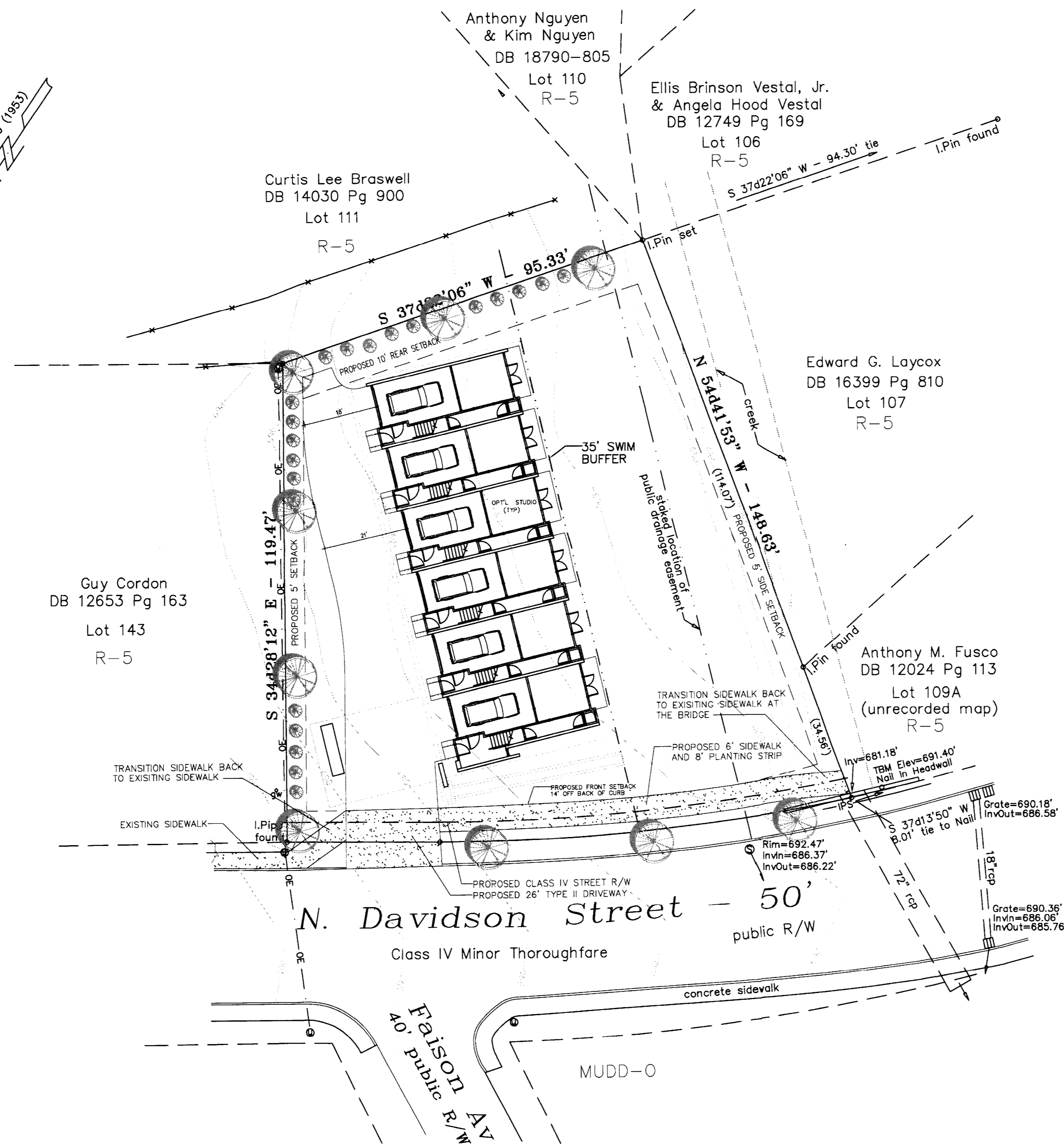
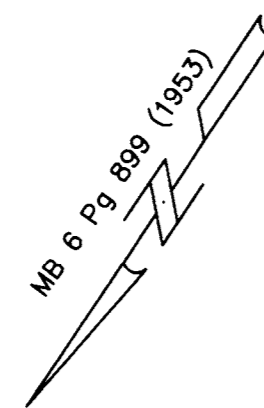
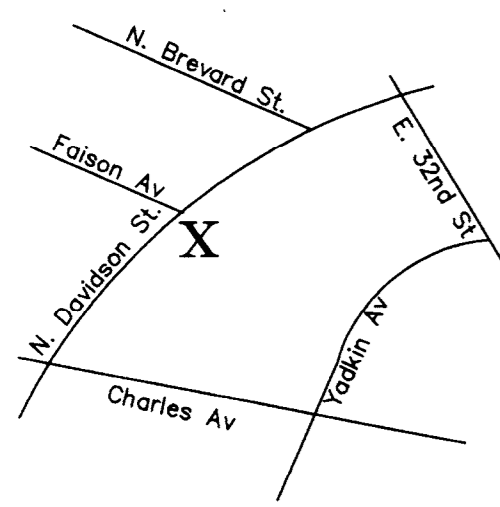


Vicinity Map



SITE DATA / ZONING INFO.

