

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 MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)." THIS 23rd DAY OF SEPTEMBER, 2021.

Mark C. 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.

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.

PER 9.407(4)(c), CONTEXT SENSITIVE DESIGN SHALL BE PERMITTED BY MAINTAINING SIDEWALK ON THE SITE IN ITS EXISTING LOCATION IN ORDER TO MAINTAIN A CONSISTENT STREET SCAPE ALONG DOWNS AVENUE. SHAMROCK DRIVE SHALL NOT BE REQUIRED TO INSTALL STREET SCAPE IMPROVEMENTS BUT SHALL RESERVE ROW AS ILLUSTRATED ON THE SITE PLAN TO ACCOMMODATE FUTURE CITY-SPONSORED STREET SCAPE PROJECTS.

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:

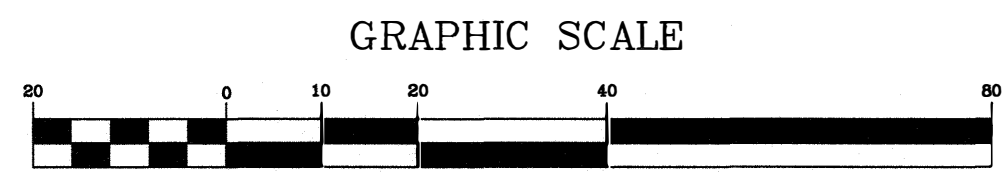
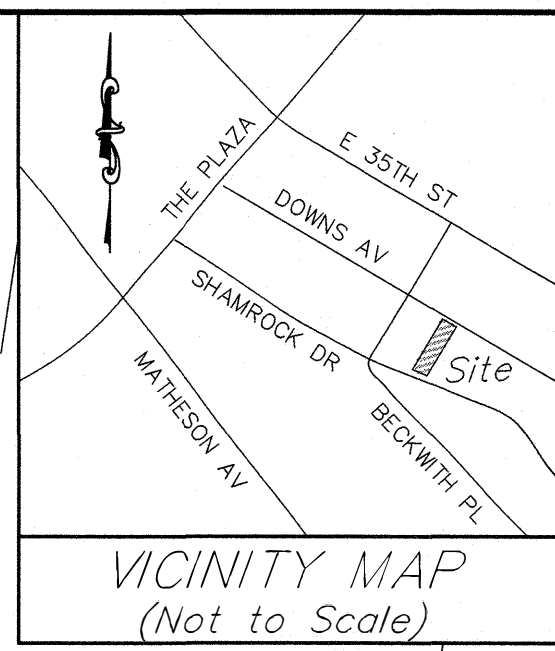
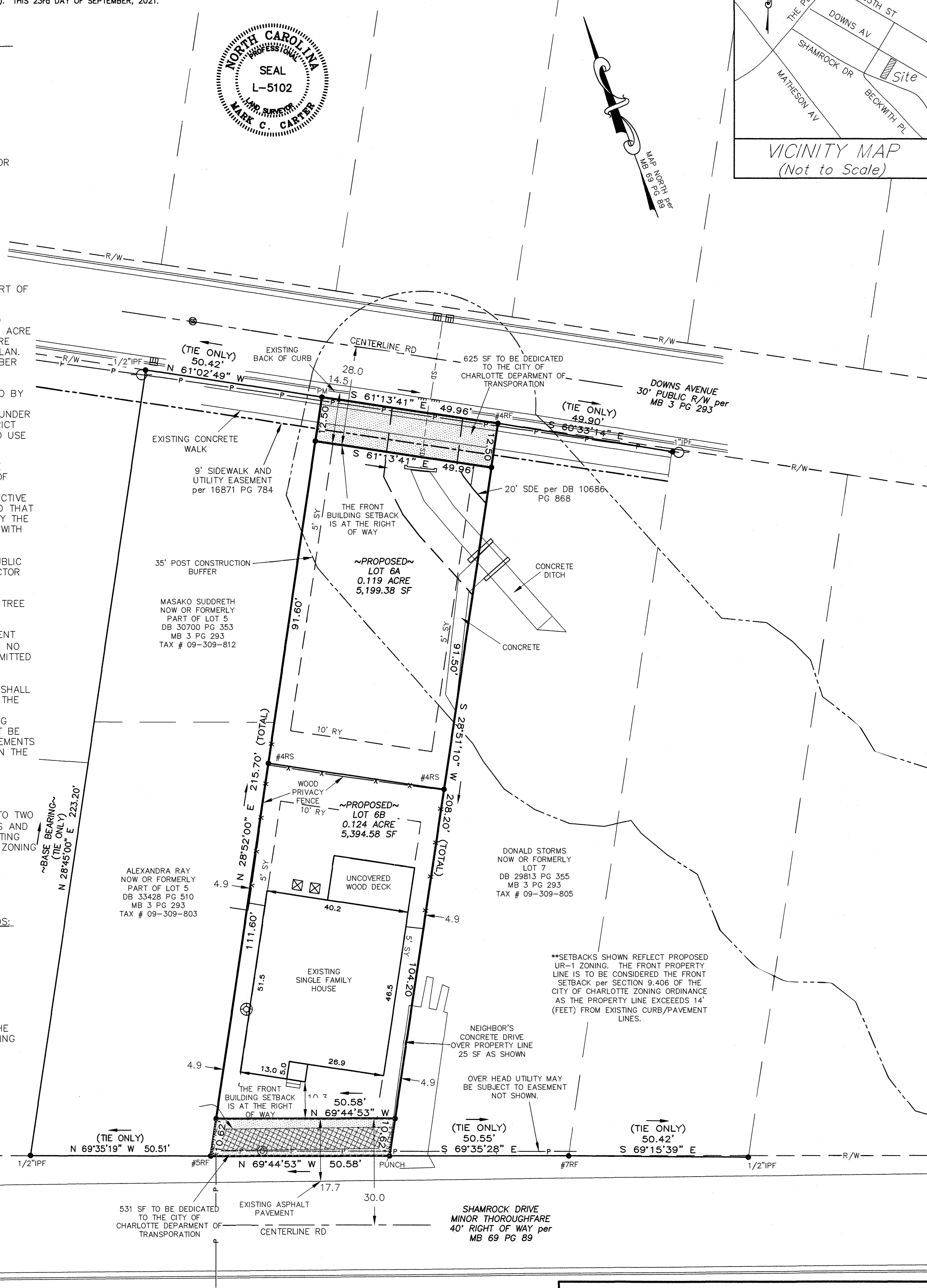
(RESERVED)

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
PC 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
RIGHT OF WAY DEDICATION
GAS METER
WATER SEWER
HVAC
POWER POLE
SANITARY SEWER MANHOLE
CATCH BASIN
DROP INLET



(IN FEET)
1 inch = 20 ft.

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