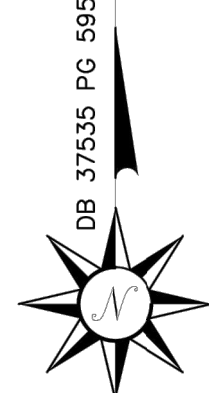
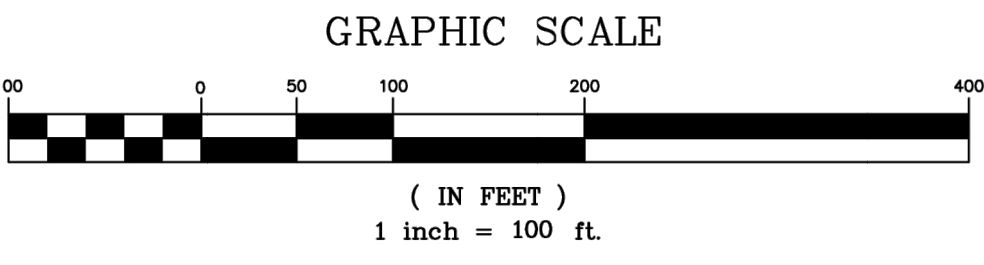


VICINITY MAP
(Not to Scale)

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 BOOK 37535, PAGE 595, OR OTHER REFERENCE SOURCE) 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 13th DAY OF SEPTEMBER, 2022.

Chevls L. King
 PROFESSIONAL LAND SURVEYOR



NOTES:

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES 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 NGS 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 ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
11. HORIZONTAL AND VERTICAL DATUM BASED ON NC GRID NAD/83 & NAVD 88.
12. CONTOUR INTERVALS AT 1'.

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
- ECM EXISTING CONC. MONUMENT
- EP EDGE OF PAVEMENT
- C/F CHAIN LINK FENCE
- W/F WOOD FENCE
- SMH SANITARY SEWER MANHOLE

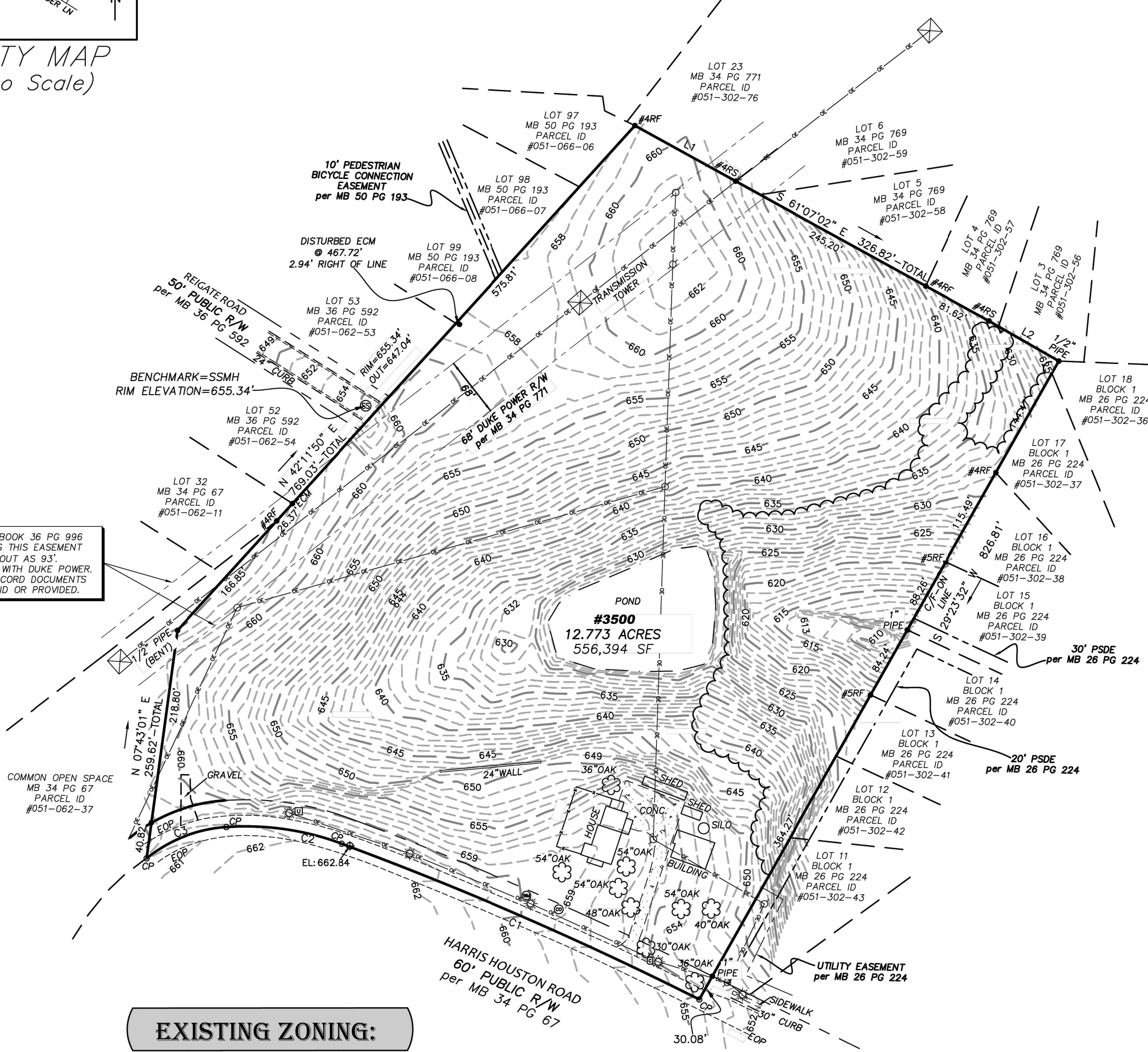
LINE/SYMBOL LEGEND:

