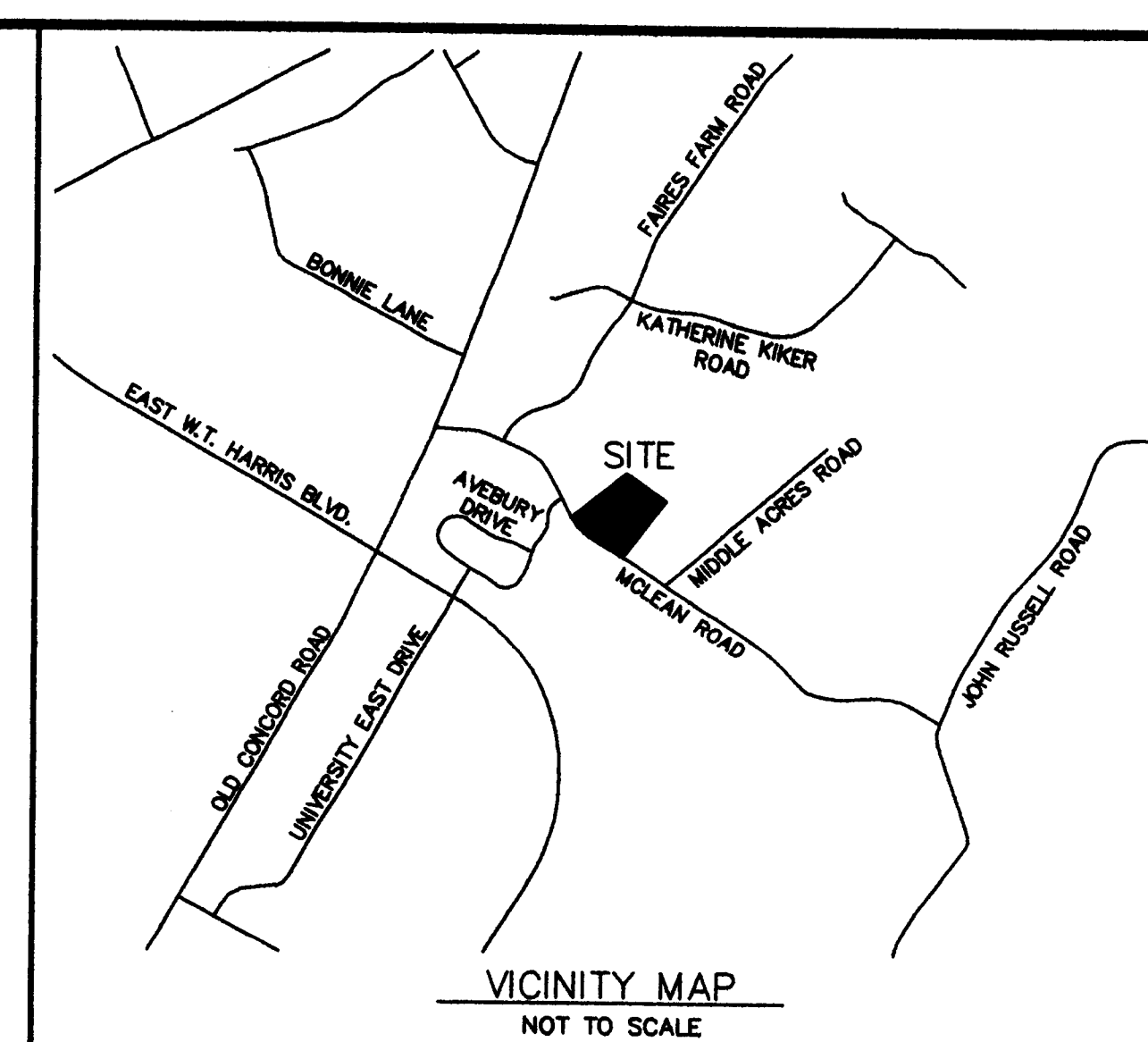
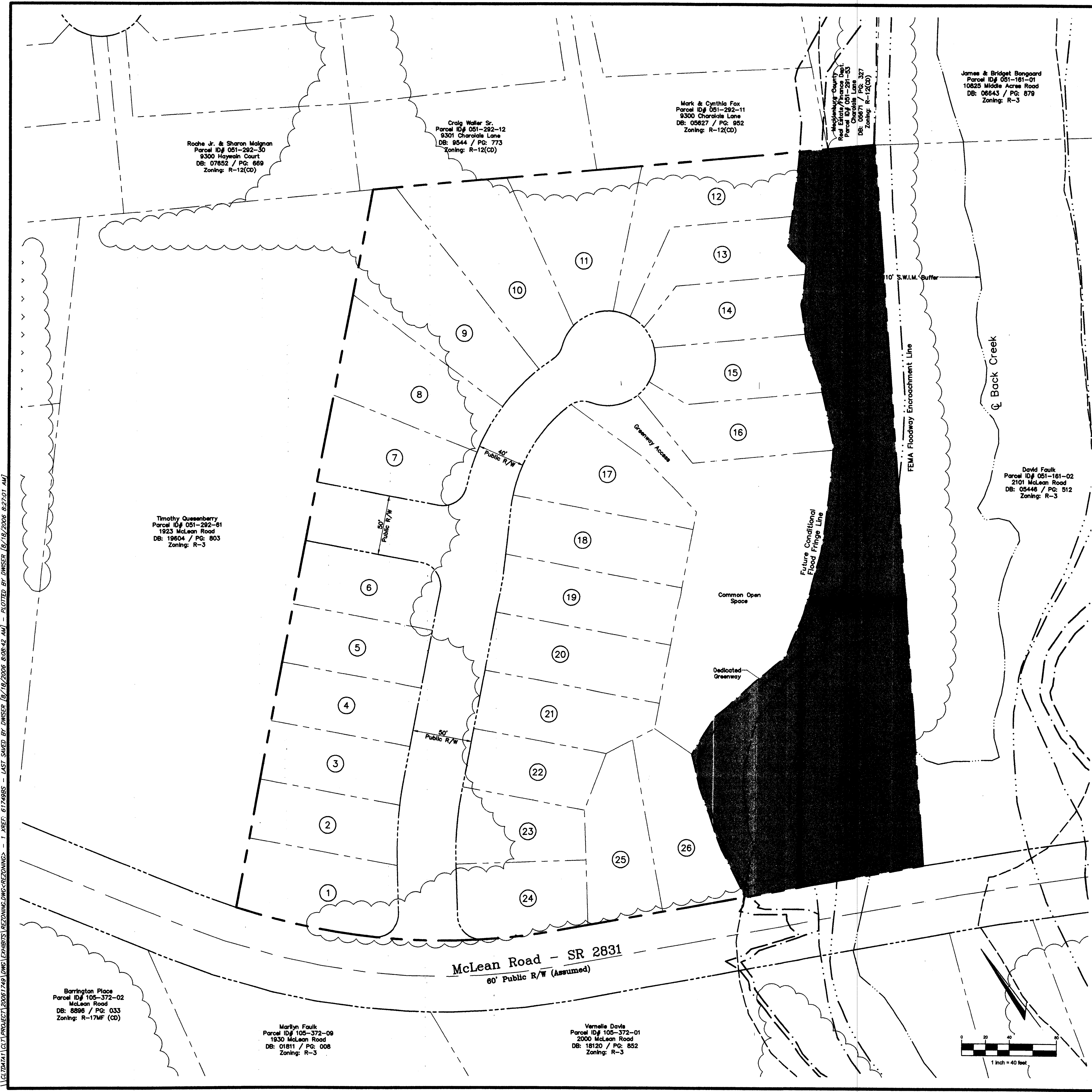


\\GLD041\CLT\PROJECT\2006\749\DWG\EXHIBITS\REZONING\DWG\REZONING-101.DWG - PLOTTED BY DWISER 18/10/2006 8:28:42 AM - LAST SAVED BY DWISER 18/10/2006 8:27:01 AM



DEVELOPMENT DATA:

Tax Parcel ID#:	051-292-81
Proposed Use:	Single Family Detached
Existing Zoning:	R-3
Proposed Zoning:	R-4 (CD)
Total Site Area:	7.30± Ac.
Maximum Number of Lots:	26
Proposed Density:	3.56 Lots/Ac.
Minimum Lot Size:	6000 sf.
Common Open Space:	2.08 Ac.
% Common Open Space:	28.50%
Minimum Tree Save Area:	1.31 Ac.
% Tree Save Area:	18.0%

REZONING NOTES:

1. Development of this 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 per Section 6.2 of the Zoning Ordinance.
2. Pedestrian scale lighting will be installed in conjunction with sidewalks along public streets.
3. Signage will be permitted in accordance with applicable Zoning standards.
4. Access will be provided by public street connection to McLean Road. Exact location of connection must be approved by Charlotte and North Carolina Departments of Transportation. Required intersection sight distance will be provided. Turning lanes and required tapers will be reviewed as part of the development review process.
5. McLean Road is a collector road. Right-of-way equal to 30 feet from the street centerline along property frontage shall be dedicated and conveyed to the North Carolina Department of Transportation prior to the issuance of a building permit. In addition, 30' standard curb and gutter and concrete sidewalk (minimum five foot width with an eight foot planting strip) shall be constructed along McLean Road. Curb and gutter requirement may be waived at culvert crossing over Back Creek if prior approval is granted from Charlotte and North Carolina Departments of Transportation.
6. All internal streets will be constructed to public street standards.
7. Per a minor subdivision plat prepared by Harrisburg Surveying for John E. McCabe Jr., dated September 5, 2005, this site includes area that has been committed to Mecklenburg County Park and Recreation Department for the Back Creek Greenway. This consists of the area below the future conditions flood fringe line, and is shown as shaded area on the plan. Pedestrian/bicycle access from the eastern cul-de-sac to the greenway area will be provided, as shown on plan, and will be part of the dedication area to the Park and Recreation Department. Access width shall be a minimum of 40 feet at the street right-of-way and shall be a minimum of 30 feet width thereafter. Additional common open space shown on plan shall either be dedicated to the Park and Recreation Department or kept as private, maintained by a homeowners' association.
8. Any development that takes place within the Back Creek floodplain must comply with the requirements of the City of Charlotte Floodplain Regulations in effect at the time of Preliminary Subdivision Plan submittal and will require a Floodplain Development Permit.
9. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed 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 requirements shall apply.
10. 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.

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2006-104

PROPOSED
REZONING PLAN
1935 MCLEAN ROAD
CHARLOTTE, NC

Petition Number:
2006-104
"For Public Hearing"

PREPARED FOR:
DON HENDERSON
3300 BACK CREEK CHURCH ROAD
CHARLOTTE, NC 28213

PREPARED BY:
EMHT
Evans, Mechwart, Hambleton, & Tilton, Inc.
Consulting Engineers
2807 University Executive Park Drive, Suite 201, Charlotte, NC 28262
Phone: 704.548.0333 Fax: 704.548.0334

REVISIONS	
MARK	DESCRIPTION

Date	Job No.
AUGUST 18, 2006	2006-1749
Scale	Sheet
1" = 40'	1/1