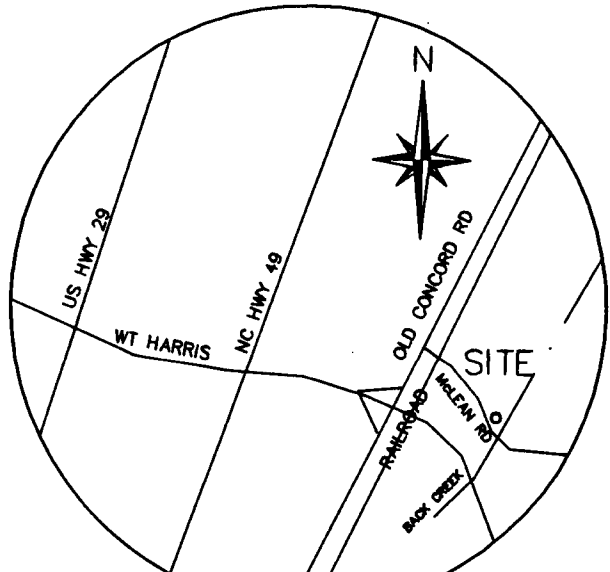


SITE DATA	
LOCATION: McLEAN RD. (SR# 2831) PARCELL #05129228	
EXISTING ZONING: R-3, RESIDENTIAL	
PROPOSED ZONING: R-4, RESIDENTIAL	
USE: RESIDENTIAL, SINGLE-FAMILY DETACHED	
	PROVIDED
SITE AREA	7.30 ACRES
MINIMUM FRONT SETBACK	30 FT
MINIMUM SIDE SETBACK	5 FT
MINIMUM REAR SETBACK	40 FT
PROJECT IS WITHIN THE 100-YEAR FLOODPLAIN REFERENCE IS MADE TO THE CITY OF CHARLOTTE ZONING ORDINANCE	

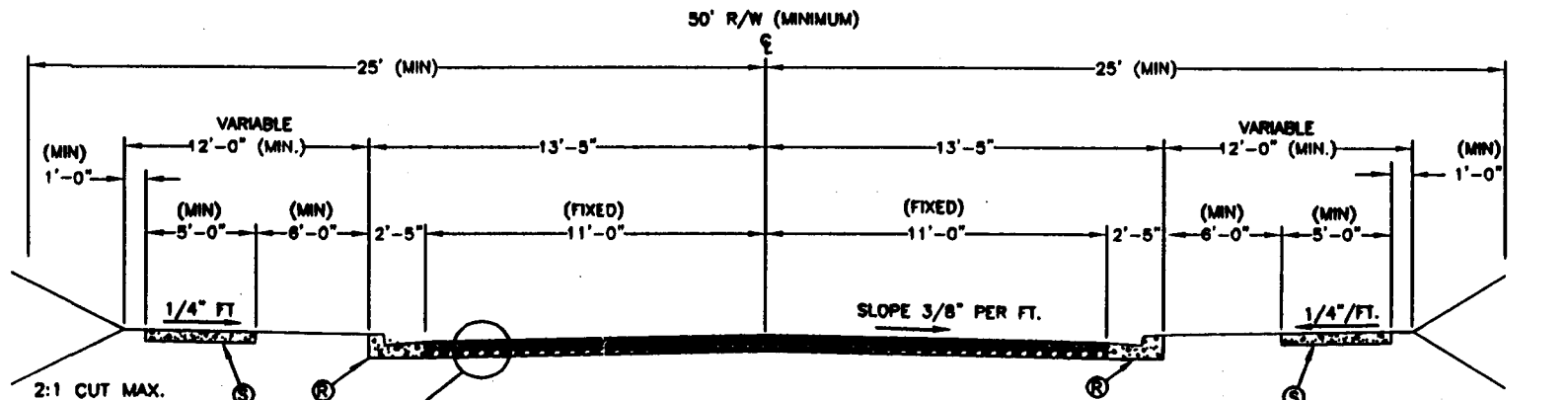
SITE TABULATION	
TOTAL NUMBER OF LOTS	28
ACREAGE	7.30 AC
STREET RIGHT OF WAY	3.21 AC
SITE NET AREA	7.30 AC
OPEN SPACE	1.32 AC
DENSITY	3.84 LOTS/AC.



VICINITY MAP N.T.S.

McLean Road Site Development Standards

- 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 within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
- Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher. Pedestrian scale lighting will be installed in conjunction with sidewalks.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Access will be provided by street connection to McLean Road. Streets will be constructed to public street standards. Turning lanes and required tapers will be reviewed as part of the development review process.
- The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standard:
 - Street right-of-way widths,
 - Minimum lot size,
 - Setbacks, side, and rear yards, and
 - Lot width.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, and are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.
- 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 assigns of the owner or owners of the Site who may be involved in its development from time to time.
- C.O.S. stands for Common Open Space.
- The use of the site will be for the construction of single-family detached homes on individual lots.



NOTES:

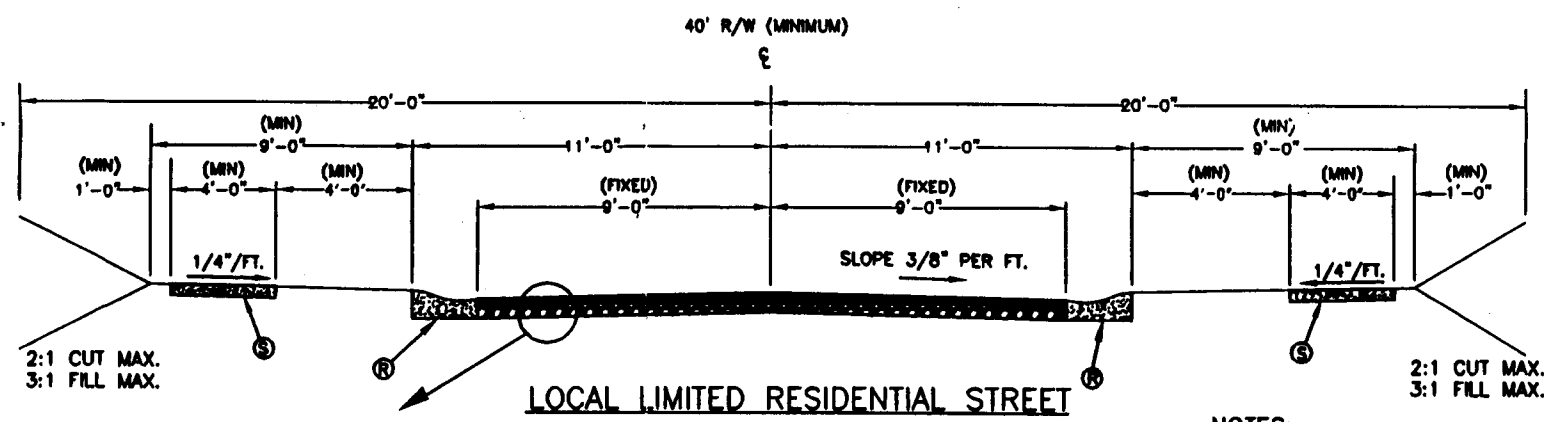
- SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF STREET, MINIMUM 4' FROM BACK OF CURB.
- SEE SECTION 1.F. SIDEWALKS AND DRIVEWAYS.

- KEY
- ② 2'-0" VALLEY GUTTER OR 2'-6" STD. CURB AND GUTTER
 - ③ 4" CONCRETE SIDEWALK

ELEVATION CHANGES AT CURB LINE INDICATED FROM TOP OF CURB	
FINISH ELEVATION	FOR APPROVAL
BASE COURSE	-1.5' TO -1.0'
INTERMEDIATE COURSE	-1.0' TO -0.5'

