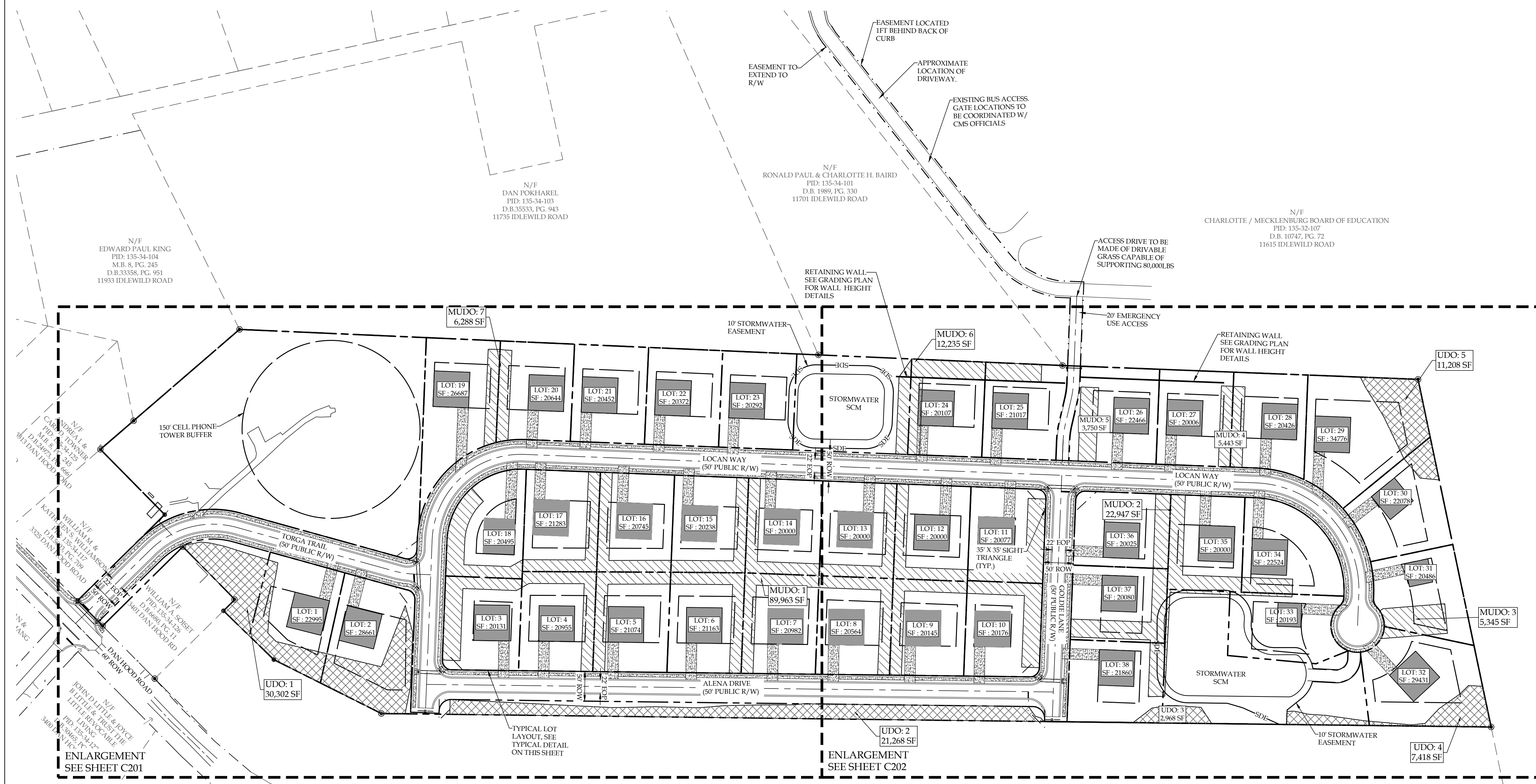
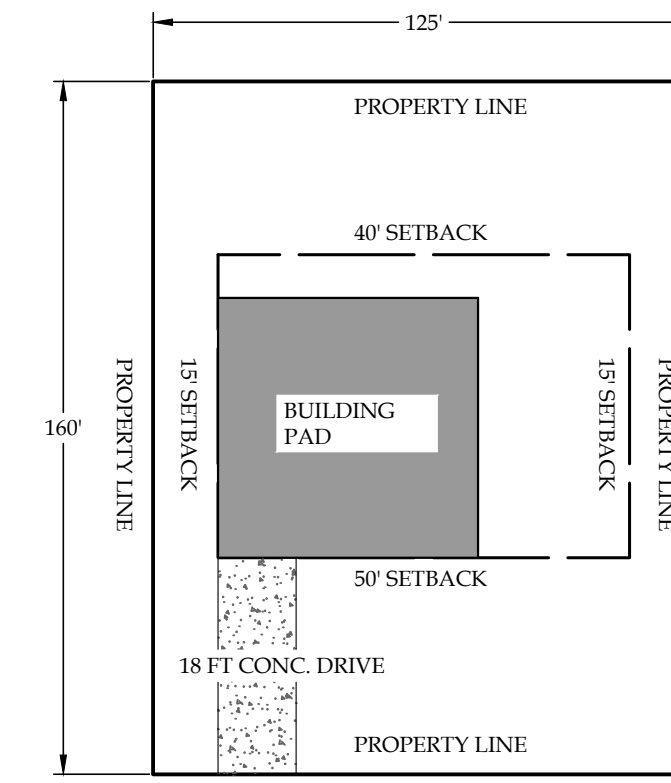


