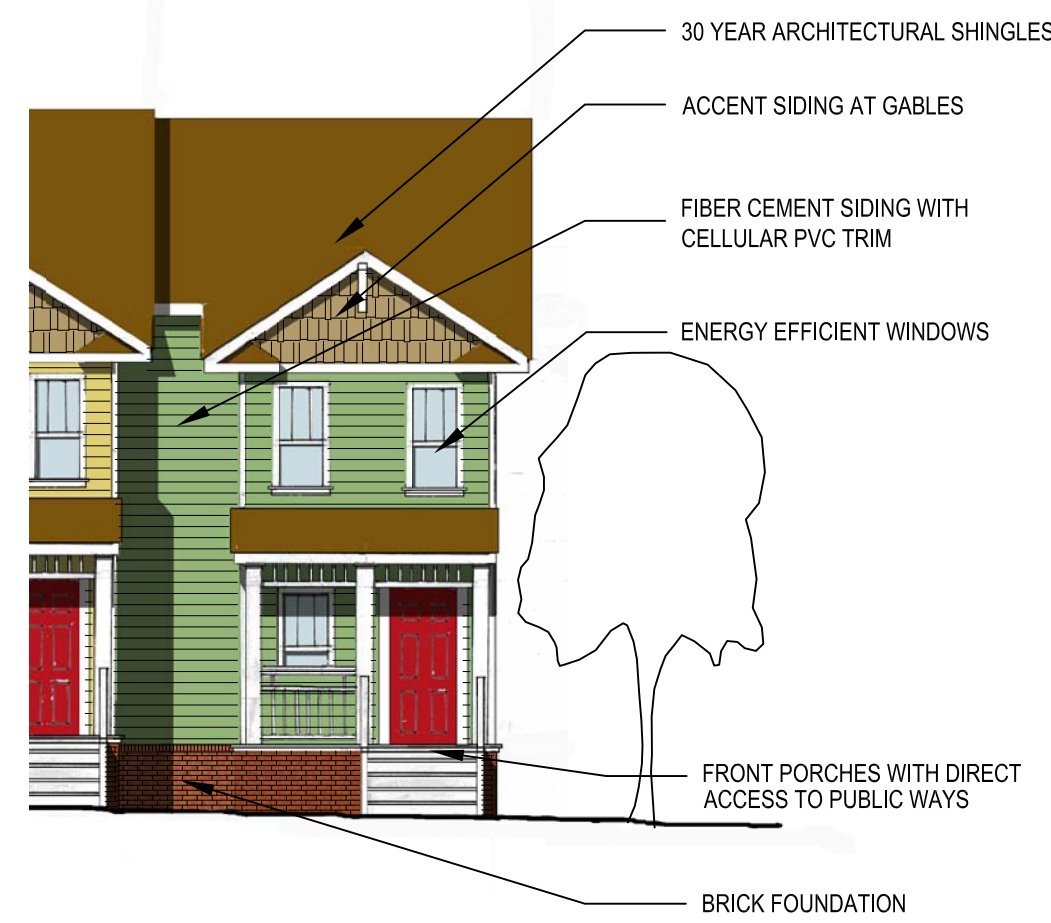


NO.	DATE	REVISION

ELEVATION NOTES:

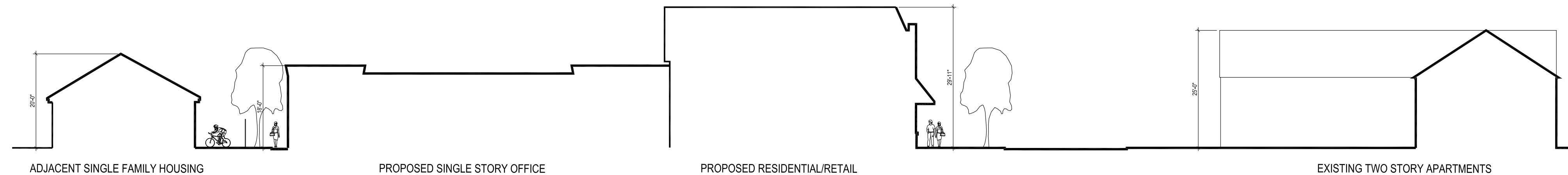
1. ELEVATIONS ARE CONCEPTUAL IN NATURE TO INDICATE APPROXIMATE RELATIONSHIPS, SCALE, AND AESTHETIC. THEY DO NOT REPRESENT THE FINAL DESIGN.
2. FINAL DESIGN SHALL FOLLOW BELMONT AREA REVITALIZATION PLAN DESIGN GUIDELINES FOR AESTHETIC AND MATERIALS AND CONFORM WITH UR-3 REQUIREMENTS.
3. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO R-5 HEIGHT LIMITS.