- BOUNDARY LINE
- ADJONER LINE
- RIGHT OF WAY
- EASEMENT LINE
- OVERHEAD UTILITIES
- TREE LINE
- FENCE (LABELLED)
- CLEAN OUT
- WATER METER
- UTILITY BOX
- CABLE PED
- UTILITY POLE
- LIGHT POLE
- TREE
- SPOT ELEVATION



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MAP BOOK 36 PG 996
 CALLS THIS EASEMENT
 OUT AS 93'.
 VERIFY WITH DUKE POWER.
 NO RECORD DOCUMENTS
 FOUND OR PROVIDED.



EXISTING ZONING:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R-3
 FROM: 30 FEET
 SIDE YARD: 6 FEET
 REAR YARD: 45 FEET
 MINIMUM LOT WIDTH: 70 FEET
 MINIMUM LOT AREA: 10,000 SF

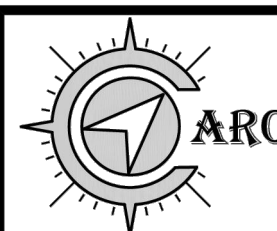
FLOOD NOTE:

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 3710459700M, DATED: NOVEMBER 16, 2018.

LINE	BEARING	DISTANCE
L1	S 61°07'53" E	129.77'
L2	S 60°04'52" E	190.77'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4044.54'	440.49'	440.27'	N 66°28'32" W	6°14'24"
C2	312.02'	132.53'	131.54'	N 81°45'51" W	24°20'13"
C3	160.32'	98.47'	96.93'	S 68°35'07" W	35°11'26"

Job No:	Drawn:	Checked:	Date:
71-22-003	AVD	CLK	9/13/22



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 LAND SURVEYING & MAPPING
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 GASTONIA, NC 28054
 P: (980) 329-3382
 CKING@CAROLINAGEOMATICS.COM
 NC #P-1965
 WWW.CAROLINAGEOMATICS.COM

BOUNDARY & TOPOGRAPHIC

SURVEY
 AT PROPERTY KNOWN AS
 #3500 HARRIS HOUSTON ROAD
 PARCEL ID #051-061-14
 DB 37535 PG 595
 CITY OF CHARLOTTE,
 MECKLENBURG COUNTY, NC
 FOR: HEAVEN PROPERTIES



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HARRIS HOUSTON DUPLEXES
RZP #2024-047
 MECKLENBURG COUNTY, NORTH CAROLINA
 3500 HARRIS HOUSTON RD. CHARLOTTE, NC 28262

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REVISIONS

DATE	COMMENT
7/15/24	FIRST REVISIONS
8/19/24	SECOND REVISIONS
11/12/24	THIRD REVISIONS
DATE	COMMENT
DATE	COMMENT
DATE	COMMENT
DATE	COMMENT
DATE	COMMENT
DATE	COMMENT

