

VICINITY MAP N.T.S.

SURVEY DISCLAIMER  
BACKGROUND INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS AND PLANNING TRICS.

LEGEND

SYMBOL

---	PROPOSED REZONING BOUNDARY
---	PROPOSED PROPERTY LINE
---	PROPOSED SETBACK LINE
---	APPROXIMATE VEHICULAR CONNECTIONS
---	PROPOSED LANDSCAPE BUFFER
---	PROPOSED TREE SAVE AREA

SITE DATA:

TAX PARCELS: 15716201  
15716202  
15716203  
15716204  
TOTAL SITE ACREAGE: 0.342 AC  
PROPOSED PARCEL ACREAGE: 0.342 AC

EXISTING ZONING: R-17MF

EXISTING USES: SINGLE FAMILY

\*REFER TO DEVELOPMENT STANDARD NOTES ON THIS SHEET FOR FURTHER INFORMATION.

TREE SAVE CALCULATIONS:  
TOTAL SITE AREA: 0.342 AC  
TREE SAVE REQUIRED: 0.05 AC  
TREE SAVE PROVIDED: 0.076 AC

## DEVELOPMENT STANDARDS:

DECEMBER 20, 2018

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY WHITE OAK MANAGEMENT, INC. (HEREINAFTER REFERRED TO AS THE "PETITIONER") FOR AN APPROXIMATELY .764 ACRE SITE LOCATED ON THE WEST SIDE OF DELANE AVENUE, EAST OF THE INTERSECTION OF CRAIG AVENUE AND DELANE AVENUE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF PORTIONS OF TAX PARCEL NOS. 157-162-01, 157-162-02, 157-162-03 AND 157-162-04.
- B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE O-2 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- D. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

## 2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. THE SITE MAY BE DEVOTED ONLY TO OFF-STREET SURFACE PARKING THAT WILL SERVE THE USES LOCATED ON TAX PARCEL NO. 157-166-15.

## 3. TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT").
- B. THE ALIGNMENTS OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- C. PRIOR TO USE OF THE PARKING LOT TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO DELANE AVENUE AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING, WHERE FEASIBLE, TO TWO FEET BEHIND BACK OF SIDEWALK AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
- D. ALL REQUIRED TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO USE OF THE PARKING LOT TO BE CONSTRUCTED ON THE SITE.

## 4. STREETScape/LANDSCAPING/BUFFERS

- A. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THE WIDTH OF ANY REQUIRED BUFFER MAY BE REDUCED BY 25% IF A WALL, FENCE OR BERM IS PROVIDED THAT MEETS THE REQUIREMENTS OF SECTION 12.302(b) OF THE ORDINANCE.

- B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.

- C. SIDEWALKS AND PLANTING STRIPS SHALL BE INSTALLED ALONG THE SITE'S PUBLIC STREET FRONTAGE AS GENERALLY DEPICTED ON THE REZONING PLAN.

## 5. ENVIRONMENTAL

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

## 6. LIGHTING

- A. ANY FREESTANDING LIGHTING FIXTURES INSTALLED ON SITE SHALL HAVE A MAXIMUM HEIGHT OF 21 FEET, AND ALL SUCH FREESTANDING LIGHTING FIXTURES SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

## 7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

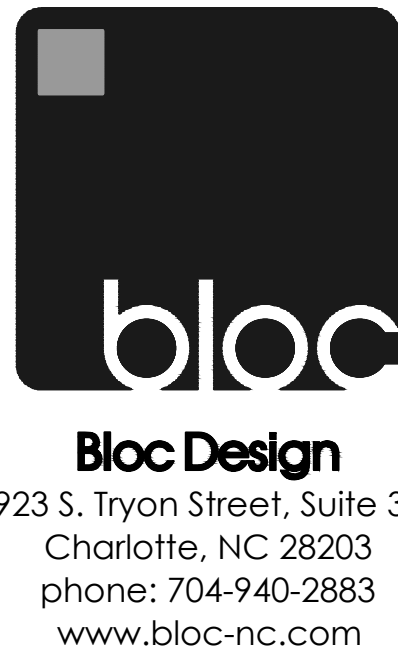
- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN

INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

- 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.



