



1. SUBJECT PROPERTY IS ZONED R-5
SETBACKS PER ZONING DEPARTMENT
FRONT - 20'
REAR - 35'
SIDE - 5'

2. NO NCGS MONUMENT LOCATED
WITHIN 2000 FEET.

NOTE: PROPERTY IS IN PROCESS OF BEING REZONED TO R-6
THIS PLAT IS TO BE USED FOR REZONING PURPOSES ONLY



DORNE PENTOES
DB 12458-256

PARCEL 4
MB 19-257

PROPERTY: TIF
S72°23'36"W
NIR 20.78

SQ.FT. - SQUARE FEET
R/W - RIGHT-OF-WAY
C.O.S. - COMMON OPEN SPACE
C&G - CURB & GUTTER
EIR - EXISTING IRON ROD
NIR - NEW IRON ROD
WMT - WATER METER

PARCEL 1
9,517 SQ.FT
0.2185 ACRES

PARCEL 2
12,022 SQ.FT
0.2760 ACRES

TOTAL AREA
21,539 SQ. FT.
0.4944 ACRES

WILLIAM BOULWARE
DB 8462-585

PARCEL 1
9,517 SQ.FT
0.2185 ACRES

PARCEL 2
12,022 SQ.FT
0.2760 ACRES

22.9 DRAINAGE EASEMENT
MB 19-257

20' MINIMUM
BACK

SPENCER STREET
40' PUBLIC R/W MB 19 357

FLOOD CERTIFICATION

PLACED IN THE DEPARTMENT OF THE ARMY, 1900-1901, 1902-1903, 1904-1905, 1906-1907, 1908-1909, 1910-1911, 1912-1913, 1914-1915, 1916-1917, 1918-1919, 1920-1921, 1922-1923, 1924-1925, 1926-1927, 1928-1929, 1930-1931, 1932-1933, 1934-1935, 1936-1937, 1938-1939, 1940-1941, 1942-1943, 1944-1945, 1946-1947, 1948-1949, 1950-1951, 1952-1953, 1954-1955, 1956-1957, 1958-1959, 1960-1961, 1962-1963, 1964-1965, 1966-1967, 1968-1969, 1970-1971, 1972-1973, 1974-1975, 1976-1977, 1978-1979, 1980-1981, 1982-1983, 1984-1985, 1986-1987, 1988-1989, 1990-1991, 1992-1993, 1994-1995, 1996-1997, 1998-1999, 2000-2001, 2002-2003, 2004-2005, 2006-2007, 2008-2009, 2010-2011, 2012-2013, 2014-2015, 2016-2017, 2018-2019, 2020-2021, 2022-2023, 2024-2025, 2026-2027, 2028-2029, 2030-2031, 2032-2033, 2034-2035, 2036-2037, 2038-2039, 2040-2041, 2042-2043, 2044-2045, 2046-2047, 2048-2049, 2050-2051, 2052-2053, 2054-2055, 2056-2057, 2058-2059, 2060-2061, 2062-2063, 2064-2065, 2066-2067, 2068-2069, 2070-2071, 2072-2073, 2074-2075, 2076-2077, 2078-2079, 2080-2081, 2082-2083, 2084-2085, 2086-2087, 2088-2089, 2090-2091, 2092-2093, 2094-2095, 2096-2097, 2098-2099, 2100-2101, 2102-2103, 2104-2105, 2106-2107, 2108-2109, 2110-2111, 2112-2113, 2114-2115, 2116-2117, 2118-2119, 2120-2121, 2122-2123, 2124-2125, 2126-2127, 2128-2129, 2130-2131, 2132-2133, 2134-2135, 2136-2137, 2138-2139, 2140-2141, 2142-2143, 2144-2145, 2146-2147, 2148-2149, 2150-2151, 2152-2153, 2154-2155, 2156-2157, 2158-2159, 2160-2161, 2162-2163, 2164-2165, 2166-2167, 2168-2169, 2170-2171, 2172-2173, 2174-2175, 2176-2177, 2178-2179, 2180-2181, 2182-2183, 2184-2185, 2186-2187, 2188-2189, 2190-2191, 2192-2193, 2194-2195, 2196-2197, 2198-2199, 2200-2201, 2202-2203, 2204-2205, 2206-2207, 2208-2209, 2210-2211, 