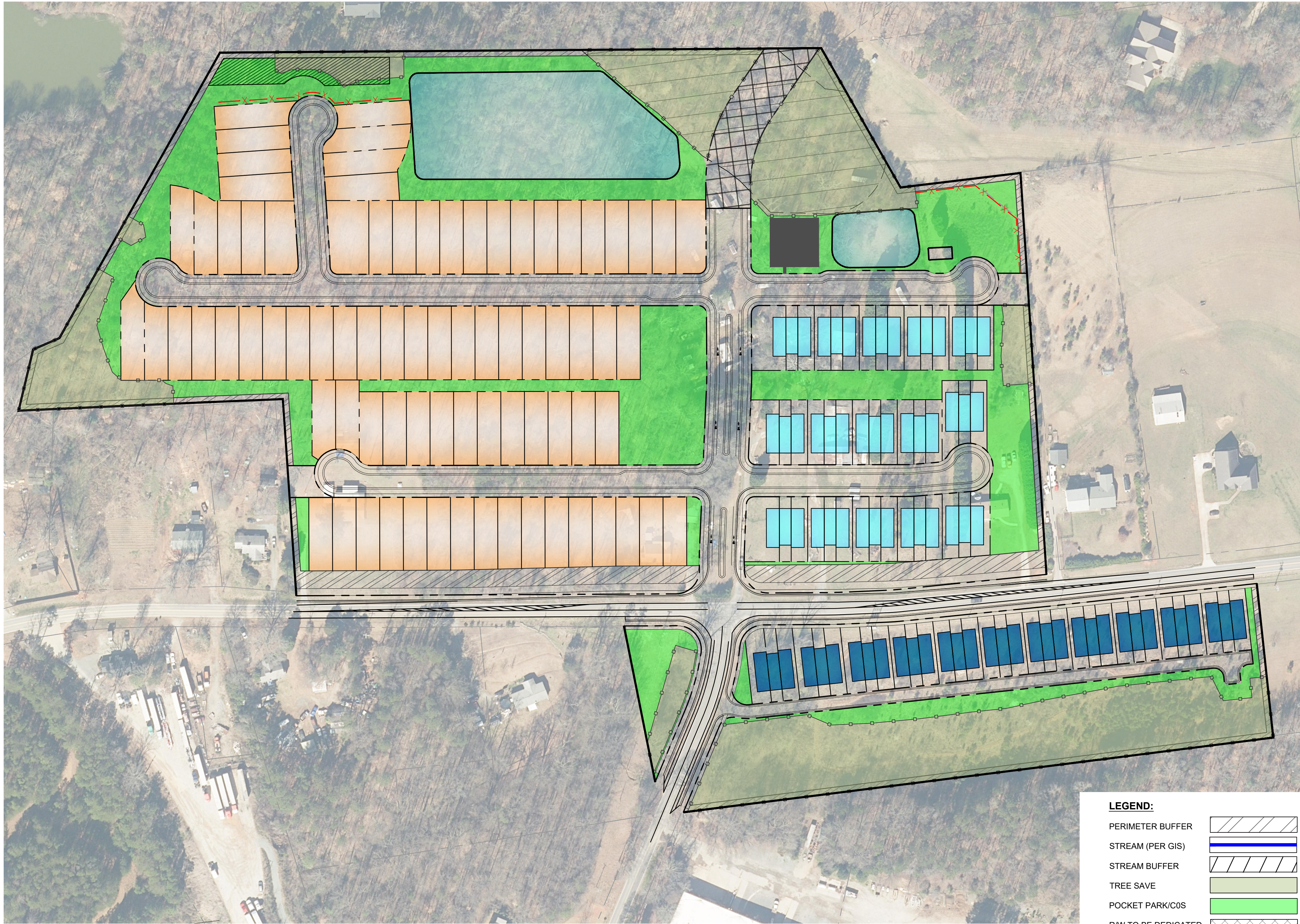


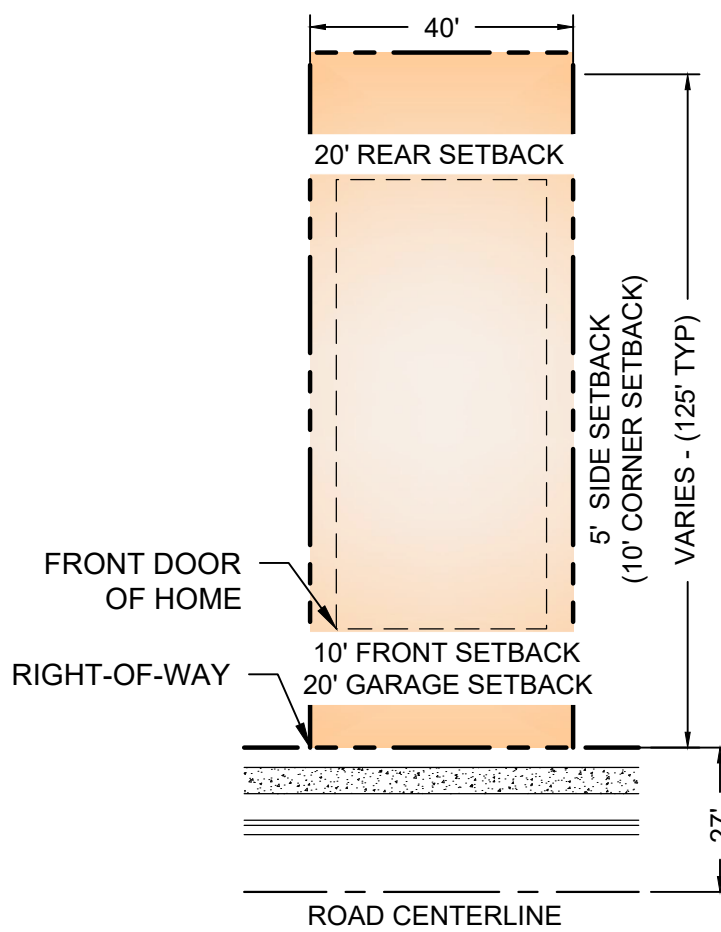
DEVELOPMENT SUMMARY

SITE AREA:	±35.26 AC
DEVELOPER:	PULTE HOMES
DESIGN ENGINEER:	W.K. DICKSON - WESTON BOLES, PE 1213 W. MOREHEAD STREET, SUITE 300 CHARLOTTE, NC 28208 PHONE NUMBER: (704)-305-2331 WBOLES@WKDICKSON.COM
EXISTING ZONING:	N1-A, ML-2
PROPOSED ZONING:	N1-E (CD)
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	TRIPLEX & SINGLE FAMILY
PROPOSED UNITS:	78 UNITS (TRIPLEX) 79 SINGLE FAMILY 157 UNITS
PROPOSED DENSITY:	±4.45 DUA (GROSS)
REQUIRED OPEN AREA:	≈5.29 AC (15% OF SITE)
PROVIDED OPEN AREA:	>5.29 AC (>15% OF SITE)
REQUIRED TREE SAVE:	≈5.29 AC (15% OF SITE, SAVED OR REPLANTED)
PROVIDED TREE SAVE:	>5.29 AC (>15% OF SITE)
*TREE SAVE SHOWN ON SKETCH PLAN MAY CHANGE FROM FINAL TREE SAVE LOCATION	

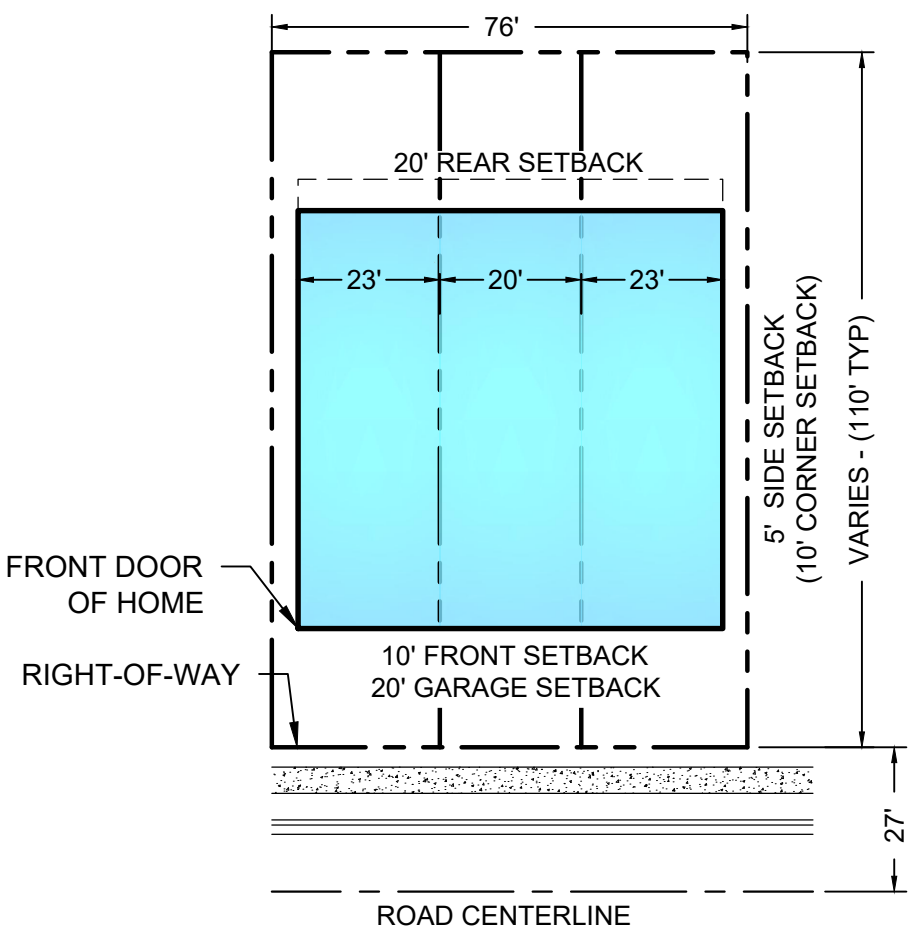


LEGEND:	
PERIMETER BUFFER	
STREAM (PER GIS)	
STREAM BUFFER	
TREE SAVE	
POCKET PARK/C0S	
R/W TO BE DEDICATED	

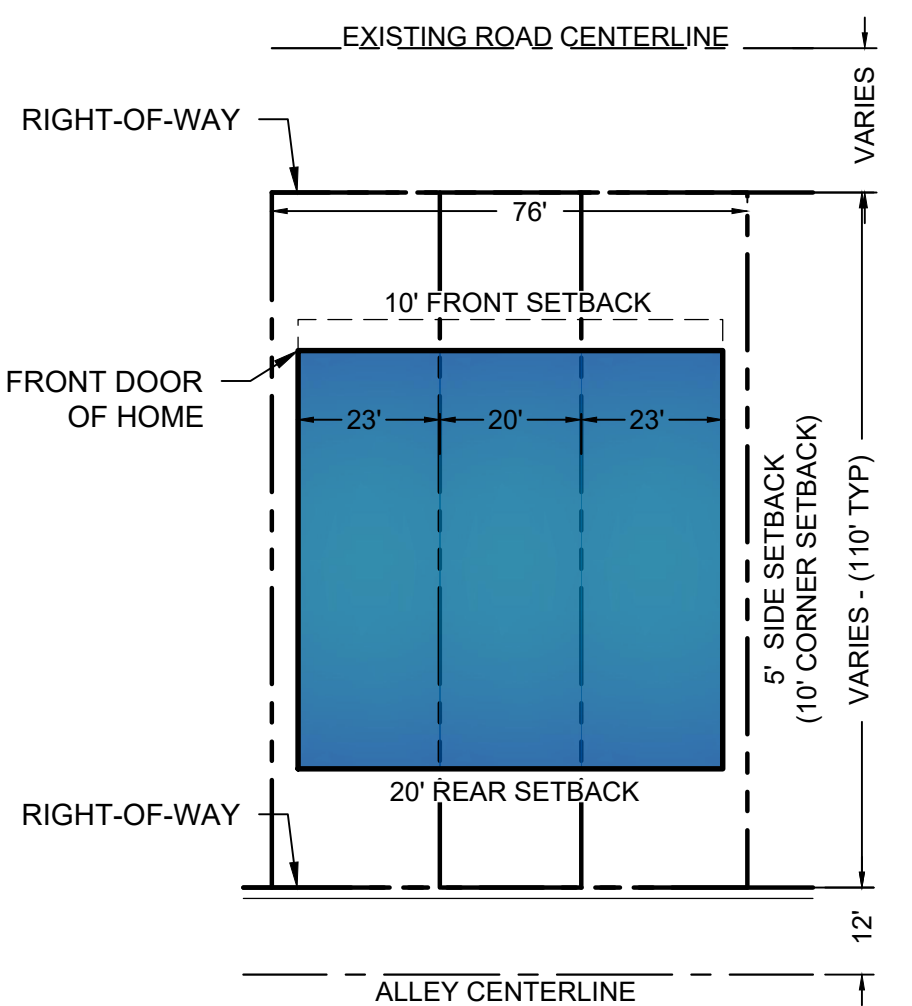
TYPICAL 40' SINGLE FAMILY
DETACHED LOT LAYOUT



TYPICAL TRIPLEX
FRONT LOAD LOT LAYOUT



TYPICAL TRIPLEX
REAR LOAD LOT LAYOUT



SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Proposed Trip Generation	Density	Daily Trips/Peak Hour Trips
1) Single Family Attached & Detached	Low	1,341
2)		
3)		
4)		
5)		
Total:	Tier:	1
Multimodal Mitigation	Required Points:	3
List of Mitigations:		
1) Construct or reconstruct missing or deficient sidewalk or shared use path (SUP) along Moores Chapel - 3 points		
2)		
3)		
4)		
5)		
Transportation Demand Management Mitigation	Tier:	N/A
List of Mitigations:	Required Points:	
1)		
2)		
3)		
4)		
5)		
TIS Required (Yes/No): No		
CO Phasing (List CO phasing of CIR mitigations and/or TIS improvements if applicable): N/A		
1)		
2)		
3)		
4)		
5)		

WK DICKSON
community infrastructure consultants
1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28208
(704) 334-5348
(704) 334-0078
WWW.WKDICKSON.COM
NC LICENSE NO. F-0374

PulteGroup

CLIENT:

PROJECT:

SHEET TITLE:

SEAL:

PROJ. MGR.:	WGB
DESIGN BY:	EJT
DRAWN BY:	EJT
PROJ. DATE:	2025/04/16
DRAWING NUMBER:	

WKD PROJ. NO.:

DATE:	COMMENT:
10/15/2024	FIRST REZONING SUBMITTAL
12/16/2024	FIRST REZONING RESUBMITTAL
1/13/2025	SECOND REZONING RESUBMITTAL
2/20/2025	THIRD REZONING RESUBMITTAL
4/2/2025	FOURTH REZONING RESUBMITTAL

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION