

REZONING PETITION #2019-094

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

GENERAL NOTES:

HANDICAP RAMP = HC

1. DIMENSIONS FROM BACK OF CURB (TYP). 2. ALL CURB RADII TO BE 5'-0" U.N.O. 3. STANDARD PARKING DIMENSIONS: 9'-0" WIDE X 19'-0" LONG PARALLEL AUTO: 9'-0" WIDE X 22'-0" LONG 9'-0" WIDE X 19'-0" LONG WITH 5'-0"

CLEAR UNLOADING SPACE ADJACENT

1. DEVELOPMENT DATA TABLE

A. SITE ACREAGE: <u>0.41-AC</u>
B. TAX PARCELS INCLUDED IN REZONING: <u>083-073-01</u>

SECTION 6.207 ALTERATIONS TO APPROVAL

EXISTING ZONING: R-5
PROPOSED ZONING: UR-2 CD # OF RESIDENTIAL UNITS: 6

RESIDENTIAL DENSITY: MEDIUM MAX DUA=14.29

MAXIMUM BUILDING HEIGHT: 40-FT; 3-STORIES H. # AND RATIO OF PARKING SPACES: PROVIDED=11 SPACES RATIO=1/UNIT

GENERAL PROVISIONS

PROJECT SHALL ADHERE TO ALL SECTIONS OF THE CHARLOTTE ZONING B. NOTE THAT ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO

4. PERMITTED USES

A. ALLOWED USES = RESIDENTIAL -SINGLE FAMILY ATTACHED (TOWNHOMES AND/OR CONDOMINIUMS AND ANY INCIDENTAL AND ACCESSORY USES RELATED THERETO THAT ARE ALLOWED IN THE UR-2 DISTRICT) B. N/A

TRANSPORTATION

OCCUPANCY IS ISSUED.

EXISTING R/W ALONG N. DAVIDSON ST. VARIES. B. TRANSPORTATION IMPROVEMENTS CONSTRUCTED ARE CONSTRUCTED IN CONJUNCTION WITH ADOPTED PLAN "BLUE LINE EXTENSION TRANSIT AREA PLAN, 2013" AND INCLUDE 8' SIDEWALK AND 8' PLANTING STRIP, EXISTING CURB SHALL BE RETAINED PER ADOPTED STREET DESIGN PLAN. C. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF

6. ARCHITECTURAL STANDARDS

1. 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.

2. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.

3. 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.

7. STREETSCAPE AND LANDSCAPING A. THE EXISTING SIDEWALK ALONG N. DAVIDSON ST. WILL BE WIDENED TO

8-FT IN COMPLIANCE THE THE ADOPTED PLAN "BLUE LINE EXTENSION TRANSIT AREA STATION PLAN, 2013 B. SITE AND YARD REQUIRMENTS SHALL COMPLY TO SECTION 9.406 (2) OF THE CHARLOTTE ZONING ORDINANCE AND ARE AS FOLLOWED:

TARD REQUIREMENTS:		/DED TD/	ANSIT STATION AREA	DLANI
SETBACK (FRONT): _	16	(PER 1R/ FT. FR	OM BACK OF CURB	PLAN)
SIDE YARD (R): _	5	FT.	SIDE YARD (L):	<u>5 F</u> T.
	10			

ENVIRONMENTAL FEATURES

A. TREE SAVE AREA AND TREE MITIGATION 0.41-AC TOTAL SITE AREA: $15\% \times 0.41ac = 0.06-ACRES OR 2,613.6-SF$ TREE SAVE AREA REQUIRED: 5,000-SF = 0.11-ACRE = 24%

TREE SAVE AREA PROVIDED: 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

A. RESERVED B. RESERVED

A. 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

A. ALL SIGNAGE SHALL ADHERE TO CHARLOTTE STANDARDS

12. LIGHTING

ALL LIGHTING SHALL CONFORM TO CHARLOTTE STANDARDS.

ALL LIGHTING SHALL BE PERMITTED SEPARATELY

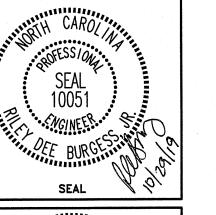
1) SITE ADDRESS SHALL BE POSTED ON BUILDING FOR EMERGENCY RESPONSE TEAMS.

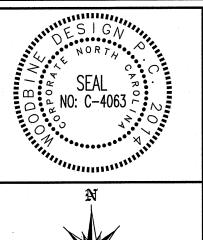
2) CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.

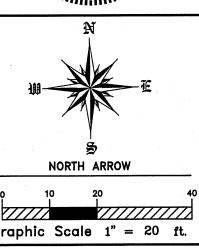
3) STREAM/WETLAND SURVEY SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENT APPROVAL PROCESS. ANY DISTURBANCE WITHIN THE CREEK BUFFER SHALL BE APPROVED BY EROSION CONTROL AND ENGINEERING DEPARTMENT.

4) 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 APPROVÁL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.

5) DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT OF WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.







Graphic Scale 1" = 20 ft

REZONING PLAN PETITION #2019-094

DEVELOPER/OWNER

JMPH PROPERTIES, LLC 8715 PRESERVE POND RD CORNELIUS, NC 28031

Ву	
Woodbine	Design
	PV
	Woodbine

5/31/19 2 10/21/19 2nd ZONING REVIEW 310/29/19 2nd ZONING REVIEW

Project Number 19027

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.