VICINITY MAP
SCALE: N.T.S.

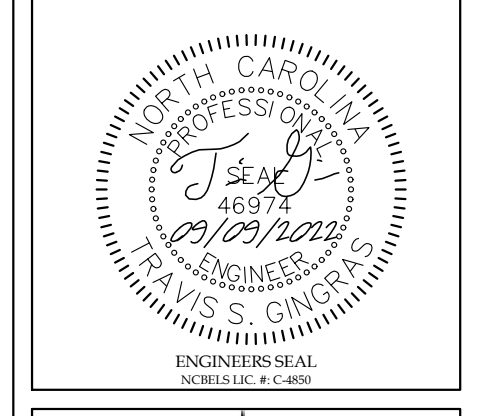
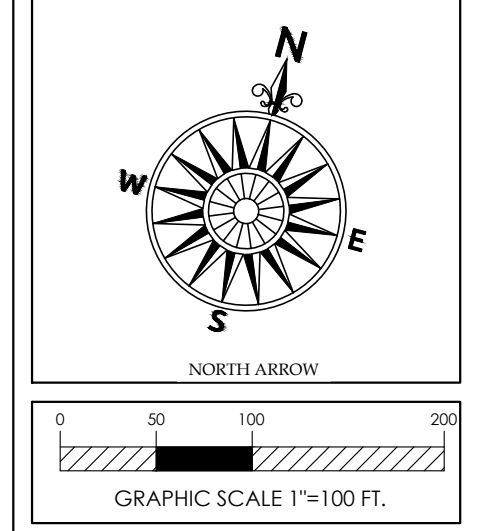
Single Family Homes	Avg. Daily Trip Rate	Total Daily Trips
38	9.52	362

