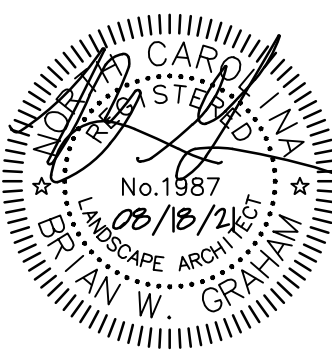
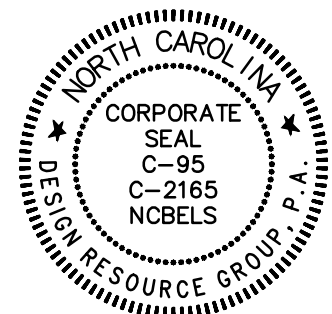


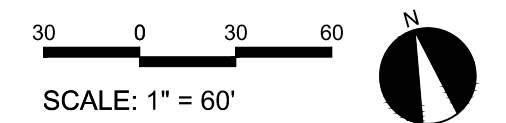


CONSTRUCTION
DOCUMENTS

MINERAL SPRINGS
CHARLOTTE, NORTH CAROLINA

TAYLOR MORRISON
11405 N. COMMUNITY HOUSE RD., SUITE 150
CHARLOTTE, NC 28277
704.971.8854

OVERALL SITE
PLAN



PROJECT #: 409-027
DRAWN BY: MH
CHECKED BY: BG

AUGUST 18, 2021

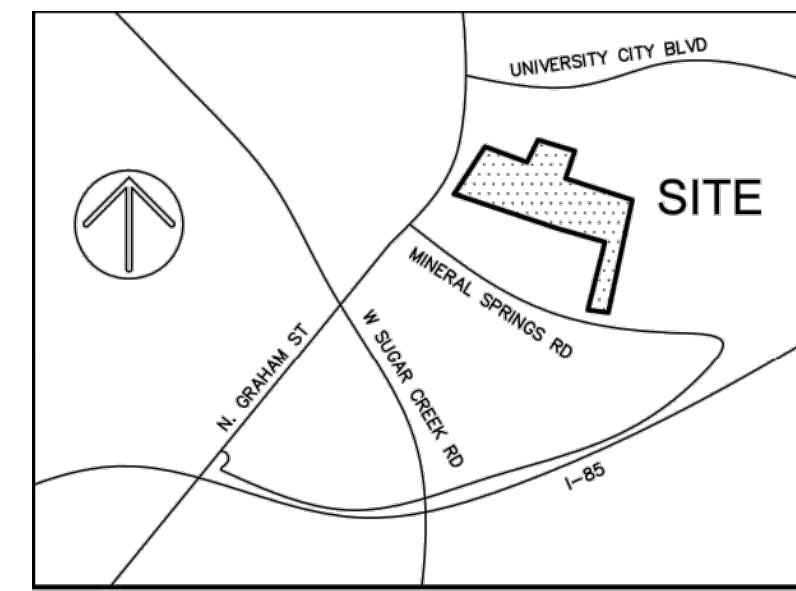
REVISIONS:

