

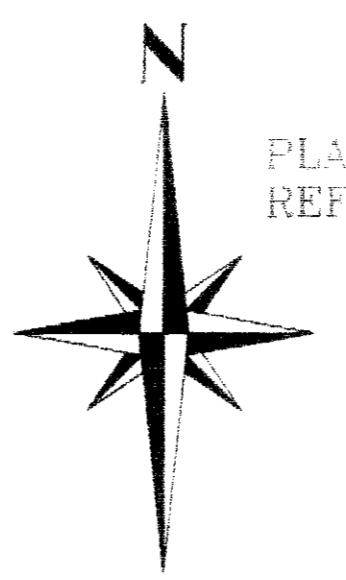
REVISIONS	BY

REZONING SUBMITTAL SCHEME #9.0
RAY LEWIS WILSON
2939 POLK & WHITE ROAD
CHARLOTTE NC 28269

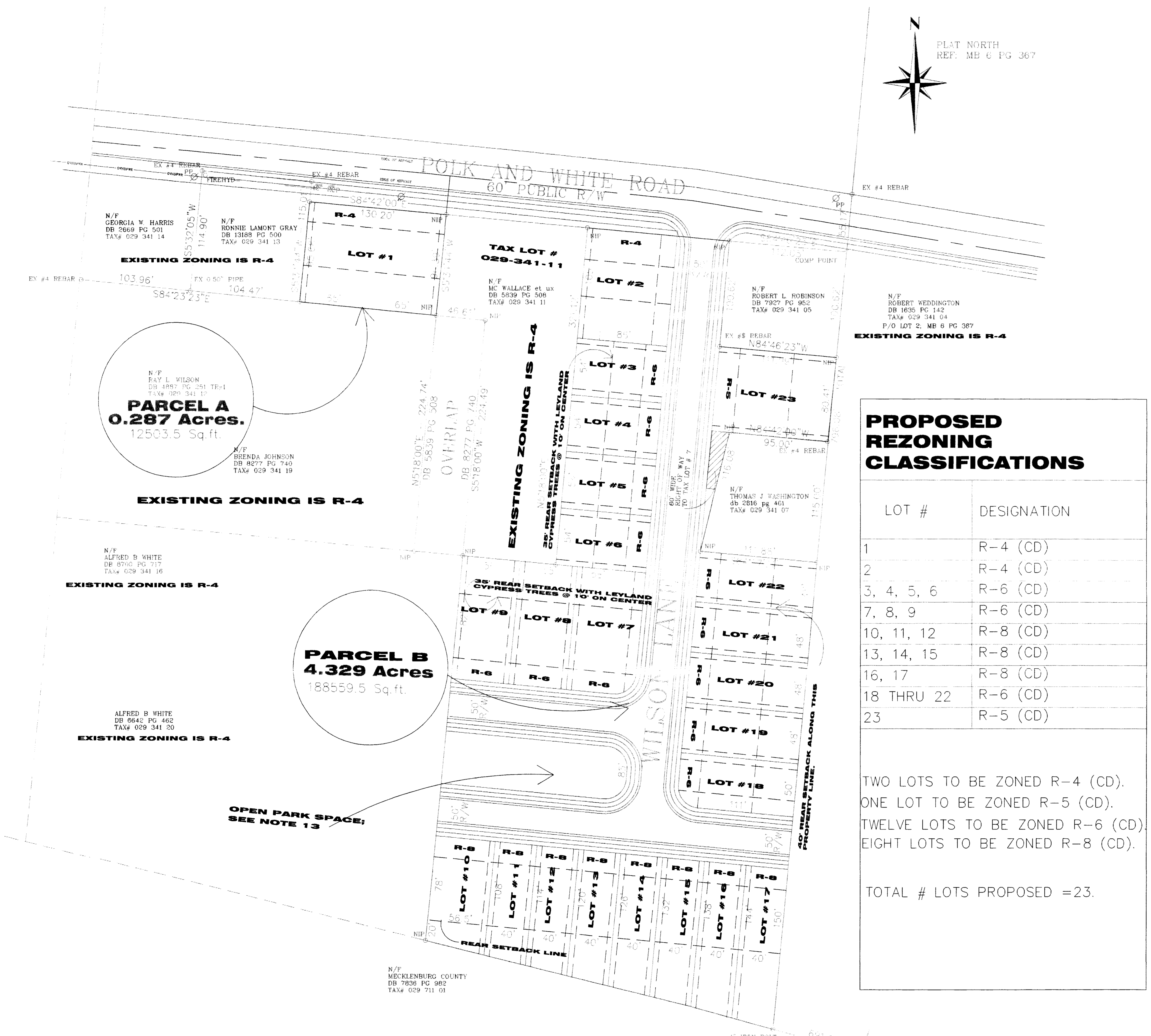
HDC RESIDENTIAL DESIGN
231 SYLVANIA AVE.
CHARLOTTE, NC 28206

704/377-2512

FINAL REVISION DATE	APRIL 1, 2003
REZONING BOARD APPROVAL DATE	FEBRUARY 26, 2003
CHARLOTTE CITY COUNCIL APPROVAL DATE	MARCH 24, 2003
SCALE	1" = 40'
SHEET	SD 1
OF	2 SHEETS



PLAT NORTH
 REF: MB 6 PG 367



NOTES:

- SEE REFERENCE SURVEY PREPARED BY HARRISBURG SURVEYORS DATED OCTOBER 18, 2002 FOR ACTUAL PROPERTY DIMENSIONS.
- EXISTING ZONING IS R - 4.
- PROPOSED ZONING IS MIXED R-4, R-5, R-6 AND R - 8 (ALL CD).
- TOTAL ACREAGE IS 4.626 ACRES.
- SUBDIVISION LAYOUT SHOWN IS SUBJECT TO CHANGE; LOT DIMENSIONS ARE APPROXIMATE AND SHALL BE ESTABLISHED BY THE SURVEYOR AS A PART OF THE FINAL DESIGN. FINAL DIMENSIONS SHALL MEET OR EXCEED ALL LOT REQUIREMENTS.
- LOT REQUIREMENTS ARE AS FOLLOWS:

R-4 REQUIREMENTS	R-5 REQUIREMENTS
MAX. RESIDENTIAL DENSITY = 4/ACRE	MAX. RESIDENTIAL DENSITY = 5/ACRE
MINIMUM OPEN SPACE = 65%	MINIMUM OPEN SPACE = 65%
MINIMUM FRONT SETBACK = 30 FT.	MINIMUM FRONT SETBACK = 20 FT.
MINIMUM SIDE YARD = 5 FT.	MINIMUM SIDE YARD = 5 FT.
MINIMUM REAR YARD = 40 FT.	MINIMUM REAR YARD = 35 FT.
MINIMUM LOT WIDTH = 60'	MINIMUM LOT WIDTH = 50'
MINIMUM LOT AREA = 8,000 SQ. FT.	MINIMUM LOT AREA = 6,000 SQ. FT.
MAXIMUM BUILDING HEIGHT = 40 FT.	MAXIMUM BUILDING HEIGHT = 40 FT.

R-6 REQUIREMENTS	R-8 REQUIREMENTS
MAX. RESIDENTIAL DENSITY = 6/ACRE	MAX. RESIDENTIAL DENSITY = 8/ACRE
MINIMUM OPEN SPACE = 65%	MINIMUM OPEN SPACE = 50%
MINIMUM FRONT SETBACK = 20 FT	MINIMUM FRONT SETBACK = 20 FT.
MINIMUM SIDE YARD = 5 FT	MINIMUM SIDE YARD = 5 FT.
MINIMUM REAR YARD = 30 FT	MINIMUM REAR YARD = 20 FT
MINIMUM LOT WIDTH = 40'	MINIMUM LOT WIDTH = 40'
MINIMUM LOT AREA = 4,500 SQ FT	MINIMUM LOT AREA = 3,500 SQ FT.
MAXIMUM BUILDING HEIGHT = 40 FT.	MAXIMUM BUILDING HEIGHT = 40 FT.

