GENERAL NOTES

1. DEVELOPMENT ON THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

2. BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 12.1203 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

3. SCREENING WILL COMPLY WITH THE APPLICABLE STANDARDS SET FORTH IN SECTION 12.1205 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

4. PARKING WILL MEET THE STANDARDS OF TABLE 12.1203 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

5. THE ONLY USE WHICH SHALL BE ALLOWED SHALL BE A FRATERNITY HOUSE WHICH MAY BE DEVELOPED UNDER THE RS-HP DISTRICT STANDARDS.

6. DAMAGE SHALL CONFORM TO CHAPTER 12 OF THE CITY OF CHARLOTTE ZONING ORDINANCE LIMIT TO 4'-0" IN HEIGHT AND NOT TO EXCEED 50 SF/FT MAX.

7. EXISTING BUILDING HEIGHT: 20'-0" DOES NOT EXCEED THE MAXIMUM ALLOWABLE.

8. THE DRIVEWAY CONNECTIONS WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

9. NO CAMPUS SERVICE REQUIRED. REGULAR CITY COLLECTION SERVICES ARE SCHEDULED ON WEDNESDAYS.

10. NOT APPLICABLE

11. ALL PROPOSED TREES, FENCES AND SIGNS WILL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE OF THE SITE. ANY FENCE REQUIRING A CERTIFICATE WILL BE OBTAINED FROM "CDC.

12. EXISTING TREES IN BUFFER ARE TO REMAIN.

13. ADDITIONAL RIGHT OF WAY ALONG BATTIES FORD ROAD WILL BE CONVEYED TO THE UNIVERSITY OF CHARLOTTE TO BE ENCLOSED WITH A FENCE AS REQUIRED BY THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.

14. POTENTIAL FILL IS ADVISED UNTIL PROOF OF DEDICATION IS PROVIDED TO CHARLOTTE DEPARTMENT OF TRANSPORTATION.

15. A STANDARD 2'-6" CURB & GUTTER, ASSOCIATED STORM DRAINAGE AND 4'-0" SIDEWALK & 4'-0" PLANTING STRIP WILL BE PROVIDED FOR FUTURE INSTALLATION.

16. SITE LIGHTING WILL NOT EXCEED 20'-0" IN HEIGHT AND WILL BE FULLY SHIELDED AND CAPTTED WITH NO FULL WALL LIGHTING ALLOWED.

17. NO RESIDENTIAL LIVING QUARTERS WILL BE ALLOWED ON THESE PREMISES

APPROVED BY CITY COUNCIL
DUE 3/20/05

ZONE & SITE DATA

PARCEL 1 - ZONING

AREA OF Parcel: 8,500 SQ.FT. 0.19 ACRES
ZONING: R-4 Single Family

AREA OF BUILDING: 1,200 SQ.FT.

LOT COVERED: 4,100 SQ.FT.
MINIMUM LOT WIDTH: 50 FT.
ACTUAL LOT WIDTH: 50 FT.

FRONT YARD SETBACK: 10 FT. (Required) 10 FT.
MINIMUM SIDEYARD REQUIRED: 10 FT.
SIDEYARD REQUIRED: 10 FT.
MINIMUM REAR YARD REQUIRED: 60 FT. (Required) 60 FT.
MINIMUM FRONT YARD REQUIRED: 60 FT. (Actual: 60 FT.)
MINIMUM REAR YARD REQUIRED: 60 FT. (Actual: 60 FT.)

MINIMUM BUILDING HEIGHT: 40 FT. (Actual: 30 FT.)
MINIMUM SIDEWALK: 4 FT. (Required) 4 FT.
MINIMUM SIDEWALK: 4 FT. (Required) 4 FT.
MINIMUM SIDEWALK: 4 FT. (Required) 4 FT.
MINIMUM SIDEWALK: 4 FT. (Required) 4 FT.
MINIMUM SIDEWALK: 4 FT. (Required) 4 FT.

PETITION #05-103
REZONING CASE FOR PUBLIC HEARING

FLOOR PLAN

DATE: 5/21/05
File # 3-3
Sheet: 1/1
Scale: 1" = 30 FT.