

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.

Mark Carter
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)

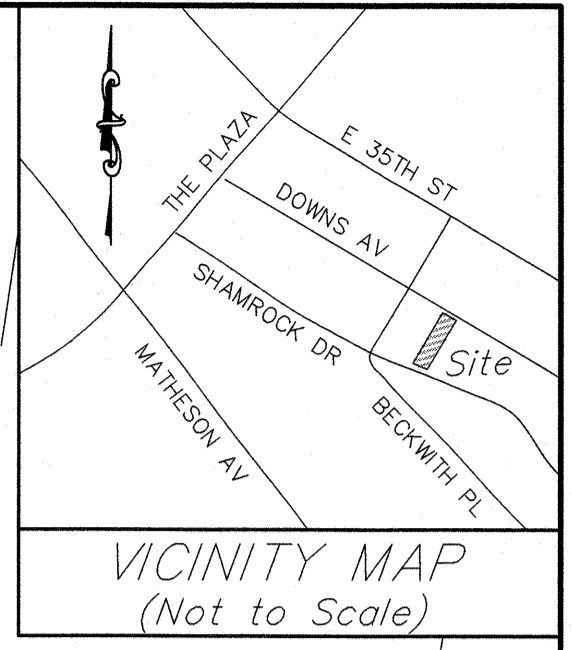
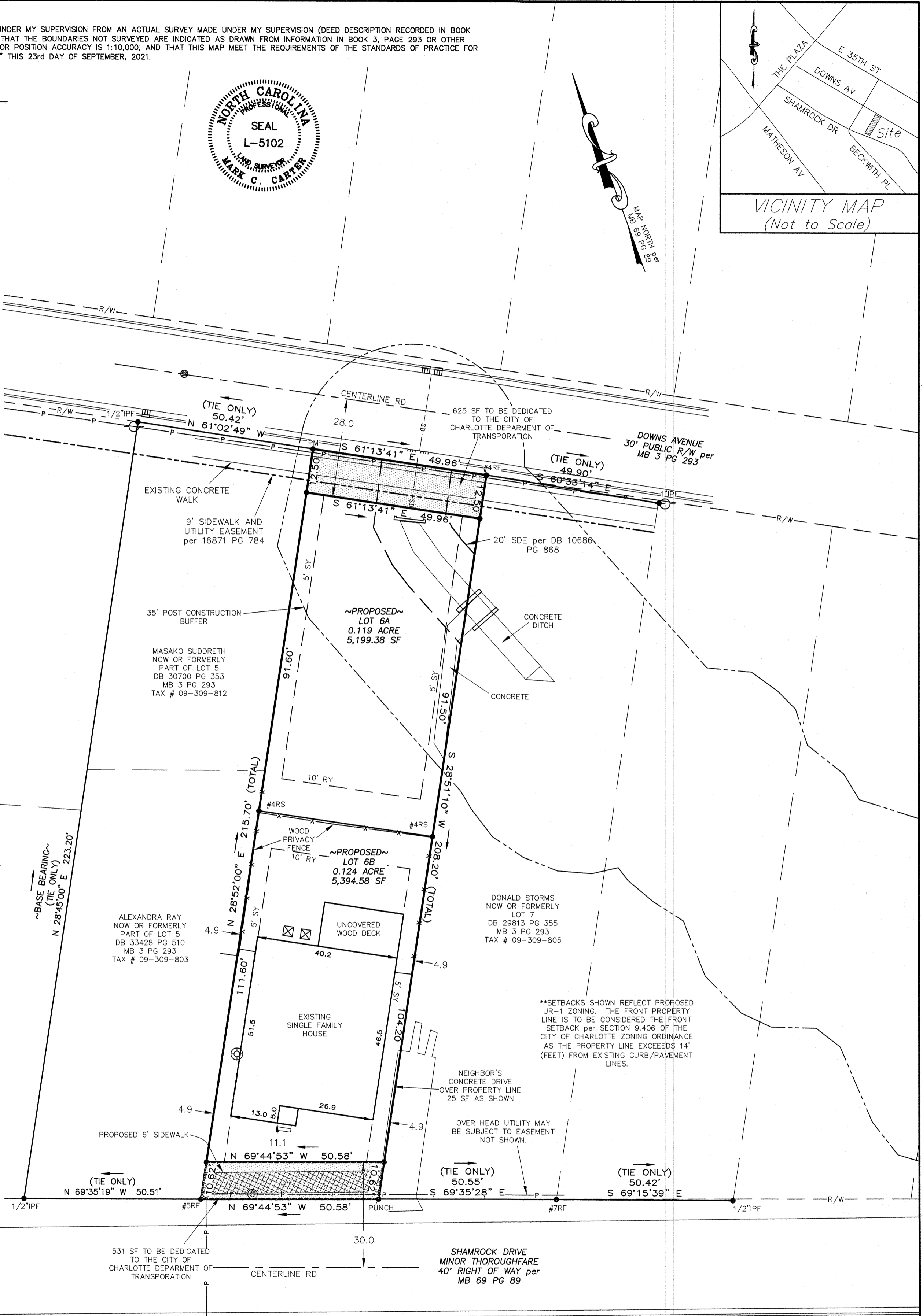
LIGHTING:

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

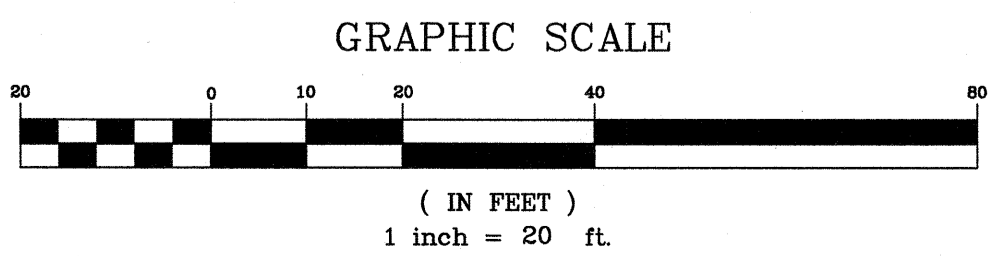
LEGEND

- 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
- - - ADJOINER PROPERTY LINE
- - - R/W LINE
- - - EXTERIOR PROPERTY LINE
- - - BUILDING SETBACK LINE
- - - POST CONSTRUCTION BUFFER
- [Hatched Box] RIGHT OF WAY DEDICATION
- [Circle with X] GAS METER
- [Circle with W] WATER SEWER
- [Square with X] HVAC
- [Circle with P] POWER POLE
- [Circle with S] SANITARY SEWER MANHOLE
- [Circle with B] CATCH BASIN
- [Circle with I] DROP INLET

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.



**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.



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