TYPICAL MATERIALS AND DESIGN ELEMENTS



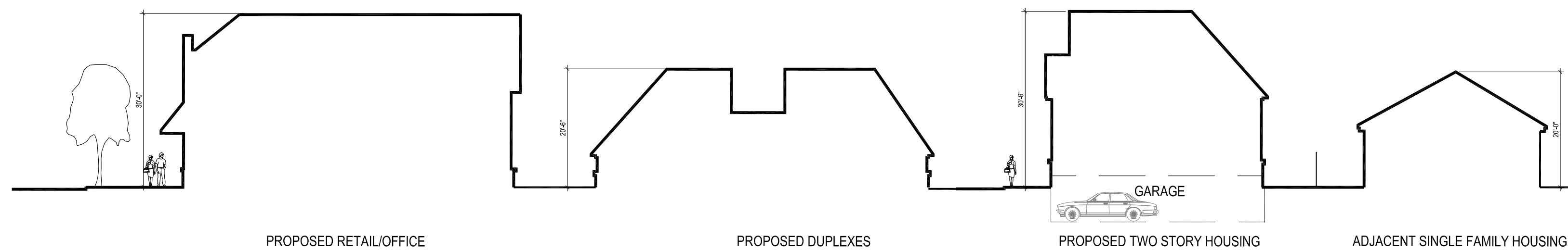
BELMONT AVENUE CONCEPTUAL ELEVATION
SCALE : 1/8" = 1'-0"



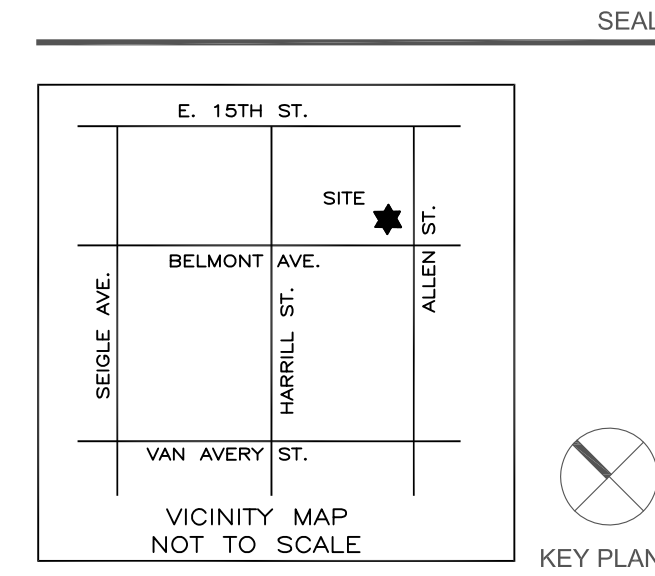
STREET SECTION ALONG BELMONT AVENUE
SCALE : 1/16"=1'-0"



ALLEN STREET CONCEPTUAL ELEVATION
SCALE : 1/8" = 1'-0"



STREET SECTION ALONG ALLEN STREET
SCALE : 1/16"=1'-0"



PERKINS EASTMAN ARCHITECTS PC

520 WEST SIXTH 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.#

Civil / Site:
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
STREET ADDRESS
CITY, STATE, TEL.#

