FINAL APPROVAL 8/26/2022

PROJECT NUMBER: SDRMF-2021-00174

ENGINEERING Jeu Moua

EROSION CONTROL Justin Klein

URBAN FORESTRY Henry Kunzig

TREE ORDINANCE

CDOT Alfred Oyoyo

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM FOUND AT http://charlottenc.gov/id

Pegram Street Towns
08116106-09;08116105
08116110
SDRMF-2021-00174
Jurisdiction-Char

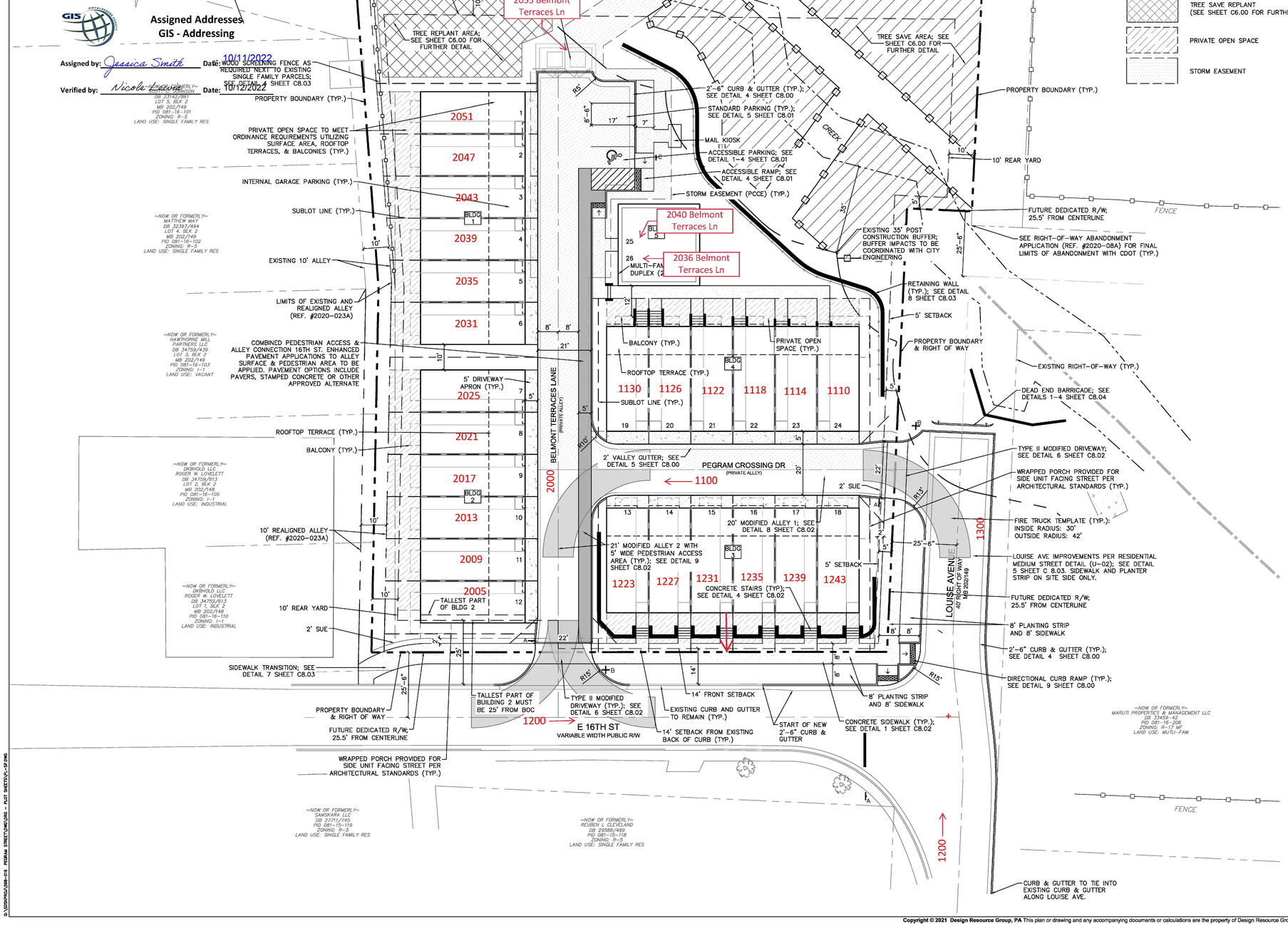
Zoning Conditional Approval: No building permits can be issued until the alley and R/W abandonments have been approved, recorded, and uploaded into Accela as a supporting document. New site plan sheet to be uploaded with R/W and alley abandonment recordation references into Accela as well.

