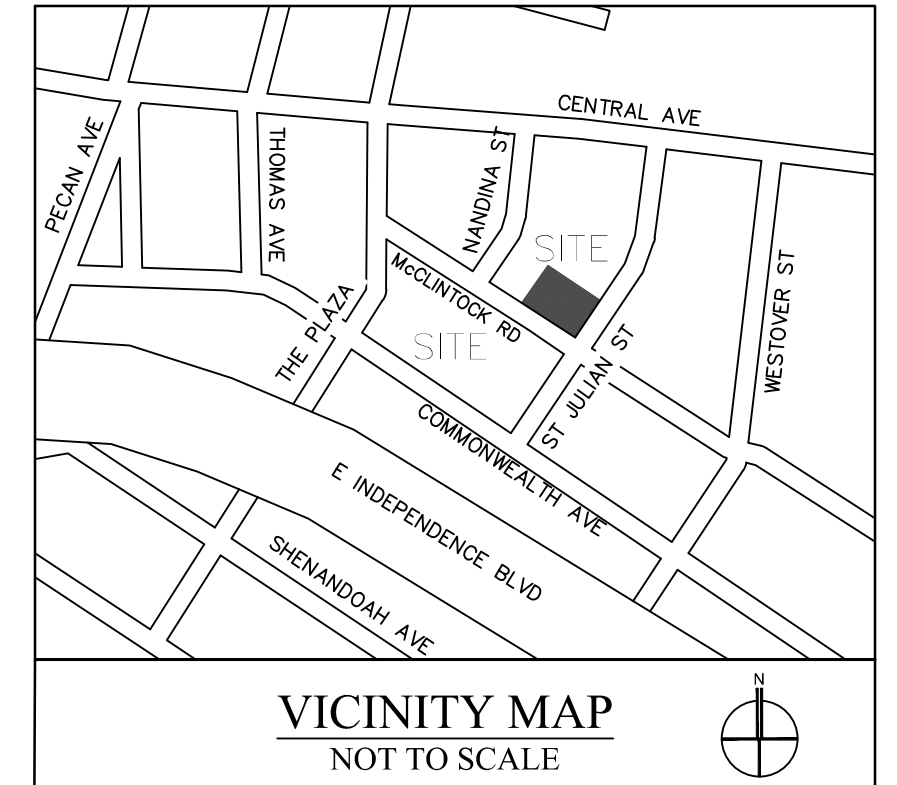
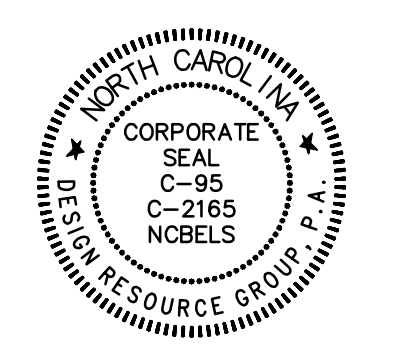


SITE DEVELOPMENT DATA table with columns for SITE ACREAGE, TAX PARCEL #, EXISTING ZONING, PROPOSED ZONING, EXISTING USE, PROPOSED USE, NUMBER OF UNITS, DENSITY PROPOSED, BUILDING HEIGHT, PARKING PROVIDED, and TREE SAVE.



DRG DESIGN RESOURCE GROUP logo and contact information: LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING, TRANSPORTATION PLANNING, 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208.

