

DEVELOPMENT INFORMATION:

Tax Parcel No.: 02517105, 02517106, 02517141, 02517127, 02517140

Total Acreage: 31.59 Acres

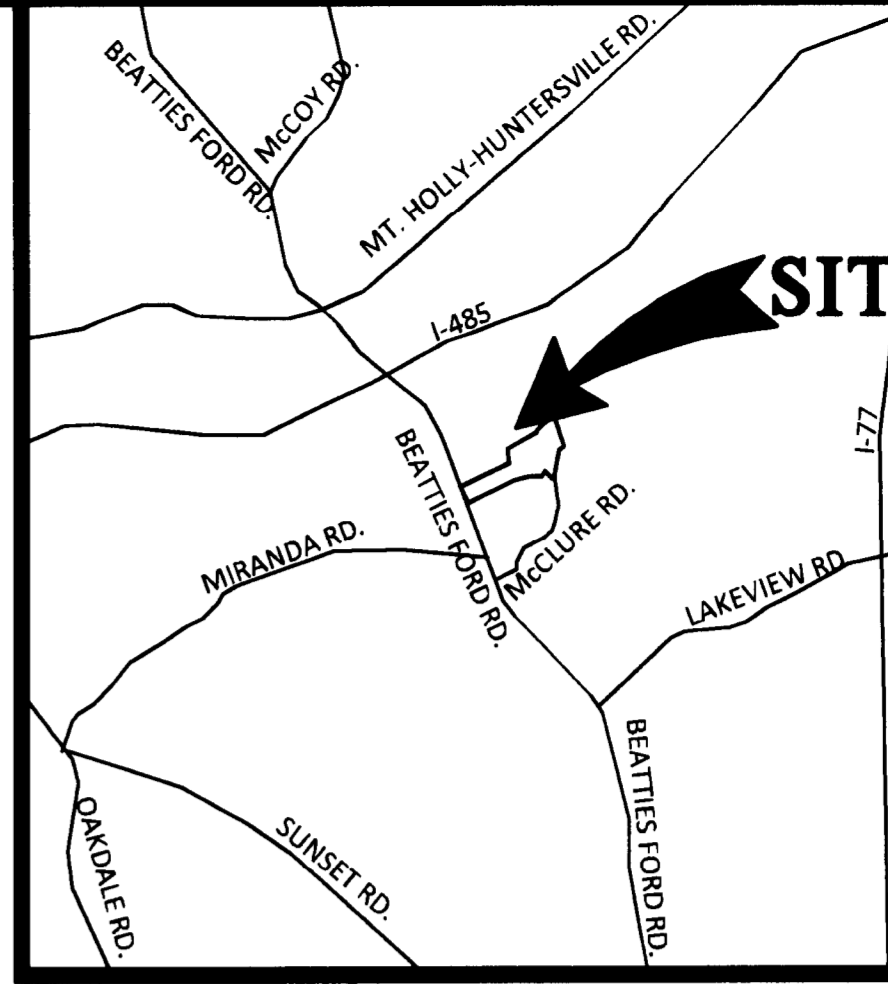
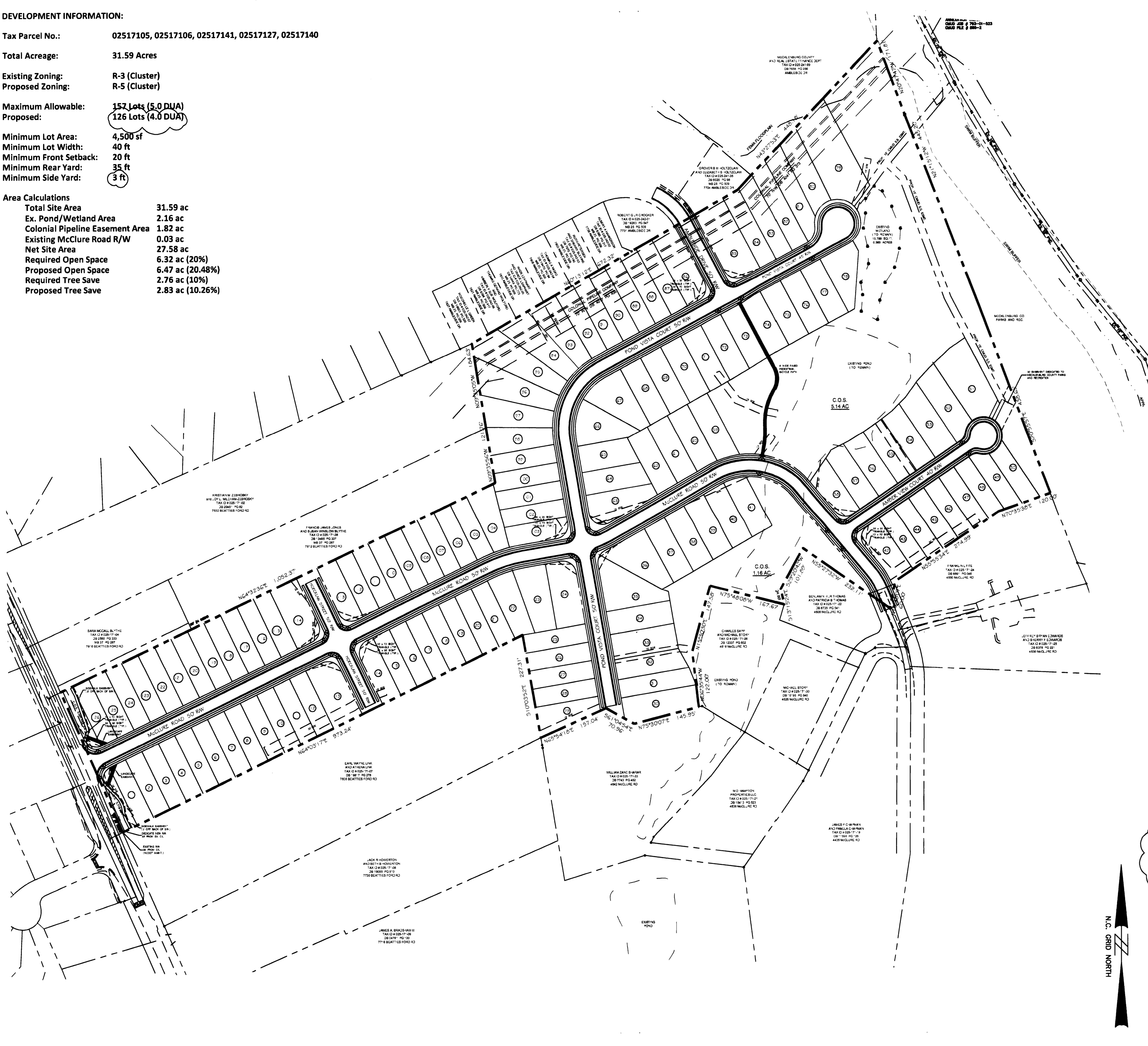
Existing Zoning: R-3 (Cluster)
Proposed Zoning: R-5 (Cluster)