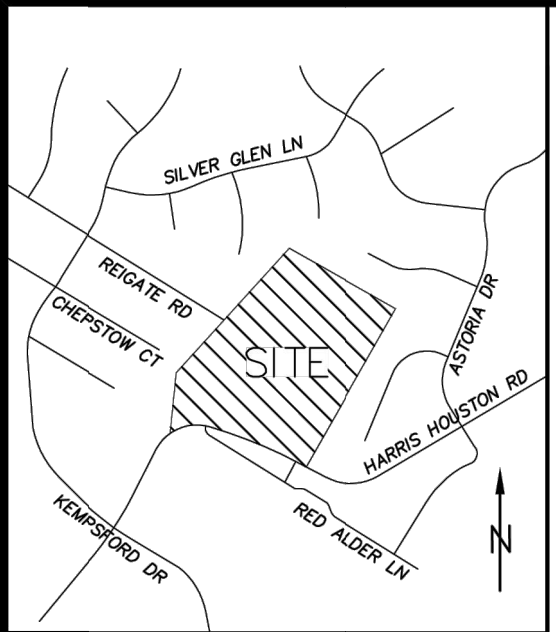
INITIAL SUB. DATE: 07/16/2024

ISSUANCE DATE: ####

HFI PROJECT #: 223019

EXISTING CONDITIONS

RZ.01



CERTIFICATION:

STATE OF NORTH CAROLINA MECKLENBURG COUNTY
 I, CHEVIS L. KING, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 37535, PAGE 595); 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 31st DAY OF OCTOBER, 2024.

Chevis L. King
 PROFESSIONAL LAND SURVEYOR



ABBREVIATIONS:

- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE

VICINITY MAP
 (Not to Scale)

NOTES:

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7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS 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 ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APURTENANCES OR PAINT MARKS BY UTILITY LOCATOR. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
11. TOTAL AREA PER THIS PLAT- 4.038 ACRES
12. PRIVATE DRIVE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR THEIR ASSIGNS.
13. BOUNDARY SURVEY PERFORMED BY METROLINA LAND SURVEYING, INC.

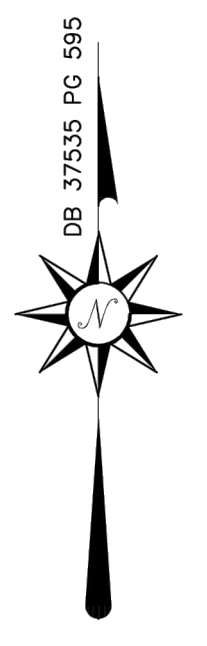
MAP BOOK 36 PG 996 CALLS THIS EASEMENT OUT AS 93'. VERIFY WITH DUKE POWER. NO RECORD DOCUMENTS FOUND OR PROVIDED.

LINE LEGEND:

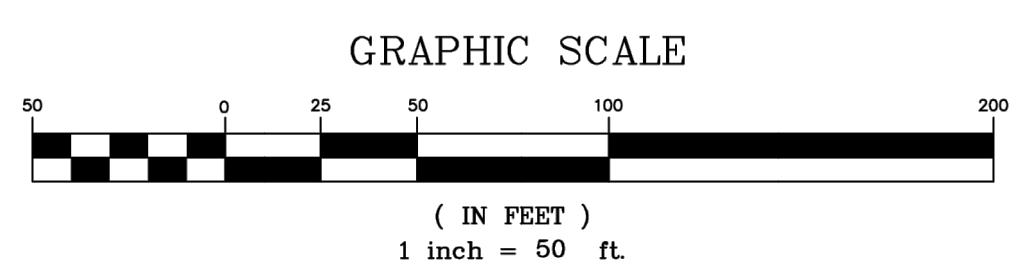
- BOUNDARY _____
- ADJOINER _____
- RIGHT OF WAY _____ R/W _____ R/W _____
- EASEMENT _____
- FENCE _____
- OVERHEAD UTILITY _____ OHU _____ OHU _____ OHU _____
- WOOD LINE _____

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 3710459700M, DATED: NOVEMBER 16, 2018.



SEE SHEET 2 FOR TREE TABLE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	404.54	144.49	440.27	N 65°23'32" W	51°14'24"
C2	312.02	132.53	131.54	N 81°42'51" W	24°20'13"
C3	160.32	98.47	96.93	S 68°35'07" W	35°11'26"



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TREE SURVEY
 AT PROPERTY KNOWN AS
 #3500 HARRIS HOUSTON ROAD
 PARCEL ID #051-061-14
 DB 37535 PG 595
 CITY OF CHARLOTTE,
 MECKLENBURG COUNTY, NC
 FOR: HEAVEN PROPERTIES

Job No.: 71-22-003	DATE: 10/31/24	SCALE: 1" = 50'	MADE FOR: HEAVEN PROPERTIES, LLC 4600 STATE HWY 88, HARRISBURG, NC 28075
DRAWN: TDA	CHECKED: CLK	APPROVED: CLK	

REVISION NO.	DATE:	DESCRIPTION

RZ.01.1

Z:\Shared\CG SURVEY 2022\LOBS.V71-22-003_3500 HARRIS HOUSTON RD.V71-22-003_3500 HARRIS HOUSTON RD. - TREES.dwg

Table with columns: PT#, SIZE, TYPE, PT#, SIZE, TYPE, PT#, SIZE, TYPE, PT#, SIZE, TYPE, PT#, SIZE, TYPE, PT#, SIZE, TYPE, PT#, SIZE, TYPE, PT#, SIZE, TYPE, PT#, SIZE, TYPE, PT#, SIZE, TYPE, PT#, SIZE, TYPE. Rows 1000-1110.

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

TREE SURVEY AT PROPERTY KNOWN AS #3500 HARRIS HOUSTON ROAD PARCEL ID #051-061-14 DB 37535 PG 595 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC FOR: HEAVEN PROPERTIES

Job No.: 71-22-003 DATE: 10/31/24 SCALE: 1" = 50' DRAWN: TDA CHECKED: CLK APPROVED: CLK

HEAVEN PROPERTIES, LLC 4600 STATE HWY 49, HARRISBURG, NC 28075 RZ.01.2

LOT DATA TABLE				
LOT NUMBER	LOT SIZE (SF)	WIDTH AT SETBACK	DRIVEWAY WIDTH	PROPOSED BUILDING COVERAGE
1	4,787	50'	20'	33%
2	4,651	50'	20'	34
3	3,882	50'	20'	41%
4	3,546	50'	20'	45%
5	3,545	50'	20'	45%
6	3,900	50'	20'	41%
7	3,542	50'	20'	45%
8	3,750	50'	20'	43%
9	3,750	50'	20'	43%
10	3,750	50'	20'	43%
11	3,753	50'	20'	43%
12	4,765	50'	20'	34%
13	4,545	50'	20'	35%
14	4,542	50'	20'	35%
15	4,354	50'	20'	37%
16	3,624	50'	20'	44%
17	3,620	50'	20'	44%
18	3,714	50'	20'	43%
19	3,750	50'	20'	43%
20	3,762	50'	20'	43%
21	3,761	50'	20'	43%
22	3,623	50'	20'	44%
23	3,625	50'	20'	44%
24	3,625	50'	20'	44%
25	3,625	50'	20'	44%
26	3,708	50'	20'	43%
27	3,625	50'	20'	44%
28	3,625	50'	20'	44%
29	4,078	50'	20'	39%
30	3,549	50'	20'	45%
31	3,625	50'	20'	44%
32	3,625	50'	20'	44%
33	3,625	50'	20'	44%
34	3,543	50'	20'	45%
35	3,624	50'	20'	44%
36	3,625	50'	20'	44%
37	3,625	50'	20'	44%
38	3,625	50'	20'	44%

OPEN SPACE REQUIREMENTS		
PLAN KEY	REQUIRED	PROVIDED
	10% GROSS SITE AREA 556,394 x 0.1 = 55,639 SF	87,425 SF
	15% GROSS SITE AREA 556,394 x 0.15 = 83,459 SF	92,934 SF

