

SHEET INDEX

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CONCEPTUAL SITE PLAN FOR NELSON PARK TOWNHOME DEVELOPMENT

7424 NELSON ROAD
EPM REFERENCE NUMBER -#392166

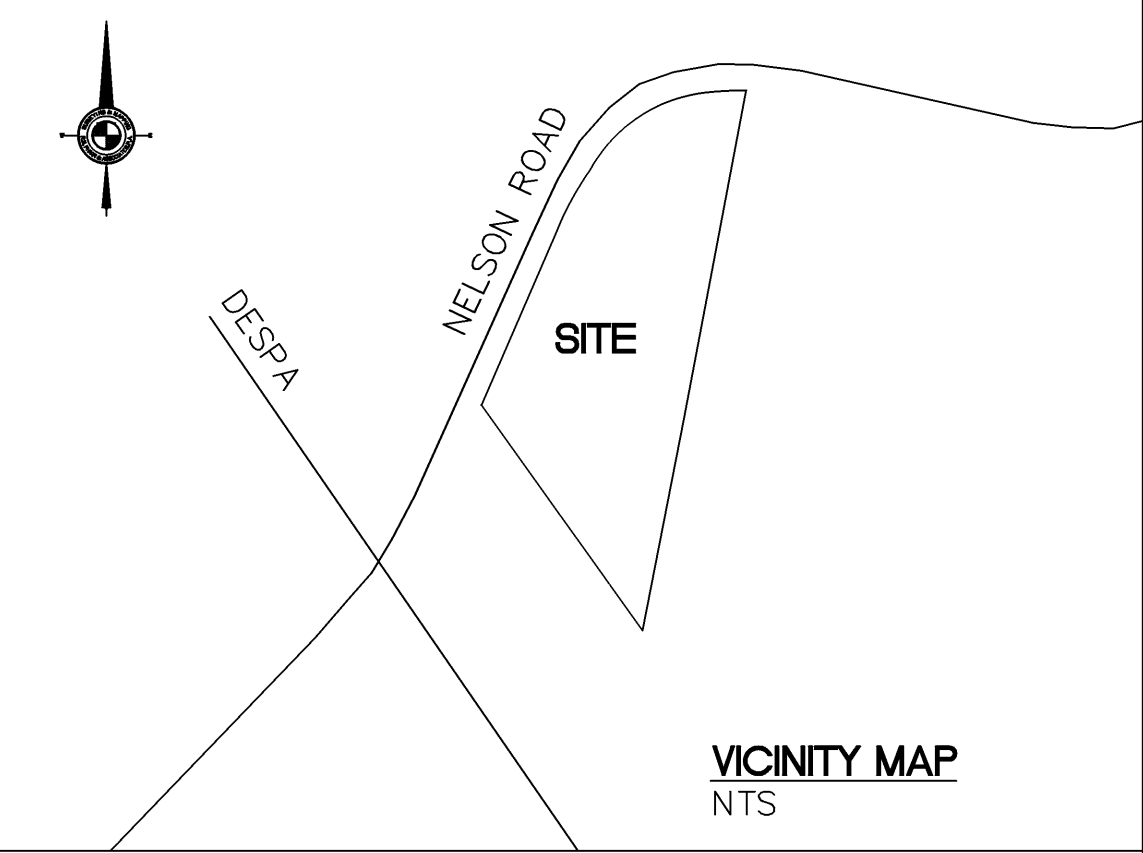
OWNER INFORMATION:
SJ PROVIDENCE, LLC
P.O. BOX 78411
CHARLOTTE, NC 28271
704-497-6908

SITE DEVELOPMENT NOTES:
PARCEL ID # 13706524
SITE ACREAGE = 5.18 ACRES (OUTSIDE R/W)
ZONING R10-A
MAXIMUM LOTS ALLOWED 6/ACRE = 30 LOTS

