

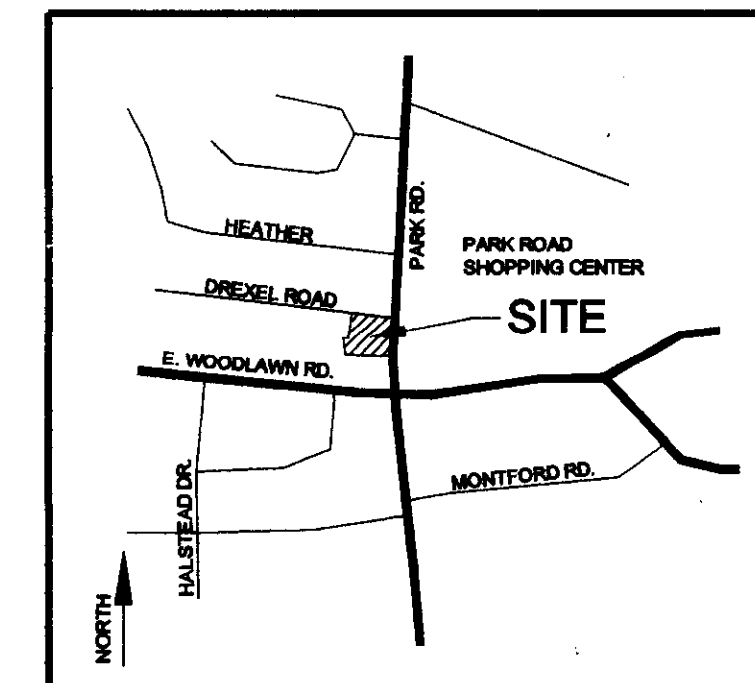
EXISTING SITE DATA

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

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: 9,300 GROSS SF ±
RESIDENTIAL: 26,700 GROSS SF ±
COMMON AREAS: 6,000 GROSS SF ±

OFF-STREET PARKING: 69 TOTAL PROVIDED
(25 SPACES ARE UNDERGROUND, 44 AT GRADE)
(INCLUDES 3 ACCESSIBLE SPACES; 1 BELOW, 2 AT GRADE)



VICINITY MAP - NTS

OWNERS:
14920620 - MARY B REITZELL AND REITZELL
MAILING ADDRESS: 4312 PARK RD, CHARLOTTE, NC 28209
14920621 - MARY B REITZELL
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: 16' MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB ON PARK ROAD
14' MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB ON DREXEL PLACE
MIN. SIDE YARD: NONE, BUT 10' BUILDING SEPARATION
REQUIRED ADJ. TO A RESIDENTIAL USE
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
OFF-STREET PARKING:
RESIDENTIAL REQUIRED: 1 SPACE PER DWELLING UNIT = 25 REQUIRED
OTHER USES REQUIRED: 1 SPACE PER 600 GROSS SF = 16 REQUIRED

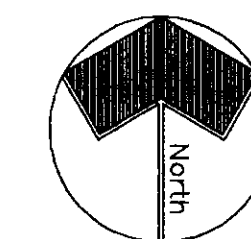
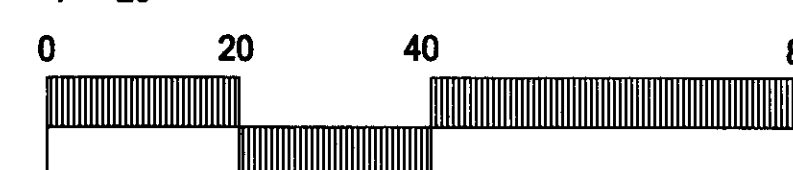
SITE DEVELOPMENT NOTES

- 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 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 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 10,000 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. MODIFICATIONS WILL BE REFLECTED ON FINAL ENGINEERING PLANS.
- SITE WILL COMPLY WITH BICYCLE PARKING ORDINANCE REQUIREMENTS.

LEGEND

- EXIST. CONTOUR
- EXIST. PROPERTY LINE
- EXIST. ZONING LINE
- PROP. ACCESSIBLE PARKING
- PROP. SCREENING WALL
- PROP. TRAFFIC FLOW
- PROP. BUILDING LOCATION
- PROP. SIDEWALKS
- PROPOSED SMALL MATURING TREE
- PROPOSED LARGE MATURING TREE

Scale:
1" = 20'



Sheet Number

RZ-1

Sheet 1 of 1

TECHNICAL DATA SHEET
DREXEL PLACE

CHARLOTTE, NORTH CAROLINA
FOR

CHARLEX DEVELOPMENT CORPORATION, LLC.



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

Project Manager
CG
Drawn By
JCB/DMB
Checked By
Date
7/11/07
Project Number
07027.2



Drexel Place
A MIXED-USE BUILDING
CHARLOTTE, NC