2212-2213, 2214-2215, 2216-2217, 2218-2219, 2220-2221, 2222-2223, 2224-2225, 2226-2227, 2228-2229, 2230-2231, 2232-2233, 2234-2235, 2236-2237, 2238-2239, 2240-2241, 2242-2243, 2244-2245, 2246-2247, 2248-2249, 2250-2251, 2252-2253, 2254-2255, 2256-2257, 2258-2259, 2260-2261, 2262-2263, 2264-2265, 2266-2267, 2268-2269, 2270-2271, 2272-2273, 2274-2275, 2276-2277, 2278-2279, 2280-2281, 2282-2283, 2284-2285, 2286-2287, 2288-2289, 2290-2291, 2292-2293, 2294-2295, 2296-2297, 2298-2299, 2300-2301, 2302-2303, 2304-2305, 2306-2307, 2308-2309, 2310-2311, 2312-2313, 2314-2315, 2316-2317, 2318-2319, 2320-2321, 2322-2323, 2324-2325, 2326-2327, 2328-2329, 2330-2331, 2332-2333, 2334-2335, 2336-2337, 2338-2339, 2340-2341, 2342-2343, 2344-2345, 2346-2347, 2348-2349, 2350-2351, 2352-2353, 2354-2355, 2356-2357, 2358-2359, 2360-2361, 2362-2363, 2364-2365, 2366-2367, 2368-2369, 2370-2371, 2372-2373, 2374-2375, 2376-2377, 2378-2379, 2380-2381, 2382-2383, 2384-2385, 2386-2387, 2388-2389, 2390-2391, 2392-2393, 2394-2395, 2396-2397, 2398-2399, 2400-2401, 2402-2403, 2404-2405, 2406-2407, 2408-2409, 2410-2411, 2412-2413, 2414-2415, 2416-2417, 2418-2419, 2420-2421, 2422-2423, 2424-2425, 2426-2427, 2428-2429, 2430-2431, 2432-2433, 2434-2435, 2436-2437, 2438-2439, 2440-2441, 2442-2443, 2444-2445, 2446-2447, 2448-2449, 2450-2451, 2452-2453, 2454-2455, 2456-2457, 2458-2459, 2460-2461, 2462-2463, 2464-2465, 2466-2467, 2468-2469, 2470-2471, 2472-2473, 2474-2475, 2476-2477, 2478-2479, 2480-2481, 2482-2483, 2484-2485, 2486-2487, 2488-2489, 2490-2491, 2492-2493, 2494-2495, 2496-2497, 2498-2499, 2500-2501, 2502-2503, 2504-2505, 2506-2507, 2508-2509, 2510-2511, 2512-2513, 2514-2515, 2516-2517, 2518-2519, 2520-2521, 2522-2523, 2524-2525, 2526-2527, 2528-2529, 2530-2531, 2532-2533, 2534-2535, 2536-2537, 2538-2539, 2540-2541, 2542-2543, 2544-2545, 2546-2547, 2548-2549, 2550-2551, 2552-2553, 2554-2555, 2556-2557, 2558-2559, 2560-2561, 2562-2563, 2564-2565, 2566-2567, 2568-2569, 2570-2571, 2572-2573, 2574-2575, 2576-2577, 2578-2579, 2580-2581, 2582-2583, 2584-2585, 2586-2587, 2588-2589, 2590-2591, 2592-2593, 2594-2595, 2596-2597, 2598-2599, 2600-2601, 2602-2603, 2604-2605, 2606-2607, 2608-2609, 2610-2611, 2612-2613, 2614-2615, 2616-2617, 2618-2619, 2620-2621, 2622-2623, 2624-2625, 2626-2627, 2628-2629, 2630-2631, 2632-2633, 2634-2635, 2636-2637, 2638-2639, 2640-2641,

SCALE: 1" = 20'

TAX PARCEL 091091.50

REVISIONS:

MAP SHOWING
SUBDIVISION OF
TESSIE N. RUFF PROPERTY
CHARLOTTE TOWNSHIP, MECKLENBURG COUNTY, NC.

OWNER, TESSIE N. RUFF
3340 SPENCER ST.
CHANDLER, ARIZ.

