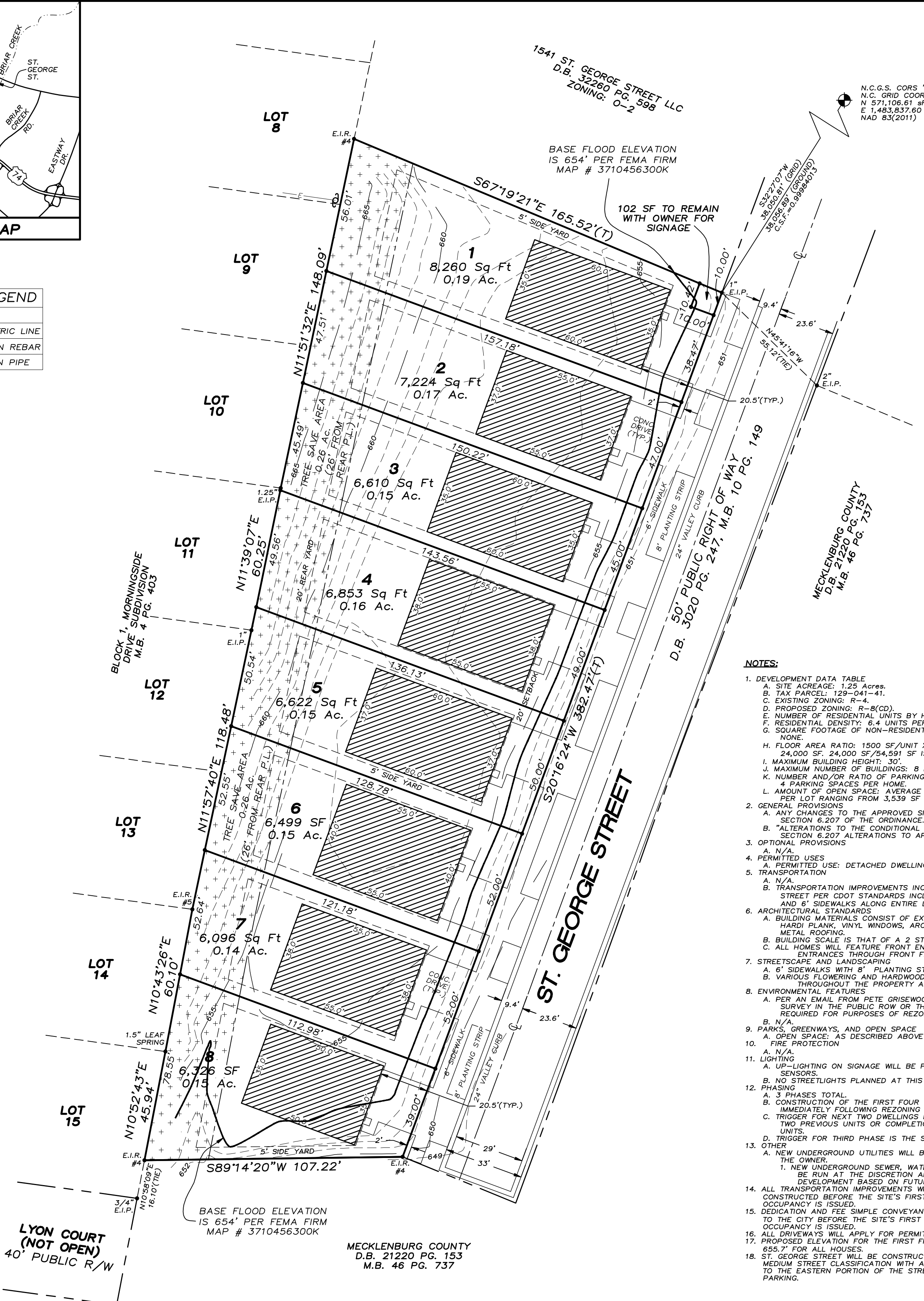


SYMBOL LEGEND

	POWER POLE
	O.H. ELECTRIC LINE
	E.I.R. EXISTING IRON REBAR
	E.I.P. EXISTING IRON PIPE



N.C.G.S. CORRS "NC49"
 N.C. GRID COORDS.
 N 571,106.61 sFT
 E 1,483,837.60 sFT
 NAD 83(2011)

BASE FLOOD ELEVATION
 IS 654' PER FEMA FIRM
 MAP # 3710456300K

102 SF TO REMAIN
 WITH OWNER FOR
 SIGNAGE

NOTES:

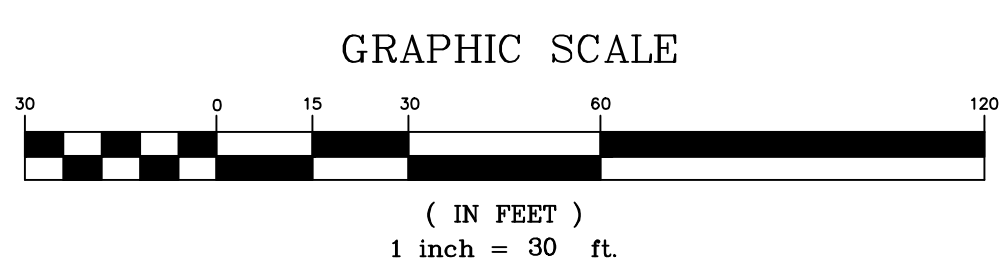
- DEVELOPMENT DATA TABLE
 - SITE ACREAGE: 1.25 Acres.
 - TAX PARCEL: 129-041-41.
 - EXISTING ZONING: R-4.
 - PROPOSED ZONING: R-8(CD).
 - NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: 8.
 - RESIDENTIAL DENSITY: 6.4 UNITS PER ACRE.
 - SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE: NONE.
 - FLOOR AREA RATIO: 1500 SF/UNIT X 2 FLOORS X 8 UNITS IS 24,000 SF. 24,000 SF/54,591 SF IS 0.44.
 - MAXIMUM BUILDING HEIGHT: 30'.
 - MAXIMUM NUMBER OF BUILDINGS: 8 BUILDINGS.
 - NUMBER AND/OR RATIO OF PARKING SPACES: 4 PARKING SPACES PER HOME.
 - AMOUNT OF OPEN SPACE: AVERAGE ACROSS 8 LOTS IS 4,597 SF PER LOT RANGING FROM 3,539 SF TO 5,693 SF.
- GENERAL PROVISIONS
 - ANY CHANGES TO THE APPROVED SITE PLAN WILL COMPLY WITH SECTION 6.207 OF THE ORDINANCE.
 - ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL.
- OPTIONAL PROVISIONS
 - N/A.
- PERMITTED USES
 - PERMITTED USE: DETACHED DWELLINGS, RESIDENTIAL
- TRANSPORTATION
 - N/A.
 - TRANSPORTATION IMPROVEMENTS INCLUDE DEVELOPING THE STREET PER CDOT STANDARDS INCLUDING 8' PLANTING STRIP AND 6' SIDEWALKS ALONG ENTIRE LOT FRONTAGE.
- ARCHITECTURAL STANDARDS
 - BUILDING MATERIALS CONSIST OF EXTERIOR BRICK FOUNDATION, HARDI PLANK, VINYL WINDOWS, ARCHITECTURAL SHINGLE AND METAL ROOFING.
 - BUILDING SCALE IS THAT OF A 2 STORY HOME
 - ALL HOMES WILL FEATURE FRONT ENTRANCE AS WELL AS ENTRANCES THROUGH FRONT FACING GARAGES.
- STREETScape AND LANDSCAPING
 - 6' SIDEWALKS WITH 8' PLANTING STRIP WILL BE UTILIZED.
 - VARIOUS FLOWERING AND HARDWOOD TREES WILL BE PLANTED THROUGHOUT THE PROPERTY AND IN THE PLANTING STRIPS.
- ENVIRONMENTAL FEATURES
 - PER AN EMAIL FROM PETE GRISEWOOD ON 11/5/2018, A TREE SURVEY IN THE PUBLIC ROW OR THE PROPERTY WILL NOT BE REQUIRED FOR PURPOSES OF REZONING.
 - N/A.
- PARKS, GREENWAYS, AND OPEN SPACE
 - OPEN SPACE: AS DESCRIBED ABOVE
- FIRE PROTECTION
 - N/A.
- LIGHTING
 - UP-LIGHTING ON SIGNAGE WILL BE PERMANENT AND USE DUSK SENSORS.
 - NO STREETLIGHTS PLANNED AT THIS TIME.
- PHASING
 - 3 PHASES TOTAL.
 - CONSTRUCTION OF THE FIRST FOUR DWELLINGS WILL COMMENCE IMMEDIATELY FOLLOWING REZONING AND PERMITTING.
 - TRIGGER FOR NEXT TWO DWELLINGS IS EITHER A CONTRACT ON TWO PREVIOUS UNITS OR COMPLETION OF THE FIRST FOUR UNITS.
 - TRIGGER FOR THIRD PHASE IS THE SELLING OF 4 DWELLINGS.
- OTHER
 - NEW UNDERGROUND UTILITIES WILL BE AT THE RESPONSIBILITY OF THE OWNER.
 - NEW UNDERGROUND SEWER, WATER, GAS, AND ELECTRIC WILL BE RUN AT THE DISCRETION AND APPROVAL OF LAND DEVELOPMENT BASED ON FUTURE USE.
 - ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
 - ALL DRIVEWAYS WILL APPLY FOR PERMIT PRIOR TO CONSTRUCTION.
 - PROPOSED ELEVATION FOR THE FIRST FINISHED FLOOR WILL BE 655.7' FOR ALL HOUSES.
 - ST. GEORGE STREET WILL BE CONSTRUCTED TO A RESIDENTIAL MEDIUM STREET CLASSIFICATION WITH AN EXTRA FIVE FEET ADDED TO THE EASTERN PORTION OF THE STREET FOR ON-STREET PARKING.

LYON COURT
 (NOT OPEN)
 40' PUBLIC R/W

MECKLENBURG COUNTY
 D.B. 21220 PG. 153
 M.B. 46 PG. 737

SURVEY NOTES:

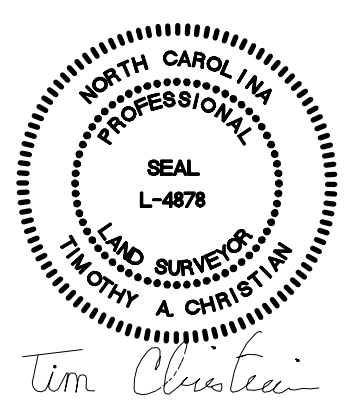
- EXISTING CONTOURS SHOWN ARE 1' INTERVAL BASED ON FIELD RUN SURVEY.
- ORIGINAL SURVEY DATED 10/25/18. NEW TOPO ADDED 4/8/19
- OTHER RIGHTS OF WAY, EASEMENTS, UNDERGROUND UTILITIES, OR SETBACKS MAY EXIST WHICH MAY NOT BE SHOWN.



REVISED 04/10/2019 - PER PLANNING COMMENTS

DWN:	TAC	CHECKED BY:	JAC2	DATE:	FEBRUARY 10th, 2019
FB:	EDC	FILE NAME:	STGEOR1521SP	SCALE:	1"=30'
				FILE:	18-09-30

PRELIMINARY SITE PLAN
 OF THE
EVOLUTION INVESTMENT GROUP, INC.
PROPERTY
 1.25 Acres, 54,591 Square Feet
 CITY OF CHARLOTTE
 MECKLENBURG COUNTY NORTH CAROLINA



JACK R. CHRISTIAN + ASSOCIATES
-SURVEYING-
 PHONE (704) 596-2214 FAX (704) 596-2338
 7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213