CURRENT ZONING CLASSIFICATION:
R-5

PROPOSED ZONING CLASSIFICATION:
UR-2

SETBACKS:
FRONT - 14' FROM BACK OF CURB
REAR - 10'
SIDE - 5'

TOTAL ACREAGE:
.36 ACRES (15,941 SF)

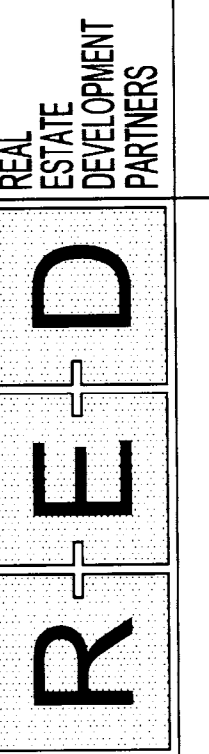
BUILDING AREAS:
MAXIMUM OF 6 UNITS
MAXIMUM FLOOR AREA RATIO 1.0

STRUCTURE HEIGHT RESTRICTIONS:
40' MAXIMUM
2 STORIES MAXIMUM (ABOVE PARKING)

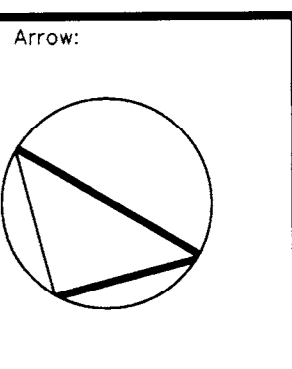
OFF STREET PARKING REQUIREMENTS:
1 SPACE PER UNIT

CONDITIONAL NOTES:

1. THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET AND THE ILLUSTRATIVE PLAN. THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR ACCESS POINTS, BUFFERS, SETBACK/YARD DIMENSIONS, GENERALIZED BUILDING/PARKING/CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE ILLUSTRATIVE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET. HOWEVER, OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT, WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENT OF BUILDING/PARKING/CIRCULATION AREAS OR BUILDING FOOTPRINTS AND SHAPES, ETC. SUCH CHANGES SHALL STILL REFLECT THE "URBAN RESIDENTIAL" STYLE LAYOUT OF THE SITE AS GENERALLY DEPICTED ON THE PLAN.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, TREE ORDINANCE, ETC.
3. THE NUMBER OF VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO THE POINTS OF INGRESS/EGRESS AS SHOWN ON THE SITE PLAN. HOWEVER, THE LOCATIONS MAY VARY SOMEWHAT FROM THAT DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
4. MAXIMUM BUILDING HEIGHTS SHALL BE TWO STORIES, ABOVE PARKING LEVEL. MAY INCLUDE ATTIC AND/OR FINISHED SPACE WITHIN THE AREA HEIGHT OF THE ROOF.
5. STORM WATER DETENTION WILL NOT BE REQUIRED FOR THIS PROJECT.
6. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
7. PROPOSED USES FOR THE SITE SHALL INCLUDE THOSE ALLOWED IN THE UR-2 DISTRICT.
8. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH THE BIKE PARKING ORDINANCE.



2724 NORTH DAVIDSON ST
REZONING PETITION 2010-XX



Issuance Date:
17 MARCH 2010

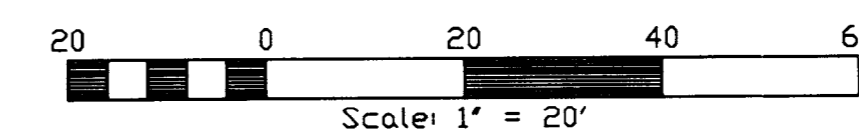
SCALE: 1" = 20'-0"

Sheet Title:
CONCEPTUAL
SITEPLAN

CHARLOTTE, NC

Sheet Number:
RZP-1

FOR PUBLIC HEARING
REZONING PETITION 2010-XX
2010-034



NOTE:
PLAN IS BASED ON PRELIMINARY
INFORMATION AND TO BE USED
FOR SCHEMATIC PURPOSES ONLY
NOT FOR CONSTRUCTION.

MAR 2 2 2010