NOT TO SCALE
IMPLEMENTED 4/15/2005

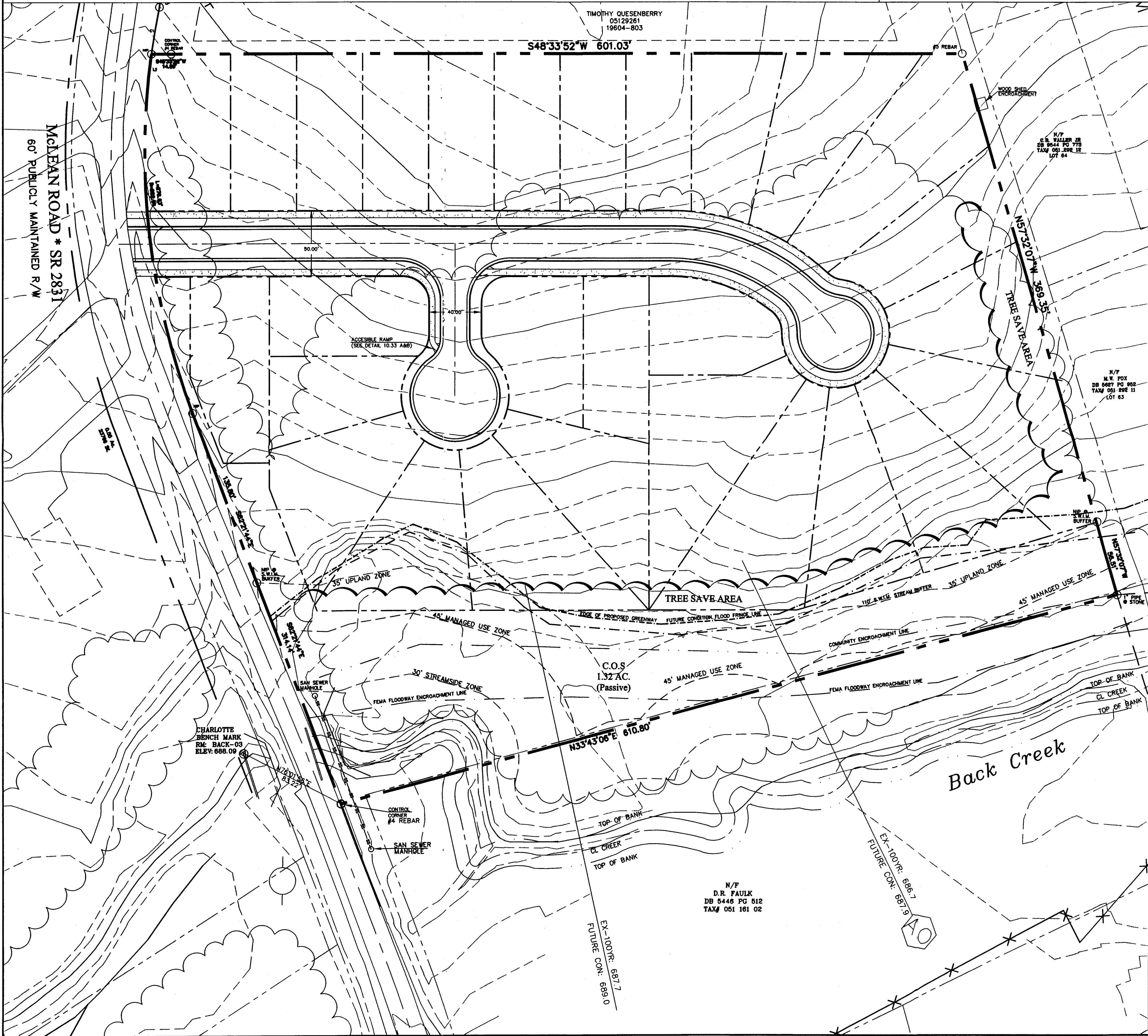
LOCAL RESIDENTIAL STREET TYPICAL SECTION COMPREHENSIVE STREET CLASSIFICATION SYSTEM (CLASS VI)



- NOTES:
- STREETS ACCESSING LESS THAN TEN (10) LOTS OR LESS THAN 250 FEET IN LENGTH, SIDEWALK WILL ONLY BE REQUIRED ON ONE SIDE OF STREET AND NOT ALONG CUL-DE-SAC "BULB".

LOCAL LIMITED RESIDENTIAL STREET TYPICAL SECTION COMPREHENSIVE STREET CLASSIFICATION SYSTEM (CLASS VI-L)

NOT TO SCALE
IMPLEMENTED 4/15/06

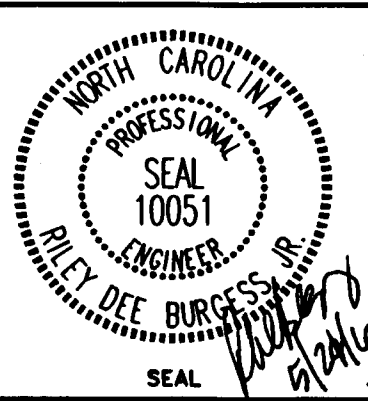


IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

environmental DESIGN

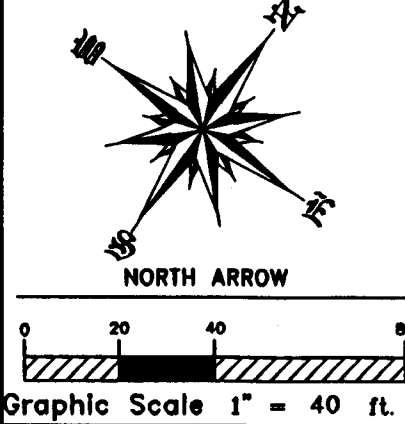
landscape architecture
civil engineering
land planning
land surveying

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charlotte, nc 28205
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f: 704.892.5479
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THIS PLAN IS A FINAL DESIGN—NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED BY ENGINEER.

INITIAL DATE



Townhouses McLean Road Charlotte, NC Preliminary Site Plan

DEVELOPER/OWNER
Land and Development Resources

Designed By EDPA
Drawn By JDL,DPW
Date 5/25/06
Revisions

Sheet 1 of 1
Project Number 6035

06-104