PROPOSED REZONING CLASSIFICATIONS

LOT #	DESIGNATION
1	R-4 (CD)
2	R-4 (CD)
3, 4, 5, 6	R-6 (CD)
7, 8, 9	R-6 (CD)
10, 11, 12	R-8 (CD)
13, 14, 15	R-8 (CD)
16, 17	R-8 (CD)
18 THRU 22	R-6 (CD)
23	R-5 (CD)

TWO LOTS TO BE ZONED R-4 (CD).
 ONE LOT TO BE ZONED R-5 (CD).
 TWELVE LOTS TO BE ZONED R-6 (CD).
 EIGHT LOTS TO BE ZONED R-8 (CD).

TOTAL # LOTS PROPOSED = 23.

1
SD1

PROPOSED REZONING PLAN
NOT FOR CONSTRUCTION

SCALE: 1" = 40' - 0"

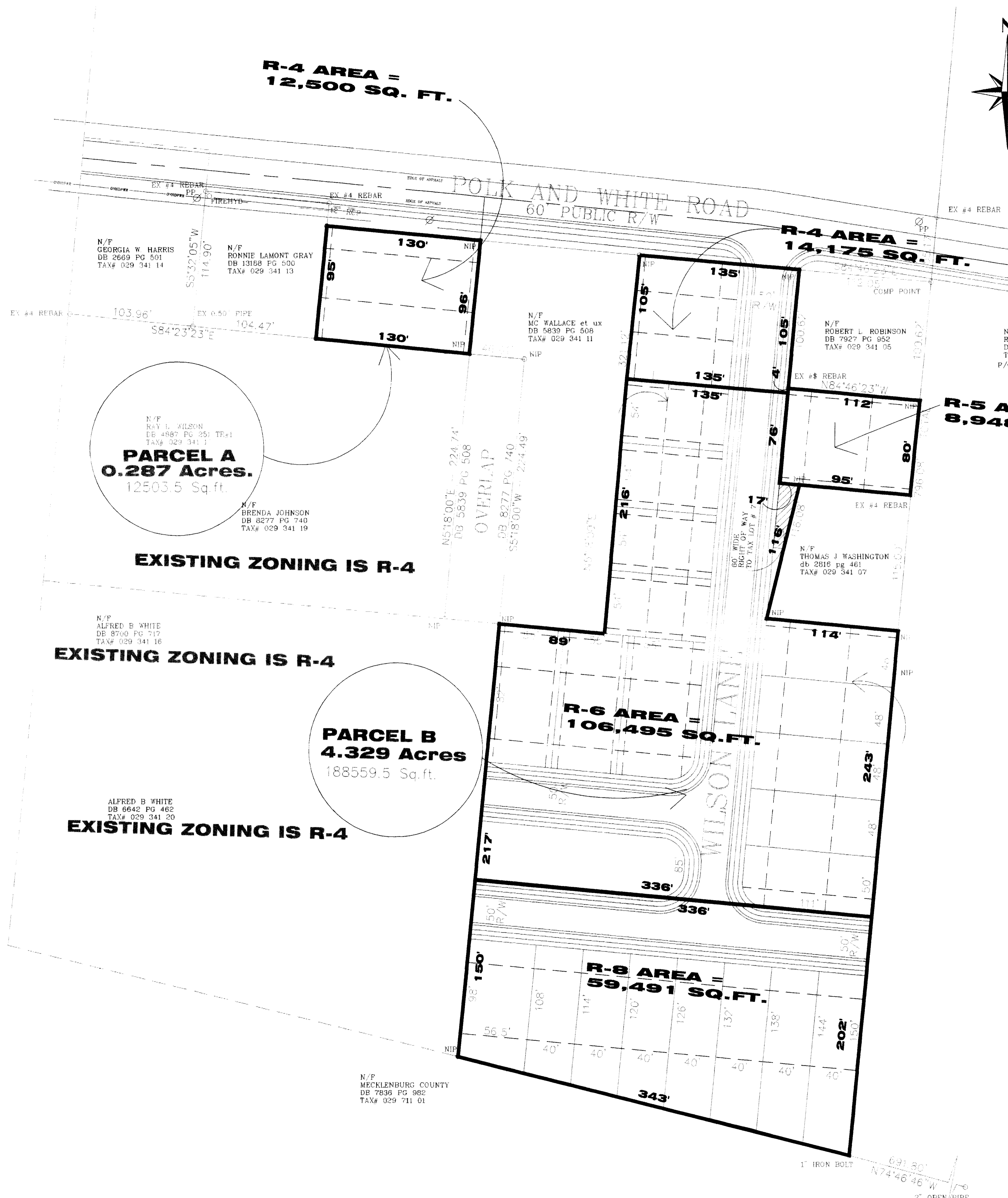
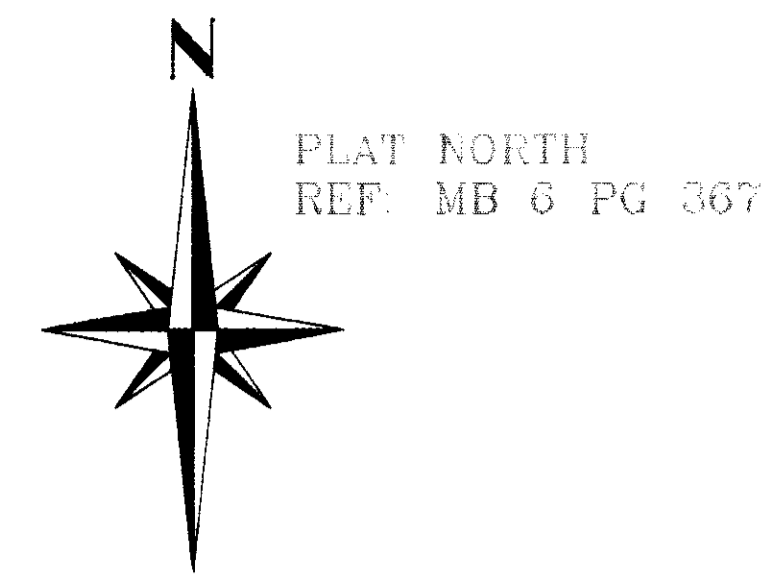
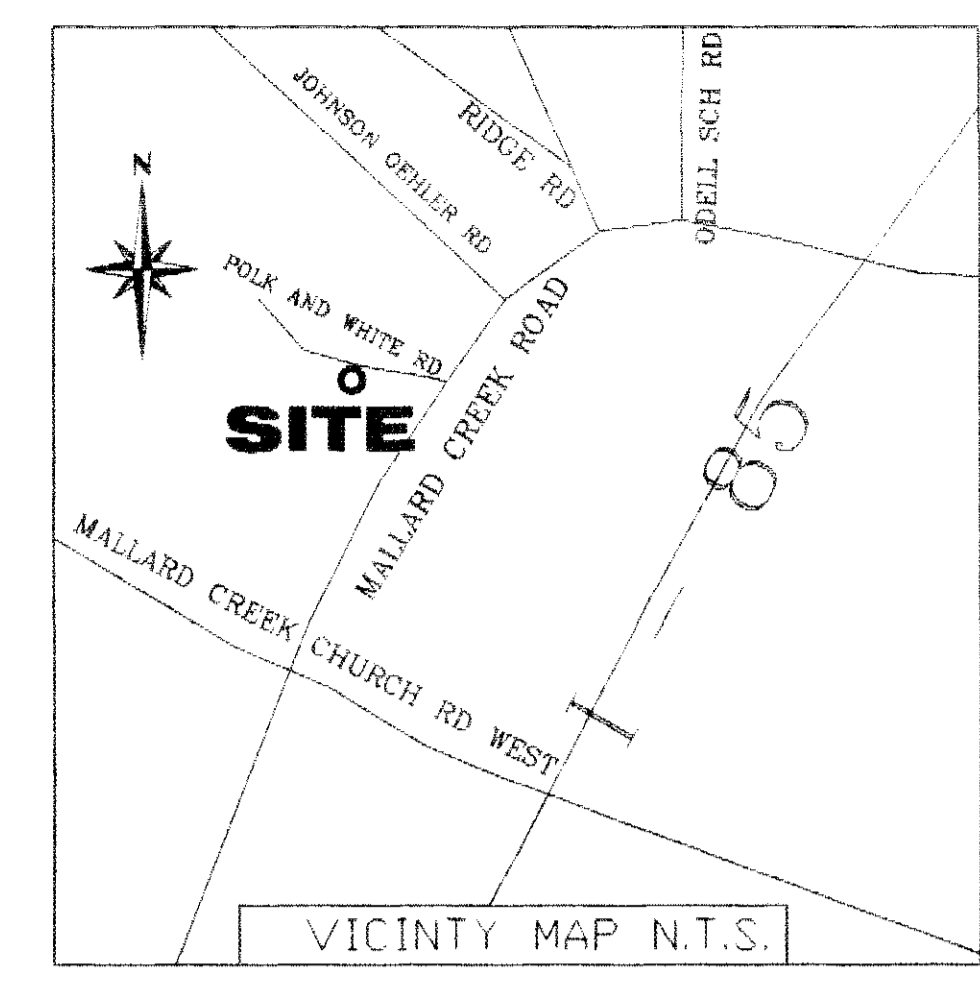
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PROPOSED REZONING AREA CALCULATIONS			