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS

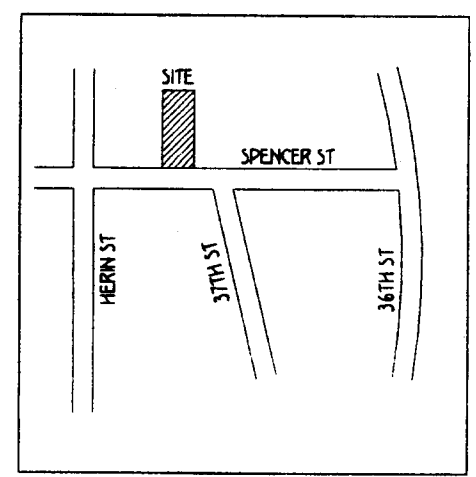
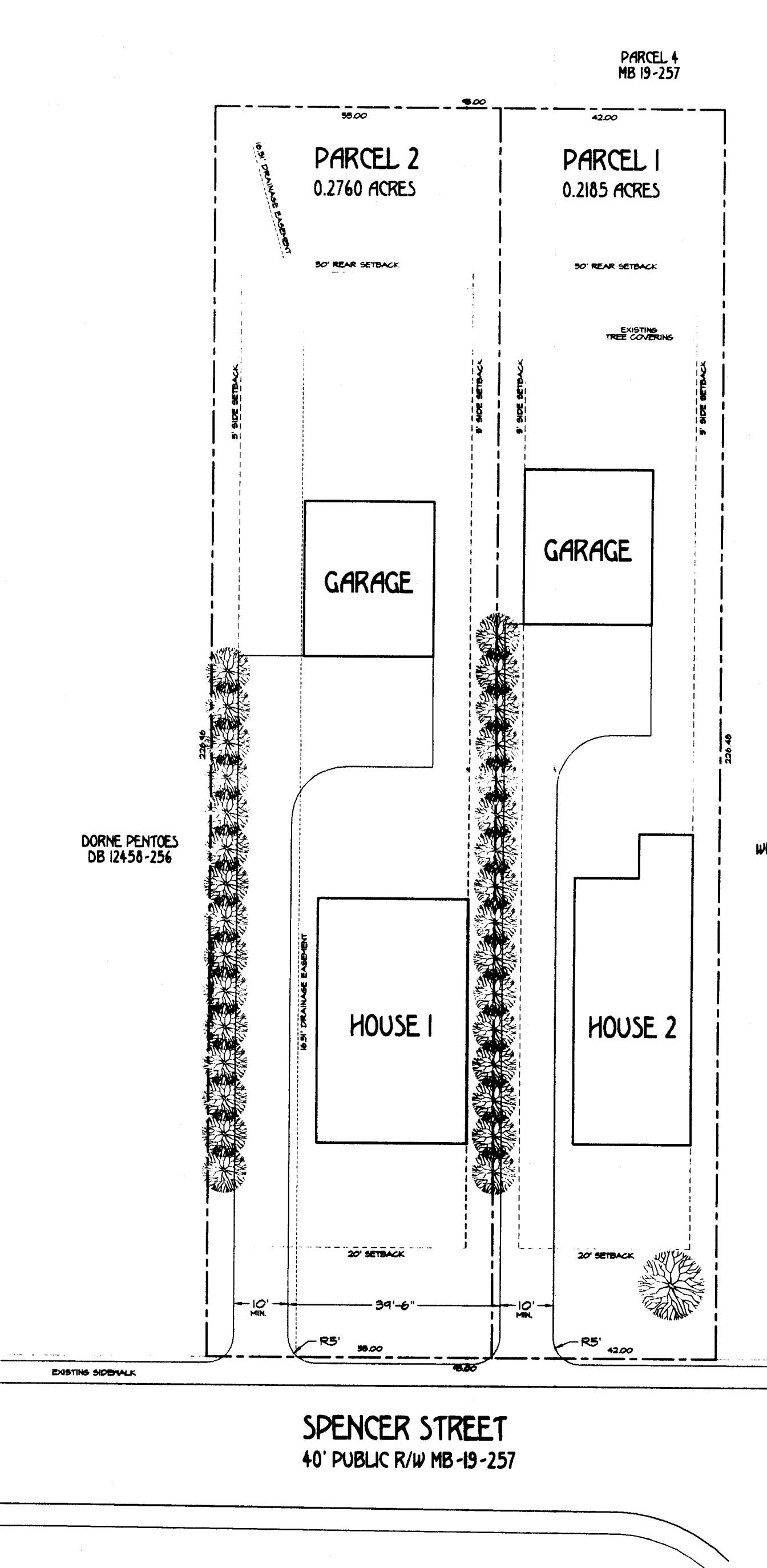
DAVID WILKINSON (SENIOR) 2001 1 HEIMONE NE 2801

DATE	TIME	NAME	AGE	SEX	REL	REMARKS
1987-08-17	14:00

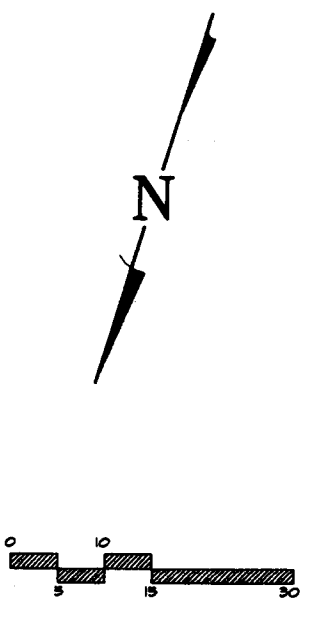
NOTES:

Site Data section on the plan as follows:
Tax Parcel: 09109130
Existing Zoning: R-5
Proposed Zoning: R-6 Conditional
Proposed Use: Two single family house lots
Site Acreage: 0.4944 acres
Maximum Floor Area Ratio: 1.0
Minimum Open Space: 20% of the total site, more or less
Required Minimum Rear Yard: 30 feet
Required Minimum Side Yard: 5 feet
Required Min. Setback from public street curbline: 20 feet

- 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 and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting 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 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 plan. The exact location may vary from that depicted, but shall comply with all applicable design/location requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- 4. The use proposed by this rezoning is single family for residential. A maximum of two (2) dwelling units shall be permitted.
- 5. Each dwelling unit shall have a driveway to allow parking for two vehicles.
- 6. The attached architectural elevation is intended to reflect the overall, general architectural theme and style of the buildings. Minor and incidental changes which do not substantially alter the architectural theme are permitted as a matter of right at the discretion of the petitioner/developer. Other similar architectural elevations may also be added which are not illustrated by this plan.
- 7. A buffer of diverse vegetation will be provided between properties as shown on site plan.
- 8. The proposed buildings shall include two stories of living, heated space. Maximum building height shall be no greater than 35'.
- 9. Each unit shall have two parking places located in the driveway space provided.
- 10. Fire hydrants are required within 750 feet of the most accessible point of all new buildings.
- 11. The developer shall tie into the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the proposed development. If it is found that the development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from happening.
- 12. Exact building/dwelling unit footprints may vary from that shown.
- 13. Home exterior facade will be composed of material including but not limited to wood, brick, cedar shake, stone, manufactured stone product, hardi plank, and fiber cement board. No vinyl siding. Houses shall be built on a crawl space or basement; no slab on grade.
- 14. Square footage of houses shall be a minimum of 1,800. square feet.
- 15. 6 foot high Leland cypresses to be planted as shown on attached site plan.
- 16. 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.
- 17. The developer shall submit a Solid Waste Management Plan prior to initiating demolition and/or construction activities, to include, at a minimum, the procedures that will be used to recycle all clean wood, metal, and concrete generated during demolition and construction activities. The Plan shall specify that monthly reporting of all tonnage disposed and recycled will be made to the Mecklenburg County Solid Waste Program. The report shall include the identification and location of facilities receiving disposed or recycled materials.
- 18. Garbage collections shall be provided by roll out containers.
- 19. All driveways required to be a minimum of 10 feet wide and at least 20 feet apart.



VICINITY MAP



SITE PLAN
SCALE: 1" = 20'

SI
3340 SPENCER STREET
CHARLOTTE, N.C.
ABL
ARCHITECTURE & DESIGN, INC.
4401-G STUART AVENUE BOULEVARD
CHARLOTTE, NORTH CAROLINA - 28217
704-523-5887 FAX: 523-4035
E-MAIL: ABLARC@BELLSOUTH.NET
HTTP://WWW.ABL-ARCHITECTURE.COM
1/14/2007
1/14/2007
NCS/2007