C2.00

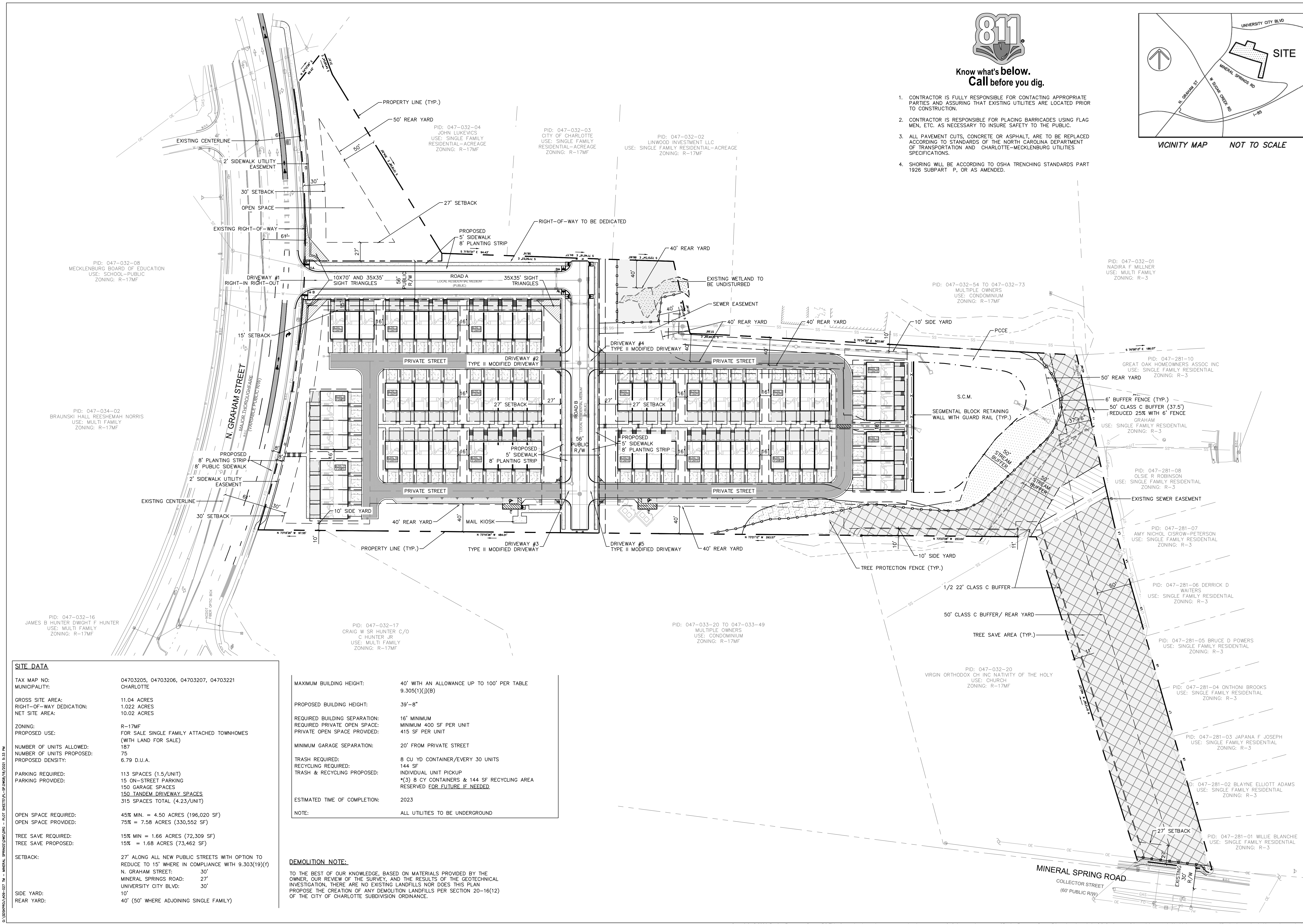


Know what's below.
Call before you dig.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



VICINITY MAP NOT TO SCALE



SITE DATA	
TAX MAP NO.	04703205, 04703206, 04703207, 04703221
MUNICIPALITY:	CHARLOTTE
GROSS SITE AREA:	11.04 ACRES
RIGHT-OF-WAY DEDICATION:	1.022 ACRES
NET SITE AREA:	10.02 ACRES
ZONING:	R-17MF
PROPOSED USE:	FOR SALE SINGLE FAMILY ATTACHED TOWNHOMES (WITH LAND FOR SALE)
NUMBER OF UNITS ALLOWED:	187
NUMBER OF UNITS PROPOSED:	75
PROPOSED DENSITY:	6.79 D.U.A.
PARKING REQUIRED:	113 SPACES (1.5/UNIT)
PARKING PROVIDED:	15 ON-STREET PARKING 150 GARAGE SPACES 150 TANDEM DRIVEWAY SPACES 315 SPACES TOTAL (4.23/UNIT)
OPEN SPACE REQUIRED:	45% MIN. = 4.50 ACRES (196,020 SF)
OPEN SPACE PROVIDED:	75% = 7.58 ACRES (330,552 SF)
TREE SAVE REQUIRED:	15% MIN = 1.66 ACRES (72,309 SF)
TREE SAVE PROPOSED:	15% = 1.68 ACRES (73,462 SF)
SETBACK:	27' ALONG ALL NEW PUBLIC STREETS WITH OPTION TO REDUCE TO 15' WHERE IN COMPLIANCE WITH 9.303(19)(f) N. GRAHAM STREET: 30' MINERAL SPRINGS ROAD: 27' UNIVERSITY CITY BLVD: 30'
SIDE YARD:	10'
REAR YARD:	40' (50' WHERE ADJOINING SINGLE FAMILY)

MAXIMUM BUILDING HEIGHT:	40' WITH AN ALLOWANCE UP TO 100' PER TABLE 9.305(1)(j)(b)
PROPOSED BUILDING HEIGHT:	39'-8"
REQUIRED BUILDING SEPARATION:	16' MINIMUM
REQUIRED PRIVATE OPEN SPACE:	MINIMUM 400 SF PER UNIT
PRIVATE OPEN SPACE PROVIDED:	415 SF PER UNIT
MINIMUM GARAGE SEPARATION:	20' FROM PRIVATE STREET
TRASH REQUIRED:	8 CU YD CONTAINER/EVERY 30 UNITS
RECYCLING REQUIRED:	144 SF
TRASH & RECYCLING PROPOSED:	INDIVIDUAL UNIT PICKUP *(3) 8 CY CONTAINERS & 144 SF RECYCLING AREA RESERVED FOR FUTURE IF NEEDED
ESTIMATED TIME OF COMPLETION:	2023
NOTE:	ALL UTILITIES TO BE UNDERGROUND

DEMOLITION NOTE:
TO THE BEST OF OUR KNOWLEDGE, BASED ON MATERIALS PROVIDED BY THE OWNER, OUR REVIEW OF THE SURVEY, AND THE RESULTS OF THE GEOTECHNICAL INVESTIGATION, THERE ARE NO EXISTING LANDFILLS NOR DOES THIS PLAN PROPOSE THE CREATION OF ANY DEMOLITION LANDFILLS PER SECTION 20-16(12) OF THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.