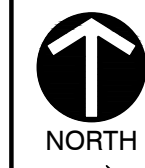
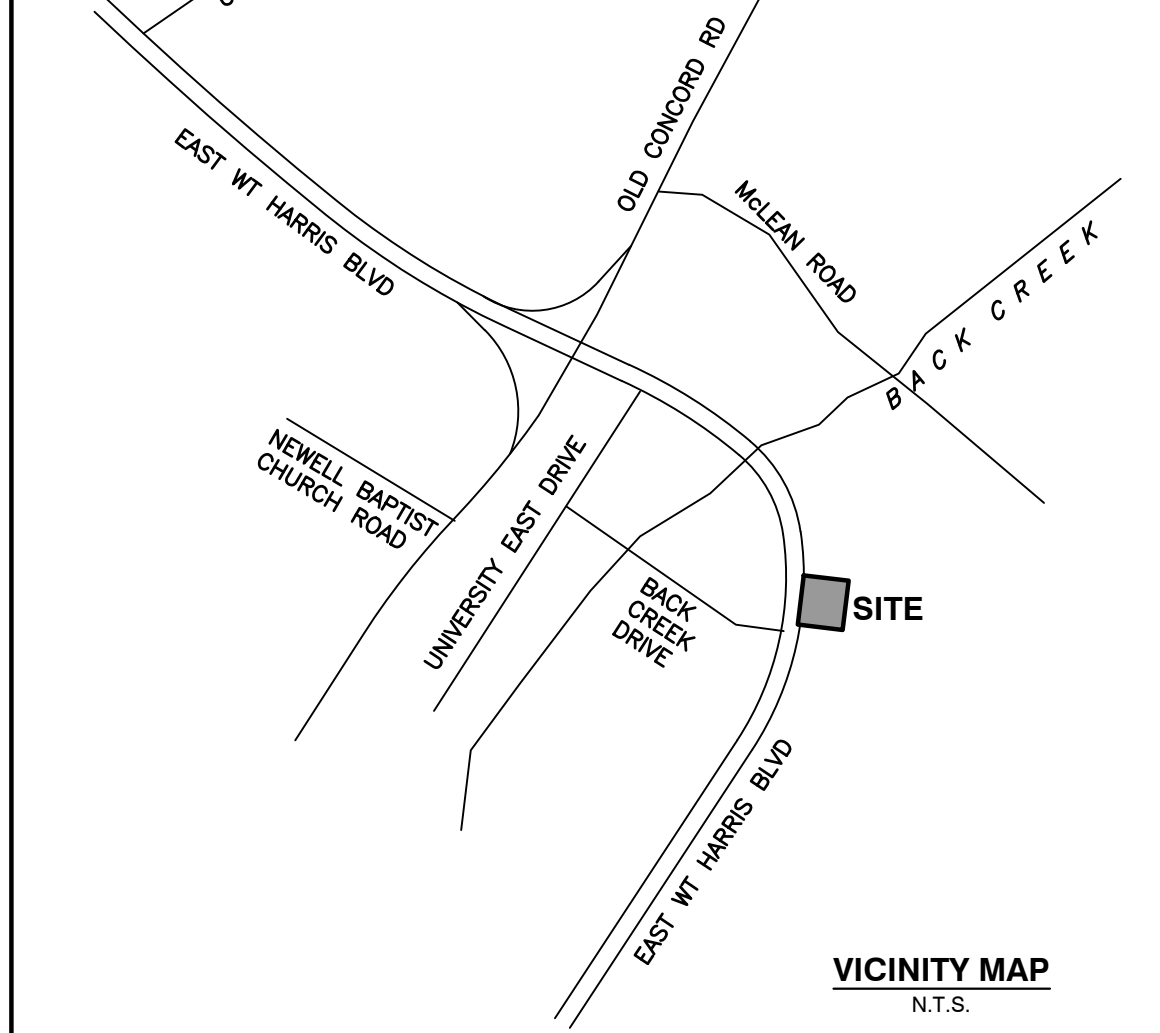


NORTH



NORTH



VICINITY MAP
N.T.S.

