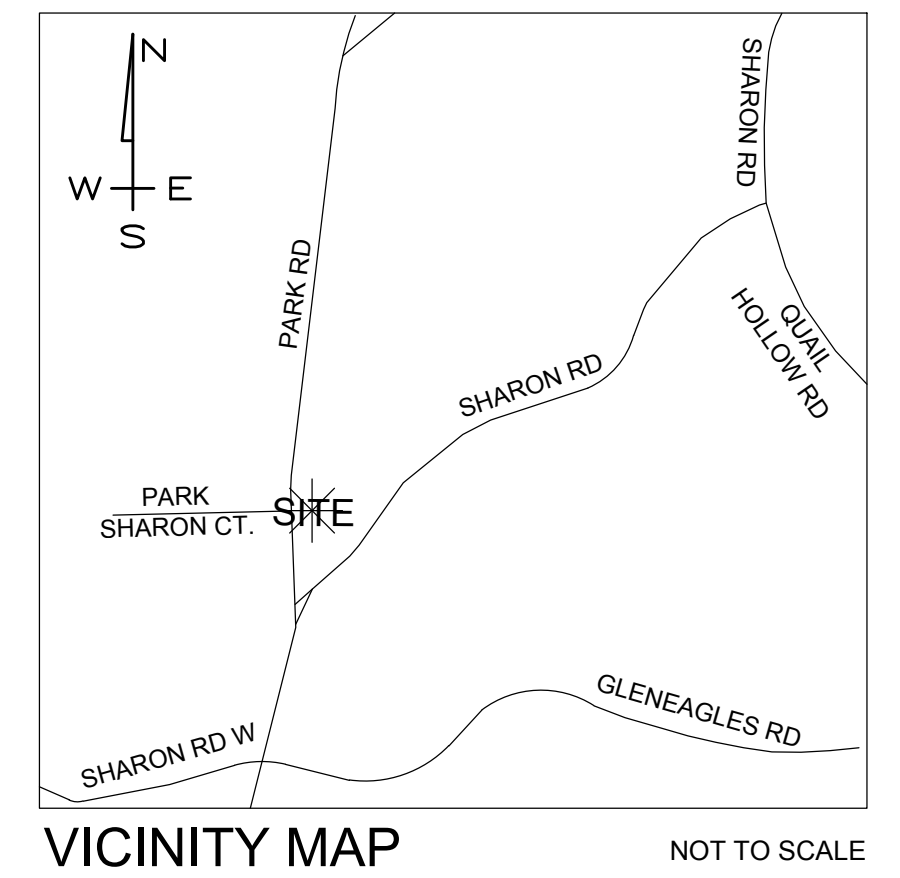




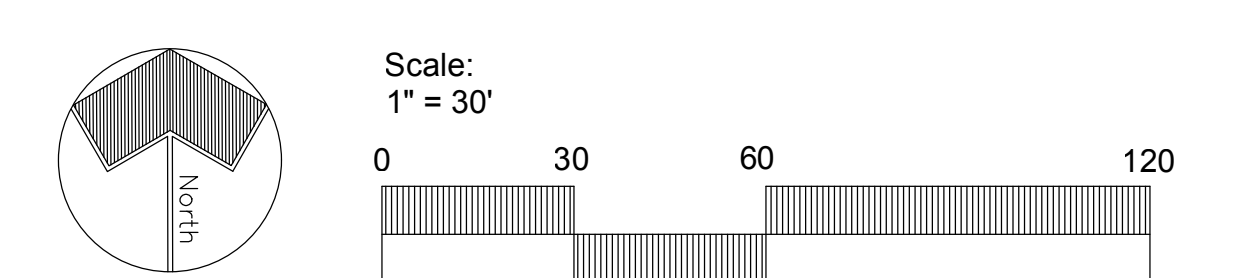
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C 1	1382.39'	32.33'	32.33'	N 09°50'50" E
C 2	1382.39'	192.17'	192.01'	N 05°11'42" E



**GENERAL NOTES (for Petition #2018-???)**

1. DEVELOPMENT DATA TABLE
- A. SITE ACREAGE: ±3.49 AC
- B. TAX PARCEL INCLUDED IN REZONING: 17911234, 17911299, 17911266, 17911235, 17911236
- C. EXISTING ZONING: R-3
- D. PROPOSED ZONING: UR-2
- E. EXISTING USE: SINGLE FAMILY
- F. PROPOSED USE: ATTACHED SINGLE FAMILY AND RELATED ACCESSORY USES
- H. FLOOR AREA RATIO: PER ORDINANCE REQUIREMENT (1.0)
- I. MAXIMUM BUILDING HEIGHT: 3 STORY
- K. PARKING SPACES: PER ORDINANCE REQUIREMENT
2. 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, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. 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.
3. PURPOSE
- THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A SMALL TOWNHOME COMMUNITY. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE UR-2 (CD) DISTRICT.
4. PERMITTED USES
- USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY ATTACHED DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 DISTRICT.
5. TRANSPORTATION
- A. THE SITE WILL HAVE ACCESS VIA TWO DRIVEWAYS TO PARK ROAD LANE AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
- B. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.
6. ARCHITECTURAL STANDARDS
- THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-2 DISTRICT.
7. STREETScape AND LANDSCAPING
- RESERVED
8. ENVIRONMENTAL FEATURES:
- RESERVED
9. PARKS, GREENWAYS, AND OPEN SPACE
- RESERVED
10. FIRE PROTECTION
- RESERVED
11. SIGNAGE
- RESERVED
12. LIGHTING
- A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.
13. PHASING
- RESERVED
14. OTHER
- N/A

**PARK ROAD TOWNHOMES  
PETITION #2018-???**  
CHARLOTTE, NORTH CAROLINA



Sheet Number  
**RZ-1**  
Sheet 1 of 1

Project Manager  
LM  
Drawn By  
DL  
Checked By  
LM  
Date  
2-15-18  
Project Number  
17052

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