PROJECT TITLE:
**BELMONT KORNERS -
REZONING PETITION:
2009-TBD
PROPOSED ZONING:
UR-3 (CD)**

1021 BELMONT AVE
CHARLOTTE, NC 28205
PROJECT No: 33261.00

DRAWING TITLE:
**CONCEPTUAL
ELEVATIONS**

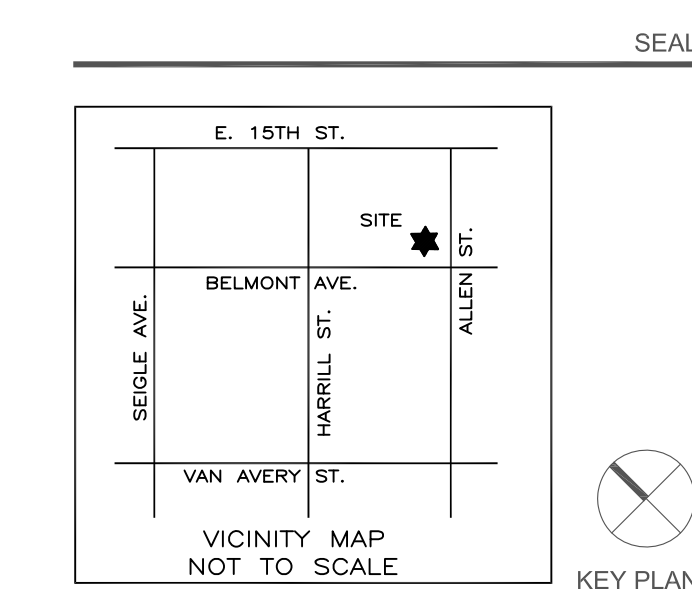
SCALE: 1" = 20'-0"

AS002

FOR REZONING SUBMITTAL

NOVEMBER 23, 2009

NO.	DATE	REVISION



PERKINS EASTMAN ARCHITECTS PC
 520 West Sixth 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.#

Architect / Site:
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
 STREET ADDRESS
 CITY, STATE, TEL.#

PROJECT TITLE:
**BELMONT KORNER -
 REZONING PETITION:
 2009-TBD**

PROPOSED ZONING:
UR-3 (CD)

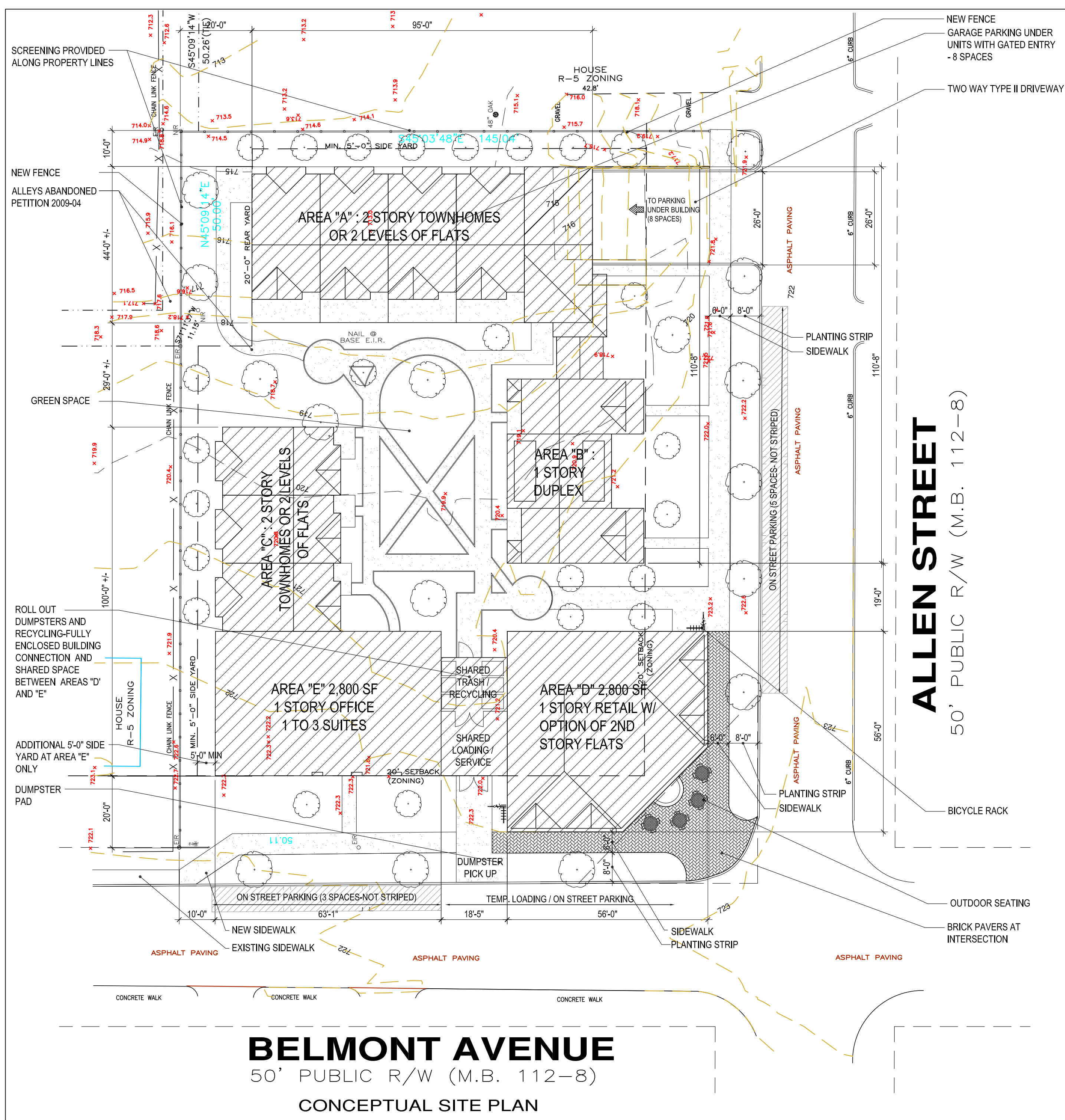
1021 BELMONT AVE
 CHARLOTTE, NC 28205
 PROJECT No: 33261.00

