

**GENERAL NOTES**

1. THIS DRAWING IS IN SUPPORT OF A REZONING APPLICATION FOR PARCEL 08307115. PETITION NO.: 2005-132.
2. THE EXISTING BUILDING WILL REMAIN AND WILL RETAIN THE EXISTING RESIDENTIAL CHARACTER OF THE BUILDING EXTERIOR.
3. EXTERIOR LIGHTING WILL BE OF A RESIDENTIAL CHARACTER AND INSTALLED IN A MANNER TO MINIMIZE ILLUMINATION OF SURROUNDING RESIDENTIAL PROPERTIES.
4. PEDESTRIAN SCALE LIGHTING WILL/SHALL BE PROVIDED ALONG THE PROJECT FRONTAGE ALONG NORTH DAVIDSON STREET.
5. ANY DUMPSTERS THAT MAY BE REQUIRED BY FUTURE TENANTS WILL BE SCREENED ACCORDING TO ZONING REQUIREMENTS WITH AN ENCLOSURE AND A GATE.
6. EXISTING 4' SIDEWALK ALONG NORTH DAVIDSON STREET WILL REMAIN.
7. PARKING WILL BE SCREENED FROM THE STREET AND FROM ADJACENT PROPERTIES BY CONSTRUCTING A NEW 6' HIGH WOOD FENCE OR BY LANDSCAPE MATERIALS PER ZONING REQUIREMENTS..
8. A CONCRETE SIDEWALK WILL BE PROVIDED AT HANDICAP PARKING SPACES TO PROVIDE ADA REQUIRED ACCESS TO THE EXISTING BUILDING.
9. PETITIONER WILL WORK WITH URBAN FORESTRY TO MEET THE INTENT OF THE TREE ORDINANCE REQUIREMENTS.
10. USES PERMITTED TO INCLUDE OFFICE USES, ART GALLERIES, OR SINGLE FAMILY RESIDENCE.

**SITE DATA**

3012 NORTH DAVIDSON STREET  
 EXISTING ZONING R-5  
 PROPOSED ZONING MUDD-O  
 PROPOSED USE - GENERAL OFFICE  
 TOTAL SQ. FT. = 1843  
 3.07 PARKING SPACES REQUIRED (INC. 1 H.C. SPACE)  
 8 PARKING SPACES PROVIDED (INC. 1 H.C. SPACE)  
 TOTAL SITE AREA = .23 ACRES

EXISTING 4' PLANTING STRIP TO REMAIN AS OPTIONAL REQUEST  
 EXISTING 4' SIDEWALK TO REMAIN AS OPTIONAL REQUEST  
 EXISTING CONCRETE WALK TO N. DAVIDSON ST. SIDEWALK TO REMAIN  
 EXISTING CONCRETE STEPS AND COVERED PORCH TO REMAIN IN 14' SETBACK AS OPTIONAL REQUEST.  
 EXISTING SHARED DRIVE TO REMAIN IN USE

