

NO.	DATE	REVISION

SEAL

KEY PLAN

PERKINS EASTMAN ARCHITECTS PC
 223 NORTH CHAMBERLAIN ST.
 CHARLOTTE, NC 28202

704 940 0501
 FAX 704 362 4602

Owner:
ROGER & PERINA STEWART
 1021 BELMONT AVE.
 CHARLOTTE NC, 28205

Construction Manager:
COMPANY
 STREET ADDRESS
 CITY, STATE, TEL.#

CM / SDR:
COMPANY
 STREET ADDRESS
 CITY, STATE, TEL.#

Structural:
COMPANY
 STREET ADDRESS
 CITY, STATE, TEL.#

MEP:
COMPANY
 STREET ADDRESS
 CITY, STATE, TEL.#

Landscape:
COMPANY
 STREET ADDRESS
 CITY, STATE, TEL.#

Other: (Delete as required.)
COMPANY
 STREET ADDRESS
 CITY, STATE, TEL.#

Other: (Delete as required.)
COMPANY
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 CITY, STATE, TEL.#

PROJECT TITLE:

**BELMONT
 KORNERS**

1021 BELMONT AVE
 CHARLOTTE, NC 28205

PROJECT No: 33261.00

DRAWING TITLE:

**TECHNICAL
 SITE PLAN
 & SURVEY**

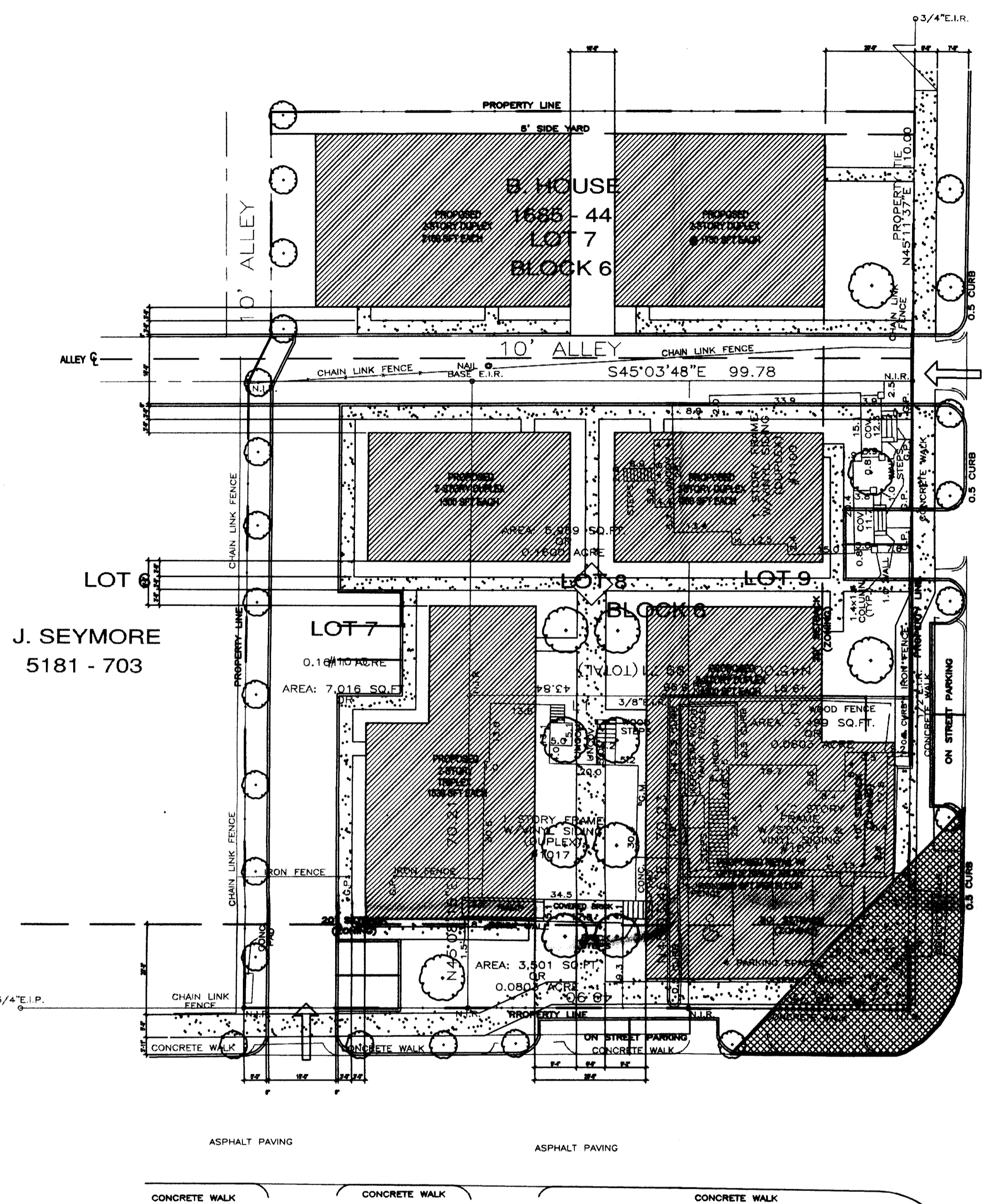
SCALE: 1" = 20'-0"