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
Josh Weaver
07/26/2022

GIS
Assigned Addresses
GIS - Addressing
Assigned by: Jessica Smith Date: 10/11/2022
Verified by: Nicole Grewe Date: 10/12/2022

NOTES

- ALL SINGLE-FAMILY DWELLING UNIT SHALL BE FOR SALE UNIT, AND EACH MULTI-FAMILY DWELLING UNIT MAY ONLY BE SOLD TO A FAMILY EARNING 80% OR LESS OF THE AREA MEDIAN INCOME. THIS SHALL BE PUT IN PLACE TO ENSURE THAT FOR A PERIOD OF 15 YEARS, NO MORE THAN 15% OF THE DWELLING UNIT IS SOLD TO A FAMILY EARNING 80% OR MORE OF THE AREA MEDIAN INCOME.
- AT LEAST 15% OF THE DWELLING UNITS ARE A PART OF THIS RESIDENTIAL DEVELOPMENT. THE MULTI-FAMILY DWELLING UNITS ARE A PART OF THIS RESIDENTIAL DEVELOPMENT. THE MULTI-FAMILY BUILDING MUST BE ISSUED CERTIFICATE OF OCCUPANCY BEFORE THE 150TH SINGLE FAMILY DWELLING UNIT IS ISSUED A CERTIFICATE OF OCCUPANCY.
- ALL DWELLING UNITS SHALL BE LOCATED ON THE SITE PLAN AND SHALL INCLUDE A PROVISION PROHIBITING SHORT TERM RENTALS. A SHORT TERM RENTAL SHALL BE DEFINED AS LESS THAN 6 MONTHS IN DURATION.
- A MINIMUM OF 10 FEET OF PUBLIC RIGHT-OF-WAY ABANDONMENT (SEE ARCHITECTURAL PLANS FOR DETAIL).



NOTE

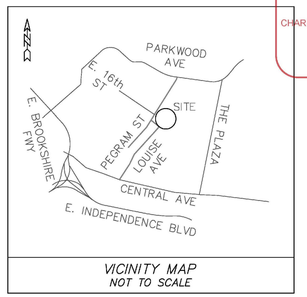
- ALL UTILITIES TO BE LOCATED UNDERGROUND.
- FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 85,000 POUNDS

SIGN LEGEND

A STOP SIGN (R1-1 30" x 30")
B STREET NAME SIGN (SEE DETAILS 7-9 SHEET C8.01)
NOTE: ALL SIGNS TO BE MUTCD STANDARD PROVIDED AND INSTALLED BY CONTRACTOR

LEGEND

- TREE SAVE (SEE SHEET C6.00 FOR FURTHER DETAIL)
- TREE SAVE REPLANT (SEE SHEET C6.00 FOR FURTHER DETAIL)
- PRIVATE OPEN SPACE
- STORM EASEMENT



VICINITY MAP
NOT TO SCALE

SITE DATA

TAX MAP NO:	08-11-6108, 08-11-6109, 08-11-6106, AND A PORTION OF PARCELS 08-11-6110, 08-11-6105, 08-116-103
ZONING	UR-2 (CD)
REZONING PETITION NO.:	2020-144
EXISTING SITE AREA:	1.141 AC (41,790 SF)
PROPOSED SITE AREA:	1.285 AC (55,980 SF) AFTER PAPER ROW ABANDONMENT (#2020-08A) & ALLEY REALIGNMENT (#2020-23A)
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES FOR SALE & AFFORDABLE MULTI-FAMILY DUPLEX FOR SALE
PROPOSED UNITS:	24 TOWNHOME UNITS (FOR SALE) 2 MULTI-FAMILY UNITS (DUPLEX) (FOR SALE) = 26 TOTAL UNITS *SEE SHEET C2.00 FOR MULTI-FAMILY UNIT DETAIL*
DENSITY:	±20.23 DUA
F.A.R. ALLOWED:	1.0 MAXIMUM
F.A.R. PROPOSED:	0.74
PARKING REQUIRED:	1 MIN./2 MAX. PER UNIT = 26 MIN./52 MAX.
PARKING PROVIDED:	3 STANDARD SPACES 1 ACCESSIBLE SPACES 48 INTERNAL GARAGE SPACES = 52 SPACES TOTAL *NOTE: SINGLE FAMILY ATTACHED TOWNHOME IS REQUIRED TO HAVE A GARAGE ON SITE
SETBACKS:	14' FROM BACK OF CURB (16TH STREET) 5' FROM RIGHT OF WAY (LOUISE AVE) TALLEST PART OF BUILDING 2 MUST BE 25' FROM BOC AS SHOWN ON SITE PLAN
SIDE YARD:	5' & 10' (AS SHOWN ON PLAN)
REAR YARD:	10'
GARAGE SETBACK:	5'-7' FROM PRIVATE ALLEY
MAX BUILDING HEIGHT ALLOWED:	40' WITH AN ALLOWANCE UP TO 49' PER 9.406(2)(a)
PROPOSED BUILDING HEIGHT:	45'-7" (1H) & 27'-3½" (DUPLEX) (TOWNHOME AVERAGE GRADE TO RIDGE - 47'-3")
BUILDING SEPARATION:	10' MIN.
MIN. PRIVATE OPEN SPACE REQ:	400 SF PER UNIT
TREE SAVE REQUIRED:	15% = 0.192 AC
TREE SAVE PROVIDED:	SEE SHEET C6.00 FOR FURTHER DETAIL
TRASH/RECYCLING REQUIRED:	TRASH - 8 CU.YD. CONTAINER/30 UNITS = (1) 8 CU.YD CONTAINER RECYCLING - 144 SF CONTAINER/80 UNITS = 144 SF
TRASH/RECYCLING PROVIDED:	INDIVIDUAL UNIT PRIVATE PICKUP TO BE PROVIDED. (1) 8 CU.YD. TRASH CONTAINER & 144 SF OF RECYCLING AREA RESERVED FOR FUTURE IF NEEDED.
ESTIMATE COMPLETION:	2023