Maximum Allowable: 157 Lots (5.0 DUA)
Proposed: 126 Lots (4.0 DUA)

Minimum Lot Area: 4,500 sf
Minimum Lot Width: 40 ft
Minimum Front Setback: 20 ft
Minimum Rear Yard: 35 ft
Minimum Side Yard: 3 ft

Area Calculations

Total Site Area	31.59 ac
Ex. Pond/Wetland Area	2.16 ac
Colonial Pipeline Easement Area	1.82 ac
Existing McClure Road R/W	0.03 ac
Net Site Area	27.58 ac
Required Open Space	6.32 ac (20%)
Proposed Open Space	6.47 ac (20.48%)
Required Tree Save	2.76 ac (10%)
Proposed Tree Save	2.83 ac (10.26%)



VICINITY MAP
SCALE: NTS



**McAlpine-North
Lake Landing, LLC**
1329 East Morehead Street
Charlotte, NC 28204
(704) 362-2400



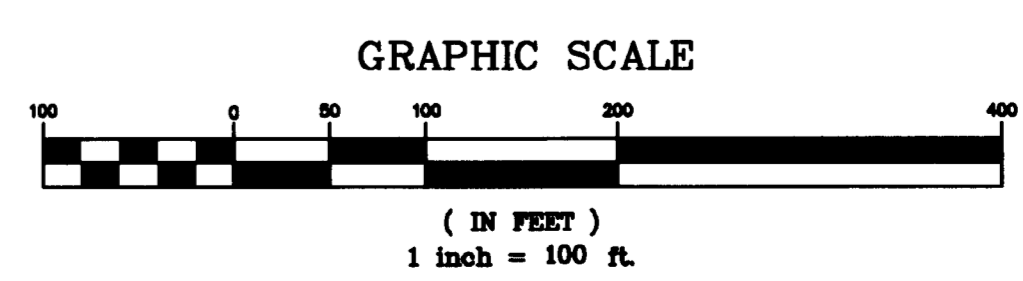
- DEVELOPMENT NOTES:**
1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases per Section 6.2 of the Zoning Ordinance.
 2. Pedestrian scale lighting will be installed along public streets.
 3. Signage will be permitted in accordance with applicable Zoning standards.
 4. Access will be provided by street connections to Beatties Ford Road, McClure Road and AmbleSide Drive. All internal streets will be constructed to public street standards.
 5. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies and appropriate design manuals will exist. Those criteria (for example, those that require buffers, streets, sidewalks, trees, stormwater, site development, etc.) may apply to the development of this site. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of engineering plan review submission, the stricter condition or existing requirements shall apply.
 6. Throughout this rezoning petition, the terms "Owner", "Owners", "Petitioner", or "Petitioners" shall, with respect to this site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the site who may be involved in its development from time to time.
 7. Boundary Survey by Dewberry.
 8. All infrastructure has been completed.
 9. Developer will inform prospective buyers of the lots along the northern property line that the Colonial pipeline crosses said lots.
 10. The 30-foot easement to Long Creek Greenway from Amber View Court will be dedicated during the subdivision process.

PETITION NO. 2009-070

REVISIONS
9/17/09 CMP Comments 8/28/09

**REZONING
PLAN**

R.1
2009-070
DRAWN BY: SS
DATE: 07.27.09



**NORTH LAKE
LANDING**