

SITE LEGEND

PROPOSED CURB & GUTTER	=====
REVERSED PITCH CURB & GUTTER	=====
PROPERTY LINE	-----
LOT LINES	-----
DECORATIVE FENCING	-----
TRAFFIC FLOW	→
STRIPING	=====
PARKING BAY COUNT	②③
GRAVEL AREA	=====
CONCRETE	=====
SPOT ELEVATION	⊕
EXISTING FEATURES SCREENED	-----
HANDICAP RAMP = HC	-----

GENERAL NOTES:

- DIMENSIONS FROM BACK OF CURB (TYP).
- ALL CURB RADII 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

1. DEVELOPMENT DATA TABLE

A. SITE ACREAGE: 0.41-AC
B. TAX PARCELS INCLUDED IN REZONING: 083-073-01
C. EXISTING ZONING: R-5
D. PROPOSED ZONING: UR-2 CD
E. # OF RESIDENTIAL UNITS: 6
F. RESIDENTIAL DENSITY: MEDIUM MAX DUA=14.29
G. MAXIMUM BUILDING HEIGHT: 40'-FT. 3-STORIES
H. # AND RATIO OF PARKING SPACES: PROVIDED=11 SPACES RATIO=1/UNIT

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.

4. PERMITTED USES

- 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)
- 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 8' SIDEWALK AND 8' PLANTING STRIP. EXISTING CURB SHALL BE RETAINED PER ADOPTED STREET DESIGN PLAN. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

6. ARCHITECTURAL STANDARDS

- 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.

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:
 SETBACK (FRONT): 16 FT. (PER TRANSIT STATION AREA PLAN)
 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

- RESERVED
- RESERVED

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)

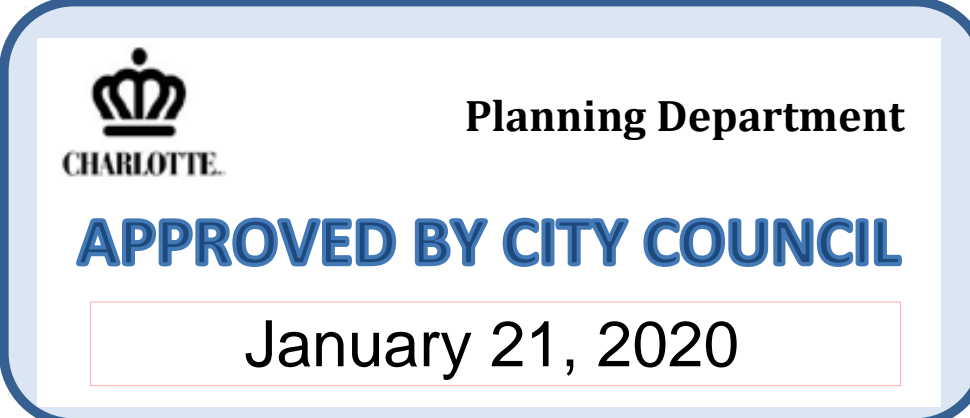
11. SIGNAGE

- ALL SIGNAGE SHALL ADHERE TO CHARLOTTE STANDARDS

12. LIGHTING

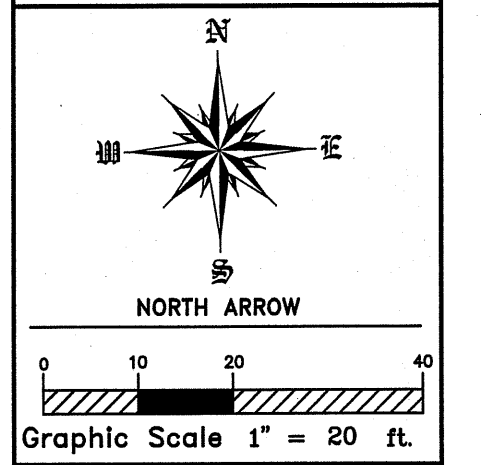
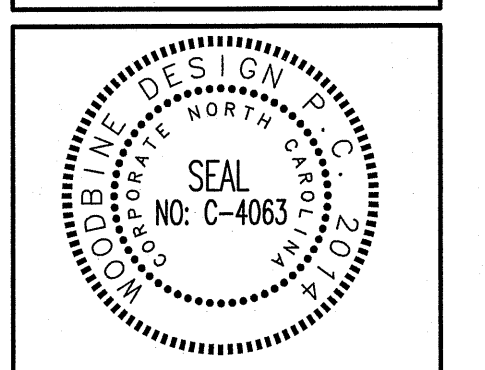
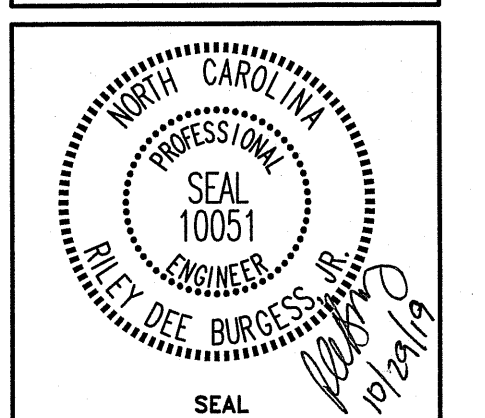
ALL LIGHTING SHALL CONFORM TO CHARLOTTE STANDARDS. ALL LIGHTING SHALL BE PERMITTED SEPARATELY

- NOTE:
- 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.
 - 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.
 - 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.



REZONING PETITION #2019-094

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REZONING PLAN
 PETITION #2019-094

Project: NODA FLATS
 Location: 2712 N. DAVIDSON ST. CHARLOTTE, NC 28205
 Sheet Title: REZONING PLAN

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

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

Revisions

9/12/19	1st ZONING REVIEW
10/21/19	2nd ZONING REVIEW
10/29/19	2nd ZONING REVIEW

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.