OPEN SPACE REQUIREMENTS:
500 SF OPEN SPACE/BEDROOM
20 UNITS X 3 BR + 9 UNITS X 2 BR = 78 BR
78 X 500 = 39,000 SF OPEN SP REQUIRED
OPEN SPACE PROVIDED: 39,114 SF

NATURAL OPEN SPACE REQUIREMENTS:
15% = 33,781 SF NATURAL OPEN SPACE RECD
NATURAL SPACE PROVIDED: 34,545 SF

SIGHT DISTANCE:
SPEED LIMIT = 35 MPH/DESIGN SPEED = 40 MPH
SIGHT DISTANCE REQUIRED = 445 LF



Flehan Engineering Inc.
Civil Engineering
Hydrology, Site Plan Design

NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
12913
06/19/19

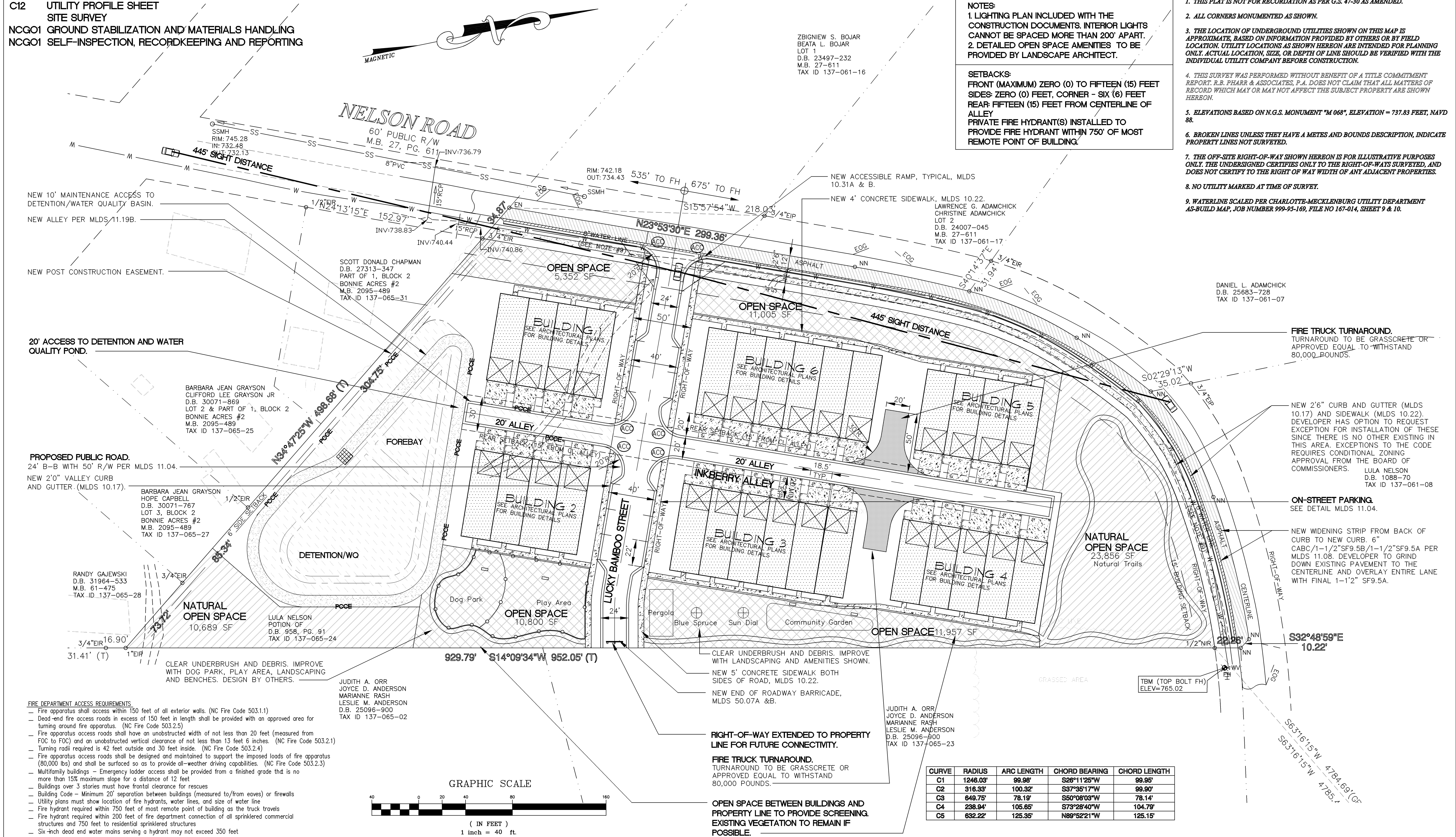
5408 Guildbrook Road
Charlotte, North Carolina 28226
(704) 364-3842
(704) 364-3843 - Fax

