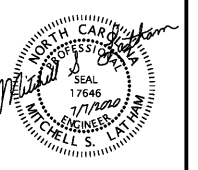


LWE
LATHAM-WALTERS
ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTH CROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362



JULY 7, 2020
DATE

ALBEMARLE ROAD PARTNERS, LLC

568 JETTON STREET
SUITE 200
DAVIDSON, NC 28036
PH: 704-895-2084
watson@pedmontlanddevelopment.com

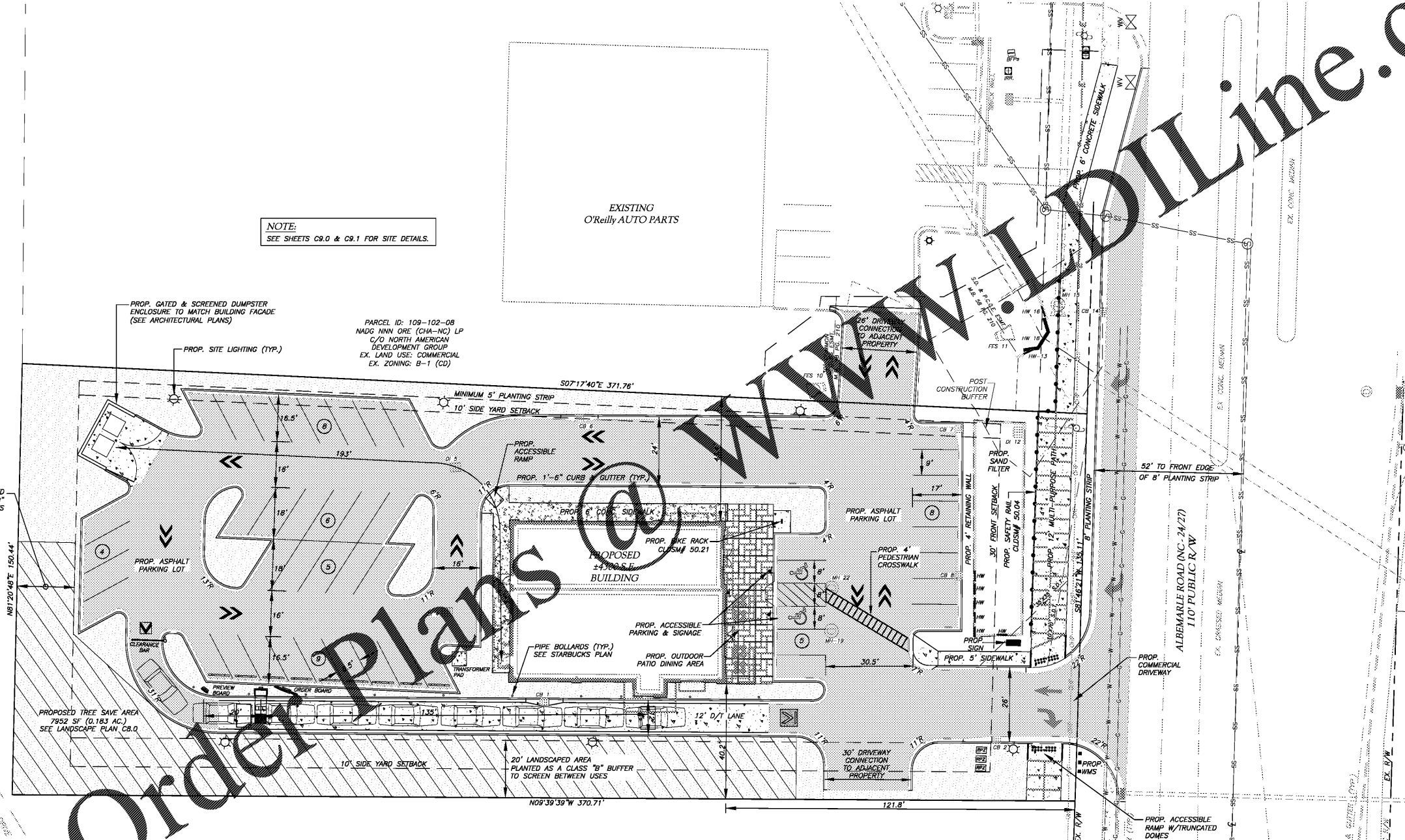
ALBEMARLE ROAD SHOPS
8837 ALBEMARLE ROAD CHARLOTTE, NC 28227