AS001

FOR REZONING SUBMITTAL

01/23/09

2009-031



**BELMONT AVENUE
 50' PUBLIC R/W
 CONCEPTUAL SITE PLAN**

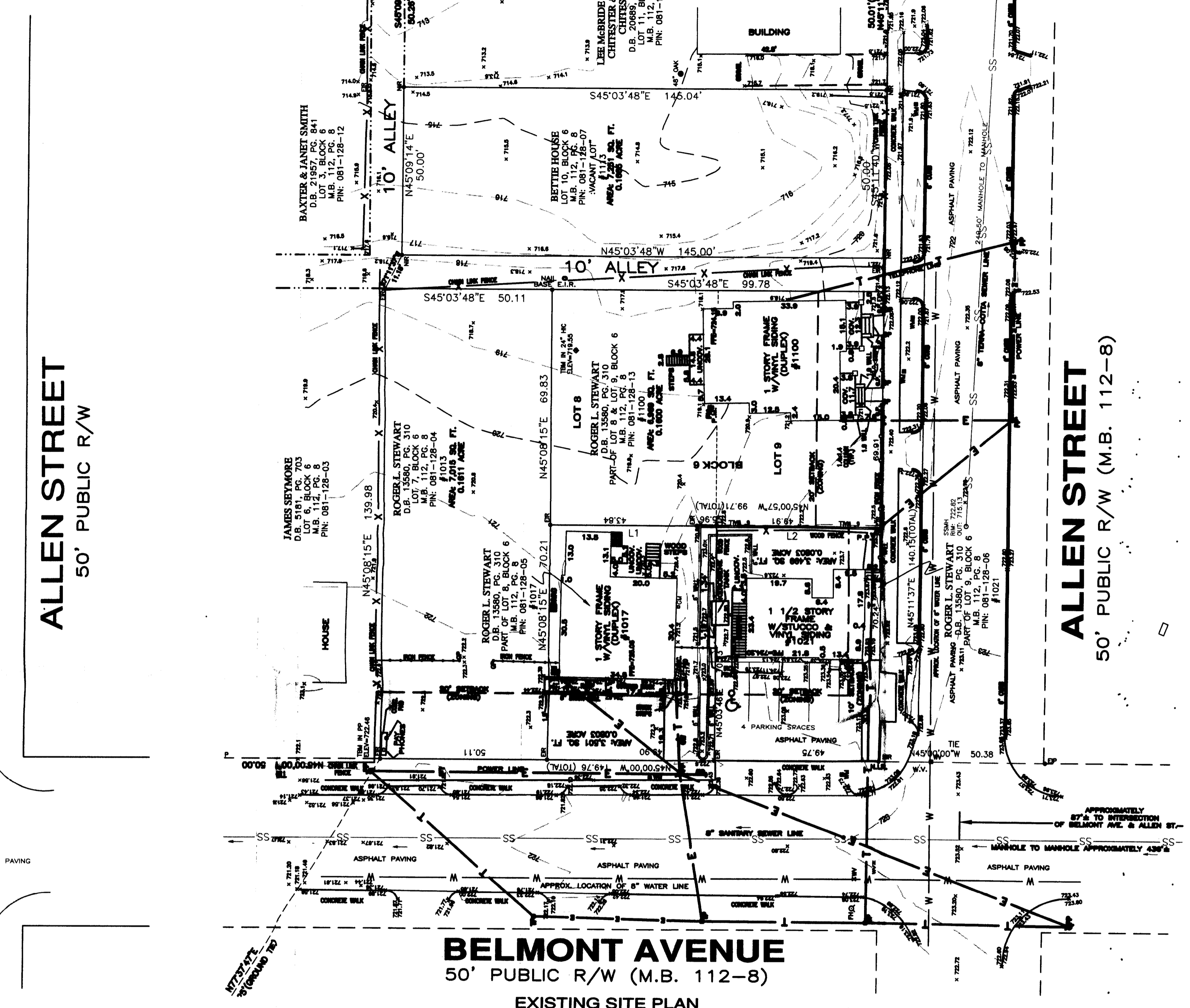
PROPOSED ZONING UR-3 (INCLUDES ALL PARCELS):