DRAWING TITLE:
**TECHNICAL
 SITE PLAN
 & SURVEY**

SCALE: 1" = 20'-0"

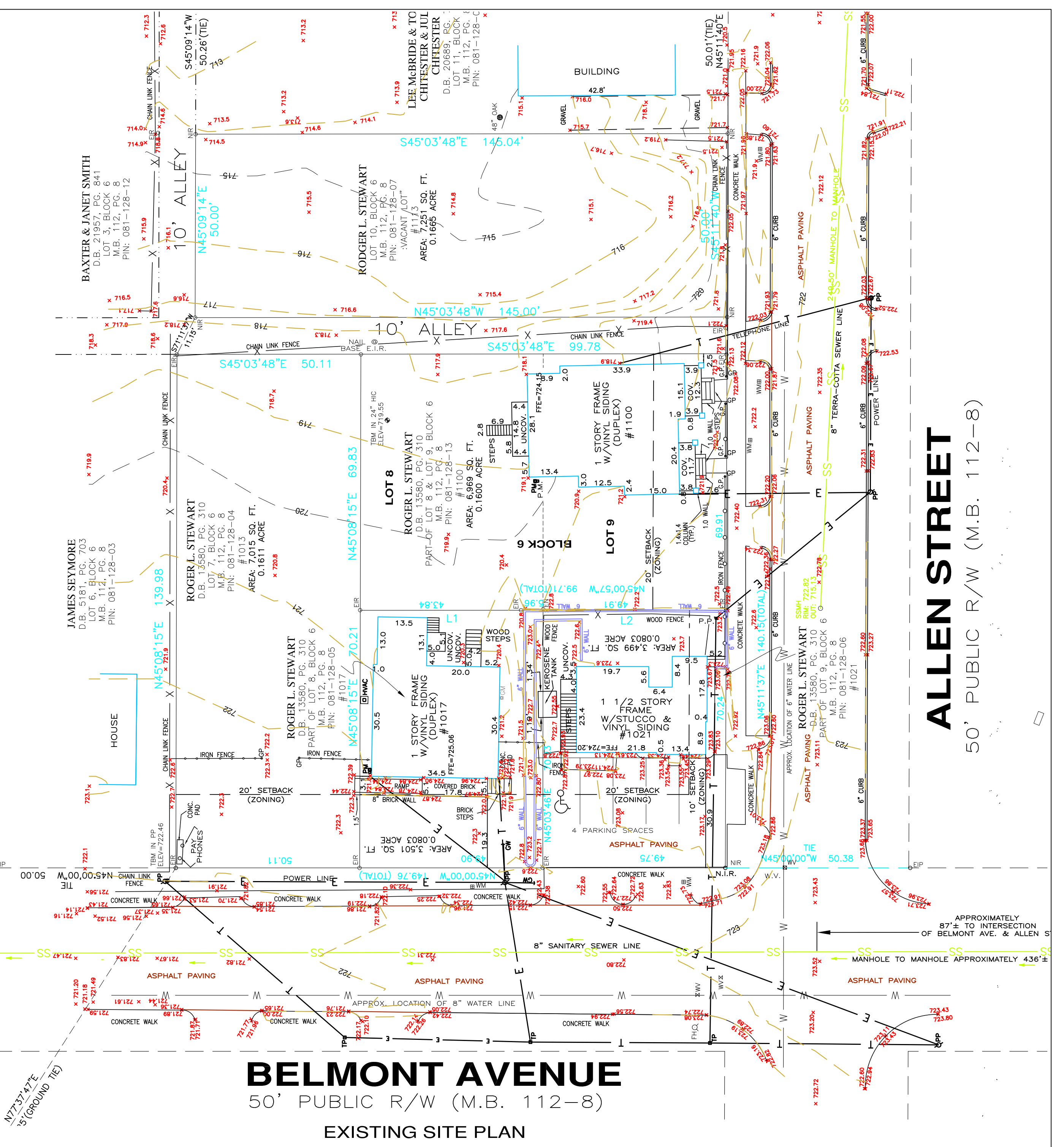
AS001

FOR REZONING SUBMITTAL