1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.



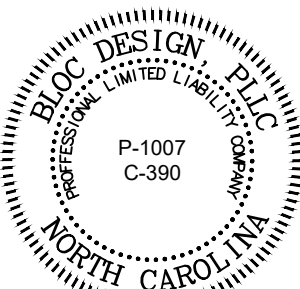
landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION
1	6/21/18	AMENDED REZONING PLAN
2	12/18/18	REZONING HEARING REVISIONS

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stamp / seal:

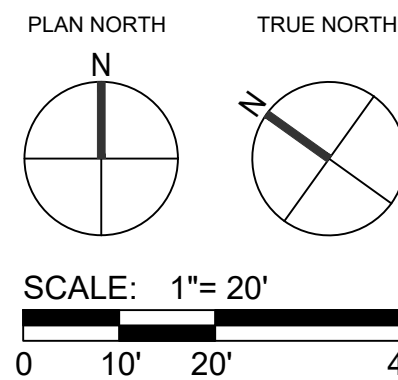


ISSUED FOR CONSTRUCTION

MANAGING PARTNER (PE):	DATE:
MANAGING PARTNER (IA):	DATE:
CIVIL ENGINEER/DESIGNER:	DATE:
LANDS, ARCHITECT/DESIGNER:	DATE:

Craig Ave Rezoning  
4101-4113 Craig Ave  
Charlotte, NC 28211

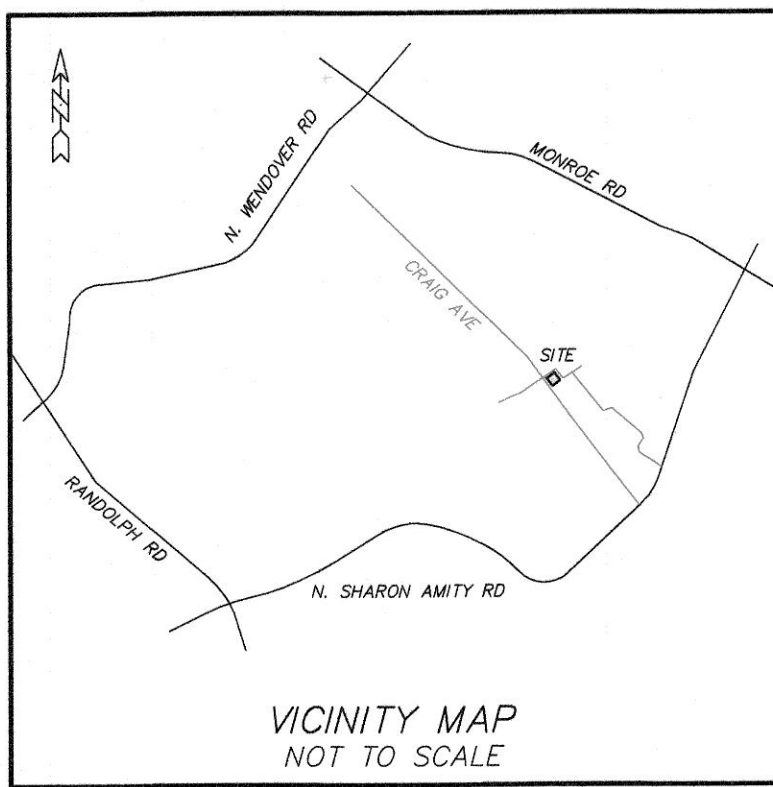
REZONING PETITION #:  
2018-058



DATE: 04/20/18	MPIC: WILL
DRAWN BY: ESB	CHECKED BY: CCBHKG
PROJECT NUMBER: 00433.00	
SCALE: 1"=20'	
TITLE:	DEVELOPMENT PLAN & DEVELOPMENT STANDARD NOTES