- MINIMUM LOT AREA: 3,000 FEET
- MINIMUM LOT WIDTH: 20 FEET
- MINIMUM SETBACK: 20 FEET*
- MINIMUM SIDE YARD: 5 FEET
- MINIMUM REAR YARD: 20 FEET
- MAXIMUM HEIGHT: 40 FEET**

- USES OFFERED IN THIS PROJECT'S REZONING WILL CONSIST OF DUPLEX, TRIPLEX, ATTACHED DWELLINGS AS WELL AS BUSINESS AND OFFICE USE LIMITED TO THOSE PERMITTED IN B-1
- BUSINESS OR OFFICE USE ARE NOT PERMITTED AS FREE STANDING USES AND WILL BE COMBINED WITH RESIDENTIAL USES IN THE SAME STRUCTURE
- LANDSCAPE, STREETScape, AND ARCHITECTURAL STYLE WILL FOLLOW THE PROVISIONS OF THE "BELMONT AREA REVITALIZATION PLAN" DESIGN GUIDELINES
- * - SETBACKS WILL FOLLOW SUITE OF THE SURROUNDING R-5 ZONING WITH THE EXCEPTION OF THE CORNER COMMERCIAL PORTION OF THE DEVELOPMENT
- ** - MAXIMUM BUILDING HEIGHTS WILL FOLLOW SUITE OF THE SURROUNDING R-5 ZONING

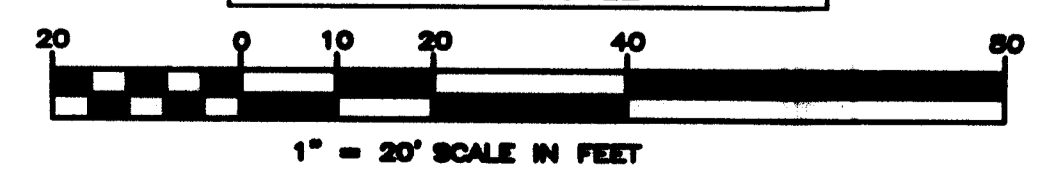
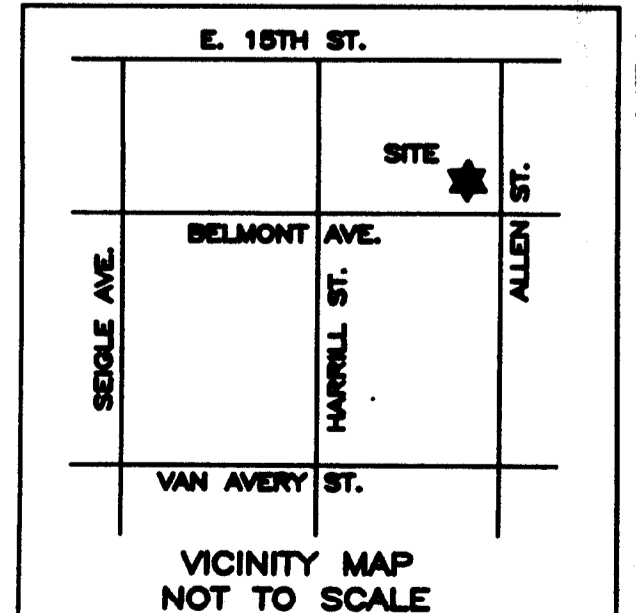
13 RESIDENTIAL UNITS	TOTAL GROSS SFT. 19,270
RETAIL	2800 GROSS SFT
OFFICES	2800 GROSS SFT
DWELLING UNITS	MEDICAL MUSEUM
MULTI-FAMILY	1
NONRESIDENTIAL	0
18 SPACES TOTAL	4 ON STREET 7 OFF STREET 4 SPACES

TOTAL AREA: 29,705 SQ.FT.
 OR
 0.6819 ACRE



**BELMONT AVENUE
 50' PUBLIC R/W (M.B. 112-8)
 EXISTING SITE PLAN**

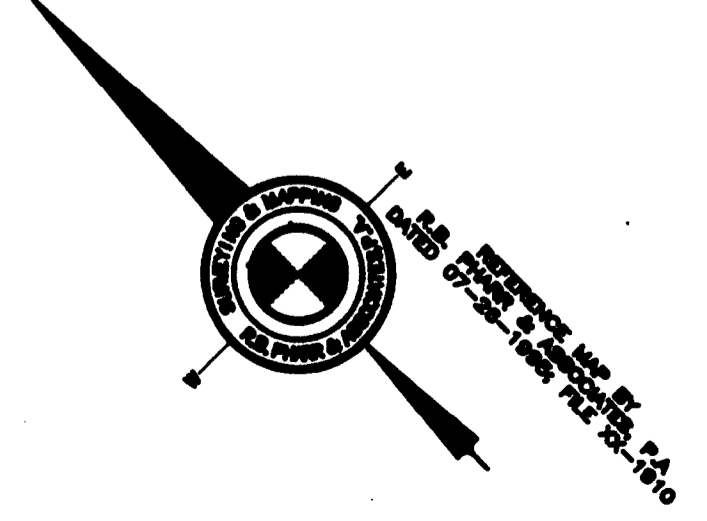
ROGER STEWART
 #1013, #1017, & #1021 BELMONT AVENUE
 & #1100 ALLEN STREET
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 LOTS 7, 8, & 9, BLOCK 6, BELMONT SPRINGS
 MAP BOOK 112, PAGE 8
 TAX PARCELS: 081-128-04, 05, 08, 07, & 13
 DEED BOOK 8924, PAGE 984



