

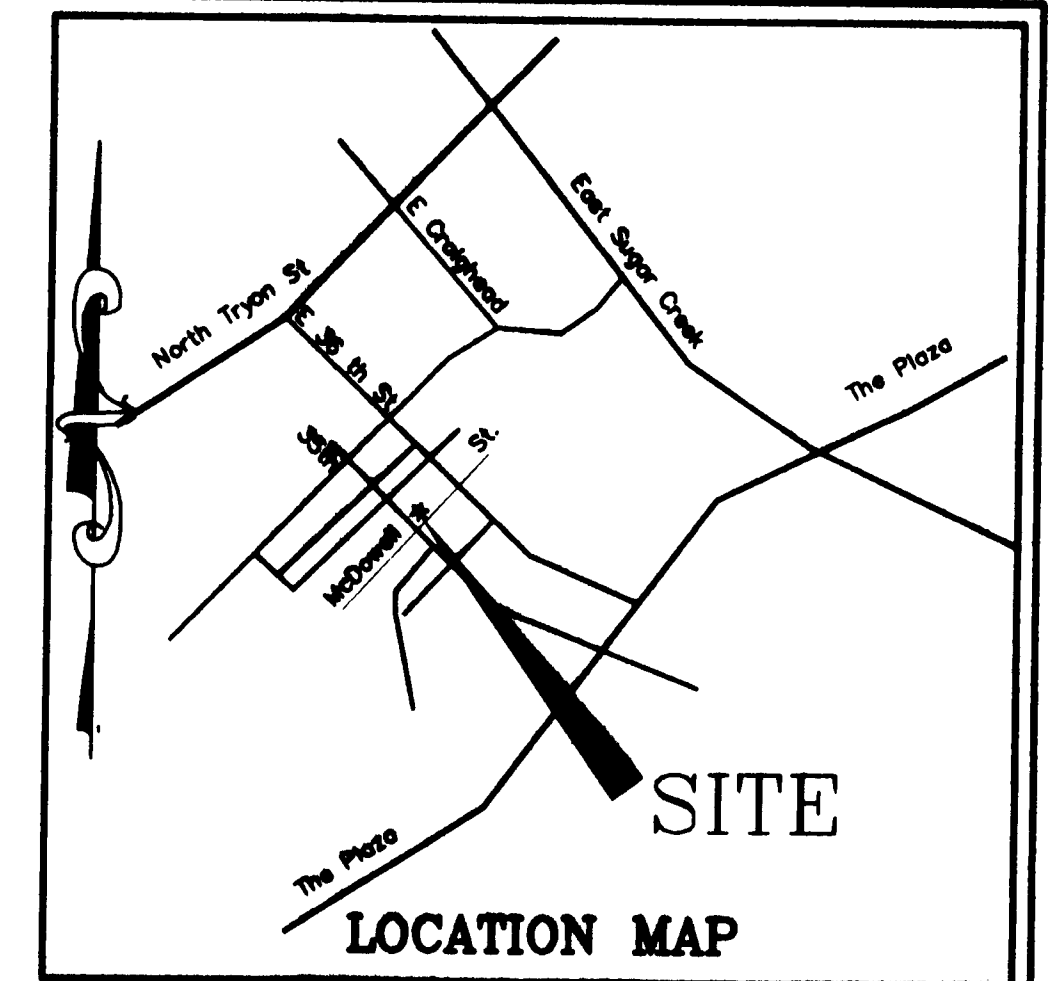
N. ALEXANDER STREET
50' RIGHT-OF-WAY

Zoned
UMUDD-0

Zoned R-5

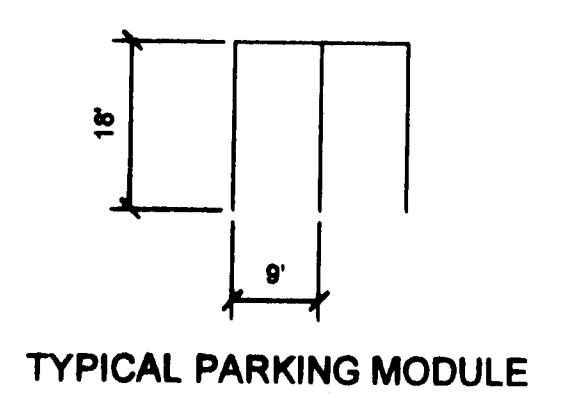
50' ROW

06-71



SITE DATA

PROJECT NAME: 38th at McDowell
OWNER: North Davidson Partners, LLC
OWNER CONTACT: Ralph Fails, 704-333-4244
PLANS PREPARED BY: P.E.A. of North Carolina, Inc. 704-377-4349
Cameron Penfield, P.E. #6264
TOTAL SITE AREA: 1.342 Acres 58,488 Square Feet
TAX PARCEL NUMBERS: 083-087-04 (721 E 38th St)
08
-13
ADDRESS: 721, 728, 733 38th Street
ZONING:
SETBACKS: Existing R-5 Proposed UR-1
Front: 20' 14' Back/Curb
Side: 5' 5'
Rear: 35' 10'
MIN. LOT WIDTH 80' 20'
MIN LOT AREA 6,000 Sq Ft 3,000 Sq Ft
PROPOSED USE: Residential
PROPOSED BUILDING HEIGHT: <40'
PARKING PER LOT: REQUIRED: 1 MIN 2 MAX (11 MIN / 22 MAX)
PARKING PROVIDED 11 LOTS x 2 = 22 PARKING SPACES
REQUIRED BUFFERS: NONE
ALL UTILITIES SERVING THIS SITE ARE TO BE UNDERGROUND
Garbage to be handled with curb side pickup.



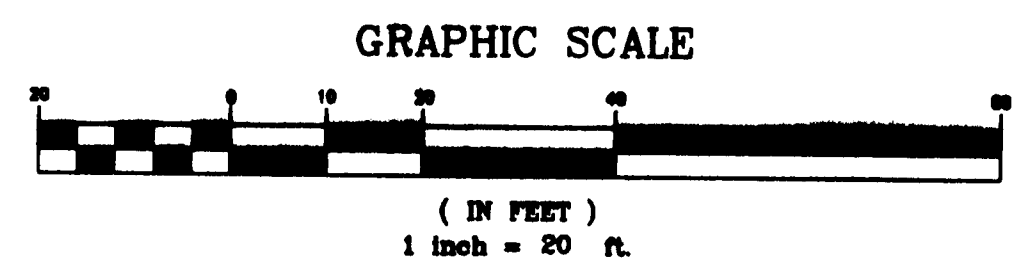
DEVELOPMENT NOTES

1. WHILE THE SCHEMATIC PLAN DEPICTS A FIRM CONCEPT OF DEVELOPMENT, FINAL DETAILS OF BUILDING SHAPES, SIZES AND LOCATION, ACCESS POINTS AND PARKING AND CIRCULATION ARRANGEMENT MAY VARY DUE TO SITE CONDITIONS OR DEVELOPMENT DESIGN DECISIONS. IN NO EVENT SHALL BUILDINGS OR PARKING BE PLACED OUTSIDE THE BOUNDARIES INDICATED ON THIS SITE PLAN.
2. PARKING SHALL BE PROVIDED AS A MINIMUM TO MEET ORDINANCE REQUIREMENTS.
3. SIGNAGE MAY BE INSTALLED SUBJECT TO APPLICABLE REGULATIONS.
4. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DISTANCE TO THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS SHALL NOT EXCEED 750.
5. THE NUMBER OF DRIVEWAYS SHOWN INDICATES THE APPROXIMATE NUMBER THAT MAY BE CONSTRUCTED. THE EXACT LOCATIONS AND DESIGN IS SUBJECT TO APPROVAL OF CHARLOTTE DEPT. OF TRANSPORTATION.
6. NO BUILDING SHALL EXCEED 40 FEET IN HEIGHT.
7. THE EXACT LOCATION OF DRIVEWAYS SHALL BE SUBJECT TO THE APPROVAL OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION BUT SHALL NOT EXCEED THE NUMBER SHOWN ON THIS PLAN.
8. STREET TREES WILL BE INSTALLED TO MEET CITY STANDARDS.
9. PARKING WILL NOT BE ALLOWED IN FRONT OF THE HOMES BETWEEN THE BUILDINGS AND THE PUBLIC STREETS.
10. STOOPS OR STAIRS MAY NOT ENCRUCH INTO THE SETBACKS.

11. ALL HOMES WILL BE ELEVATED AND SHALL HAVE CRAWL SPACES SUCH THAT THE FINISH FLOOR WILL BE AT LEAST 2'-3" ABOVE THE GRADE OF THE SIDEWALK.
12. THE LOCATIONS OF DRIVEWAYS ARE SUBJECT TO CHANGE TO ALIGN WITH DRIVEWAYS ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND CITY TREE ORDINANCE.
13. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
14. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED / EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS OR HOMEOWNER'S BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION / INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

STORM WATER QUANTITY CONTROL

15. THE PETITIONER SHALL TIE INTO THE EXISTING STORM WATER SYSTEM. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM 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 TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
16. PROPOSED IMPERVIOUS AREA WILL BE SMALLER THAN WHAT EXISTS.
17. ELEVEN (11) HOMES ARE PROPOSED TO BE BUILT. HOWEVER, THE PETITIONER RESERVES THE RIGHT TO REDUCE THE NUMBER OF HOMES TO BE BUILT.
18. RENDERINGS OF THE HOMES SUBMITTED WITH THIS PETITION ARE GENERAL IN NATURE AND ONLY REPRESENT THE CONCEPT OF THE TYPE OF HOMES TO BE BUILT. FINAL DESIGNS OF THE HOMES WILL VARY FROM THOSE SHOWN IN THE ATTACHED RENDERINGS.
19. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER 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, 7, 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 CONDITION 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.



PROPOSED REZONING
FROM R-5 TO UR-1 (CD)

No.	By	Description	Date
NORTH DAVIDSON PARTNERS 1310 SOUTH TRYON STREET, SUITE 104 CHARLOTTE, N.C. 28203 704-333-4244			
REZONING SITE PLAN "35th at McDowell"			
CHARLOTTE MECKLENBURG CO. N.C.			
DES. BY: C.W.P.	SCALE: 1" = 20'	JOB NO.	
DN. BY: C.P.	DATE 5/22/2006	06 - 012	DWG. NO.

P.E.A.
of
North Carolina
1409 East Boulevard
Charlotte, N.C. 28203
(704) 377-4349
EMAIL: Cam@peaofc.com

25 Years

RZ-1