SHEET NO:  
RZ-1.0



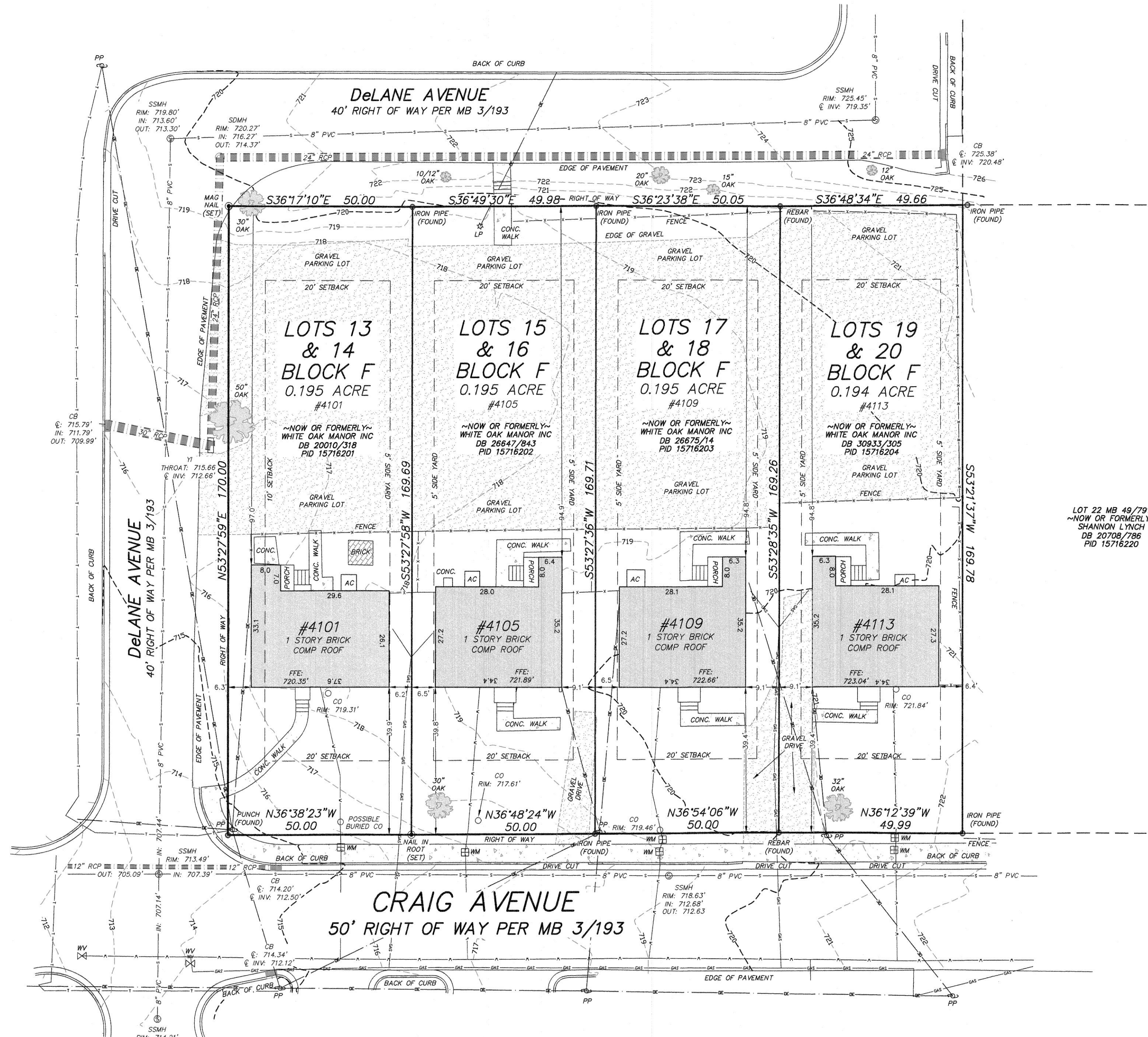


LEGEND:

- EIP = EXISTING IRON PIN  
OP = OLD IRON PIPE  
SIP = SET IRON PIN  
R/W = RIGHT OF WAY  
AC = AIR CONDITIONING  
PWR = POWER PAD  
PM = POWER METER  
PP = POWER POLE  
LP = LIGHT POLE  
GM = GAS METER  
TELE = TELEPHONE PEDESTAL  
CATV = CABLE TELEVISION  
WM = WATER METER  
FES = FLARED END SECTION  
RCP = REINFORCED CONCRETE PIPE  
CMP = CORRUGATED METAL PIPE  
CPP = CORRUGATED PLASTIC PIPE  
PVC = POLYVINYL CHLORIDE  
DU = DESTINATION UNKNOWN  
SDE = STORM DRAINAGE EASEMENT  
SDMH = STORM DRAIN MANHOLE  
CB = CATCH BASIN  
YI = YARD INLET  
DI = DROP INLET  
SSE = SANITARY SEWER EASEMENT  
SSMH = SANITARY SEWER MANHOLE  
CO = SEWER CLEAN OUT  
BC = BACK OF CURB
- SIP SET IRON PIN  
EIP EXISTING IRON PIN  
CP CALCULATED POINT  
GV GAS VALVE  
WV WATER VALVE  
MB MAIL BOX  
WM WATER METER  
FH FIRE HYDRANT  
SSMH SANITARY SEWER MANHOLE  
SDMH STORM DRAIN MANHOLE  
LOCATED DECIDUOUS TREE  
LOCATED EVERGREEN TREE  
LP LIGHT POLE  
PP POWER POLE  
BFP BACK FLOW PREVENTOR  
GW GUY WIRE  
CB CATCH BASIN  
DI DROP INLET
- FENCE  
STORM DRAIN PIPE  
OVERHEAD ELECTRIC  
SANITARY SEWER PIPE  
UNDERGROUND ELECTRIC  
UNDERGROUND GAS  
UNDERGROUND TELECOMMUNICATIONS  
UNDERGROUND WATER  
BOUNDARY LINE  
TIE LINE  
RIGHT OF WAY  
ADJOINING LINE (NOT SURVEYED)

NOTES:

- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- PROPERTY ZONED: R-17(MF)  
MINIMUM SETBACK 20'  
MINIMUM SIDE YARD 5'  
MINIMUM REAR YARD 20'  
(SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
- TAX PARCEL NUMBERS 15716201, 15716202, 15716203, & 15716204.
- DEED REFERENCE: DB 20010 PG 318, DB 26647 PG 843, DB 26675 PG 14, & DB 30933 PG 305.
- BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
- THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 370456200K, WITH A DATE OF IDENTIFICATION OF 02/16/2014.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
- AREA COMPUTED BY COORDINATED METHOD.
- NO NCOS MONUMENT FOUND WITHIN 2000'.
- UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.

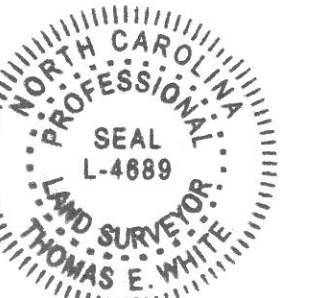


21 NCAC 56.1604- MAP CERTIFICATION

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 21 DAY OF MAY 2018

PROFESSIONAL LAND SURVEYOR



CAROLINA SURVEYORS, INC.  
P.O. BOX 267, PINEVILLE, N.C. 28134 - 0267  
THOMAS E. WHITE, NCPLS & SCPLS 704-889-7601  
CERTIFICATE OF AUTHORIZATION NC-0-1242 8C886

AN AS-BUILT TOPOGRAPHICAL SURVEY SHOWING

LOTS 13-20, BLOCK F of WALKER HILLS  
(NEAR THE INTERSECTION OF CRAIG AVENUE & DeLANE AVENUE)

SURVEYED FOR: White Oak Management  
TOTAL AREA: 0.779 ACRE

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

UNDERGROUND UTILITIES MARKED BY:  
ROL PRIVATE UTILITY LOCATING  
6012 BAYFIELD PARKWAY  
CONCORD, NC 28027  
(704) 492-4841  
ROLLOCATING@GMAIL.COM