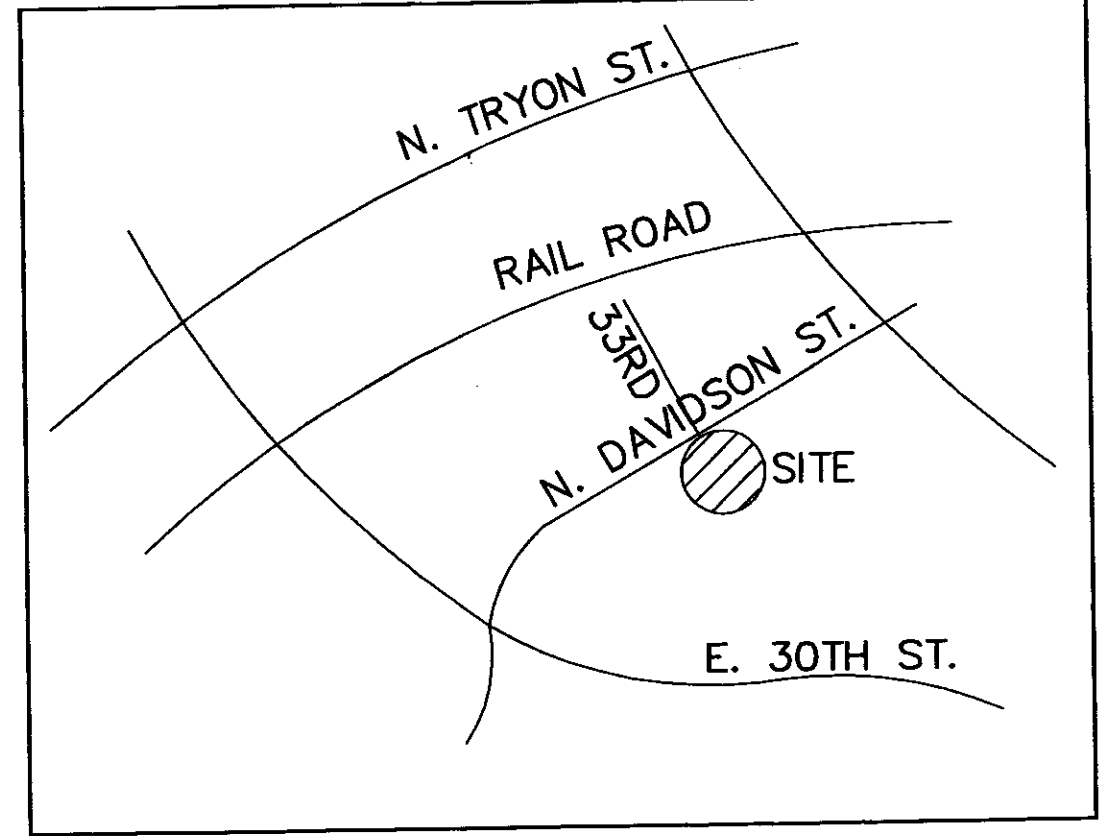
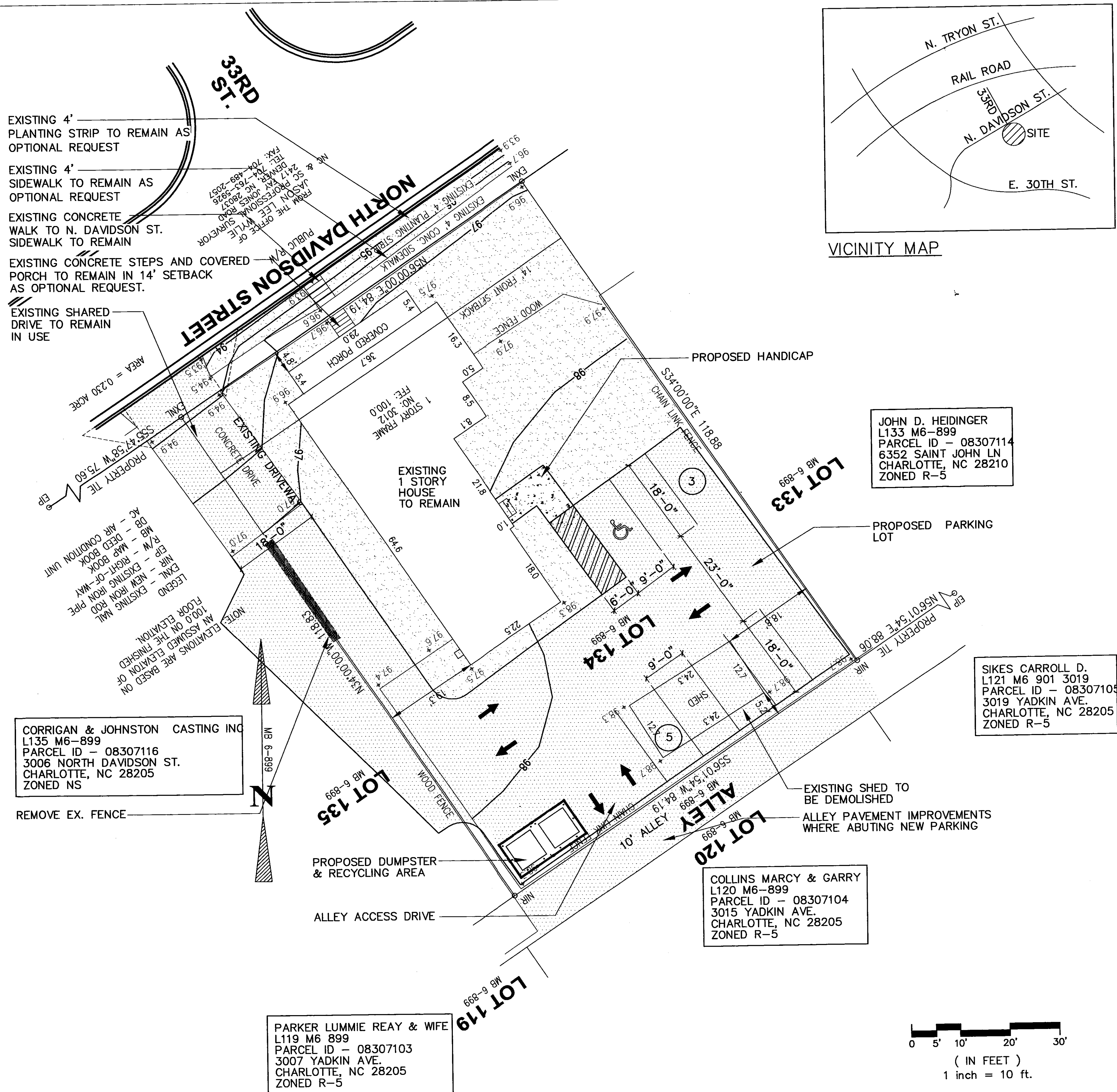
CORRIGAN & JOHNSTON CASTING INC  
 L135 M6-899  
 PARCEL ID - 08307116  
 3006 NORTH DAVIDSON ST.  
 CHARLOTTE, NC 28205  
 ZONED NS

