

A. SITE ACREAGE: 4.18-AC
 B. TAX PARCELS INCLUDED IN REZONING: 029-171-27
 C. EXISTING ZONING: R-3
 D. PROPOSED ZONING: R-5-BMF
 E. # OF RESIDENTIAL UNITS: 26
 F. RESIDENTIAL DENSITY: MEDIUM MAX DUA= 33.44
 G. SF OF NON-RESIDENTIAL USE: N/A
 H. FLOOR AREA RATIO: .086
 I. MAXIMUM BUILDING HEIGHT: 29'-10"
 J. MAXIMUM # OF BUILDING: 8
 K. # AND RATIO OF PARKING SPACES: 52 SPACES RATIO: 2/UNIT
 L. AMOUNT OF OPEN SPACE: 52.26% (2.187-AC)

B. NOTE THAT ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL

A. N/A

A. -DWELLINGS - DETACHED, DUPLEX, TRIPLEX, QUADRAPLEX.
-DWELLINGS - ATTACHED & MULTI-FAM. UP TO 12 UNITS PER BUILDING.
-FARMS, INCLUDING RETAIL SALE OF PRODUCE GROWN ON PREMISES.
-GROUP HOMES FOR UP TO 10 RESIDENTS.
-HIGHWAY AND RAILROAD RIGHTS-OF-WAY.
-PARKS, GREENWAYS AND ARBORETUMS.

B. N/A

B. SHOULD TRANSPORTATION IMPROVEMENTS BE REQUIRED, ALL IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

1. ALL BUILDING UNITS WITHIN THE DEVELOPMENT MUST EXTERNALLY BLEND IN ARCHITECTURALLY WITH OTHER UNITS TO INCLUDE MATERIALS AND STYLE (I.E. ROOF PITCHES, FOUNDATIONS, WINDOW TYPES, AND BUILDING MATERIALS).
2. 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.
3. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
4. 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.
5. BUILDING FORM SHALL ADHERE TO CHARLOTTE FUTURE 2040 PLAN POLICY WHICH STATES, "THE TYPICAL BUILDING IN A NEIGHBORHOOD 1 PLACE IS A SINGLE-FAMILY RESIDENTIAL BUILDING. TOWNHOME-STYLE BUILDINGS TYPICALLY HAVE 4-6 UNITS. THE SIZE OF CIVIC AND INSTITUTIONAL BUILDINGS VARIES BASED ON CONTEXT AND ACCESSIBILITY."

A. -- ALL SIDEWALKS SHALL BE 5-FT WIDE.
-- PLANTING STRIPS, WHERE PROVIDED, SHALL BE 4-FT WIDE MEASURED FROM BACK OF CURB.
-- SITE AND YARD REQUIREMENTS SHALL COMPLY TO SECTION 9.406(2) OF CHARLOTTE ZONING ORDINANCE AND ARE AS FOLLOWED:

REAR SETBACK:	<u>30</u> FT. (FROM ROW)	SIDE YARD (L):	<u>20</u> FT.
REAR YARD:	<u>40</u> FT.	SIDE YARD (R):	<u>10</u> & <u>20</u> FT.
GARAGE SETBACK:	<u>20</u> FT.	SIDE YARD SHALL BE 20' WHERE ADJACENT TO SINGLE FAM. & 10' WHERE ADJACENT TO INST.	
	(FROM BOG/SIDEWALK)		

B. REQUIRED CLASS C BUFFERS INCLUDE 6-FT TALL OPAQUE FENCE, ALLOWING FOR 25% WIDTH REDUCTION FROM 28-FT TO 21-FT.

A. TREE SAVE AREA AND TREE MITIGATION
TOTAL SITE AREA: 4.18-AC
TREE SAVE AREA REQUIRED: $15\% \times 4.18ac = 0.627$ -ACRES OR 27,312-SF
TREE SAVE AREA PROVIDED: $51,383$ -SF = 1.18 -ACRE = 28%
STREET TREES REQUIRED: SHADE TREES PLACED 40' O.C.

B. N/A
C. N/A

SEE SHEET Z2 FOR TREE CANOPY OVERLAY

A. N/A
B. 12-FT MULTI-USE PATH PROVIDED 8-FT BEHIND R.O.W. ALONG RIDGE RD.
C. N/A
D. MINIMUM 400-SF OF PRIVATE OPEN SPACE PROVIDED PER UNIT.

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)

A. ALL SIGNAGE SHALL ADHERE TO CHARLOTTE STANDARDS

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

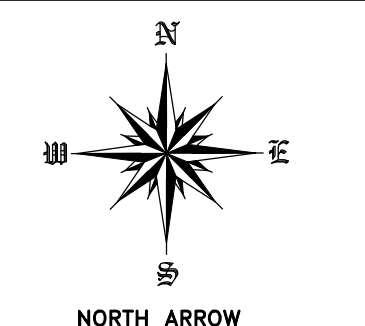
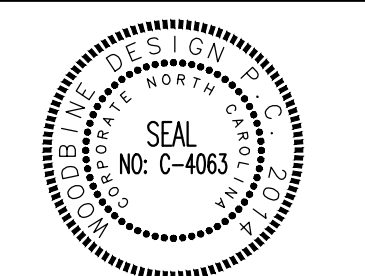
A. NO PHASING PROPOSED.

A. (2) 8-CY DUMPSTERS (WASTE & RECYCLING) WITH ENCLOSURE WILL BE PROVIDED WITH DEVELOPMENT. OWNER SHALL BE RESPONSIBLE FOR PROVIDING PRIVATE WASTE COLLECTION SERVICE.

