

SITE LEGEND

- PROPOSED CURB & GUTTER
- REVERSED PITCH CURB & GUTTER
- PROPERTY LINE
- LOT LINES
- DECORATIVE FENCING
- TRAFFIC FLOW
- STRIPING
- PARKING BAY COUNT
- GRAVEL AREA
- CONCRETE
- SPOT ELEVATION
- EXISTING FEATURES SCREENED
- HANDICAP RAMP = HC

GENERAL NOTES:

- DIMENSIONS FROM BACK OF CURB (TYP).
- ALL CURB RADI TO BE 5'-0" U.N.O.
- STANDARD PARKING DIMENSIONS:
 STD AUTO: 9'-0" WIDE X 19'-0" LONG
 PARALLEL AUTO: 9'-0" WIDE X 22'-0" LONG
 HANDICAP: 9'-0" WIDE X 19'-0" LONG WITH 5'-0" CLEAR UNLOADING SPACE ADJACENT

PERMEABLE PAVEMENT

PROPOSED "PERMEABLE PAVEMENT" SHALL BE DESIGNED IN ACCORDANCE WITH 15A NCAC 02H .1055MDC.

ARCHITECTURAL GUIDELINES

- GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHOULD HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS. D

1. DEVELOPMENT DATA TABLE

- SITE ACREAGE: 0.41-AC
- TAX PARCELS INCLUDED IN REZONING: 083-073-01
- EXISTING ZONING: R-5
- PROPOSED ZONING: UR-2 CD
- # OF RESIDENTIAL UNITS: 6
- RESIDENTIAL DENSITY: MEDIUM
- MAXIMUM BUILDING HEIGHT: 40-FT. 3-STORIES
- # AND RATIO OF PARKING SPACES: PROVIDED=11 SPACES. RATIO=1/UNIT
- AMOUNT OF OPEN SPACE:

2. GENERAL PROVISIONS

- PROJECT SHALL ADHERE TO ALL SECTIONS OF THE CHARLOTTE ZONING ORDINANCE.
- NOTE THAT ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL.

3. OPTIONAL PROVISIONS

- N/A
- N/A

4. PERMITTED USES

- ALLOWED USES = RESIDENTIAL
- N/A

5. TRANSPORTATION

- EXISTING R/W ALONG N. DAVIDSON ST. VARIES.
- TRANSPORTATION IMPROVEMENTS CONSTRUCTED ARE CONSTRUCTED IN CONJUNCTION WITH ADOPTED PLAN "BLUE LINE EXTENSION TRANSIT AREA PLAN, 2013" AND INCLUDE 8FT SIDEWALK AND 8FT PLANTER

6. ARCHITECTURAL STANDARDS

- N/A
- N/A
- ART WALL
- FENCE WALL STANDARDS

7. STREETScape AND LANDSCAPING

- THE EXISTING SIDEWALK ALONG N. DAVIDSON ST. WILL BE WIDENED TO 8-FT IN COMPLIANCE WITH THE ADOPTED PLAN "BLUE LINE EXTENSION TRANSIT AREA STATION PLAN, 2013"
- SITE AND YARD REQUIREMENTS SHALL COMPLY TO SECTION 9.406 (2) OF THE CHARLOTTE ZONING ORDINANCE AND ARE AS FOLLOWS:
 YARD REQUIREMENTS: (PER TRANSIT STATION AREA PLAN)
 SETBACK (FRONT): 16 FT. FROM BACK OF CURB
 SIDE YARD (R): 5 FT. SIDE YARD (L): 5 FT.
 REAR YARD: 10 FT.

8. ENVIRONMENTAL FEATURES

- TREE SAVE AREA AND TREE MITIGATION
 TOTAL SITE AREA: 0.41-AC
 TREE SAVE AREA REQUIRED: 15% X 0.41ac = 0.06-ACRES OR 2,613.6-SF
 TREE SAVE AREA PROVIDED: 5,000-SF = 0.11-ACRE = 24%
 TREE MITIGATION PROVIDED: 1-SHADE TREE = 2500-SF = 5,000/2500=2-TREES
 STREET TREES REQUIRED: N. DAVIDSON ST. = 133-LF/30 = 3.325-TREES (PROVIDED=4)

9. PARKS, GREENWAY/OPEN SPACES

- N/A
- N/A
- ART WALL
- FENCE WALL STANDARDS

10. FIRE PROTECTION

- ALL FIRE ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING 80,000-LBS FOR FIRE APPARATUS. (NOTE: 6-INCHES OF AGGREGATE BASE COURSE SATISFIES THIS REQUIREMENT)

11. SIGNAGE

- ALL SIGNAGE SHALL ADHERE TO CHARLOTTE STANDARDS

12. LIGHTING

ALL LIGHTING SHALL CONFORM TO CHARLOTTE STANDARDS.
 ALL LIGHTING SHALL BE PERMITTED SEPARATELY

13. PHASING

- NO PHASING IS ANTICIPATED FOR THIS PROJECT

- NOTE:
- THIS SITE IS NOT IN A REGULATED FLOODPLAIN.
 - SITE ADDRESS SHALL BE POSTED ON BUILDING FOR EMERGENCY RESPONSE TEAMS.
 - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 - STREAM/WETLAND SURVEY SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENT APPROVAL PROCESS. ANY DISTURBANCE WITHIN THE CREEK BUFFER SHALL BE APPROVED BY EROSION CONTROL AND ENGINEERING DEPARTMENT.
 - ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.
 - DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.

CDOT NOTES:
 -NON-STANDARD ITEMS (IE. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.

-ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.

- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60- 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

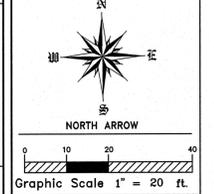
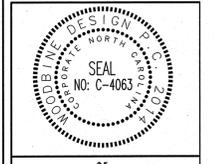
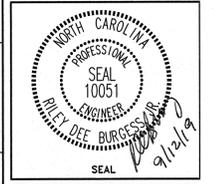
- DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ: 704-336-4971) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

PLOTTED: 8/12/2019
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REZONING PETITION #2019-094

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NODA FLATS
 2712 N. DAVIDSON ST.
 CHARLOTTE, NC 28205

REZONING PLAN
 PETITION #2019-094

Project Location Sheet Title

DEVELOPER/OWNER
JMPH PROPERTIES, LLC
 8715 PRESERVE POND RD
 CORNELIUS, NC 28031

Designed By: Woodbine Design
 Drawn By: PW
 Date: 5/31/19

Revisions
 1/9/12/19 1ST ZONING REVIEW