levels. Windows will be provided on these facades abutting public streets and internal network required streets in order to accommodate a minimum 25% transparency on the ground floor and 15% transparency on the upper floors to avoid blank walls.
e. Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure as follows: (i) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormer or parapets; and (ii) For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
f. Front elevations shall include a stone or masonry water table. It is understood stone or masonry may extend above the water table.
g. Meter banks, HVAC, and related mechanical equipment will be screened as required per the Ordinance. Ground-mounted or wall-mounted mechanical equipment shall not be located in the established setbacks along a frontage.
h. Dumpster and recycling area will be fully enclosed on three sides by a minimum 75% opaque fence with one side being a decorative gate. The fence used to enclose the dumpster will be of a material prescribed by the Ordinance and be of a compatible color used on the principal buildings.
i. No more than six (6) attached dwelling units may be located in a residential building. No more than three (3) of the residential buildings on the Site shall contain six (6) attached dwelling units. The multi-dwelling development will be made up of predominately four (4) and five (5) unit buildings. The residential buildings fronting Mount Holly Road will have alternating building types of four (4) and five (5) unit buildings.
j. All dwelling units will have garages and all residential buildings fronting Mount Holly Road and the new network required public street will have rear loaded garages.
k. A minimum of ten (10) visitor parking spaces will be provided on site in addition to on-street parking along the network required street and parking pads behind the garages of some of the dwelling units where feasible.
l. Walkways shall be provided to connect all residential entrances to sidewalks along abutting streets. For dwelling units which front along a network required street, a direct pedestrian connection will be provided from the entrance to the adjacent public sidewalk.

6. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management systems that may be depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

- b. The Site will comply with the Tree provisions of the Ordinance found in Article 20. The final location of the required tree save/replanted tree save areas depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning petition and are subject to change.
c. Development within any SWIM/PCSO Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance. Stream delineation reports are subject to review and approval by Charlotte Storm Water Services.
d. The Site is located within the Protected Area of the Lake Wylie Watershed Overlay and the proposed development will comply with the applicable watershed regulations within Article 23 of the Ordinance.
7. **Lighting:**
a. All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.
8. **Amendments to the Rezoning Plan:**
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Article 37 of the Ordinance.
9. **Binding Effect of the Rezoning Application:**
a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

GATEWAY DESIGN
GROUP, PLLC



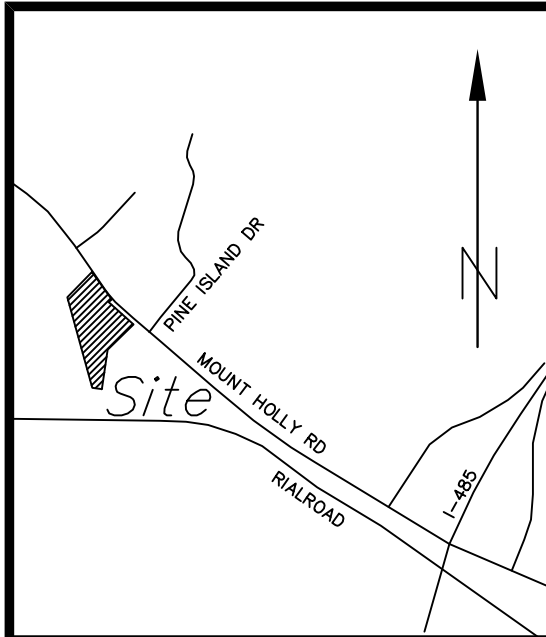
8516 FOXBRIDGE DR WEDDINGTON, NC 28104
910-840-2661
NC FIRM # P-2147

PRELIMINARY
NOT FOR CONSTRUCTION

10321 MOUNT HOLLY ROAD
RZ PETITION # 2025-015
PARCEL IDS # 05326114, 05326113, 05326112, 05326111

NO.	BY	DATE	REVISION	REVISED PER CITY COMMENTS
1	GE			
PROJECT # : 2024-213 DATE: 04/14/2025 DRAWN BY: GE CHECKED BY: JB				
TITLE DEVELOPMENT STANDARDS				
SHEET NO. RZ-2.00				

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VICINITY MAP
(Not to Scale)

FLOOD NOTE:

NO PORTION OF THE SUBJECT PROPERTY SHOWN
HEREON LIES WITHIN A SPECIAL FLOOD HAZARD
AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP.
COMMUNITY PANEL 3710451600K,
DATED: SEPTEMBER 2, 2015.

LINE LEGEND:

BOUNDARY	ADJOINER	R/W	R/W
RIGHT OF WAY	EASEMENT	FENCE	OVERHEAD UTILITY
WOOD LINE	SETBACK	SANITARY SEWER	MINOR CONTOUR
MAJOR CONTOUR	TOP OF BANK	UNDERGROUND GAS	UNDERGROUND ELECTRIC
UNDERGROUND WATER	UNDERGROUND TELEPHONE		

TREE TABLE:

POINT#	SIZE	TYPE
101	8" 2X	CEDAR
102	23"	OAK
103	30"	OAK
104	22"	ASH
105	22"	PINE
106	26"	OAK
107	21"	GUM
108	20"	GUM
109	25"	GUM
110	29"	OAK
111	26"	OAK
112	25"	PINE
113	25" BASE 14.2X	
114	40"	OAK
115	21"	GUM
116	25"	OAK
117	22"	GUM
118	33"	OAK
119	23"	OAK
120	24"	PINE
121	18"	OAK
122	16"	OAK
123	2"	MAPLE
124	35"	OAK
125	24" 19"	GUM
126	26"	OAK
127	26"	OAK
128	41"	OAK
129	24"	OAK
130	26"	OAK
131	23"	ASH
132	25"	GUM
133	36"	OAK
134	20"	GUM
135	49"	OAK
136	22"	OAK
137	23"	OAK
138	27"	OAK
139	20"	OAK
140	24"	GUM
141	28"	SYCAMORE
142	22"	GUM
143	34" BASE 18.2X	
144	23"	GUM
145	23"	GUM
146	22"	GUM
147	26"	GUM
148	23"	GUM
149	21"	GUM
150	23"	GUM

POINT#	SIZE	TYPE
151	25"	GUM
152	17"	OAK
153	23"	OAK
154	2"	OAK
155	2"	OAK
156	3"	OAK
157	2"	OAK
158	2"	GUM
159	3"	CEDAR
160	2"	PINE
161	2"	CEDAR
162	3"	MAPLE
163	4"	OAK
164	2"	OAK
165	2"	OAK
166	26"	OAK
167	3"	OAK
168	2"	GUM
169	4"	MAPLE
170	3"	MAPLE
171	2"	MAPLE
172	14"	OAK
173	2"	GUM
174	5"	GUM
175	3"	CEDAR
176	4"	GUM
177	3"	GUM
178	8"	ELM
179	7"	GUM
180	5"	GUM
181	2"	MAPLE
182	2"	MAPLE
183	2"	MAPLE
184	2"	GUM
185	6"	ELM
186	8"	ELM
187	28"	OAK
188	3"	OAK
189	4"	OAK
190	2"	GUM
191	2"	GUM
192	6"	GUM
193	2"	MAPLE
194	19"	GUM
195	5"	GUM
196	3"	GUM
197	6"	OAK
198	15"	OAK
199	8"	OAK
200	2"	OAK

POINT#	SIZE	TYPE
201	8"	GUM
202	3"	OAK
203	23"	OAK
204	27"	OAK
205	26"	FORLAR
206	29"	OAK
207	20"	GUM
208	19"	OAK
209	19"	OAK
210	25"	OAK
211	29"	OAK
212	23"	OAK
213	28"	OAK
214	21"	GUM
215	23"	GUM
216	23"	GUM
217	24"	GUM
218	33"	OAK
219	33"	OAK
220	20"	FORLAR
221	23"	FORLAR
222	36" BASE 18.2X	
223	21"	GUM
224	21"	GUM
225	28"	GUM
226	21"	GUM
227	24"	OAK
228	26"	OAK
229	25"	GUM
230	23"	MAPLE
231	32" BASE 19" 15"	
232	35" BASE 25" 18"	
233	25"	SYCAMORE
234	24"	GUM
235	20"	SYCAMORE
236	22"	OAK
237	29"	OAK
238	24"	OAK
239	24"	PINE
240	20"	OAK
241	26"	OAK
242	26"	OAK
243	30"	OAK
244	35" BASE 17" 17"	
245	21"	GUM
246	26"	OAK
247	30"	OAK
248	23"	PINE
249	45"	OAK
250	24" BASE 12.2X	MAGNOLIA

POINT#	SIZE	TYPE
251	8"	GUM
252	4" 2X	CEDAR
253	[1]5" [2]3"	CEDAR
254	2" 3X	MAPLE
255	3" 2X	MAPLE
256	4"	MAPLE
257	2" 3X	CREPEMYRTLE
258	2"	MAPLE
259	8"	CEDAR
260	12"	MAPLE
261	3"	MAPLE
262	4"	MAPLE
263	4" 2X	MAPLE
264	12" 2X	CEDAR
265	26"	OAK
266	17"	HICKORY
267	3"	HOLLY
268	7"	HOLLY
269	4" 2X	HOLLY
270	7"	HOLLY
271	4"	HOLLY
272	4"	HOLLY
273	4" 2X	HOLLY
274	4"	HOLLY
275	4"	HOLLY
276	3" 2X	HOLLY
277	6"	HOLLY
278	7"	HOLLY
279	6"	HOLLY
280	6"	HOLLY
281	4"	CREPEMYRTLE
282	26"	OAK
283	10"	OAK
284	16"	OAK
285	18"	OAK
286	2"	OAK
287	2"	CEDAR
288	2"	PERSIMMON
289	2" 3X	OAK
290	3"	OAK
291	3"	PERSIMMON
292	3"	OAK
293	32"	OAK
294	5"	OAK
295	5"	OAK
296	6"	OAK
297	5"	OAK
298	6" 2X	OAK
299	11"	OAK
300	6"	OAK

