

FLOOD NOTE:
 THE SUBJECT PROPERTY SHOWN
 HEREON DOES NOT LIE IN A
 SPECIAL FLOOD HAZARD AREA
 PER F.E.M.A. FLOOD INSURANCE
 RATE MAP, COMMUNITY PANEL
 37015B 0085B, DATED: FEB. 3, 1988

STEVE W. REID &
 ROBIN H. REID
 2851 PENNINGER CIRCLE
 CHARLOTTE, NC 28262
 DB. 11808, PG. 546
 TAX ID 04705313
 (NOW OR FORMERLY)
 ZONING R-3

NAIL CONTROL CORNER
 APPROX. LOCATION OF EXISTING DRIVEWAY
 S81°12'53"W
 65.20'(TIE)

- NOTES:**
- NO USGS HORIZONTAL MONUMENT FOUND WITHIN 200 FEET OF SITE.
 - AREA COMPUTED BY COORDINATE GEOMETRY.
 - OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN. THIS PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.
 - PLAN SUBJECT TO FULL TITLE SEARCH.
 - ALL ADJOINING LAND OWNERS NAMES WERE TAKEN FROM CURRENT TAX RECORDS AND ARE CONSIDERED AS "NOW OR FORMERLY".
 - REF. - DEED BOOK 5918, PG. 405 & MAP BOOK, 9, PG. 437
 - TAX # 047-053-14
 - ZONING = R-3 (existing)
 - R-8 CD (proposed)
 - R/W = RIGHT OF WAY
 - EIR = EXISTING IRON REBAR
 - EIP = EXISTING IRON PIPE
 - NIR = NEW IRON PIPE
 - ⊙ = POWER POLE
 - ⊕ = SEWER MANHOLE
 - SKETCH PLAN SUBJECT TO CITY, COUNTY AND STATE APPROVALS.
 - PRELIMINARY FOR APPROVAL ONLY. NOT FOR CONVEYANCE OR RECORDATION.

SOLETRON
 P.O. BOX 5
 CHARLOTTE, NC 28256
 DB. 7273, PG. 376
 TAX ID: 047-053-25
 (NOW OR FORMERLY)
 ZONING R-3

DEED L
 BRANCH

ZONING LINE

**35' S.W.I.M. BUFFER
 20' MANAGED USE
 15' UPLAND ZONE**

**5.09 Acres
 -0.16 Acre in R/W
 4.93 acres**

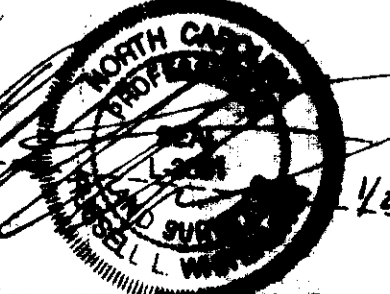
SETBACKS FOR R-8 ZONING
 FRONT - 20'
 SIDE YARD - 5'
 REAR YARD - 20'
 MINIMUM LOT WIDTH - 40'
 699± If of 50' PRIVATE R/W

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft

MAP FILE: (8 - 89)



- CONDITIONAL USE NOTES**
- PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
 - TOTAL OF 30 LOTS/UNITS.
 - HOUSE SIZE TO BE BETWEEN 1,200 & 1,500 sq.ft. HOUSES TO BE 2 STORY WITH VINYL SIDING OR COMBINATION OF VINYL & BRICK. HOUSES TO HAVE CONCRETE DRIVEWAYS.
 - NO ENCROACHMENTS WILL BE ALLOWED IN THE S.W.I.M. BUFFER.
 - PEDESTRIAN SCALE LIGHTING SHALL BE PROVIDED. LIGHTING WILL BE CAPPED TO SHIELD LIGHTING DOWNWARD PER LOT ALONG ROADWAY.
 - SITE SHALL COMPLY WITH NEW TREE ORDINANCE ADOPTED IN JANUARY.
 - ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET R/W WILL REQUIRE A CERTIFICATE ISSUED BY CDOT.
 - A R/W ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ECT.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET R/W BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSSINESS ASSOCIATION. ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS.

NO	DATE	BY	REVISION
1	01-17-02	JH	REVISED PER PLANNING COMMENTS

**CURRENT ZONING
 R-3
 PROPOSED ZONING
 R-8 CD**

APPROXIMATE LOCATION OF 15' CMUD SSR W/ 3" 1" 2" 4" 6" 8" 10" 12" 14" 16" 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50" 52" 54" 56" 58" 60" 62" 64" 66" 68" 70" 72" 74" 76" 78" 80" 82" 84" 86" 88" 90" 92" 94" 96" 98" 100"

**Rezoning Site Plan
 For Public Hearing
 Petition # 2002-03
 SHOWING
 The Proposed Subdivision
 Penninger Place
 City of Charlotte, Mecklenburg County, N.C.
 BEING
 5.09 Acres**

**For The Benefit Of:
 Nathaniel Welch and
 Cynthia A. Hahn**

Russell Courtney & Assoc., PC
 LAND SURVEYING & DESIGN
 RESIDENTIAL & COMMERCIAL
 2110 ROCKY RIVER ROAD NORTH
 MONROE, N.C. 28110
 OFFICE (704) 292 - 1217
 FAX (704) 296 - 9556

RUSSELL COURTNEY
 RUSSELL WHITEHURST
 JAMES HELMS

DRAWN: JLH	ACAD FILE: 2801PC.DWG
APPROVED: RAC	DISK SERVER
SCALE: 1" = 40'	FOLDER: 25 JUNE 2001
DATE: 01-07-02	SHEET 1 OF 1

WILLIAM J. PENNINGER, JR.
 2700 PENNINGER CIRCLE
 CHARLOTTE, NC 28262
 DB. 8174, PG. 231
 TAX ID 04705215
 (NOW OR FORMERLY)
 ZONING R-3

CHARLES W. WILSON &
 LILLIE P. WILSON
 2709 PENNINGER CIRCLE
 CHARLOTTE, NC 28262
 DB. 3609, PG. 773
 TAX ID 04705315
 (NOW OR FORMERLY)
 ZONING R-3

CHARLES H. PENNINGER, JR.
 & WIFE JACQUE PENNINGER
 2800 PENNINGER CIRCLE
 CHARLOTTE, NC 28262
 DB. 3483, PG. 169
 TAX ID 04705211
 (NOW OR FORMERLY)
 ZONING R-3

JAMES WILLIAM PENNINGER AND
 WIFE JACQUE PENNINGER
 2320 PENNINGER CIRCLE
 CHARLOTTE, NC 28262
 DB. 4468, PG. 631
 TAX ID 04705218
 (NOW OR FORMERLY)
 ZONING R-3

OVERHEAD ELECTRIC SUBJECT TO EASEMENT

60' PUBLIC RIGHT OF WAY PER NC DOT

PENNINGER CIRCLE

W/R

MAP NORTH
 REF. MAP BK 9, PG. 437