EXISTING ZONING CONDITIONS

- PARCELS 081-128-04, 05, 07, 13 (R-5)
 MINIMUM LOT AREA: 10,000 FEET (FOR DUPLEX DWELLINGS)
 MINIMUM LOT WIDTH: 50 FEET
 MINIMUM SETBACK: 20 FEET
 MINIMUM SIDE YARD: 6 FEET
 MINIMUM REAR YARD: 35 FEET
 MAXIMUM HEIGHT: 40 FEET
- PARCEL 081-128-08 (R-1)
 MINIMUM LOT AREA: 8,000 FEET (FOR NON-RESIDENTIAL BUILDINGS)
 MINIMUM LOT WIDTH: 50 FEET (FOR NON-RESIDENTIAL BUILDINGS)
 MINIMUM SETBACK: 20 FEET
 MINIMUM SIDE YARD: NONE
 MINIMUM REAR YARD: 10 FEET
 MAXIMUM HEIGHT: 40 FEET**
- * - NO SIDEYARD IS REQUIRED, BUT IF THEY ARE PROVIDED THEN THE FIRST MUST BE A MINIMUM OF 8 FEET AND IF A SECOND ONE IS PROVIDED, IT MUST BE A MINIMUM OF 4 FEET.
- ** - EXCEPT NO STRUCTURE MAY EXCEED 40 FEET IN HEIGHT IF LOCATED WITHIN 200 FEET OF A RESIDENTIAL ZONING DISTRICT.

JAN 26 2009



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PROJECT TITLE:

**BELMONT
 KORNER**

1021 BELMONT AVE
 CHARLOTTE, NC 28205
 PROJECT No: 33281.00

DRAWING TITLE:

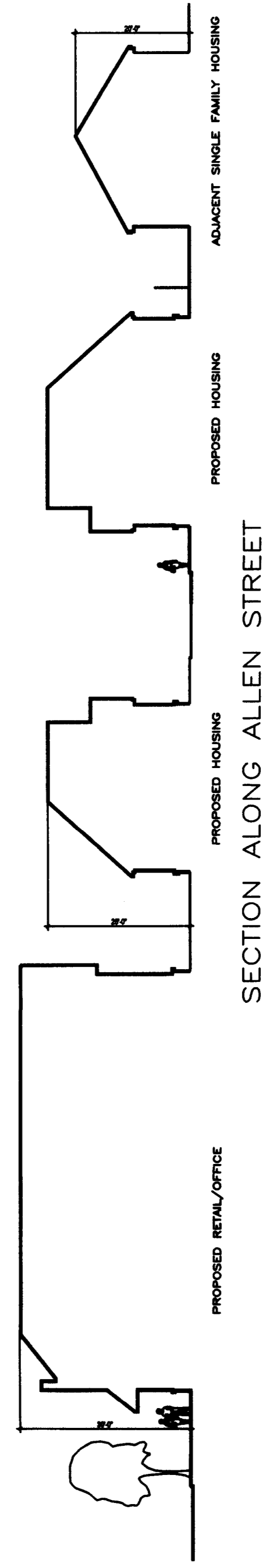
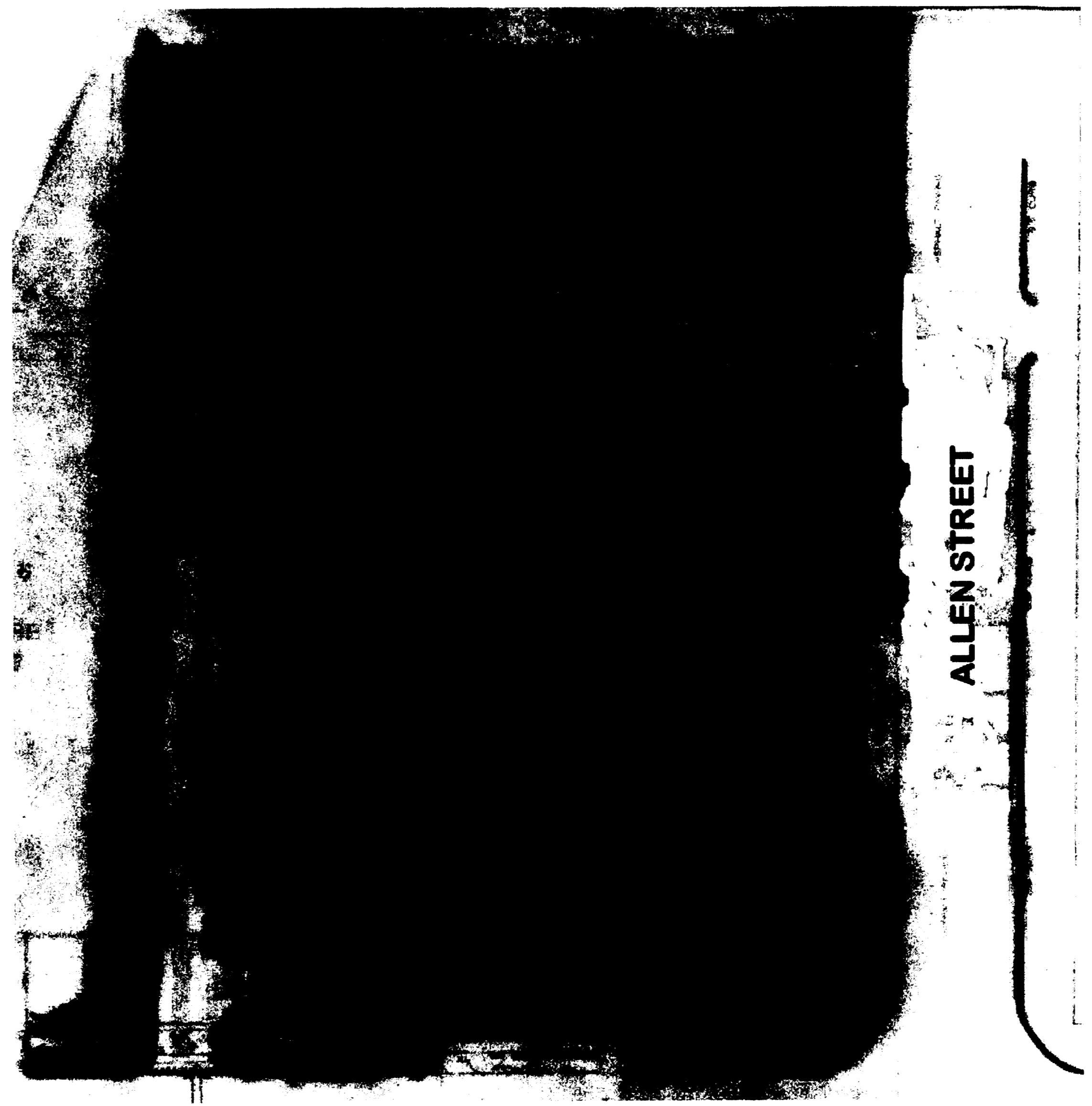
**CONCEPTUAL
 SITE PLAN
 & ELEVATIONS**

SCALE: 1" = 20'-0"

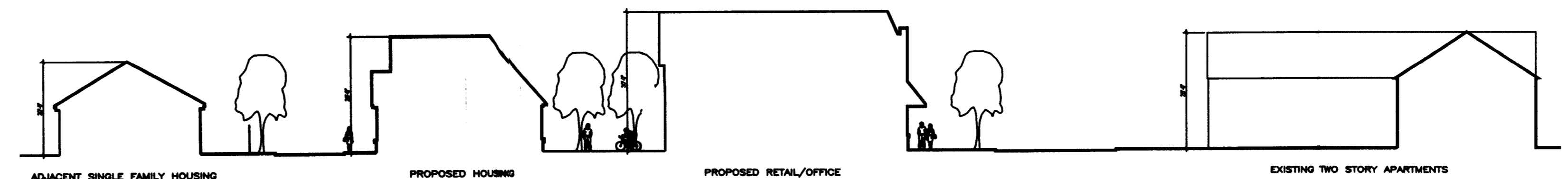
AS002

FOR REZONING SUBMITTAL

01/23/09



BELMONT AVENUE



SECTION ALONG BELMONT AVENUE