LEGEND

- SUBJECT PARCEL LINE
- ADJOINING PARCEL LINE
- SETBACK LINE
- ACCESS EASEMENT
- EXISTING CONTOUR
- TREE & 40' ZONING RADIUS

SITE ZONING INFORMATION FOR PARCEL NO. 10537220	
SITE AREA	±1.85 AC
EXISTING ZONING	PROPOSED ZONING
O-1 (CD)	R-17 MF (CD)
MAXIMUM RESIDENTIAL DENSITY	17 UNITS/AC
PROPOSED RESIDENTIAL DENSITY	16 UNITS/AC
MINIMUM TREE SAVE AREA	0.277 AC
MAXIMUM BUILDING HEIGHT	40 FT
WATERSHED	YADKIN
OPEN SPACE	WILL COMPLY WITH ORDINANCE REQUIREMENTS
PARKING	WILL COMPLY WITH ORDINANCE REQUIREMENTS
SHORT-TERM BICYCLE PARKING	WILL COMPLY WITH ORDINANCE REQUIREMENTS

STORM WATER NOTES:

POST DEVELOPMENT PCCO STORMWATER REQUIREMENTS WILL BE MET UTILIZING UNDERGROUND BMP'S.

DEVELOPMENT STANDARDS

GENERAL PROVISIONS:

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS TECHNICAL DATA SHEET (SITE PLAN) AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS SITE PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE:

THE PURPOSE OF THIS PETITION IS TO PROVIDE FOR THE DEVELOPMENT OF A SMALL MULTIFAMILY COMMUNITY. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS TO REZONE THE SITE TO THE R17-MF(CD) CLASSIFICATION.

PERMITTED USES:

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE MULTIFAMILY HOUSING, AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE R17-MF DISTRICT.

TRANSPORTATION:

- THE SITE WILL HAVE ACCESS VIA EXISTING PRIVATE DRIVEWAY TO EAST W. T. HARRIS BLVD. AS GENERALLY DEPICTED ON THE SITE PLAN.
- PARKING AREAS ARE GENERALLY INDICATED ON THE SITE PLAN FOR THE SITE.

ARCHITECTURAL STANDARDS:

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE R17-MF DISTRICT.

STREETScape AND LANDSCAPING:

RESERVED

ENVIRONMENTAL FEATURES:

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE:

RESERVED

FIRE PROTECTION:

RESERVED

SIGNAGE:

RESERVED

LIGHTING:

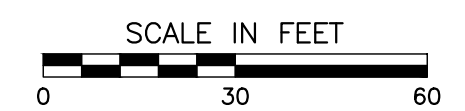
- FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.

PHASING:

RESERVED

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. C-3055

PRELIMINARY
NOT FOR CONSTRUCTION



- REFERENCE
- PARCEL INFORMATION TAKEN FROM NCONMAP, ACCESSED JUNE 2021.
 - EASEMENT AND PROPERTY LINE INFORMATION TAKEN FROM:
 - PLAT OF MORRISON PLACE - PHASE 1 - MAP 1 PREPARED BY CAROLINAS DESIGN GROUP, LLC, DATED JULY 2, 2002; AND
 - RECOMBINATION PLAT OF UNIVERSITY EAST BUSINESS PARK PHASE 3 MAP 2 PREPARED BY GEOSCIENCE GROUP, INC., DATED JUNE 23, 2008.

NO	DATE	DESCRIPTION

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 www.cecinco.com

EAST WT HARRIS APARTMENTS
 2135 E WT HARRIS BLVD
 CHARLOTTE, NORTH CAROLINA

REZONING SKETCH PLAN

DATE: OCT. 8, 2021 | DRAWN BY: EPM | PAID
 PROJECT NO: 1313-726 | AS NOTED | CHECKED BY: EPM
 APPROVED BY: EPM

DRAWING NO: **SP-1**

A:\1310-2021\1313-726 - Concept\1313726-CDP1-Concept Plan 4 - R17 Rezoning Technical.dwg | LS:10/8/2021 - 1:17 PM | 10/8/2021 2:30 PM