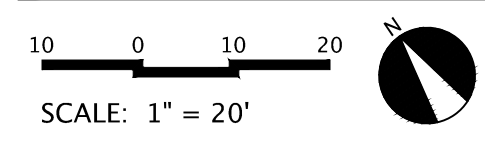


REZONING PETITION FOR PUBLIC HEARING 2017-012

REZONING PETITION

McCLINTOCK SITE COMMONWEALTH MORNINGSIDE COMMUNITY, CHARLOTTE THE DRAKEFORD COMPANY 1914 BRUNSWICK AVE, SUITE 1A CHARLOTTE, NORTH CAROLINA 29207

PRELIMINARY SITE PLAN



PROJECT #: 090-020 DRAWN BY: NB CHECKED BY: NB

JANUARY 4, 2016

- REVISIONS: 1. 02/20/17 - PER SITE UPDATES 2. 03/13/17 - PER SITE UPDATES 3. 04/24/17 - PER SITE COORDINATION 4. 05/09/17 - PER SITE COORDINATION 5. 05/11/17 - PER SITE COORDINATION 6. 05/16/17 - PER SITE COORDINATION 7. 05/17/17 - PER SITE COORDINATION

- 1. GENERAL PROVISIONS. A. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN... B. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE... C. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS... 2. PURPOSE. A. THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF THREE SINGLE FAMILY ATTACHED QUADRAPLEX HOMES... 3. PERMITTED USES. A. USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION SHALL BE SINGLE FAMILY ATTACHED QUADRAPLEX BUILDINGS... B. BUILDING 1 SHALL INCLUDE TWO GROUND FLOOR LIVE/WORK UNITS... C. USES PRIOR TO THIS DEVELOPMENT WILL INCLUDE ONE SUBDIVISION SALES OFFICE... 4. TRANSPORTATION. A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN... B. THE SITE SHALL HAVE ONE INGRESS DRIVEWAY SERVING THE HOUSING DEVELOPMENT... C. THE ALIGNMENT OF THE INTERNAL DRIVEWAYS AND VEHICULAR CIRCULATION AREAS... D. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY... E. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED... 5. ARCHITECTURAL STANDARDS. A. BUILDINGS CONSTRUCTED ON SITE SHALL BE COMPRISED OF THREE 2.5 STORY QUADRAPLEX BUILDINGS... B. BUILDING 1 SHALL BE DEVELOPED TO ACCOMMODATE 1,000 SQUARE FEET OF OFFICE USES... C. THE SIDE OF BUILDING 3 FACING ST. JULIEN STREET SHALL HAVE ENHANCED ARCHITECTURAL FEATURES... D. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL RENDERINGS... 6. STREETSCAPE AND LANDSCAPING. A. AN 8-FOOT WIDE PLANTING STRIP AND 8-FOOT WIDE SIDEWALK SHALL BE APPLIED... B. AN 8-FOOT WIDE PLANTING STRIP AND 6-FOOT WIDE SIDEWALK SHALL BE APPLIED... C. SIDEWALKS AND PLANTING STRIPS ALONG THE SITES FRONTAGES MAY MEANDER... D. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS WILL BE INSTALLED... E. A MINIMUM 6 FOOT TALL MASONRY WALL WITH BRICK VENEER SHALL BE INSTALLED... F. A 4' MINIMUM MASONRY WALL OR DECORATIVE FENCE OR COMBINATION OF BOTH SHALL BE INSTALLED... G. A TRASH AND RECYCLING ENCLOSURE WITH 8' MASONRY SCREENING ENCLOSURE... H. ALL HVAC UNITS WILL BE LOCATED BETWEEN BUILDINGS 1 AND 2 AND 2 AND 3... 7. ENVIRONMENTAL FEATURES. A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE... B. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE... 8. LIGHTING. A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED... B. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 22 FEET... 9. AMENDMENTS TO THE REZONING PLAN. A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS... 10. BINDING EFFECT OF THE REZONING APPLICATION. A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS... B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM 'PETITIONER' SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES... C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS



2
A1 NTS
ST. JULIEN ELEVATION



1
A1 NTS
FRONT ELEVATIONS

McCLINTOCK QUADRAPLEX
McCLINTOCK ROAD

THE DRAKEFORD COMPANY
1914 BRUNSWICK AVE, SUITE 1A
CHARLOTTE, NC 28207

ISSUE DATE

17 MAY 2017

SHEET TITLE

PRELIMINARY ELEVATIONS

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SHEET NUMBER

A1