NOTES:

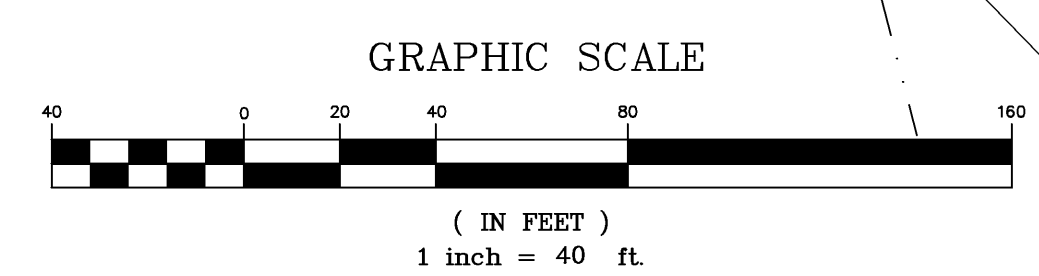
1. LIGHTING PLAN INCLUDED WITH THE CONSTRUCTION DOCUMENTS. INTERIOR LIGHTS CANNOT BE SPACED MORE THAN 200' APART.
2. DETAILED OPEN SPACE AMENITIES TO BE PROVIDED BY LANDSCAPE ARCHITECT.

SETBACKS:
FRONT (MAXIMUM) ZERO (0) TO FIFTEEN (15) FEET
SIDES: ZERO (0) FEET, CORNER - SIX (6) FEET
REAR: FIFTEEN (15) FEET FROM CENTERLINE OF ALLEY
PRIVATE FIRE HYDRANT(S) INSTALLED TO PROVIDE FIRE HYDRANT WITHIN 750' OF MOST REMOTE POINT OF BUILDING.

- NOTES:**
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 2. ALL CORNERS MONUMENTED AS SHOWN.
 3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREBY ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREBY.
 5. ELEVATIONS BASED ON N.G.S. MONUMENT "M 068", ELEVATION = 737.83 FEET, NAVD 88.
 6. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
 7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREBY IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
 8. NO UTILITY MARKED AT TIME OF SURVEY.
 9. WATERLINE SCALED PER CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT AS-BUILD MAP, JOB NUMBER 999-95-169, FILE NO 167-014, SHEET 9 & 10.



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1248.03'	99.98'	S26°11'25"W	99.95'
C2	316.33'	100.32'	S37°35'17"W	99.90'
C3	649.75'	78.19'	S50°08'03"W	78.14'
C4	238.94'	105.65'	S73°28'40"W	104.79'
C5	632.22'	125.35'	N89°52'21"W	125.15'



NELSON PARK
NORTH CAROLINA

Project

MINT HILL

Sheet Title

SITE STAKING PLAN

V. P. in Charge
C. FLEHAN
Project Architect/Job Captain
C. FLEHAN

Drawn By
C. FLEHAN

Date Drawn
06/19/2019

CADD Dwg. Name
MINTHILLSITE.DWG 1"=40'

Revisions

No.	Date.

Project Number
2170465

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