SITE DATA TABLE	
PARCEL ID	0510614
LOCATION	3500 HARRIS HOUSTON RD, CHARLOTTE, NC 28262
JURISDICTION	CHARLOTTE
OWNER	A1 GROUP LLC
	3924 DUNHAGAN RD
	GREENVILLE, NC 27858
ZONING	EXISTING ZONE: NI-A; PROPOSED ZONE: NI-D(CD)
TOTAL PARCEL AREA	12,773 AC / 556,394 SF
CURRENT USE	SINGLE FAMILY DETACHED HOME
PROPOSED USE	DUPLEX DWELLINGS - COMPACT DEVELOPMENT
PROPOSED BUILDING PRODUCT	
UNIT DENSITY	76 UNITS PROPOSED
MIN. LOT AREA	NI-D: 3,500 SF; COMPACT: 3,000 SF
MIN. LOT WIDTH	NI-D: 40'; COMPACT: 30'
MIN. FRONT / ROW SETBACK	NI-D: 17'; COMPACT: 5'
MIN. SIDE SETBACK	NI-D: 5/10'; COMPACT: 5/5' (CORNER)
MIN. REAR SETBACK	NI-D: 25'; COMPACT: 10'
MAX. BUILDING HEIGHT	40'
PARKING SPACES REQUIRED	1.5 SPACES PER UNIT = 76 x 1.5 = 114 SPACES
PARKING SPACES PROVIDED	1 GARAGE SPACE + 1 DRIVEWAY PARKING SPACE = 152 SPACES + 9 ON-STREET PARKING SPACES = 161
OPEN SPACE REQUIRED	10% COMMON OPEN SPACE
OPEN SPACE PROVIDED	SEE OPEN SPACE TABLE
REQUIRED TREE SAVE	15% GREEN AREA REQUIRED - SEE TABLE
PROVIDED TREE SAVE	77,713 SF / 1.78 AC
FEMA MAP NUMBER	3710459700M
FEMA MAP DATE	11/16/2018
SOIL TYPES	BB (42%), Wkd (40%), WKE (14%), M6b (4%)
TRASH COLLECTION	DUMPSTER ON-SITE; ROLL OUT BIN PROVIDED (1) PER UNIT
BUFFER REQUIREMENTS	LANDSCAPE THROUGH YARD ALONG HARRIS HOUSTON; ALL APPLICABLE LANDSCAPE & SCREENING REQUIREMENTS PER UDO



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HARRIS HOUSTON DUPLEXES
RZP #2024-047
 MECKLENBURG COUNTY, NORTH CAROLINA
 3500 HARRIS HOUSTON RD, CHARLOTTE, NC 28262

