

REZONING EXHIBIT FOR
1101 HERRIN AVENUE (PIN 09109301)

* THE PURPOSE OF THIS PLAT IS FOR REZONING REQUEST ONLY. THIS PLAT IS NOT INTENDED TO REPRESENT A FULL AND COMPLETE BOUNDARY SURVEY OR SUBDIVISION.

PEG INVESTMENTS LLC
DB 18218 PG 210
PART LOT 4 BLOCK 34
MB 332 PG 50
PIN 09109310









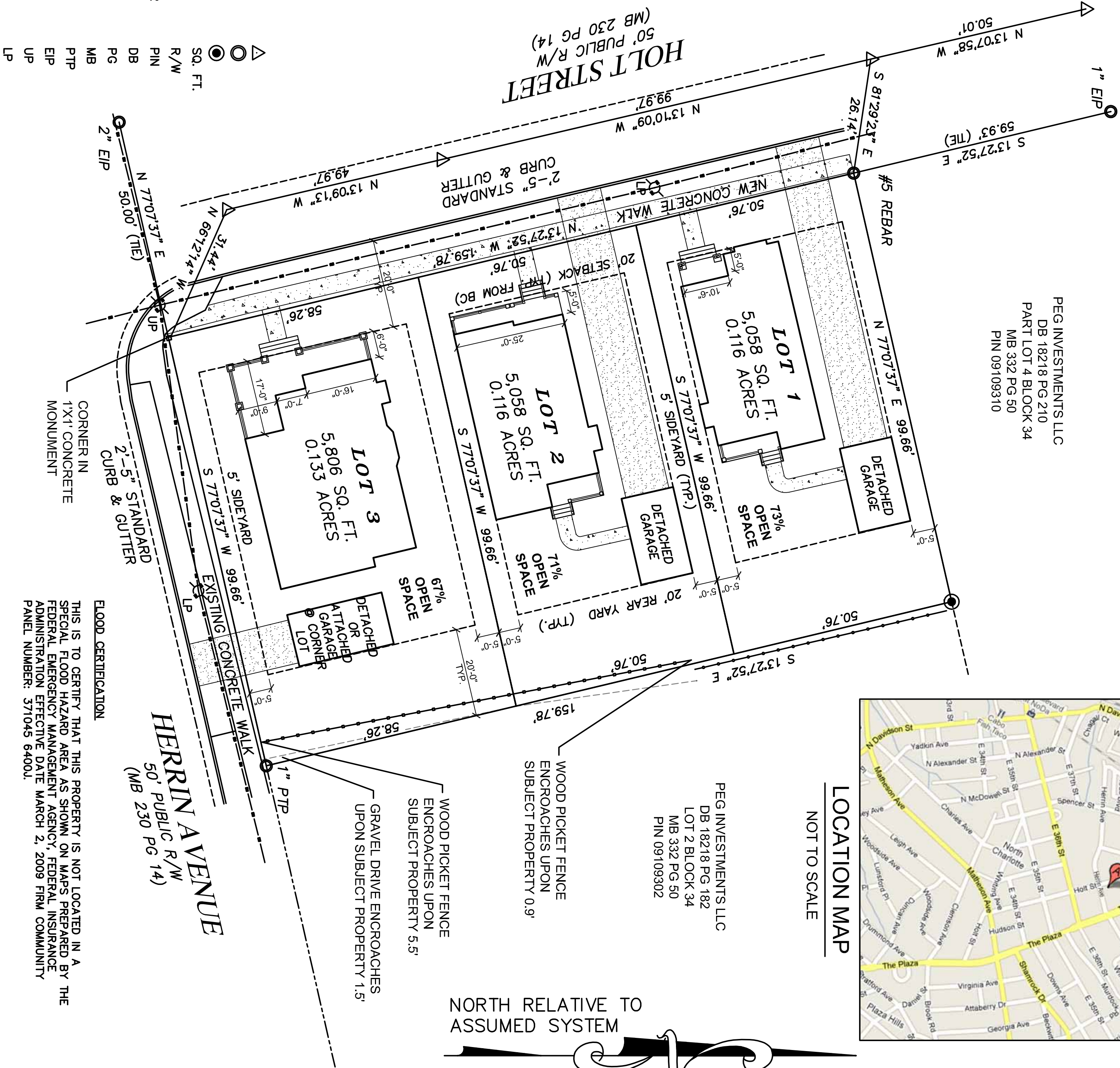
* THE ABOVE SHOWN REQUIREMENTS ARE DIMENSIONAL ONLY, AND THE PROPERTY MAY BE SUBJECT TO OTHER REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE NOT LISTED HEREON. *

DEVELOPMENT NOTES:

1. THE PETITIONER'S INTENT FOR THIS SITE IS TO DEVELOP A DETACHED SINGLE FAMILY USE IN THE AREA SHOWN ON THIS TECHNICAL DATA SHEET, WITHIN THE MULTI-FAMILY STANDARDS OF THE CITY OF CHARLOTTE (R-12 MF).
2. THE FINAL DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE STANDARDS PUT FORTH UNDER THE ZONING ORDINANCE FOR THE CITY OF CHARLOTTE IN THE R-12 MF ZONING DISTRICT. THE BUILDING FOOTPRINTS, PARKING LAYOUTS, VEHICULAR ACCESS AND PEDESTRIAN ACCESS POINTS SHOWN ON THIS PLAN ARE SCHEMATIC ONLY AND MAY BE CHANGED AND/OR ALTERED DURING THE DESIGN DEVELOPMENT PHASES.
3. THE CURRENT PROPERTY ADDRESS IS 1101 HERRIN AVENUE. THE PETITIONER REQUESTS READDRESSING TO GIVE ALL PROPOSED LOTS HOLT STREET ADDRESSES.
4. THE PETITIONER WILL CONFORM TO ALL YARD RESTRICTIONS (FRONT, SIDE AND REAR) GIVEN BY THE CITY OF CHARLOTTE FOR THE ZONING OF R-12 MF.
5. UNDER R-12 MF ZONING, THERE ARE NOT ANY BUFFER AREAS ON THIS SITE. PROPOSED USE IS SINGLE FAMILY AND ADJOINING PROPERTIES ARE R-5.
6. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THOSE SHOWN ON THIS TECHNICAL DATA SHEET; HOWEVER, THE LOCATIONS MAY VARY SOMEWHAT FROM WHAT IS DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL STANDARDS AND REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
7. OFF-STREET PARKING WILL MEET THE MINIMUM STANDARDS UNDER THE ORDINANCE. A MINIMUM OF TWO SPACES PER UNIT WILL BE PROVIDED.
8. TO PRESERVE EXISTING TREES ALONG HERRIN AVENUE, THE EXISTING SIDEWALK SHALL REMAIN.
9. ALL LANDSCAPE PLANTING WILL CONFORM TO CHAPTER 12 OF THE CITY OF CHARLOTTE ORDINANCE. EXISTING TREES WITHIN THE DESIGNATED SETBACKS WILL BE PRESERVED PER THE REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE (CHAPTER 21 OF THE CITY CODE).
10. THERE WILL BE NO STORM WATER DETENTION SHOWN ON THIS PLAN.
11. FUTURE AMENDMENTS SHALL BE ALLOWED IF REQUESTED BY THE PETITIONER, IN ACCORDANCE WITH THE CITY OF CHARLOTTE ORDINANCE.
12. WASTE & RECYCLING PICK UP WILL BE HANDLED PER CITY REQUIREMENTS OF SINGLE FAMILY DWELLINGS.
13. VACANT LOT IS DEVOID OF TREES EXCEPT ALONG THE PROPERTY LINES. PETITIONER WILL TAKE STEPS TO ASSURE TREES ALONG PROPERTY LINES ARE PROTECTED.
14. ALL NEW DRIVEWAYS SHALL BE CITY OF CHARLOTTE STANDARD DROP CURB RAMP TYPE 1 DRIVEWAYS.
15. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
16. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY THE CITY ORDINANCES, STANDARDS, POLICIES AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS 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 FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENT SHALL APPLY.
17. STORM WATER IS TO RUN OFF SITE INTO EXISTING COLLECTOR BASINS IN THE STREET. IMPERVIOUS GROUND COVER DOES NOT EXCEED 20,000 SF.
18. EXACT LOCATION OF GARAGES MAY VARY FROM WHAT IS SHOWN BUT SHALL BE GOVERNED BY THE CITY OF CHARLOTTE ZONING ORDINANCE.

LEGEND:

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| PK/MAG NAIL FOUND |  |
| MONUMENT FOUND (AS NOTED) |  |
| #4 REBAR SET |  |
| SQUARE FEET | SQ. FT. |
| RIGHT-OF-WAY | R/W |
| PARCEL IDENTIFICATION NUMBER | PIN |
| DEED BOOK | DB |
| PAGE | PG |
| MAP BOOK | MB |
| PINCH TOP PIPE | PTP |
| EXISTING IRON PIPE | EP |
| UTILITY POLE | UP |
| LIGHT POLE | LP |
| BOUNDARY | <hr/> |
| UNREVEALED LINE | <hr style="border-top: 1px dashed;"/> |
| RIGHT-OF-WAY | <hr style="border-top: 3px double;"/> |
| OVERHEAD UTILITY |  |
| WOOD PICKET FENCE |  |
| CHAIN-LINK FENCE |  |



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Engineers:

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REVISIONS: