

SITE DEVELOPMENT PLAN

Rezoning Petition 2013-011

PREPARED BY:

THIS SITE PLAN IS TO SHOW
THE PROPOSED LOCATION OF
THE HOUSE ON THE LOT AND
IS NOT TO BE RELIED UPON
FOR CONSTRUCTION.

DELTA LAND SERVICES, INC.
FIRM LICENSE #C-735
1020 CREWS ROAD, SUITE L
MATTHEWS, NORTH CAROLINA 28105
(704) 847-4700

Existing # of
Stories: 1.5

Proposed # of
Stories: 1.5

Existing Building Height: 25'

Max Building Height: 40'

Proposed zoning: UR-1 (CD)

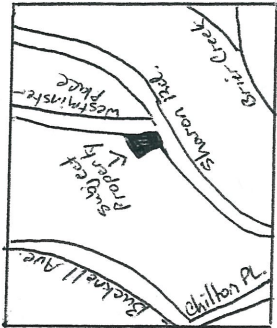
NOTE: DELTA LAND SERVICES
IS NOT RESPONSIBLE FOR ANY
CHANGES DUE TO UNRECORDED
COVENANTS AND RESTRICTIONS

Existing Building Ft²: 1,031
Proposed New Building Ft²: 932
Total Building Ft²: 1,963

Existing Zoning:

ZONING: R-3 PER MECKLENBURG
COUNTY GIS.

SCALE: 1"=30'

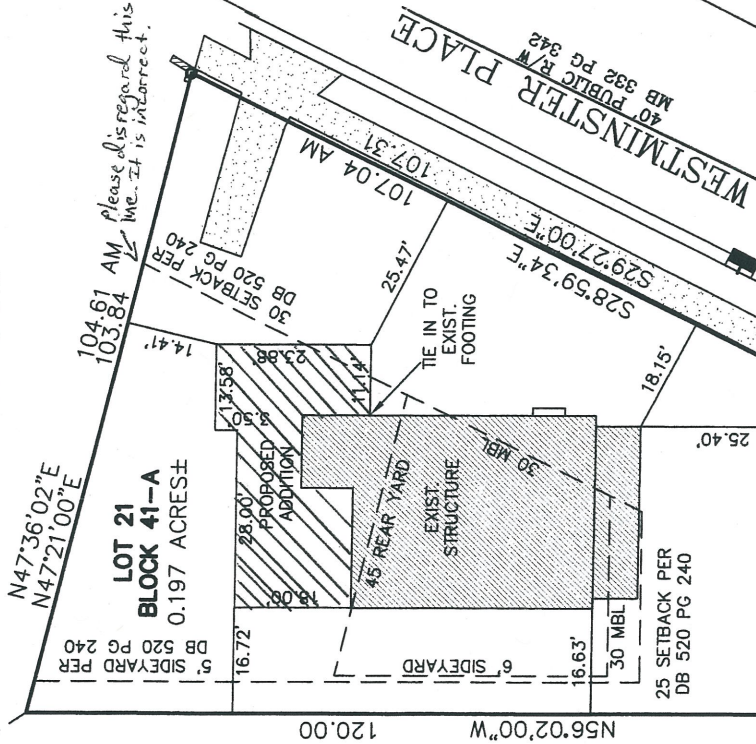


R-3

LOT 22
BLOCK 41-A
MB 332 PG 342

LOT 20
BLOCK 41-A
MB 332 PG 342

LOT 21
BLOCK 41-A
0.197 ACRES±



R-3

Addition to be consistent
with bungalow style,
hardi siding.
Driveway will be permitted
to C-DOT standards.
Alterations to the conditional
plan are subject to
Section 6.207 of the City
of Charlotte Zoning Ordinance.

SHARON ROAD
POSSIBLE 60' PUBLIC R/W
MB 332 PG 8 & 9

The site will be limited to one
single family residence.
Accessory structures will be
permitted in accordance with the
ordinance.
Building Height will not exceed
40 feet.
The Petitioner shall comply with
all applicable approved and
adopted ordinances.

R-3

R-3

R-3

NOT FOR RECORDATION, CONVEYANCES OR SALES

Subdivision MYERS PARK BLOCK 41-A
Address 2300 SHARON ROAD
Lot 21 Block Plan CUSTOM
Patio Fireplace Garage (1 Car) Slab Other
Crawl Slab Other

County MECKLENBURG
Owner
Drive (Left) (Right) (Court yard) Deck
Brick Basement Curtain Wall

REVISED:

DWN: LJW

CKD: SHD

DATE: 10 / 26 / 12

MISC\MYERS21.DWG - LJW