B. ALL PROPOSED ROADS SHALL BE PRIVATELY MAINTAINED.

C. PROPOSED SCHOOL BUS SHELTER PROVIDED AT ENTRANCE OF DEVELOPMENT.

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.



Graphic Scale 1" = 40 ft.

POOJA TOWNHOMES

RIDGE RD.,
CHARLOTTE, NC

REZONING PLAN

Project

1100

Sheet Title

DEVELOPER/OWNER

HEAVEN PROPERTIES, LLC
4600 NC HWY UNIT 49S,
HARRISBURG, NC 28075

Designed By _____

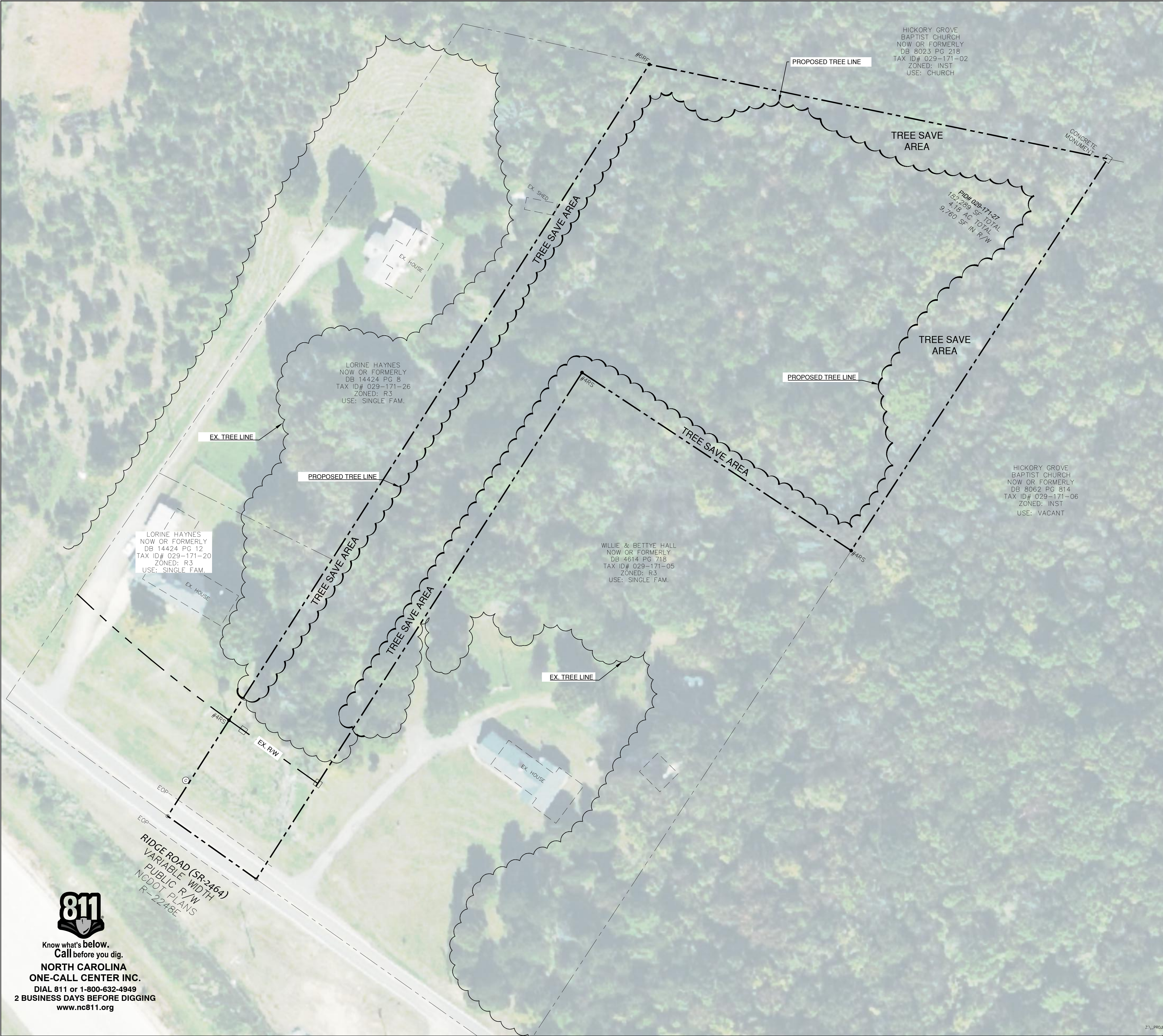
Drawn By NA

Date 6/15/22

Revisions
6/14/22-CITY COMMENTS

Sheet: 21 Of 22

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TREE SAVE DATA

TREE SAVE AREA AND TREE MITIGATION	
TOTAL SITE AREA:	4.18-AC
TREE SAVE AREA REQUIRED:	15% X 4.18ac = 0.627-ACRES OR 27,312-SF
TREE SAVE AREA PROVIDED:	51,383-SF = 1.18-ACRE = 28%
STREET TREES REQUIRED:	SHADE TREES PLACED 40' O.C.

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: 6/15/2022
Z:\PROJECTS\22035-RIDGE RD CHARLOTTE - POOJA TOWNHOMES\CD\016-BASE-RIDGE

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SEAL
NO. C-4063

NORTH ARROW

Graphic Scale 1" = 40 ft.

Project POOJA TOWNHOMES

Location RIDGE RD., CHARLOTTE, NC

Sheet Title REZONING PLAN - TREE OVERLAY

Developer/Owner HEAVEN PROPERTIES, LLC
4600 NC HWY UNIT 49S,
HARRISBURG, NC 28075

Designed By WOODBINE DESIGN

Drawn By NA

Date 6/15/22

Revisions

Sheet: Z2 of 2

Project Number: 22035