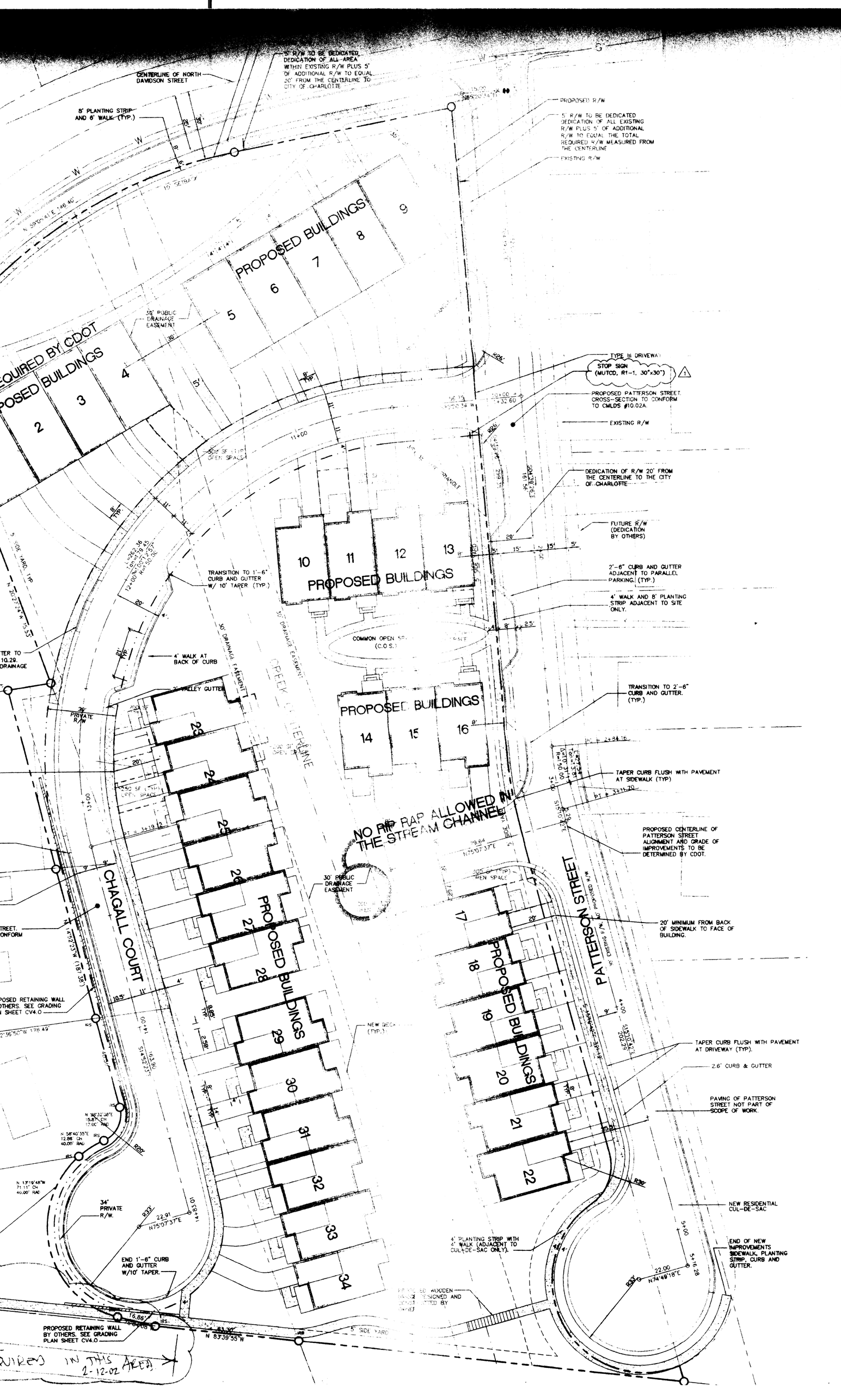

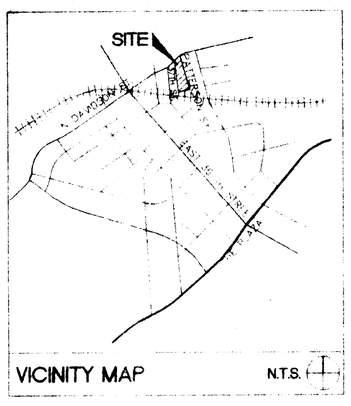

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MITCHAM & ASSOCIATES, P.A. ON MAY 11, 2000 (704) [illegible]

