



LOT TABULATION

LOT #	TOTAL LOT SQUARE FEET / ACRES	BUILDABLE AREA* SQUARE FEET / ACRES
1	3,875.74 / 0.09	2,546.50 / 0.06
2	3,360.04 / 0.08	2,200.60 / 0.05
3	3,913.42 / 0.09	2,227.21 / 0.05
4	3,506.09 / 0.08	2,355.81 / 0.05
5	3,982.39 / 0.09	2,728.23 / 0.06
6	3,971.76 / 0.09	2,610.27 / 0.06
7	4,225.94 / 0.10	2,905.94 / 0.07
8	4,140.68 / 0.10	2,893.54 / 0.07
9	4,880.03 / 0.11	3,347.93 / 0.07
10	4,707.83 / 0.11	3,189.61 / 0.07
11	4,727.31 / 0.11	3,203.08 / 0.07
12	4,607.59 / 0.11	3,104.45 / 0.07
13	4,780.95 / 0.11	3,257.53 / 0.07
14	6,652.77 / 0.15	4,999.01 / 0.11

* AREA DEFINED BY PROPOSED R.O.W, SIDE AND REAR YARDS
 TOTAL SITE AREA : 68,492.95 SF / 1.57 AC
 ROW DEDICATION : 7,744.20 SF / 0.18 AC

SITE DEVELOPMENT DATA

TAX PARCEL NUMBER : 095-071-07, 095-071-08, 095-071-10, 095-071-11, 095-071-12, 095-071-13, 095-071-15, 095-071-16, 095-071-17
 TOTAL SITE SQUARE FEET / ACREAGE : 68,492.95 SF / 1.57 AC
 EXISTING ZONING : UR-2(CD), R-22MF
 PROPOSED ZONING : UR-2(CD)
 PROPOSED USE : SINGLE FAMILY RESIDENTIAL
 TOTAL NUMBER OF LOTS : 14
 REQUIRED PARKING : 28 (2/LOT)
 PROVIDED PARKING : 28
 BUILDING HEIGHT : 40' MAX (2 STORIES LIVING SPACE)

NOTES AND TABULATION

1. PLAN DEVELOPED USING UR-2 ZONING CRITERIA (14' SETBACK FROM BACK OF CURB, 5' SIDEYARDS AND 10' BUILDING SEPARATIONS MAINTAINED).
2. BUILDING PRODUCT TO BE 18' WIDE BY 40' DEPTH. SEE ARCHITECTURAL ELEVATIONS.
3. LOTS TO BE APPROXIMATELY 35' WIDE AND 3000' SF MIN.
4. LOTS 3-14 TO UTILIZE SHARED DRIVEWAYS. CROSS ACCESS AGREEMENTS TO BE DEFINED FOR EACH LOT PRIOR TO PLATTING AND LOT SALE.
5. IMPACTS OF SWIM BUFFER TO BE MITIGATED THROUGH SEPARATE PLANS. MITIGATION PLAN TO BE PER MECKLENBURG COUNTY WATER QUALITY PROGRAM SWIM BUFFER MITIGATION REVIEW PROCESS GUIDELINES DATED JANUARY 9, 2004 OR LATER.
6. BUILDINGS TO HAVE ACCESS FROM FIRTH CT. VIA WALKS, STOOPS, PORCHES, AND/OR LANDINGS.

7. TREE LOCATIONS SCHEMATIC ONLY. STREET TREES TO BE PROVIDED ALONG FIRTH CT. FRONTAGE PER CITY STANDARD OF 40' SPACING FOR LARGE MATURING TREES, 35' SPACING FOR SMALL MATURING TREES UNDER POWER LINES.
8. SITE PEDESTRIAN AND STREET LIGHTING TO BE REVIEWED AND PLANNED DURING SITE PLANNING PROCESS.
9. DEVELOPER TO DEDICATE AND CONVEY SUFFICIENT LAND TO PROVIDE 25' R.O.W. FROM CENTERLINE.
10. SIDEWALK TO BE 6' WIDE BEHIND 8' PLANTING STRIP.
11. PROPOSED RELOCATION OF STORM DRAIN AND EASEMENT REQUIRES APPROVAL.

REZONING PETITION NO. : 2005-62

APPROVED BY COUNCIL
 DATE 6/20/05

THIS PLAN IS SCHEMATIC ONLY AND IS SUBJECT TO CHANGE. PLANNING REVIEW MAY REQUIRE CHANGES. DO NOT USE FOR CONSTRUCTION OR PLATTING.