 NOVEMBER 23, 2009



BELMONT AVENUE

50' PUBLIC R/W (M.B. 112-8)
 CONCEPTUAL SITE PLAN



BELMONT AVENUE

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

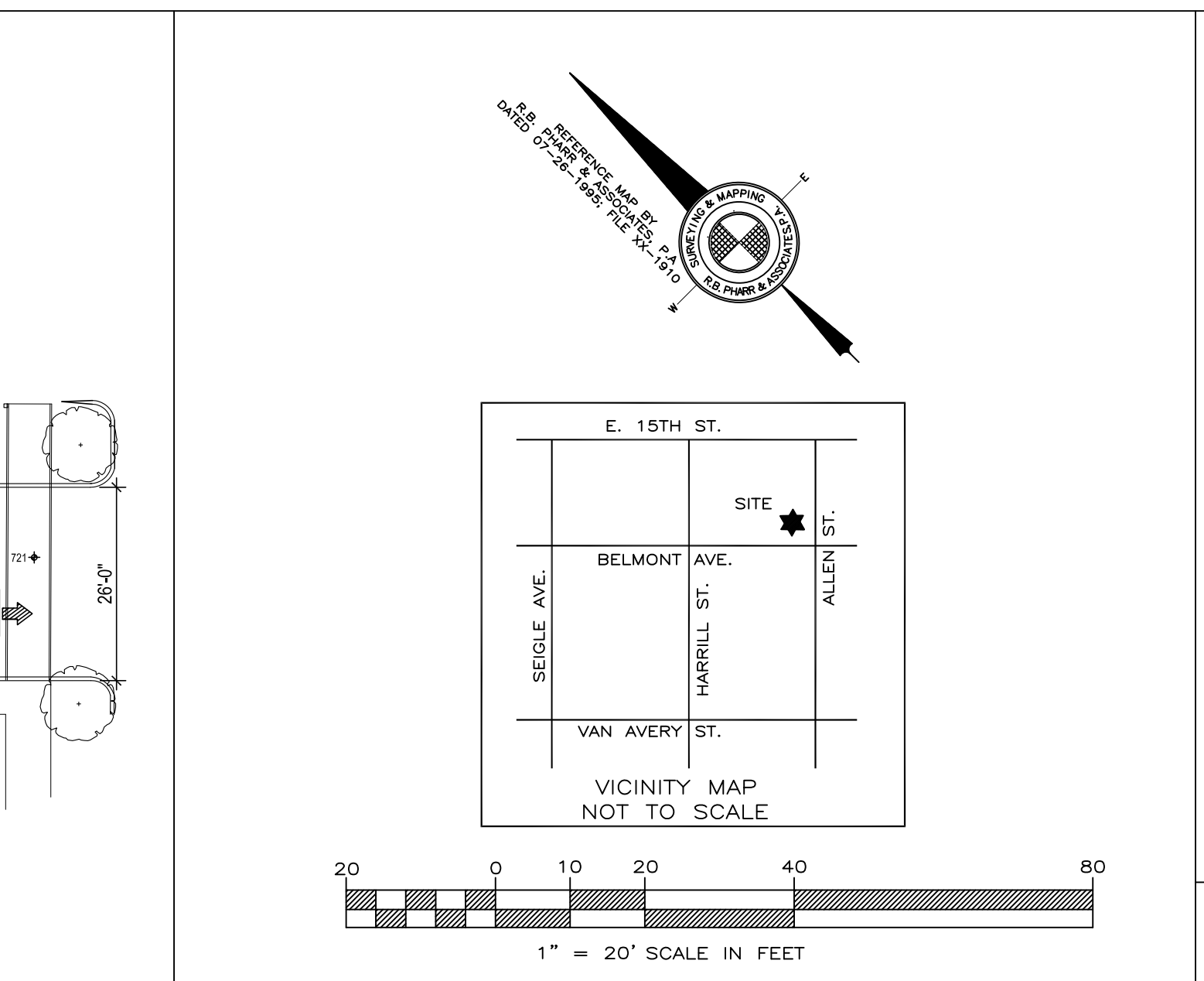
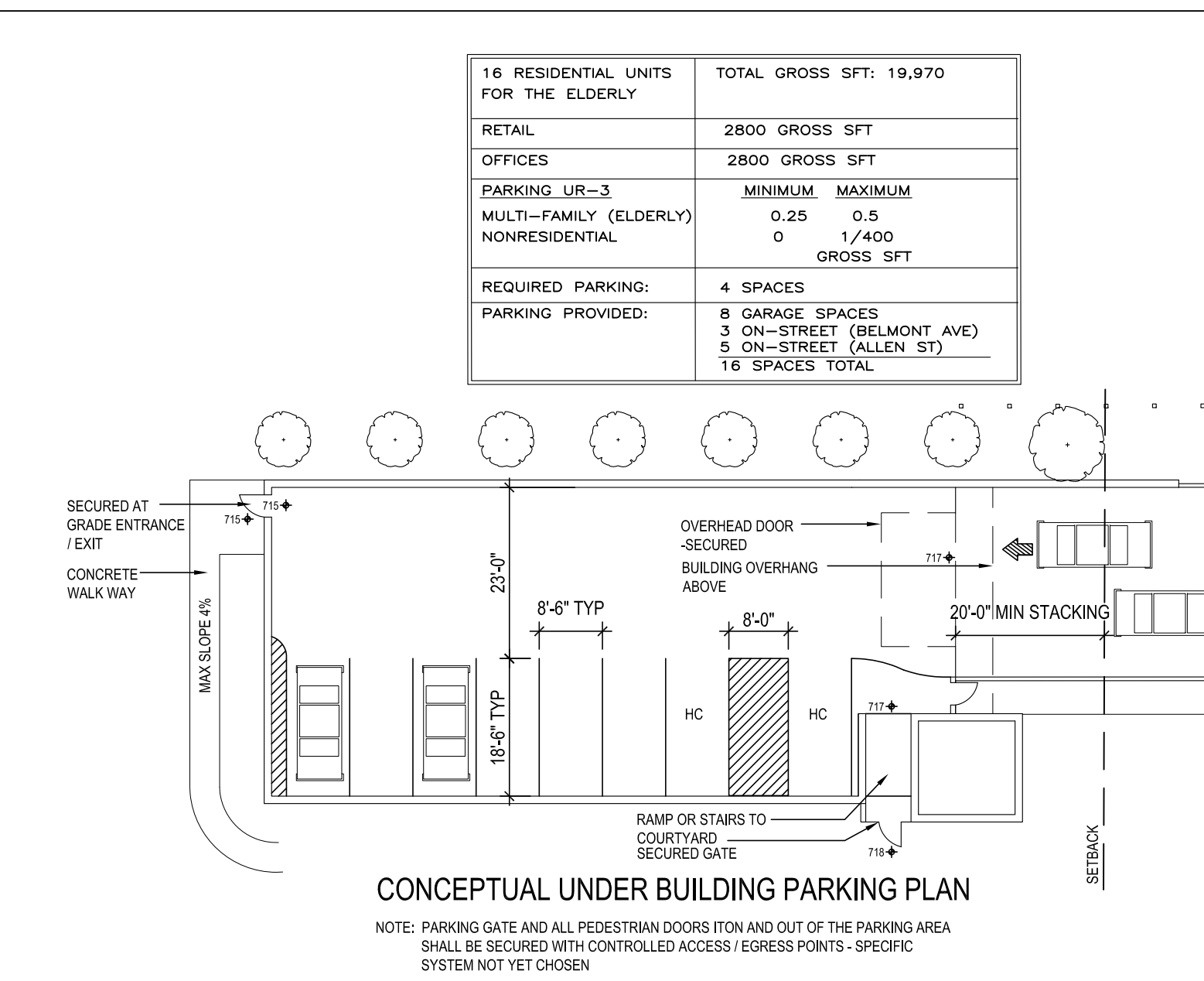
PROPOSED ZONING UR-3(CD) (INCLUDES ALL PARCELS):

MINIMUM LOT AREA: 3,000 FEET
 MINIMUM LOT WIDTH: 50 FEET
 MINIMUM SETBACK: 20 FEET
 MINIMUM SIDE YARD: 5 FEET
 MINIMUM REAR YARD: 20 FEET
 MINIMUM BLDG SEPARATION: 10 FEET
 MAXIMUM HEIGHT: 40 FEET**

MAXIMUM FAR: 2.0
 PROPOSED FAR: 31,500 SQFT / 29,705 SQFT = 1.06 FAR

UR-3 COMMERCIAL USE CALCULATION (SECTION 9.403):
 BUILDING FOOTPRINT (AREA C&D COMBINED) = 7,800 +/- SF
 TOTAL COMMERCIAL AREA: 5,600 SF.
 7,800 / 5,600 = 1.39

- USES OFFERED IN THIS PROJECT'S REZONING WILL CONSIST OF DUPLEX AND 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
- DETACHED LIGHTING SHALL BE SHIELDED WITH FULL CUT OFF FIXTURES
- ALL ABOVE GROUND UTILITY STRUCTURES SHALL BE ADEQUATELY SCREENED WITH EVERGREENS OR ARCHITECTURAL ELEMENTS
- 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
- EACH PARCEL SHALL BE INSPECTED FOR UNDERGROUND STORAGE TANKS PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY. ANY UNDERGROUND STORAGE TANKS IDENTIFIED SHALL BE REMOVED PER NCDENR GUIDELINES
- OUTDOOR SEATING SHALL NOT BE PLACED IN THE SETBACK OR OBSTRUCT THE SIDE WALK OR DOOR
- PROPOSED DEVELOPMENT IS AGE-RESTRICTED AND TO BE OCCUPIED BY PERSONS OVER THE AGE OF 55.
- NO WALL PAK LIGHTING IS ALLOWED.
- BEAUTY/NAIL SALONS AND BARBER SHOPS SHALL BE PROHIBITED USES.



OWNER: 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, 06, 07, & 13
 DEED BOOK 8924, PAGE 934

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

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: 5 FEET
 MINIMUM REAR YARD: 35 FEET
 MAXIMUM HEIGHT: 40 FEET

PARCEL 081-128-06 (B-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 IT ARE PROVIDED THEN THE FIRST MUST BE A MINIMUM OF 5 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.