LOT #	DESIGNATION	DENSITY CALCULATIONS	MAXIMUM ALLOWABLE DENSITY
1	R-4(CD)	$\frac{4 \text{ HOUSES}}{\text{PER ACRE}} = \frac{4}{43,560 \text{ SQ. FT.}} \times \frac{x}{12,500 \text{ SQ. FT.}} = (43,560 \times 50,000) = (x = 1.14)$	1 UNIT
2	R-4(CD)	$\frac{4 \text{ HOUSES}}{\text{PER ACRE}} = \frac{4}{43,560 \text{ SQ. FT.}} \times \frac{x}{14,175 \text{ SQ. FT.}} = (43,560 \times 56,700) = (x = 1.30)$	1 UNIT
23	R-5(CD)	$\frac{5 \text{ HOUSES}}{\text{PER ACRE}} = \frac{5}{43,560 \text{ SQ. FT.}} \times \frac{x}{8,948 \text{ SQ. FT.}} = (43,560 \times 44,740) = (x = 1.02)$	1 UNIT
3, 4, 5, 6, 7, 8, 9, 18, 19, 20, 21, 22	R-6(CD)	$\frac{6 \text{ HOUSES}}{\text{PER ACRE}} = \frac{6}{43,560 \text{ SQ. FT.}} \times \frac{x}{106,495 \text{ SQ. FT.}} = (43,560 \times 638,970) = (x = 14.66)$	14 UNITS
10 THRU 17	R-8(CD)	$\frac{8 \text{ HOUSES}}{\text{PER ACRE}} = \frac{8}{43,560 \text{ SQ. FT.}} \times \frac{x}{59,491 \text{ SQ. FT.}} = (43,560 \times 475,928) = (x = 10.92)$	10 UNITS

NOTES:

- TOTAL NUMBER OF LOTS ALLOWED BY AREA CALCULATION IS 27 LOTS.
- TOTAL NUMBER OF LOTS REQUESTED IS 23 LOTS.
- TOTAL NUMBER OF LOTS PER ACRE IS 4.97 LOTS.
- TOTAL NUMBER OF REQUESTED LOTS PER ACRE IS LESS THAN 6 LOTS PER ACRE (R-5 EQUIVALENT).

1
SD2

AREA CALCULATIONS
NOT FOR CONSTRUCTION

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