

EXISTING SITE DATA

TAX PARCEL NO.: 14920620, 21, 22, and 23
TOTAL SITE AREA: 1.2 ± AC.
EXIST. ZONING: R-4, O-2, R43-MF
PROPOSED ZONING: MUDD (CD)

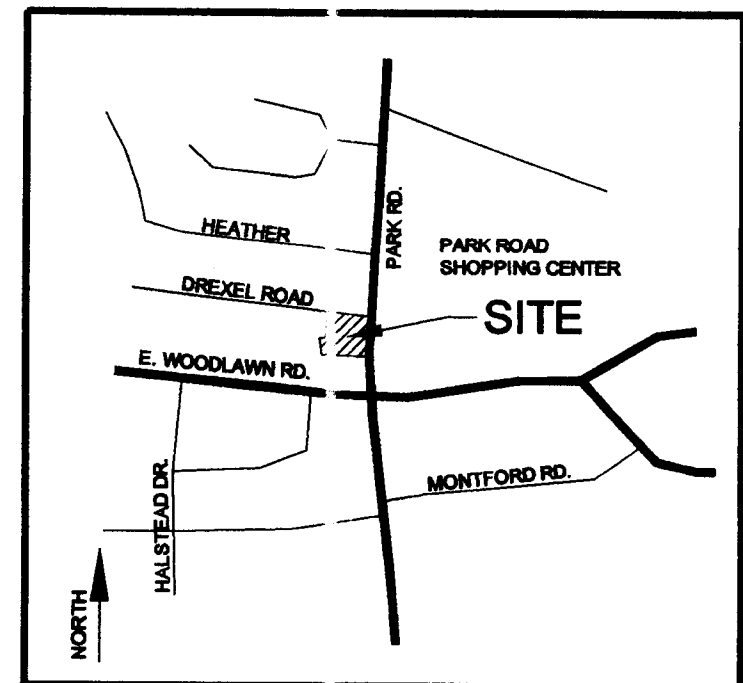
DEVELOPMENT DATA

PROPOSED BUILDING(S): 1
BUILDING USE: MIXED-USE
RESIDENTIAL: 25 UNITS
OTHER USES: 6 UNITS (GROUND FLOOR COMMERCIAL USES)
NUMBER OF FLOORS: 4
BUILDING GROSS FLOOR AREA: 42,000 GROSS SF ±
OTHER USES: 9,800 GROSS SF ±

OFF-STREET PARKING:
RESIDENTIAL REQUIRED: 1 SPACE PER DWELLING UNIT = 25 REQUIRED
OTHER USES REQUIRED: 1 SPACE PER 600 GROSS SF = 16 REQUIRED
PARKING PROVIDED: 69 TOTAL PROVIDED
(25 SPACES ARE UNDERGROUND, 44 AT GRADE)
(INCLUDES 3 ACCESSIBLE SPACES;
1 BELOW, 2 AT GRADE)

LEGEND

- 720 — EXIST. CONTOUR
— — — EXIST. PROPERTY LINE
— — — EXIST. ZONING LINE
— — — EXIST. ACCESSIBLE PARKING
— — — PROP. SCREENING WALL
— — — PROP. TRAFFIC FLOW
— — — PROP. BUILDING LOCATION
— — — PROP. SIDEWALKS
— — — PROP. COMMON OPEN SPACE
(0.25± AC. OPEN SPACE)
— — — PROPOSED SMALL MATURING TREE
(APPROXIMATE LOCATION)
— — — PROPOSED LARGE MATURING TREE
(APPROXIMATE LOCATION)
— — — PROPOSED SHRUBBERY
(APPROXIMATE LOCATION)
— — — EXISTING TREES TO REMAIN
— — — EXISTING TREES TO BE REMOVED



VICINITY MAP - NTS

OWNERS:

14920620 - MARY B REITZEL AND REITZEL
MAILING ADDRESS: 4312 PARK RD, CHARLOTTE, NC 28209
14920621 - MARY B REITZEL
MAILING ADDRESS: 4028 WINDWARD DR, TEGAY CAY, SC 29708
14920622 - DANIEL R WALTERS AND BELINDA P WALTERS
MAILING ADDRESS: 4312 PARK RD, CHARLOTTE, NC 28209
14920623 - WILLIAM HENRY STRAUGHN AND JANE Y (ET AL)
MAILING ADDRESS: 4312 PARK RD, CHARLOTTE, NC 28209

DEVELOPMENT STANDARDS

PROPOSED ZONING: MUDD (CD)
PROPOSED PERMITTED USES: RESIDENTIAL AND COMMERCIAL
MIN. LOT AREA: NONE REQUIRED
MIN. SETBACK: 18' MINIMUM FROM BACK OF EXISTING CURB ON PARK ROAD
14' MINIMUM FROM BACK OF EXISTING CURB ON DREXEL PLACE
NONE, BUT 10' BUILDING SEPARATION
REQUIRED ADJ. TO A RESIDENTIAL USE
MIN. SIDE YARD: NONE, BUT 10' BUILDING SEPARATION
MIN. REAR YARD: NONE, BUT 10' BUILDING SEPARATION
REQUIRED ADJ. TO A RESIDENTIAL USE
MAX. HEIGHT: 4 STORIES
URBAN OPEN SPACE: NONE REQUIRED-GROSS FLOOR AREA FOR BLDG IS LESS THAN 50,000 SF

SITE DEVELOPMENT NOTES

- 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 DETAIL 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 8.206(2) AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC, OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
- 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.
- 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/LOCATIONAL REQUIREMENTS OF THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPT. OF TRANSPORTATION.
- THE USE PROPOSED BY THIS REZONING IS A MIXED USE BUILDING CONTAINING GROUND LEVEL COMMERCIAL SPACE AND THREE FLOORS ABOVE CONTAINING A MAXIMUM OF TWENTY-FIVE DWELLING UNITS. DWELLING UNITS WILL BE FOR SALE CONDOMINIUMS.
- THE MAXIMUM AMOUNT OF NONRESIDENTIAL BUILDING SQUARE FOOTAGE SHALL NOT EXCEED 8,800 SQUARE FEET.
- RESTAURANTS SHALL NOT BE ALLOWED AS A COMMERCIAL USE.
- THE ATTACHED BUILDING ELEVATION IS INTENDED TO REPRESENT THE GENERAL ARCHITECTURAL THEME AND OVERALL DESIGN OF THE PROPOSED BUILDING. VARIOUS BUILDING ELEMENTS/DETAILS, INCLUDING COLORS, MATERIALS, ETC., MAY BE ALTERED AT THE DISCRETION OF THE PETITIONER TO RESPOND TO FINAL BUILDING PLANS. SITE CONSTRAINTS, TENANT/BUYER NEEDS, ETC. SO LONG AS THE OVERALL, GENERAL ARCHITECTURAL THEME IS PRESERVED.
- TREES ON SITE PLAN ARE ILLUSTRATIVE ONLY. LOCATION OF PROPOSED TREES MAY VARY. SITE SHALL MEET TREE ORDINANCE REQUIREMENTS.
- BUILDING PLACEMENT, PROPOSED SIDEWALK AND PLANTING STRIP ARE SUBJECT TO MODIFICATION DUE TO EXACT RIGHT OF WAY AND CURB AND GUTTER LOCATIONS WILL BE REFLECTED ON FINAL ENGINEERING PLANS.
- SITE WILL COMPLY WITH BICYCLE PARKING ORDINANCE REQUIREMENTS.
- STREET TREES WILL BE PROVIDED PER CITY OF CHARLOTTE STANDARDS AND REQUIREMENTS.
- PARKING SPACES ADJACENT TO THE PROPOSED BUILDING WILL HAVE WHEEL STOPS TO PREVENT JUMPER OVERHANG AT THE EDGE OF THE SIDEWALK OR PROVIDE A MIN. 7' SIDEWALK AT BACK OF CURB.
- PARKING LOT LIGHTING WILL BE FULLY CAPPED AND SHIELDED AND WILL NOT EXCEED TWENTY FEET IN HEIGHT. WALL PACK LIGHTING SHALL NOT BE ALLOWED.
- BUILDING WINDOWS ALONG PARK ROAD AND DREXEL PLACE WILL BE CLEAR GLASS.
- UTILITY METERS WILL NOT BE LOCATED ALONG THE PUBLIC STREET SIDES OF THE PROPOSED BUILDING.
- AT LEAST ONE OPERABLE DOOR WILL BE UTILIZED FOR EACH OF THE GROUND FLOOR NONRESIDENTIAL SPACES WHICH FACE PARK ROAD. PROPOSED SPACES MAY BE COMBINED TO FORM FEWER THAN THE SIX UNITS REFERENCED HEREIN, BUT IN NO EVENT SHALL THE GRAND TOTAL OF 9,800 SQUARE FEET BE EXCEEDED.
- THE PETITIONER 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 DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

-FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPT. OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.1 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE. USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

-FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAW DOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.

-FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6-HOUR STORM AND PERFORM A DOWNSCREEN FLOOD ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. "RESIDENTIAL" SHALL BE DEFINED AS A DEVELOPMENT CONTAINING DWELLING UNIT WITH OPEN YARDS ON AT LEAST TWO SIDES WHERE LAND IS SOLD WITH EACH DWELLING UNIT.

-FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6-HOUR STORM AND PERFORM A DOWNSCREEN FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY OR IF A DOWNSCREEN ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR, 6-HOUR STORMS.

-FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2-YR AND 10-YR, 6-HOUR STORM.

- PARK ROAD IS A MAJOR THOROUGHFARE REQUIRING A MINIMUM OF 100 FEET OF RIGHT-OF-WAY. IF THIS RIGHT-OF-WAY DIMENSION DOES NOT EXIST ALONG THE SITE'S PROPERTY FRONTAGE, THE PETITIONER SHALL PROVIDE LAND FOR RIGHT-OF-WAY IN FEE SIMPLE TO MEET THIS REQUIREMENT, MEASURING 50 FEET FROM THE CENTERLINE OF THE ROAD.
- STORM WATER DETENTION AND BMPs SHALL NOT BE LOCATED IN THE FRONT SETBACK.

Revisions:
09/14/07 Updated site plan using survey information. City comments addressed.

Project Manager
CG
Drawn By
JCB/DMB
Checked By
Date
7/11/07
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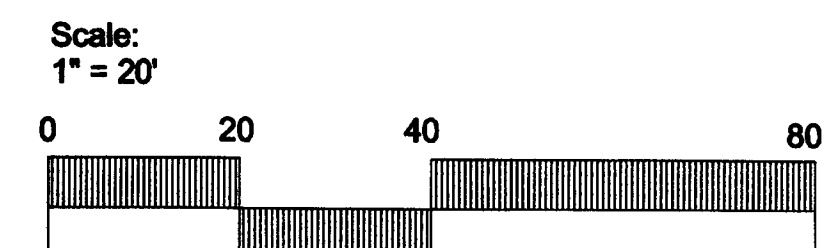
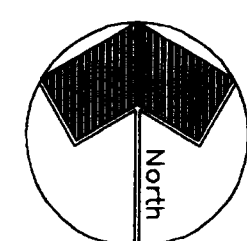


