

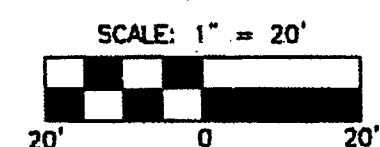
GENERAL NOTES:

- EXISTING ZONING OF TAX PARCEL 21159314 IS BICD.
- EXISTING USE IS A GARDEN CENTER.
- EXISTING ADJOINING USES ARE SINGLE FAMILY RESIDENTIAL TO THE EAST AND SOUTH AND AN EXISTING GARDEN CENTER AND NURSERY.
- PROPOSED NEW ZONING IS R-8MF, CITY OF CHARLOTTE ZONING CODE.
- PROPOSED DENSITY: 10 UNITS CALCULATION: 1.314 ACRES X 8 UNITS/ACRE = 10 UNITS
- CONCEPTUAL SITE PLAN COMPLIES WITH R-8MF SETBACKS LOCATED NEXT TO RESIDENTIAL USE:

MINIMUM LOT WIDTH:	55 FT.	PROPOSED LOT WIDTH:	285(±) FT.
MINIMUM FRONT YARD:	30 FT.	PROPOSED FRONT YARD:	55(±) FT.
MINIMUM SIDE YARD:	20 FT.	PROPOSED SIDE YARD:	20(±) FT.
MINIMUM REAR YARD:	50 FT.	PROPOSED REAR YARD:	155(±) FT.
- FLOOR AREA OF PROPOSED BUILDING IS 9,700(±)S.F. (ALLOWED IS 28,619 S.F.)
- LOT AREA OF PROPOSED DEVELOPMENT IS 57,240 S.F. (MINIMUM REQUIRED IS 11,300 S.F.)
- OPEN SPACE OF PROPOSED DEVELOPMENT IS 30,715 (±)S.F. (MINIMUM ALLOWED IS 28,620 S.F.)
- BUILDING HEIGHT OF PROPOSED BUILDING IS 40 FT. (MAXIMUM ALLOWED IS 40 FT)
- PROPOSED BUILDING DESIGN (SEE ATTACHED PHOTO) IS FIVE UNITS OVER FIVE UNITS, CONDOMINIUM.
- CONCEPTUAL DESIGN INCORPORATES ADDITIONAL RIGHT OF WAY ON REA ROAD PER CITY OF CHARLOTTE MB 23-24.
- STORM WATER DETENTION TO MEET CITY OF CHARLOTTE STANDARDS.
- PROPOSED PARKING SPACES ARE: 17 (MINIMUM REQUIRED IS 15 (1.5 SPACES/UNITS X 10 UNITS)
- THE CONCEPTUAL SITE PLAN IS FOR REZONING CONSIDERATION. ANY DEVELOPMENT WILL REQUIRE SITE PLAN APPROVAL BY THE CITY OF CHARLOTTE.
- THE CONCEPTUAL SITE PLAN BOUNDARIES ASSUME THE BOUNDARIES FROM A PREVIOUS SITE PLAN PREPARED BY A.G. ZOUTEWELLE, P.A. DATED MARCH 4, 2002 FOR THE SUBJECT PROPERTY AND THE ADJOINING PROPERTY (4245 REA ROAD)

PROPOSED CONCEPTUAL SITE PLAN
FOR
REZONING APPLICATION FROM
BICD TO R-8MF
4237 REA ROAD (TAX #21159314)
CHARLOTTE, MECKLENBURG COUNTY, N.C.
JEAN M. HARKEY (OWNER)
DESCRIPTION TAKEN FROM MAP BOOK 33 PAGE 34
ROBERT H. PINGRY, RYDER-PINGRY PROPERTIES
548 TANBANK APTON, VA 22920
PHONE: 434-981-5094 hpingry@meins.net

IF THIS DRAWING IS A REDUCTION
GRAPHIC SCALE MUST BE USED



DESIGNED BY:				PROJECT:				REVISION NUMBER:			
DRAWN BY:				PROPOSED CONCEPTUAL SITE PLAN FOR				DRAWING NUMBER:			
FAW				REZONING APPLICATION FROM BICD TO R-8MF				SHEET NUMBER:			
REVIEWED BY:				TITLE:				FILE NAME:			
AKS				SITE PLAN				DISCIPLINE:			
								SCALE:			
								1"=20'-0"			
								DATE:			
								5-8-07			

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