

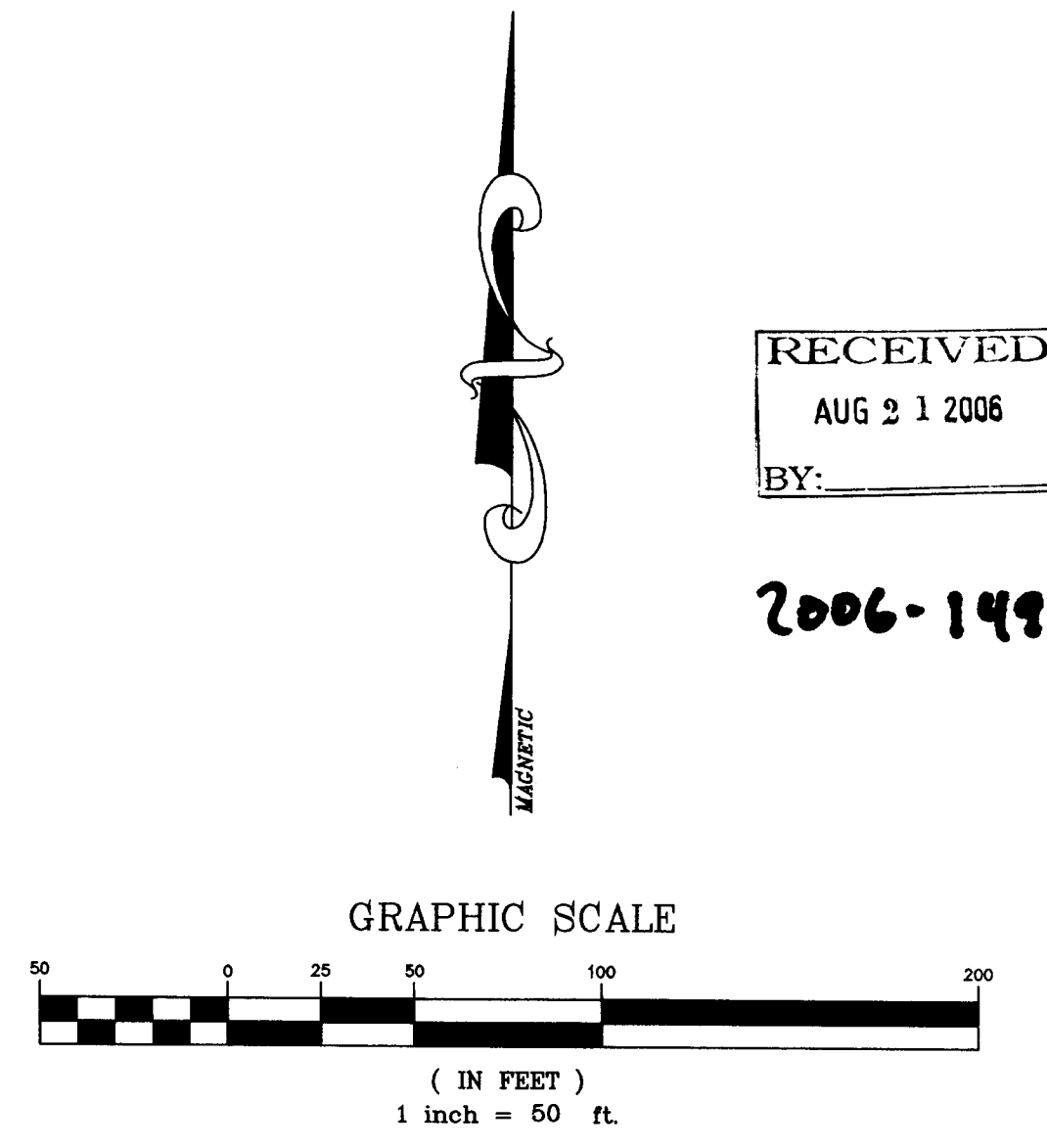
SITE DATA

- TAX PARCEL: 167-241-01, 02, AND 99
- EXISTING ZONING: R-3 SINGLE FAMILY
- PROPOSED ZONING: MX-1
- PROPOSED USE: RESIDENTIAL (SINGLE FAMILY AND MULTI FAMILY FOR SALE)
- MAXIMUM NUMBER OF UNITS: 92
- SITE ACREAGE: 15.8 ACRES, MORE OR LESS



SITE NOTES

1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL BUILDINGS, LOTS, AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.2.06(2), AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL, WHICH DO NOT ALTER THE BASIC OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING SUCH THINGS AS THE NUMBER AND ARRANGEMENT OF ON AND OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, BUFFERS, SCREENING, OPEN SPACE, LANDSCAPING, TREE ORDINANCE, ETC., UNLESS OTHERWISE INDICATED.
3. VEHICULAR POINTS OF ACCESS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN/LOCATIONAL REQUIREMENTS OF THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPT. OF TRANSPORTATION.
4. THE USES PROPOSED BY THIS REZONING INCLUDE A COMBINATION OF SINGLE FAMILY AND MULTI-FAMILY DWELLING UNITS. BUILDINGS AND LOTS ARE GENERALLY ARRANGED AS SHOWN. FURTHERMORE, THE EXISTING HISTORIC DWELLING ON THE SITE SHALL BE PRESERVED AND MAY BE USED AS AN ACCESSORY STRUCTURE FOR MEETINGS, CLUBHOUSE, ETC AND/OR AS A BED AND BREAKFAST INN.
5. THE PROPOSED EXTERIOR DWELLINGS SHALL BE A MAXIMUM OF TWO (2) STORIES, THE INTERIOR TOWNHOME UNITS MAY BE A MAXIMUM OF THREE (3) STORIES.
6. DWELLING UNIT PARKING TO BE PROVIDED BY MEANS OF INDIVIDUAL GARAGES AND DRIVEWAYS.
7. THE EXISTING HOMEPLACE, WHICH WILL BECOME AN AMENITY AREA FOR THE DEVELOPMENT, WILL BE SERVED BY A SMALL, ON SITE PARKING LOT OR BY ON STREET PARKING OR A COMBINATION THEREOF.



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PRELIMINARY
NOT FOR
CONSTRUCTION

CONDITIONAL REZONING REQUEST
MCDOWELL HOMEPLACE PROPERTY
SOUTH TRYON ST AND BEAM RD.
SONGBIRD DEVELOPMENT CO. MARIETTA, GA

ILLUSTRATIVE
REZONING
SITE PLAN

DATE: 08-14-06

SCALE: HORIZ: 1" = 50'

JOB NO. Y6021.00

SHEET: 1