DPR ASSOCIATES
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204

TECHNICAL DATA SHEET
DREXEL PLACE

CHARLOTTE, NORTH CAROLINA
FOR

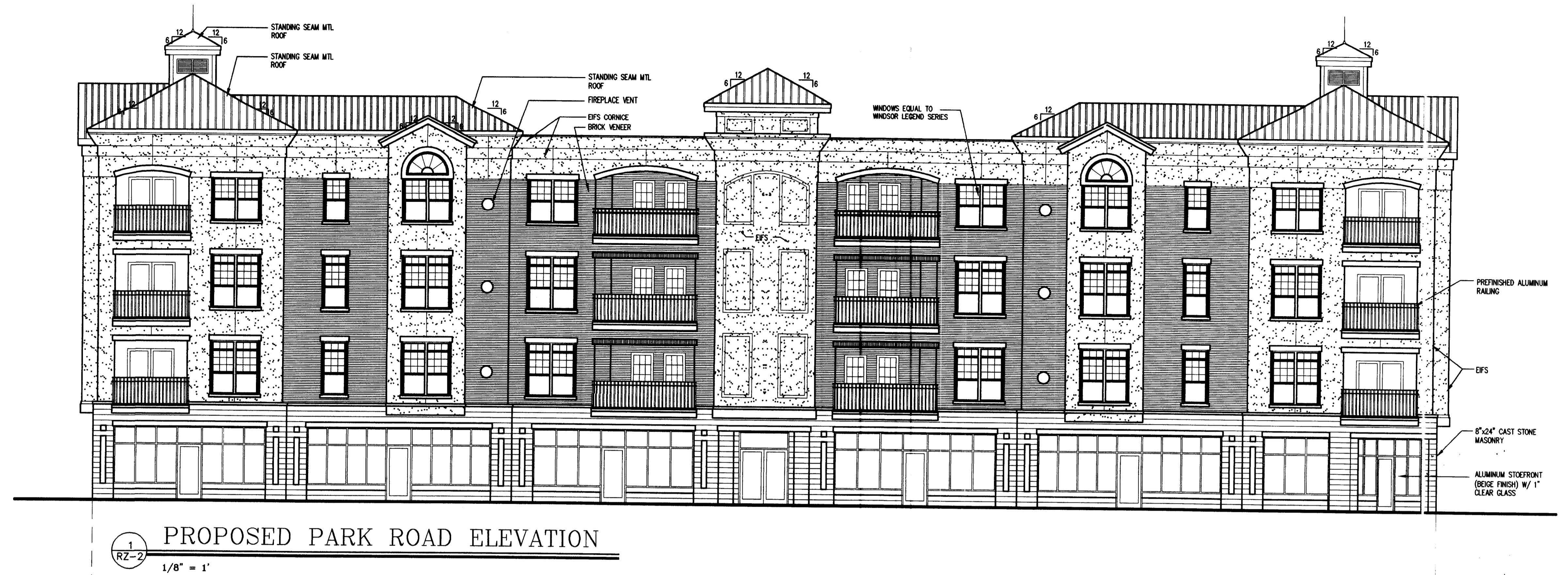
CHARLEX DEVELOPMENT CORPORATION, LLC.



Sheet Number

RZ-1

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Revisions:

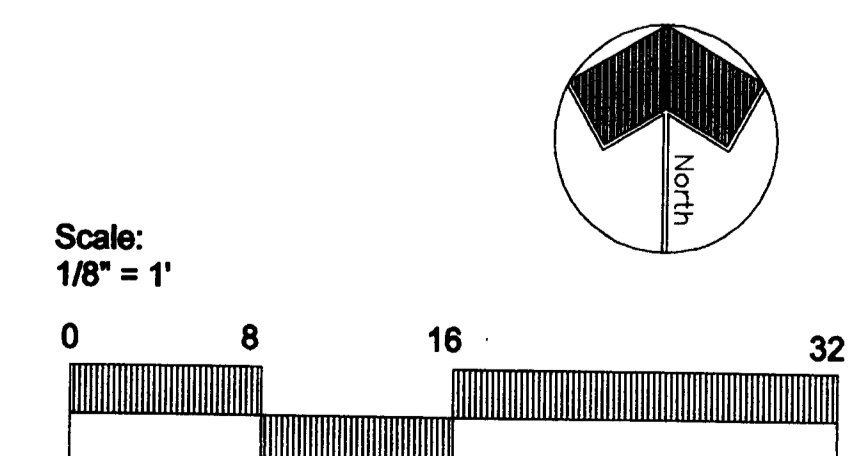
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704/332-1204



BUILDING EVELATIONS
DREXEL PLACE
CHARLOTTE, NORTH CAROLINA
FOR
CHARLEX DEVELOPMENT CORPORATION, LLC.



Sheet Number
RZ-2
Sheet 2 of 2

1/12/07 project/07027/char/07027-revisions.dwg