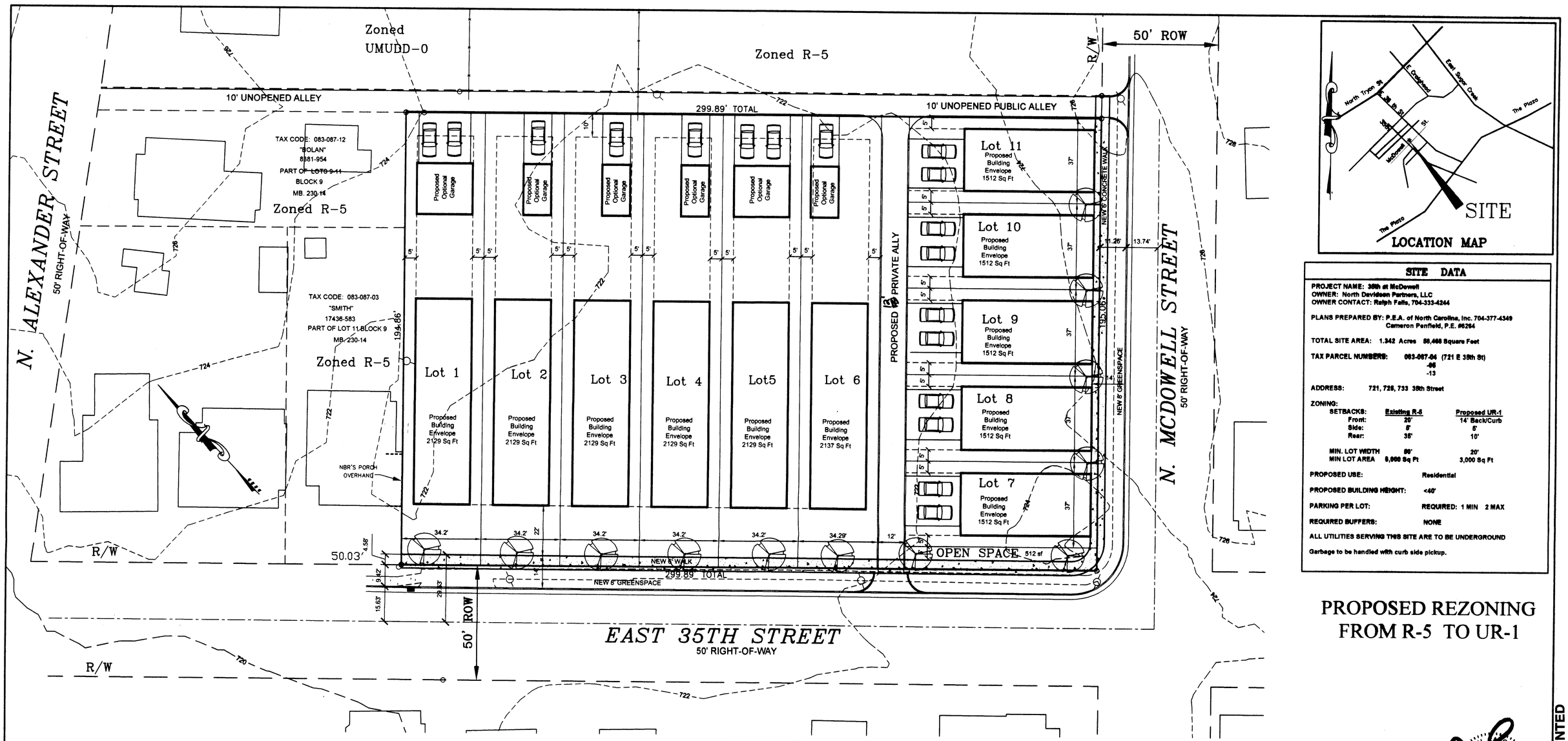

LOCATION MAP

SITE DATA

PROJECT NAME: 35th at McDowell
OWNER: North Davidson Partners, LLC
OWNER CONTACT: Ralph Fatis, 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 58,468 Square Feet

TAX PARCEL NUMBERS: 083-087-04 (721 E 35th St)
-06
-13

ADDRESS: 721, 725, 733 35th Street

ZONING:

SETBACKS:	Existing R-5	Proposed UR-1
Front:	20'	14' Back/Curb
Side:	5'	5'
Rear:	35'	10'
MIN. LOT WIDTH	50'	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

REQUIRED BUFFERS: NONE

ALL UTILITIES SERVING THIS SITE ARE TO BE UNDERGROUND

Garbage to be handled with curb side pickup.

PROPOSED REZONING FROM R-5 TO UR-1

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. STORM WATER DETENTION WILL BE PROVIDED AS NEEDED AND WILL UTILIZE A VARIETY OF TECHNIQUES TO MEET THE REQUIREMENTS OF ALL APPLICABLE ORDINANCES AS A MINIMUM. NO STORM WATER DETENTION WILL BE ALLOWED IN SETBACKS.
3. PARKING SHALL BE PROVIDED AS A MINIMUM TO MEET ORDINANCE REQUIREMENTS.
4. SIGNAGE MAY BE INSTALLED SUBJECT TO APPLICABLE REGULATIONS.
5. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DISTANCE TO THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS SHALL NOT EXCEED 750.
6. 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.
7. NO BUILDING SHALL EXCEED 40 FEET IN HEIGHT.
8. 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 .
9. STREET TREES WILL BE INSTALLED TO MEET CITY STANDARDS.

CONCEPT DESIGN `B'

06-71

GRAPHIC SCALE
30 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

No.	By	Description	Date
		Revisions	

NORTH DAVIDSON PARTNERS
1310 SOUTH TRYON STREET; SUITE 104
CHARLOTTE, N.C. 28203 704-333-4244

REZONING SITE PLAN
CONCEPT DESIGN `B'
"35th AT McDOWELL"
CHARLOTTE MECKLENBURG CO. N.C.

DES. BY: C.W.P.	SCALE 1" = 20'	JOB NO. 06 - 012
DN. BY: C.P.	DATE 3/23/2006	

RZ-2
DWG. NO.

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

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