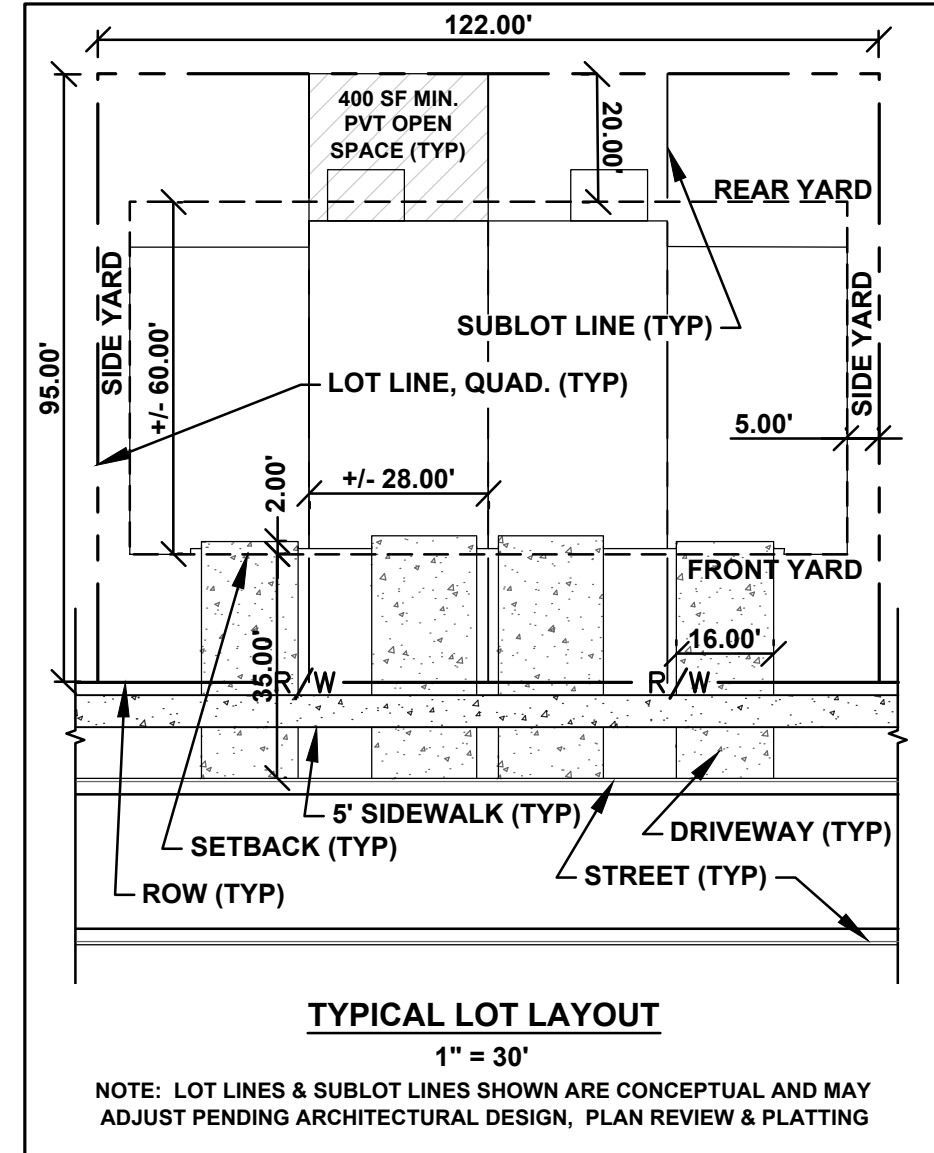
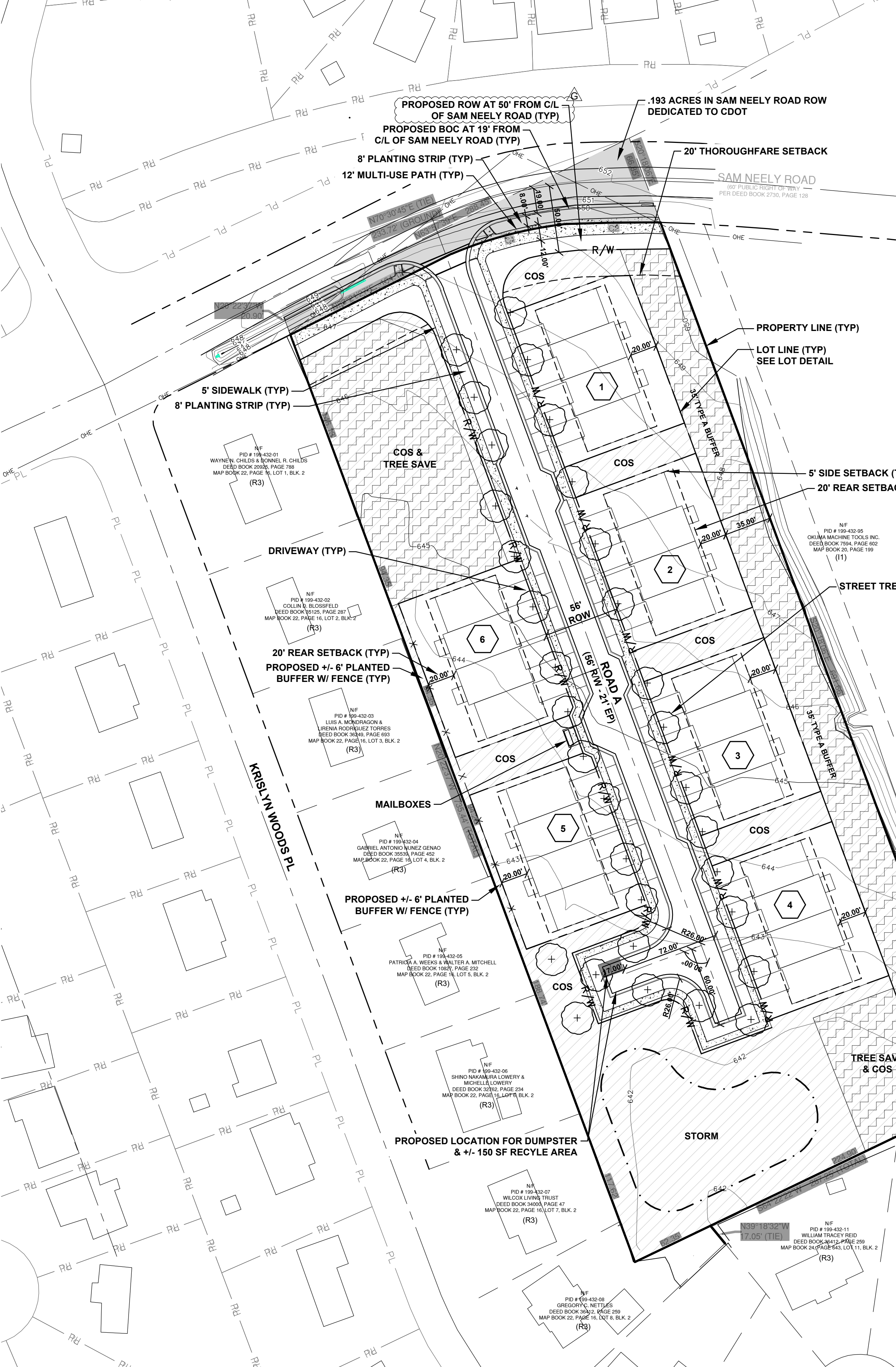


- J. FIRE**  
THE PETITIONER SHALL COMPLY WITH THE FIRE CODE, FIRE ACCESS ROAD AND FIRE HYDRANT LOCATION REQUIREMENTS.



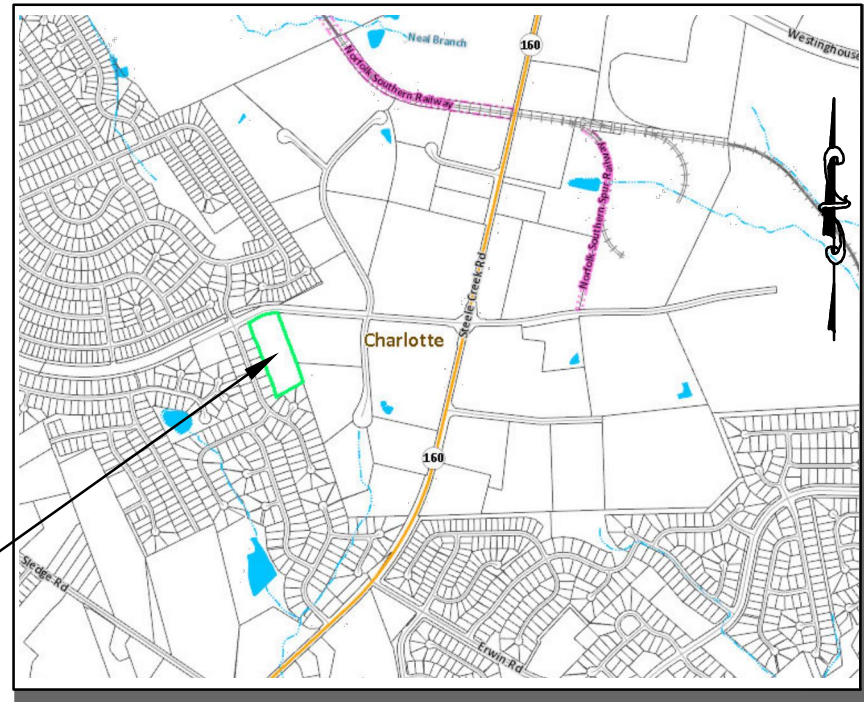
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	308.78'	88.68'	44.65'	N75°22'44"E	88.37'	16°27'16"
C2	1478.28'	69.72'	34.86'	N89°07'23"E	69.71'	2°42'07"

- NOTES:**
1. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED.
  2. ALL RIGHTS-OF-WAY SHALL BE DEDICATED BY FEE SIMPLE CONVEYANCE TO CDOT BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED.
  3. CDOT HAS AUTHORITY TO CONSTRUCT, MAINTAIN, AND/OR APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE. PER THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS:
    - A. ADEQUATE RIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCE(S). TWO 50' X 50' RIGHT TRIANGLES (AND TWO 10' X 70' RIGHT TRIANGLES ON NCDOT-MAINTAINED STREETS) ARE REQUIRED FOR THE ENTRANCE(S) TO MEET REQUIREMENTS FOR THE EXISTING/PROPOSED STREET ENTRANCE(S). AND/OR IDENTIFICATION SIGNS SHALL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S) AND SHALL BE IDENTIFIED ON THE SITE PLAN.
  4. THE PROPOSED DRIVEWAY CONNECTION(S) TO PUBLIC STREETS WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT AND NCDOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION(S) AND TYPE(WIDTH OF THE DRIVEWAY(S)) WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY(S) SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.

**LOT SIZES**

1	+/- 11,551 SF
2	+/- 11,590 SF
3	+/- 11,590 SF
4	+/- 11,590 SF
5	+/- 11,578 SF
6	+/- 11,578 SF

## VICINITY MAP N.T.S.

OWNER/DEVELOPER

NAME: JMJ HOLLY, LLC  
JOSEPH BOYAPATI  
ADDRESS: 9135 INVERNESS BAY ROAD  
CHARLOTTE, NC 28278  
PHONE #: (704) 916-9999  
EMAIL: [contact@gayati.com](mailto:contact@gayati.com)

ENGINEER

NAME: MCKIM & CREED  
ADDRESS: 8020 TOWER POINT DRIVE  
CHARLOTTE, NC 28227  
PHONE #: (704) 841-2588

### A. DEVELOPMENT DATA TABLE

- |                                     |                                       |
|-------------------------------------|---------------------------------------|
| 1. PROJECT AREA/SITE ACREAGE:       | 4.79 ACRES (4.98 AC - .193 AC IN ROW) |
| 2. TAX PARCEL INCLUDED IN REZONING: | 199-43-294                            |
| 3. EXISTING ZONING:                 | R-3                                   |
| 4. PROPOSED ZONING:                 | R-8 (CD)                              |
| 5. EXISTING LAND USE:               | SINGLE FAMILY DETACHED                |
| 6. PROPOSED LAND USE:               | SINGLE FAMILY ATTACHED (QUADRAPLEX)   |
| 7. NUMBER OF UNITS:                 | 24 UNITS IN 6 QUADRAPLEX BUILDINGS    |
| 8. RESIDENTIAL DENSITY:             | 4.8                                   |
| 9. SF OF NON-RESIDENTIAL USES:      | N/A                                   |
| 10. FLOOR AREA RATIO:               | N/A                                   |
| 11. MAXIMUM BUILDING HEIGHT:        | PER ORDINANCE STANDARDS <sup>F</sup>  |
| 12. MAXIMUM NUMBER OF BUILDINGS:    | 6                                     |
| 13. PARKING:                        |                                       |

REQUIRED: 1.5 SPACES PER UNIT = 24 UNITS X 1.5 SP = 36 SPACE  
PROPOSED: 54 SPACES (2 / UNIT OFF-STREET + 6 ON-STREET)

14. OPEN SPACE:
- REQUIRED: MINIMUM 50% OPEN SPACE PER QUAD LOT  
11,500 SF (.5) = 5,750 SF x 6 LOTS = 34,500 SF  
34,500 SF MINIMUM
15. PRIVATE OPEN SPACE:
- REQUIRED: 400 SF PER SUBLOT  
400 SF PER SUBLOT
15. WATERSHED: STEELE CREEK
16. FEMA PANEL: 3710450000K (9-2-2015)
17. PCC DISTRICT: CENTRAL CATAWBA
18. WATERSHED: STEELE
19. CENTER/CORRIDOR/WEDGE: LAKE WYLIE WEDGE
20. MINIMUM BUILDING SETBACKS:
- FRONT 32' FROM BACK OF CURB  
SIDE 5'  
REAR 20'
21. BUFFERS:
- NORTH BOUNDARY: NONE REQUIRED  
SOUTH BOUNDARY: NONE REQUIRED  
EAST BOUNDARY: (35' TYPE A\* (50% OF 70'))  
WEST BOUNDARY: NONE REQUIRED, BUT +/- 6' PROVIDED BEHIND BUILDINGS  
\*TYPE A = 10 TREES, 60 SHRUBS PER 100 LF
22. TREE SAVE:
- REQUIRED: 15% = 4.79 AC - .13 AC IN ROW DEDICATION = 4.66 AC x .15 = .70 AC  
PROVIDED: 70 AC IN COS
23. PERIMETER (STREET) TREES:
- REQUIRED: 32 TREES (625' / 40' = 16 (2) = 32)







**FLOODPLAIN NOTE:**

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE

## **BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

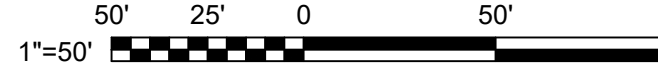
1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SIT AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THE TERM "SUCCESSORS IN INTEREST" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTERESTS AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
3. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

**LEGEND:**

- |   |                        |
|---|------------------------|
|  | EX. WATER VALVE        |
|  | EX. FIRE HYDRANT       |
|  | EX. OE STRUCTURE       |
|  | BUILDING NUMBER (TYPE) |
|  | TREE SAVE AREA         |
|  | COMMON OPEN SPACE      |



Know what's below.  
Call before you dig.



G	REVISED PER AGENCY COMMENTS	10/12/2022
F	REVISED PER AGENCY COMMENTS	09-09-2022
E	REVISED TO ADD CONDITIONAL ZONING NOTES & RESPOND TO AGENCY COMMENTS	07-08-2022
D	REVISED PER CLIENT COMMENT TO ADD SPACE BETWEEN BUILDINGS & ADD 1 ADDITIONAL UNIT	02/25/2022
C	REVISED TO SHOW TOWNHOMES - CLIENT PROVIDED FLOORPLANS	02/04/2022
B	REVISED TO SHOW TOWNHOMES	01/25/2022
A	REVISED TO SHOW STAFF COMMENTS	01/06/2022
REV.NO.	DESCRIPTIONS	DATE

This electronic document is the property of

and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.

DO NOT REMOVE FROM  
ELECTRONIC FILE



8020 Tower Point Drive  
Charlotte, North Carolina 28227  
Phone: (704) 841-2588, Fax: (704) 841-2567

NC License# F-1222  
www.mckimcreed.com

**12300 SAM NEELY RD  
CHARLOTTE, NC 28278**  
REZONING PETITION # 2022-051

CONCEPT PLAN - SF ATTACHED

DATE:	JANUARY 2022
MCE PROJ. #	08311-0002
DRAWN	BBB
DESIGNED	BBB
CHECKED	DKD
PROJ. MGR.	BBB

**SCALE**

**HORIZONTAL:**  
1"=50'

**VERTICAL:**

1/1  
DRAWING NUMBER  
G  
REVISION

STATUS: **PRELIMINARY DRAWING**  
**NOT FOR CONSTRUCTION**