LEGEND

SYMBOL	DETAIL
[illegible]	[illegible]
PROPOSED HANDICAP RAMP	5/CV8.0
H PROPOSED HANDICAP SPACE	13/CV8.0
HV PROPOSED HANDICAP VAN SPACE	13/CV8.0
PROPOSED HANDICAP SIGN	CMLDS #50.10A, B, C
S PROPOSED STOP SIGN	[illegible]
HEAVY DUTY CONCRETE	[illegible]
[illegible] BITUMINOUS CONCRETE	11/CV8.0
PROPOSED 1'-6" CURB & GUTTER	CMLDS #10.17A 3/CV9.0
PROPOSED [illegible] CURB & GUTTER	CMLDS #10.17A 3/CV9.0
[illegible]	[illegible]
PROPOSED LIGHTING	[illegible]

STAKING AND MATERIALS PLAN NOTES

1. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY COLEJENEST & STONE, P.A. IMMEDIATELY OF ANY DISCREPANCIES.
4. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
6. ALL RADII SHALL BE 3.0' (B.O.C.) UNLESS OTHERWISE NOTED.
7. STOP SIGNS SHALL BE R1-1 30"x30".
8. SIGHT TRIANGLES INDICATED ARE THE MINIMUM REQUIRED.
9. TRASH COLLECTION IS PRIVATE ROAD TO BE HANDLED BY PRIVATE CONTRACT.
10. DIRECT VEHICULAR ACCESS TO DAVIDSON STREET FROM LOTS 1-9 IS PROHIBITED.
11. DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS 50.05 (9" SIGNS ONLY).
12. CERTIFICATE OF OCCUPANCY WILL BE HELD PENDING RECEIPT BY ENGINEERING OF RECORD MAP SHOWING [illegible] FOOT PEDESTRIAN EASEMENT AS REQUIRED BY REZONING PLAN (#00-145).

ZONING CODE SUMMARY

PROJECT NAME: **DAVIDSON STREET TOWNHOMES**

OWNER: **GATEWAY HOMES** PHONE # **704-844-8846**

PLANS PREPARED BY: **COLEJENEST & STONE** PHONE # **704-376-1555**

ZONING: **UR-2 (CD)** **(SEE CV/COVER FOR CONDITIONS)**

PROPOSED USE: **MULTI FAMILY RESIDENTIAL (TOWNHOMES FOR SALE)** JURISDICTION: **CITY OF CHARLOTTE**

LOT SIZE: **2.81 AC (2.54 AC EXCLUSIVE OF R/W DEDICATION)**

TAX PARCEL NO: **091-106-51, 091-106-02, 091-106-03, 091-06-04**

BUILDING HEIGHT: PROPOSED **40' HT. MAX.**

YARD REQUIREMENTS:
SETBACK (FRONT): **5'**
SIDE YARD: **5'**
REAR YARD: **10'**

PROPOSED DENSITY: **34 D.U.'S MAX.**

REQUIRED SCREENING:
FRONT & SIDE: **NONE**
SERVICE: **NONE**

PAVEMENT COVERAGE (PAVING/WALKS): **50,920 S.F.**

PARKING DATA (SPECIFY REQUIREMENT, ZONING ORDINANCE AND SECTION NUMBER)
CITY OF CHARLOTTE ZONING ORDINANCE
CHAPTER 9, PART 4, SECTION 9.408.

TYPE OF STRUCTURE	MINIMUM	MAXIMUM
MULTI-FAMILY	1	2

REQUIRED: **34** PROVIDED: **36**

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: December 12, 2002
BY: MARTIN R. CRAMTON, JR.
2000-145

ColeJenest & Stone

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

222 South Tryon Street
Suite 300
Charlotte
North Carolina
28284
Tele 704.376.1555
Fax 704.376.7851

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL FIRM C-103 — COLEJENEST & STONE, P.A.
NORTH CAROLINA PROFESSIONAL SEAL ENGINEER — DUDLEY D. STONE JR. — 04/09/01

THE DRAWINGS, THE PROJECT MANUAL AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF COLEJENEST & STONE, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT CONSENT OF COLEJENEST & STONE, P.A. IS PROHIBITED.

COLEJENEST & STONE, P.A., 2001 ©

GATEWAY HOMES

1819 SARDIS ROAD NORTH, SUITE 330
CHARLOTTE, NORTH CAROLINA 28270
(704) 563-8711
(704) 844-8846

DAVIDSON STREET TOWNHOMES

NORTH DAVIDSON STREET
CHARLOTTE, NORTH CAROLINA

STAKING PLAN

2118

04/09/01

◆ *Issued*

1 08/29/01 ADDED STOP SIGN
07/26/01 REVISED PER CMPC COMMENTS
06/26/01 CITY COMMENTS

◆ *Revised*

SCALE: 1" = 20'
0 10 20 40

CV 2.0

◆ *Sheet* *of*

2000-145

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: December 12, 2002

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-145 by Gateway Homes.

Attached is a revised sheet 2 for the above rezoning petition eliminating the requirement for a walkway from E. 37th Street to Chagall Court. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

Note all other conditional requirements from the administrative approval dated December 14, 2001 still apply.