PARKER LUMMIE REAY & WIFE  
 L119 M6 899  
 PARCEL ID - 08307103  
 3007 YADKIN AVE.  
 CHARLOTTE, NC 28205  
 ZONED R-5

JOHN D. HEIDINGER  
 L133 M6-899  
 PARCEL ID - 08307114  
 6352 SAINT JOHN LN  
 CHARLOTTE, NC 28210  
 ZONED R-5

SIKES CARROLL D.  
 L121 M6 901 3019  
 PARCEL ID - 08307105  
 3019 YADKIN AVE.  
 CHARLOTTE, NC 28205  
 ZONED R-5

COLLINS MARCY & GARRY  
 L120 M6-899  
 PARCEL ID - 08307104  
 3015 YADKIN AVE.  
 CHARLOTTE, NC 28205  
 ZONED R-5



VICINITY MAP

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 P.O. Box 16757  
 Charlotte, NC 28297  
 704.605.4750

COMPANY NAME:

3012 N. Davidson  
 Charlotte, NC

PROJECT NAME:  
 Rezoning Plan  
 Petition No.  
 2005-132

For Public Hearing

Revision	Date	Description

APPROVED BY CITY COUNCIL

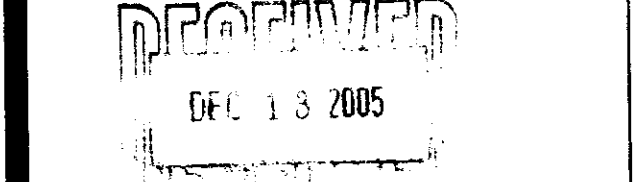
10/19/05

JOB NO.:

CAD File:  
 davidson-site.dgn

Sheet Title:  
 SITE PLAN

8/25/05 ZONING COMMENTS



Issue Date:  
 August 24, 2005

Sheet Number:

RZ-1