

VICINITY MAP
NOT TO SCALE

SITE DEVELOPMENT DATA

SITE AREA: 151,589.09 SQ FT / 3.48 AC
 PARCEL ID NUMBER: 02515117 AND 02515115
 EXISTING ZONING: NS (PETITION #2007-145) AND R-3
 EXISTING USE: VACANT, SINGLE FAMILY HOME
 PROPOSED ZONING: UR-2
 PROPOSED USE: +/- 90 INDEPENDENT LIVING APARTMENT HOMES
 BUILDING HEIGHT: PER ORDINANCE
 BUILDING DENSITY: +/- 25.86 DUA
 PARKING REQUIRED: PER ORDINANCE
 PARKING PROVIDED: PER ORDINANCE
 OPEN SPACE: PER ORDINANCE
 TREE SAVE: PER TREE ORDINANCE

NORTHLAKE DEVELOPMENT STANDARDS

GENERAL PROVISIONS.
 A. 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 AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
 B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
 C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE 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.

PURPOSE
 THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY COMMUNITY. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE UR-2 DISTRICT.

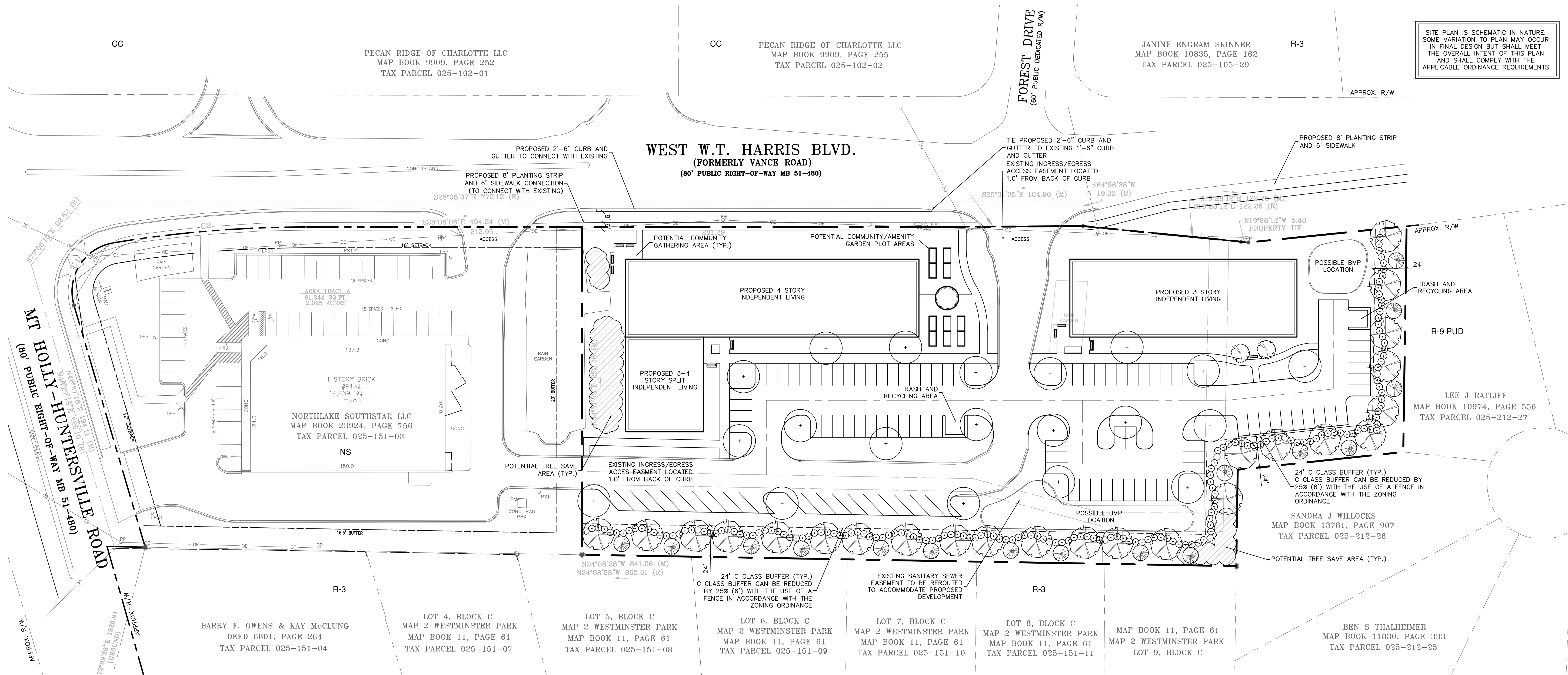
PERMITTED USES
 USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE INDEPENDENT LIVING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR DISTRICT

TRANSPORTATION
 A. THE SITE WILL HAVE ACCESS WEST W.T. HARRIS BLVD. BY EXISTING INGRESS/EGRESS ACCESS DRIVE AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
 B. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.

ARCHITECTURAL STANDARDS
 RESERVED

STREETSCAPE AND LANDSCAPING

RESERVED
 ENVIRONMENTAL FEATURES
 THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE PRELIMINARY IN NATURE AND SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN CD SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL DISCHARGE POINTS.
 OPEN SPACE
 RESERVED
 FIRE PROTECTION
 RESERVED
 SIGNAGE
 RESERVED
 LIGHTING
 RESERVED
 INITIAL SUBMISSION: 11.25.13



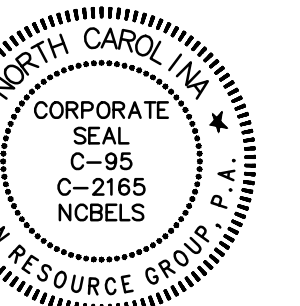
SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS



design resource group

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REZONING PETITION

REZONING PETITION
 FOR PUBLIC HEARING
 2014-XXX

SCALE: 1" = 40'

PROJECT #: 090-016
 DRAWN BY: NB
 CHECKED BY: TH

**SCHEMATIC
 SITE PLAN**

NOVEMBER 25, 2013

REVISIONS: