

RAVIN PARTNERS
 REZONING PETITION NO. 2023-069
 10/16/2023

DEVELOPMENT DATA TABLE:

SITE AREA: +/- 80 ACRES
 TAX PARCEL: 193-121-02 AND 193-121-01

EXISTING ZONING: N1-B AND N2-B
 PROPOSED ZONING: N1-B (CD), N2-B(CD) AND CG(CD)

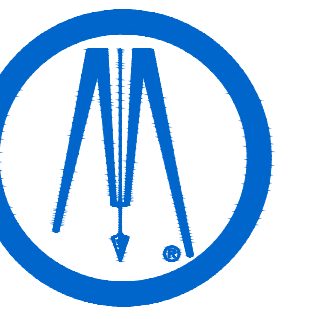
PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN N1-B, N2-B, AND CG ZONING DISTRICTS, AS APPLICABLE

PARKS, GREENWAYS, AND OPEN SPACE:

- PETITIONER SHALL DEDICATE AND CONVEY THE FEMA AND COMMUNITY FLOODPLAIN AREAS AS SHOWN ON THE REZONING PLAN TO MECKLENBURG COUNTY AS PERMANENT GREENWAY EASEMENT FOR THE IRWIN CREEK GREENWAY EXTENSION. DEDICATED AREA SHALL REMAIN ELIGIBLE TO BE CALCULATED TOWARDS THE DEVELOPMENT OPEN SPACE AND TREE SAVE REQUIREMENTS.
- GREENWAY EASEMENTS SHALL BE CONVEYED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- PETITIONER SHALL PROVIDE A 20' FOOT TYPE C BUFFER IN THE LOCATION SHOWN ON THE REZONING PLAN. TYPE C BUFFER SHALL INCLUDE COMBINATION OF EXISTING VEGETATION AND SUPPLEMENTAL PLANTINGS PER CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 20.9 AND TABLE 20-2 REQUIREMENTS.

TRANSPORTATION

- PETITIONER WILL WORK WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ON THE LOCATION OF THE EAST/WEST CONNECTION THROUGH THE SITE.



ColeJenest & Stone
 BOLTON & MENK, INC.

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RAVIN PARTNERS

558 E. BROOKLYN VILLAGE AVENUE
 SUITE 120
 CHARLOTTE, NC 28202

**RZP-2023-069
 REZONING**

8637 E INDEPENDENCE BOULEVARD
 CHARLOTTE, NC 28227

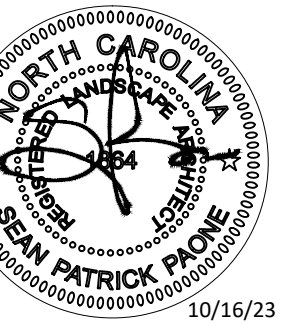
DEVELOPMENT STANDARDS

PROJECT NO:

4854.00

REVISIONS:

10/16/23 – REVISIONS PER COMMENTS



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAYEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, TOWN OF HUNTERVILLE AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

SCALE:

DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FILE NO.: