

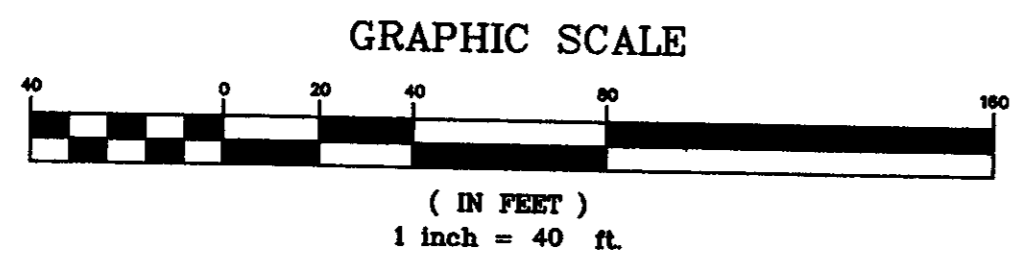
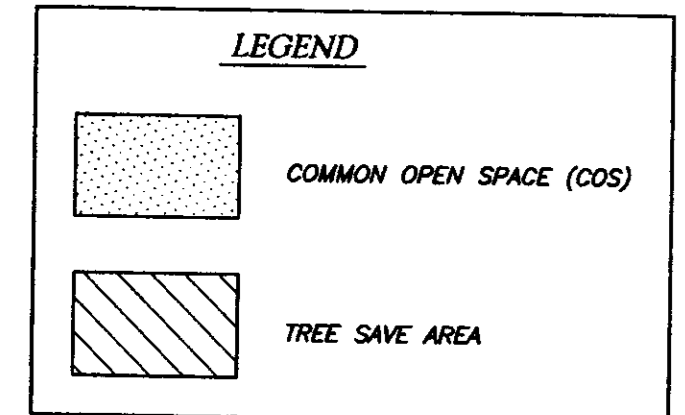
ISH GARDENS APARTMENTS, LLC
DEED BK. 7888, PG. 657
TAX PARCEL ID #08702216
ZONING: R-MF17
CURRENT USE: MULTI-FAMILY

LONDON D. ALEXANDER
DEED BK. 5252, PG. 253
TAX PARCEL ID #08702218
ZONING: R-4
CURRENT USE: SINGLE-FAMILY

CARROLL & PRESNELL
DEED BK. 2221, PG. 527
TAX PARCEL ID #08702221
ZONING: R-4
CURRENT USE: VACANT

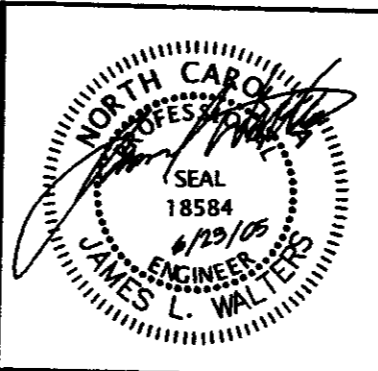
EDNA FERGUSON
LOT 5, MAP BOOK 7, PG. 635
TAX PARCEL ID #08702225
ZONING: R-4
CURRENT USE: VACANT

- NOTES:**
- DEVELOPER: TRIVEN PROPERTIES, LLC
2630-F SOUTH TRYON ST.
CHARLOTTE, NC 28203
(704) 378-6242
 - TAX PARCEL ID: 087-022-17, -19, & -20
 - TOTAL ACREAGE: 8.71 ACRES LESS .22 ACRES IN R/W = 8.49
LESS 0.072 ACRES DEEDED TO PARCEL 087-022-18 = 8.42ACRES
 - ALLOWABLE LOT DENSITY: 8.0 x 8.42 = 67 LOTS
LOTS PROVIDED: 67
 - COS AREA PROVIDED: 1.18 AC. (1.18/8.42 x 100% = 14.0%)
 - TREE SAVE AREA PROVIDED: 1.02 AC. TOTAL (ALL IN COS)
 - TREE SAVE PERCENTAGE: (1.02/8.42 x 100%) = 12.11%
 - MINIMUM LOT SIZE: 3,500 S.F.
TYPICAL LOT DIMENSION: 40' x 90'
 - CURRENT ZONING: R-4
REZONING REQUESTED: R-(CD)
 - SETBACKS: FRONT: 20'
SIDE: 3' INTERIOR LINE APPROVED BY CITY COUNCIL
SIDE: 5' PERIMETER LINE
SIDE STREET: 10'
REAR: 20' INTERIOR LOTS
 - MAXIMUM BLDG. HT: 40'
 - ONLY SINGLE FAMILY DETACHED HOMES SHALL BE PERMITTED
 - NO VEHICULAR ACCESS FROM LOT 2 TO GLORY STREET
 - THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. SHOULD THE DRAINAGE SYSTEM ANALYSIS DETERMINE THAT THE EXISTING SYSTEM DOES NOT MEET THE CITY STANDARDS PRIOR TO THIS DEVELOPMENT, THE PETITIONER SHALL ONLY BE RESPONSIBLE FOR ENSURING THAT THE DRAINAGE SYSTEM WILL NOT BE ADDITIONALLY OVERBURDENED BY THIS DEVELOPMENT.
 - AN ARBORIST WILL BE CONSULTED REGARDING TREE PROTECTION.



REV. NO.	REVISIONS	DATE

LWE
LATHAM-WALTERS ENGINEERING, INC.
16507-A NORTH CROSS DRIVE
HUNTERVILLE, NORTH CAROLINA 28078
(704) 895-8484 FAX (704) 895-8485



OWNER:
TRIVEN PROPERTIES, LLC
2630-F SOUTH TRYON ST.
CHARLOTTE, N.C. 28203
704-376-6242

**"FOR PUBLIC HEARING"
PETITION # 05-141**

ALEXANDER PARK		DATE: JUNE 2005	SHEET
4123 GLORY ST., CHARLOTTE, NC 28206		SCALE: 1" = 40'	
PRELIMINARY PLAN		DRAWN BY: MRH	1
		CHECKED BY: JLW	
		PROJECT NO: 2005.41	

0541-SITE02105.DWG

- CALL ULOCO BEFORE YOU DIG
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
 - ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 - SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