Single Family Homes	Peak Hour Trip Factor	Total Peak Hour Trip
38	1	38

Data Source: ITE Trip Generation Manual, 9th Edition



SITE DATA TABLE	
PARCEL ID	13534155
LOCATION	3351 DAN HOOD RD, MATTHEWS NC
JURISDICTION	MINT HILL
OWNER	KINGER HOMES, LLC
	215 NORTH PINE ST, UNIT 3206
	CHARLOTTE, NC 28202
ZONING	R (RESIDENTIAL DISTRICT)
TOTAL PARCEL AREA	26.56 AC, 1,156,953.60 SF
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
PROPOSED BUILDING PRODUCT	SINGLE FAMILY DETACHED HOMES
UNIT DENSITY	38 UNITS (1.3 UPA) (MAX. 2)
MIN. FRONT / STREET SETBACK	50'
MIN. SIDE SETBACK	15'
MIN. SIDE YARD SETBACK ADJOINING STREET	25'
MIN. REAR SETBACK	40'
MAX. BUILDING HEIGHT	35'
WATERSHED	MCALPINE
PARKING SPACES REQUIRED	2 SPACES PER UNIT
PARKING SPACES PROVIDED	2 SPACES PER UNIT
REQUIRED OPEN SPACE	15% (26.56 X 15%) = 3.98 AC.
PROVIDED OPEN SPACE	1.67 AC.
FEMA MAP NUMBER	3710459100K
FEMA MAP DATE	02/19/2014
SOIL TYPES	CeB2 (100%)
TRASH COLLECTION	ROLL AWAY CANS TO BE STORED IN GARAGE
ALL ARCHITECTURAL DESIGN STANDARDS SHALL APPLY	
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	
PROJECT TO BE DEVELOPED IN ONE (1) PHASE	



PROJECT NUMBER:	2022-007
DATE:	8/29/2022
DRAWN BY:	TSG
REVISIONS:	

UNDISTURBED OPEN SPACE CALCULATION:
 TOTAL SITE AREA = 26.56 AC.
 UDO REQUIRED = (26.56 AC) x (0.15) = 3.98 AC.
 UDO PROVIDED = 1.67 AC.
 MITIGATED SPACE AT 150% OF UNMET REQUIRED UOS: 1.50 (3.98 AC. - 1.67 AC.) = 3.46 AC.
 TOTAL REQUIRED SPACE WITH MITIGATED SPACE: 5.13 AC.
 TOTAL PROVIDED OPEN SPACE WITH MITIGATED SPACE: 5.02 AC.
 FEE IN LIEU: 5.13 AC. - 5.02 AC. = .11 AC.
 \$80,100/AC X .11AC = \$8,811.00.

- COMPLETION TIMETABLE:
- LAND DISTURBANCE IS EXPECTED TO BEGIN ON APPROXIMATELY 02/20/2023.
 - HORIZONTAL CONSTRUCTION IS EXPECTED TO BE COMPLETED BY APPROXIMATELY 08/20/2023.
 - THE TOP COAT OF ASPHALT, SIDEWALK AND STREET TREES IS EXPECTED TO BE COMPLETED BY APPROXIMATELY 01/20/2024.

IMPERVIOUS SUMMARY	SQUARE FT.	AC.	% OF TOTAL SITE
ITEM			
TOTAL SITE AREA	1,156,954	26.56	N/A
PROPOSED BUILDING	140,400	3.22	12.12
PROPOSED ROADWAY	109,257	2.51	9.45
PROPOSED CONCRETE	80,668	1.85	6.97
MISC IMPERVIOUS (PATIOS, DUMPSTER, MAIL LOSK, ETC)	1,400	.032	0.12
TOTAL IMPERVIOUS	331,725	7.61	28.67
TOTAL PERVIOUS	825,229	18.94	71.33

LOT #	AREA SF
1	22995
2	28661
3	20131
4	20955
5	21074
6	21163
7	20982
8	20564
9	20145
10	20176
11	20077
12	20000
13	20000
14	20000
15	20238
16	20745
17	21283
18	20495
19	26687
20	20644

LOT #	AREA SF
21	20452
22	20372
23	20292
24	20107
25	21017
26	22466
27	20006
28	20426
29	34776
30	22078
31	20486
32	29431
33	20193
34	22524
35	20000
36	20025
37	20080
38	21860

SITE PLAN
 PIN: 13534155
 DAN HOOD SUBDIVISION
 3351 DAN HOOD ROAD, MATTHEWS NC 28105