SITE PLAN

SITE DATA

1. PARCEL ID: 109-102-04
DAVIDSON, NC 28036
LEG. DISTRICT: M4-843
SITE AREA: ±1.217 ACRES (53,012.5 S.F.)
2. SITE ADDRESS: 8837 ALBEMARLE ROAD
CHARLOTTE, NC 28227
3. EXISTING ZONING: NS (PER APPROVED REZONING
PETITION 2019-107 ON 12/19/19)
EXISTING USE: RESIDENTIAL
PROPOSED USE: COMMERCIAL
4. PROPOSED BUILDING AREA: MAXIMUM 4,700 S.F.
5. MAXIMUM BUILDING HEIGHT: 40'
6. ADDITIONS: ±1000 S.F. OUTDOOR PATIO
7. SETBACKS AND YARDS:
FRONT SETBACK: 30'
SIDE SETBACK: 10'
REAR SETBACK: 20'
8. PARKING DATA:
PARKING RATIO FOR BLDG: 1 PER 145 S.F. = 30 SPACES
PARKING RATIO FOR PATIO: 1 PER 150 S.F. = 7 SPACES
TOTAL PARKING REQUIRED: 37 SPACES
PARKING PROVIDED: 45 SPACES
HANDICAP PARKING REQ'D: 2 SPACES
HANDICAP PARKING PROVIDED: 2 SPACES (VAN ACCESSIBLE)
9. IMPERVIOUS CALCULATIONS:
EXISTING IMPERVIOUS: 4,387 S.F. (0.101 ACRES)
EXISTING IMPERVIOUS TO BE REMOVED: 4,387 S.F. (0.101 ACRES)
PROPOSED IMPERVIOUS: 33,750 S.F. (0.77 ACRES)
IMPERVIOUS PERCENTAGE: 33,750 S.F./53,012.5 S.F. x 100 = 63.7% IMPERVIOUS
10. STREAM WATERSHED: MCALPINE
POST CONSTRUCTION DISTRICT: CENTRAL CATAWBA
A PORTION OF THIS PROPERTY IS LOCATED WITHIN
A WATER QUALITY BUFFER
11. THIS PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD
ZONE AS PER FEMA FLOOD PANEL #: 3710459300K,
DATED: 02/19/2014.
12. SURVEY AND TOPO INFORMATION PROVIDED BY:
JACK R. CHRISTIAN & ASSOCIATES
7811 OLD CONCORD ROAD
CHARLOTTE, NC 28213
PHONE: 704-596-2214

NOTE:
SEE SHEETS C9.0 & C9.1 FOR SITE DETAILS.

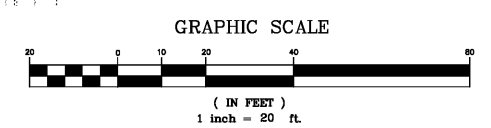


PARCEL ID: 109-102-03
BENNY F. & CAROL S. NORWOOD
EX. LAND USE: SINGLE FAMILY
RESIDENTIAL
EX. ZONING: R-3

PARCEL ID: 109-102-08
MADCO WOOD ORE (C14-NC) LP
C/O NORTH AMERICAN
DEVELOPMENT GROUP
EX. LAND USE: COMMERCIAL
EX. ZONING: B-1 (C2)

PARCEL ID: 109-102-03
BENNY F. & CAROL S. NORWOOD
EX. LAND USE: SINGLE FAMILY RESIDENTIAL
EX. ZONING: R-3

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING SHORDBARRES USING FLAGMEN, 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.
4. SKIRING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS THAT 1926 SUBPART P, OR AS AMENDED.



REVISIONS

PROJECT NO.: 2019.13
SCALE: 1" = 20'
DRAWN BY: PAB
CHECKED BY: MSL

SHEET NO:
C2.0

1913-SP.dwg