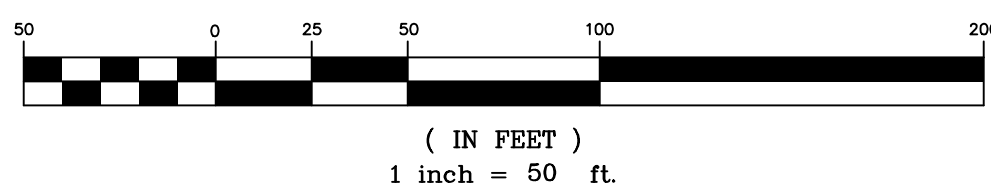
POINT#	SIZE	TYPE
301	4"	GUM
302	2"	GUM
303	3"	OAK
304	10"	OAK
305	3"	OAK
306	12"	OAK
307	2"	OAK
308	33"	OAK
309	9"	OAK
310	2"	CEDAR
311	3"	CEDAR
312	3"	CEDAR
313	3"	CEDAR
314	17"	OAK
315	20"	CEDAR
316	24"	PINE
317	3"	OAK
318	12" 2X	CEDAR

ZONING:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED N1-A
FRONT: 27' FEET
SIDE YARD: 5' FEET
REAR YARD: 40' FEET
LOT AREA: 10,000 SF
LOT WIDTH: 70' FEET
MAXIMUM BUILDING COVERAGE: 50%

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED ML-1
SEE THE CURRENT CITY OF CHARLOTTE "UDO" UNIFIED
DEVELOPMENT ORDINANCE

GRAPHIC SCALE

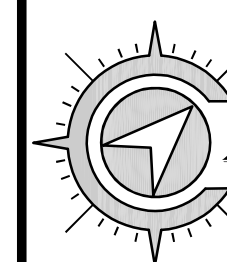


CERTIFICATION:

STATE OF NORTH CAROLINA MECKLENBURG COUNTY

"I, CHEVLS L. KING, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE
UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCES)); THAT THE BOUNDARIES NOT SURVEYED
ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE
THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS
OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)." THIS 29TH DAY OF
JANUARY, 2025.

PROFESSIONAL LAND SURVEYOR



CAROLINA GEOMATICS, PLLC
LAND SURVEYING & MAPPING
469 HOSPITAL DR., STE D
GASTONIA, NC 28054
P: (980) 329-3382
CKING@CAROLINAGEOMATICS.COM
NC #P-1965
WWW.CAROLINAGEOMATICS.COM

Job No.:	DATE:	SCALE:
24-929	01/28/25	1" = 50'
DRAWN:	CHECKED:	APPROVED:
TDA	CLK	CLK

BOUNDARY/TOPOGRAPHIC

SURVEY AT PROPERTIES KNOWN AS
10227, 10321, 10235, TBD MOUNT HOLLY RD.
PARCEL #053-261-14, 053-261-13,
053-261-12, 053-261-11
LOTS 1A-1C, MB 26 PG 695
DB 32210 PG 693, DB 29900 PG 860,
DB 12347 PG 656
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR: WILKES ASSET MANAGEMENT, LLC

Sheet No.
1
Of 1

NOTES:

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY DESCRIPTIONS WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCOS MONUMENT FOUND WITHIN 2000 FEET.
9. THIS PROPERTY MAY BE SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS. BEFORE MAKING ANY RENOVATIONS OR REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANNING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE.
10. UNDERGROUND UTILITIES WERE MARKED BY CENTERLINE LOCATING AND FIELD LOCATED BY CAROLINA GEOMATICS, PLLC AT THE TIME OF SURVEY. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
11. TOTAL AREA PER THIS PLAT- 8.742 ACRES
12. CONTOUR INTERVAL- 1 FOOT
13. VERTICAL DATUM - NAVD83

ABBREVIATIONS:

RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
CP	COMPUTED POINT
SDMH	STORM DRAIN MANHOLE
FES	FLARED END SECTION
INV	INVERT

REFERENCES:

PARCEL #053-261-13
OWNER-ERIC HIMKO
DB 32210 PG 693

PARCEL #053-261-14
OWNER-GARY & SHANA SINCLAIR
MB 26 PG 695
DB 29900 PG 860

PARCEL #053-261-12
OWNER-MARK HENLEY
MB 26 PG 695
DB 12347 PG 656

PARCEL #053-261-11
OWNER-GARY & SHANA SINCLAIR
MB 26 PG 695
DB 29900 PG 860

SYMBOL LEGEND:

- TELEPHONE PEDESTAL
- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- SIGN
- LIGHT POLE
- MAILBOX
- CATCH BASIN
- STORM MANHOLE
- UTILITY POLE
- GUY ANCHOR
- ELECTRIC METER
- POWER BOX
- HVAC
- TELEPHONE BOX
- WELL