PRIVATE OPEN SPACE

MINIMUM 400' PRIVATE OPEN SPACE REQUIRED.

BUILDING 1 -
UNITS 1-6 INCLUDE: 32 SF BALCONY + 223 SF ROOFTOP + GROUND AREA.
1 - 525 SF (255 SF + GROUND: 270 SF)
2 - 505 SF (255 SF + GROUND: 250 SF)
3 - 484 SF (255 SF + GROUND: 229 SF)
4 - 463 SF (255 SF + GROUND: 208 SF)
5 - 445 SF (255 SF + GROUND: 190 SF)
6 - 447 SF (255 SF + GROUND: 192 SF)

BUILDING 2 -
UNITS 7-11 INCLUDE: 32 SF BALCONY + 223 SF ROOFTOP + GROUND AREA.
7 - 456 SF (255 SF + GROUND: 201 SF)
8 - 461 SF (255 SF + GROUND: 206 SF)
9 - 467 SF (255 SF + GROUND: 212 SF)
10 - 472 SF (255 SF + GROUND: 217 SF)
11 - 478 SF (255 SF + GROUND: 223 SF)
12 - 438 SF (114 SF WRAP BALCONY + 223 SF ROOFTOP + 101 SF GROUND)

BUILDING 3 -
UNITS 13-17 INCLUDE: 32 SF BALCONY + 187 SF ROOFTOP + GROUND AREA.
13 - 417 SF (219 SF + GROUND: 198 SF)
14 - 417 SF (219 SF + GROUND: 198 SF)
15 - 417 SF (219 SF + GROUND: 198 SF)
16 - 417 SF (219 SF + GROUND: 198 SF)
17 - 417 SF (219 SF + GROUND: 198 SF)
18 - 499 SF (114 SF WRAP BALCONY + 187 SF ROOFTOP + 198 SF GROUND)

BUILDING 4 -
UNITS 19-23 INCLUDE: 32 SF BALCONY + 187 SF ROOFTOP + GROUND AREA.
19 - 400.5 SF (219 SF + GROUND: 181.5 SF)
20 - 400.5 SF (219 SF + GROUND: 181.5 SF)
21 - 400.5 SF (219 SF + GROUND: 181.5 SF)
22 - 400.5 SF (219 SF + GROUND: 181.5 SF)
23 - 400.5 SF (219 SF + GROUND: 181.5 SF)
24 - 482.5 SF (114 SF WRAP BALCONY + 187 SF ROOFTOP + 181.5 SF GROUND)

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DESIGN RESOURCE GROUP
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NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP P.A.

NORTH CAROLINA REGISTERED No.1946 07.22 LANDSCAPE ARCHITECT NICHOLAS BUCHANAN

CONSTRUCTION DOCUMENTS

PEGRAM STREET TOWNS
CHARLOTTE, NORTH CAROLINA

HOPPER COMMUNITIES
1616 CLEVELAND AVENUE
CHARLOTTE, NC 28203
704.805.4814

SITE PLAN

SCALE: 1" = 20'

PROJECT #: 598-016
DRAWN BY: JO
CHECKED BY: NB

JULY 1, 2022

REVISIONS:

C2.00

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