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REVISIONS	
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11/12/24	THIRD REVISIONS
DATE	COMMENT
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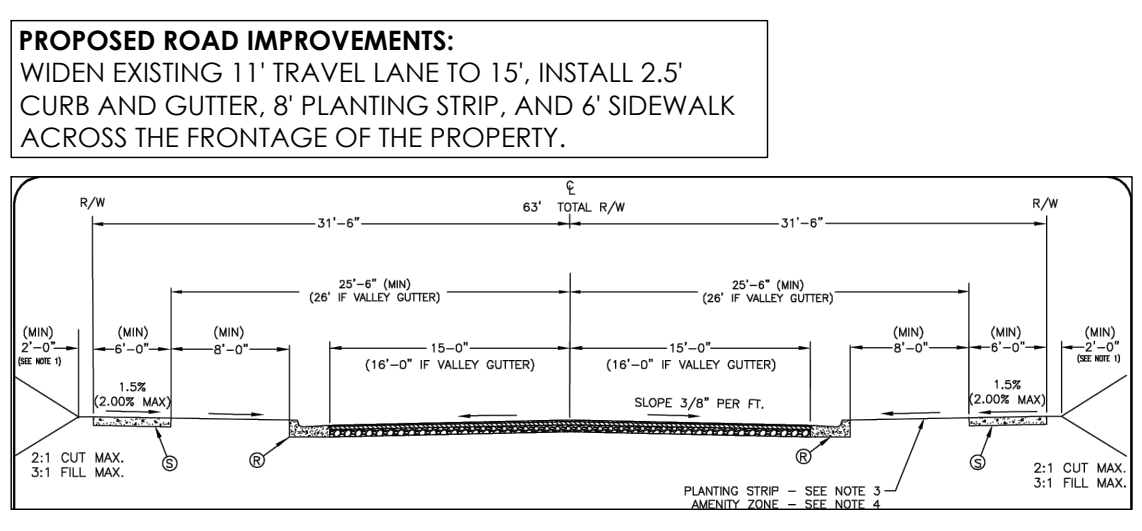
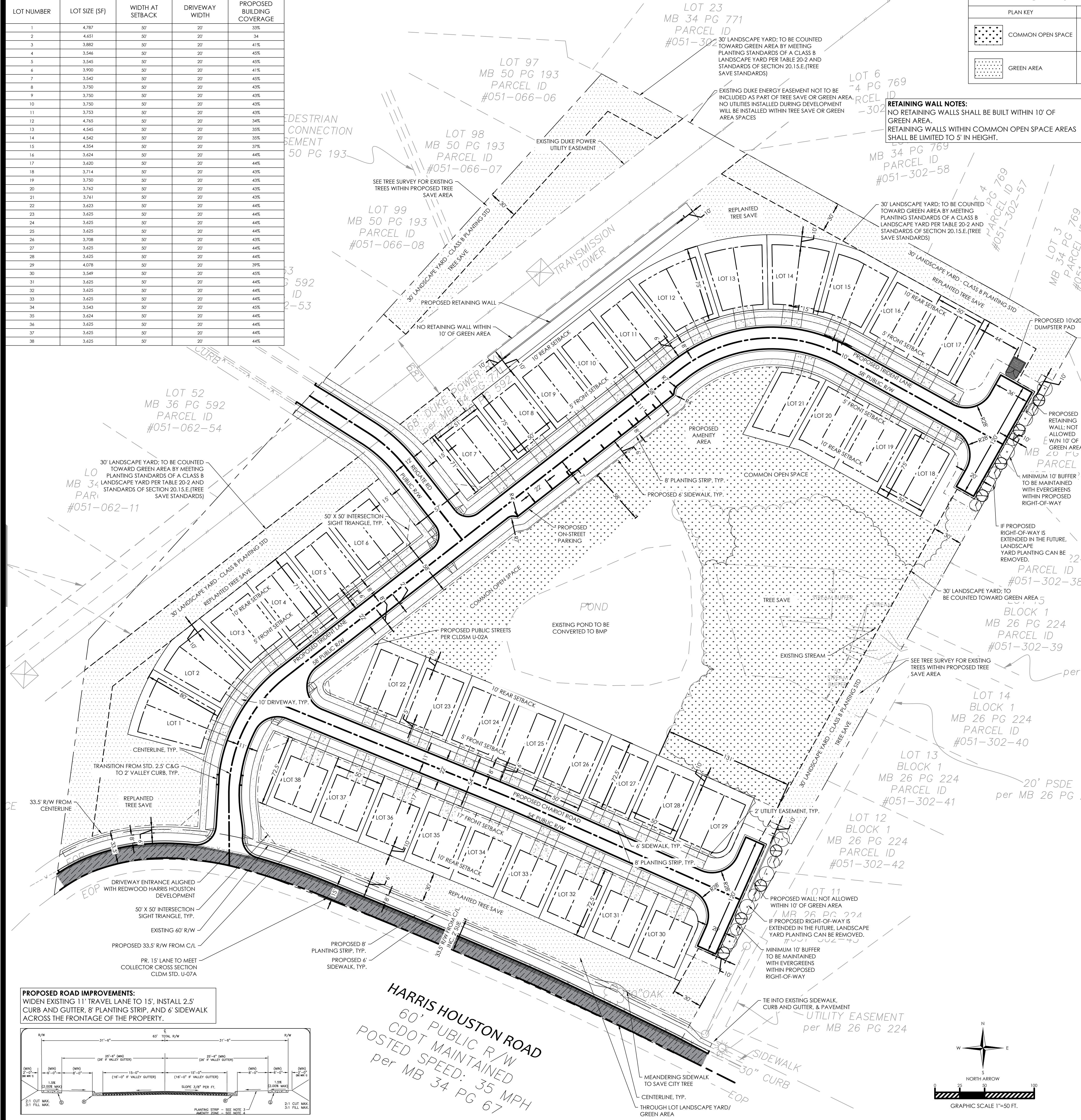
INITIAL SUB. DATE: 07/16/2024
 ISSUANCE DATE: #####

HFI PROJECT #: 223019

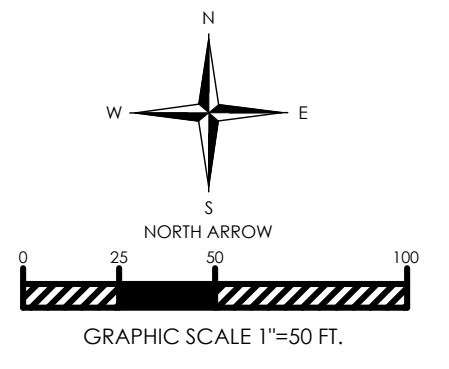
SITE PLAN

RZ.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



HARRIS HOUSTON ROAD
 60' PUBLIC R/W
 CDOT MAINTAINED
 POSTED SPEED: 35 MPH
 per MB 34 PG 67



N:\223019-Harris-Houston Duplexes\DWG\Sheets\RZ.02-SITE-223019.dwg 11-12-24 11:29:46 AM dsmit