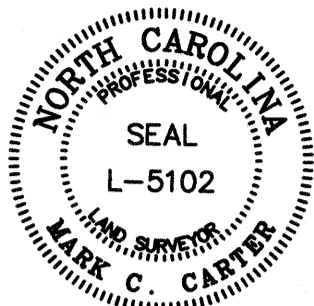


STATE OF NORTH CAROLINA MECKLENBURG COUNTY

I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 36233, PAGE 529 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 3, PAGE 293 OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 23rd DAY OF SEPTEMBER, 2021.


 PROFESSIONAL LAND SURVEYOR



DEVELOPMENT DATA:

SITE ACREAGE: 0.243
 TAX PARCEL ID: 093-098-16
 REZONING PETITION #: 2021-182

EXISTING ZONING: R-8
 PROPOSED ZONING: UR-1

SETBACK: 14 FEET FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER

SIDE YARD: 5 FEET
 REAR YARD: 10 FEET
 MAX. BUILDING HEIGHT: 40'

PARKING: PER ORDINANCE STANDARDS

CONDITIONAL NOTES:

THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BIRDCO, INC. TO ACCOMMODATE THE DEVELOPMENT UP TO TWO SINGLE FAMILY DETACHED HOMES ON A 0.243 ACRE SITE LOCATED AT 1521 SHAMROCK DRIVE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THE SITE IS COMPRISED OF TAX PARCEL NUMBER 093-098-16.

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-1 ZONING DISTRICT WHICH SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTH MECKLENBURG AREA, BY WAY OF PRIVATE/PUBLIC PARTNERSHIP EFFORTS OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

THE SITE WILL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

AN 8' PLANTING STRIP AND 6' SIDEWALK WILL BE REQUIRED ALONG ALL STREET FRONTAGES.

PER THE RECORDED STORM DRAINAGE EASEMENT (SDE) per DB 10686 PG 868 SHOWN HEREON, NO PERMANENT STRUCTURE OF ANY KIND IS PERMITTED OVER OR ACROSS THIS EASEMENT.

PERMITTED USES:

THE SITE MAY BE DEVOTED SOLELY FOR UP TO TWO (2) SINGLE FAMILY DETACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE UR-1 ZONING DISTRICT.

TRANSPORTATION:

(RESERVED)

ARCHITECTURAL AND LANDSCAPING STANDARDS:

(RESERVED)

ENVIRONMENTAL FEATURES:

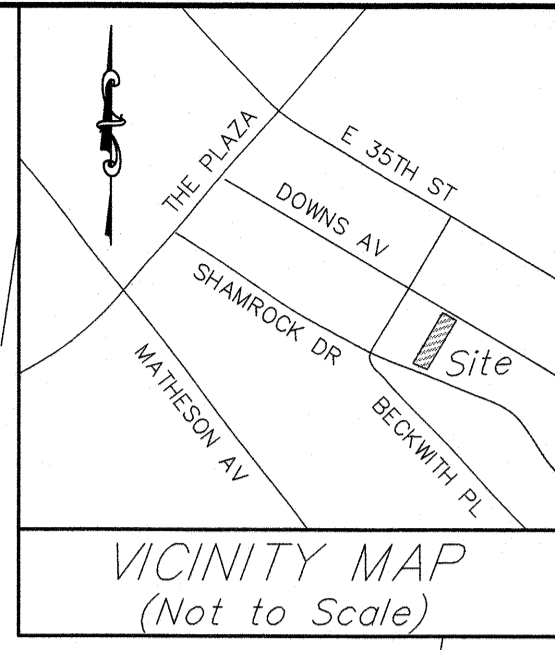
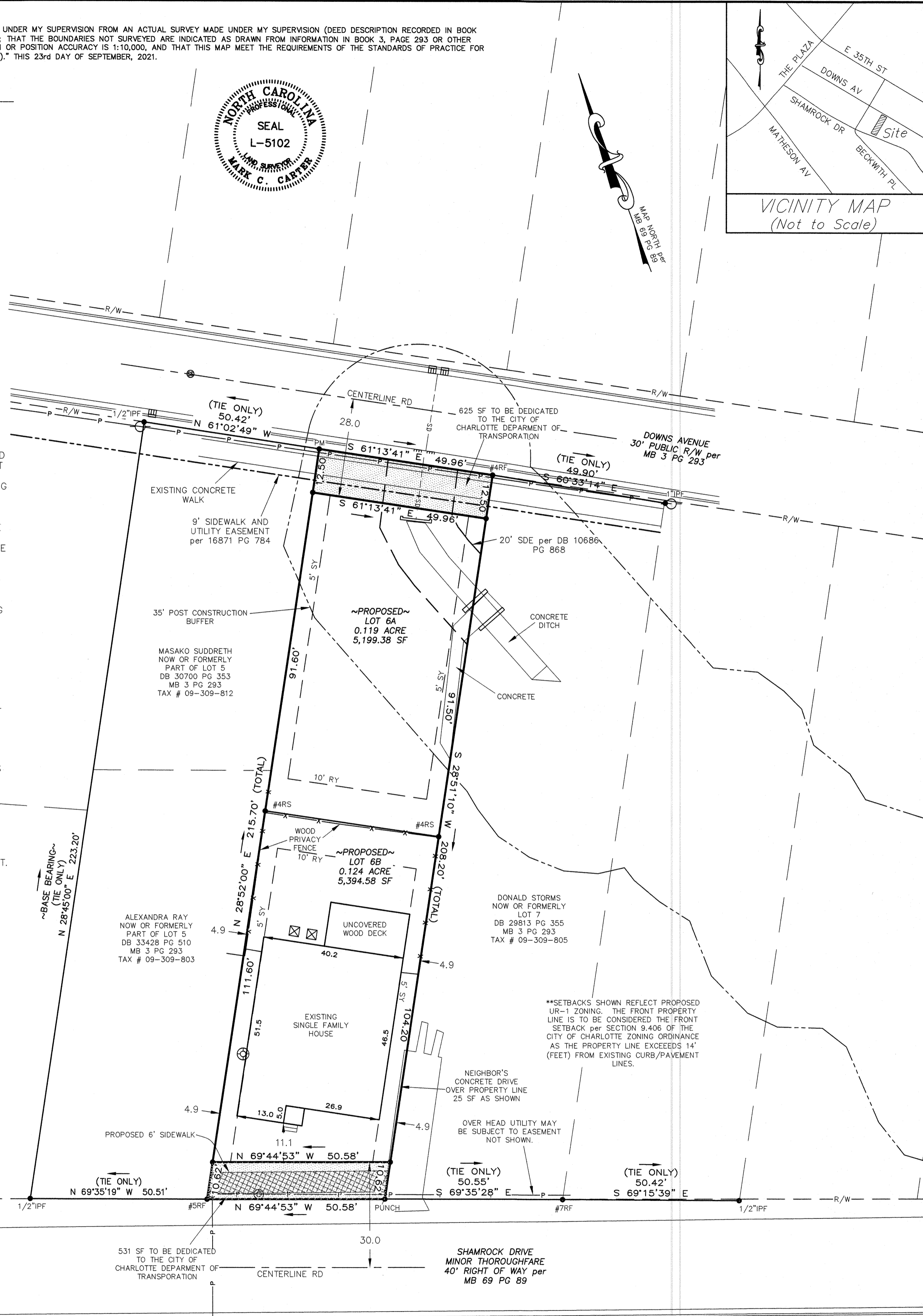
(RESERVED)

LIGHTING:

LIGHTING OF THE SITE SHALL CONFORM TO THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

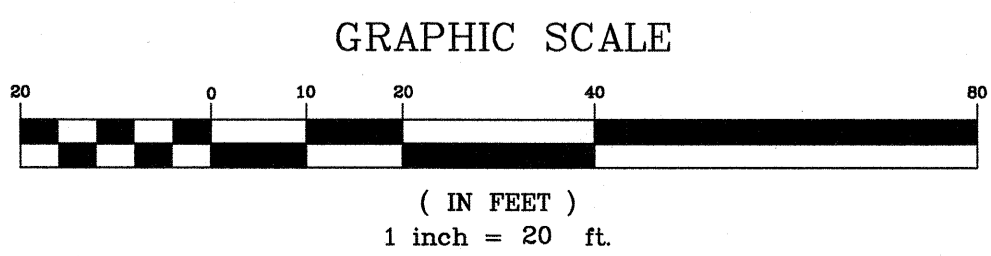
LEGEND

- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- IPF IRON PIPE FOUND
- PM PUNCHMARK
- P OVERHEAD POWER LINE
- X FENCE
- ADJ ADJOINER PROPERTY LINE
- R/W LINE
- EXTERIOR PROPERTY LINE
- BUILDING SETBACK LINE
- POST CONSTRUCTION BUFFER
- RIGHT OF WAY DEDICATION
- GAS METER
- WATER SEWER
- HVAC
- POWER POLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- DROP INLET



**SETBACKS SHOWN REFLECT PROPOSED UR-1 ZONING. THE FRONT PROPERTY LINE IS TO BE CONSIDERED THE FRONT SETBACK per SECTION 9.406 OF THE CITY OF CHARLOTTE ZONING ORDINANCE AS THE PROPERTY LINE EXCEEDS 14' (FEET) FROM EXISTING CURB/PAVEMENT LINES.

FLOOD NOTE:
 NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710456400K, DATED: FEBRUARY 19, 2014.



REZONING SITE PLAN

AT PROPERTY KNOWN AS
 1521 SHAMROCK DRIVE
 LOT 6, BLOCK 5, DAVIS PARK
 TAX # 093-098-16, DB 36233 PG 529, MB 3 PG 293
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
 FOR: BIRDCO INC

PHOENIX LAND SURVEYING, INC
 3316 OLD MONROE ROAD
 STALLINGS, NORTH CAROLINA 28104
 PH: (704)-335-1655
 EMAIL: INFO@PHOENIX-SURVEYING.COM
 FIRM # C-3912

Land Surveying
 Land Planning
 FIELD WORK: CC, JG- MAPPING: KH, DNZ
 PROJ # 731-1874-01 1521 SHAMROCK DR