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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  
 11/13/23 – REVISIONS PER COMMENTS

**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 20.9 REQUIREMENTS.
- PETITIONER SHALL PROVIDE PUBLIC ACCESS PEDESTRIAN CONNECTIONS TO THE MECKLENBURG COUNTY IRWIN CREEK GREENWAY FROM INTERNAL PUBLIC STREETS EAST OF AREQUIPA ROAD EXTENSION WHERE ACCESS IS APPROPRIATE BASED ON TOPOGRAPHY, TREE SAVE AREAS, OPEN SPACE AREAS, ETC.

**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.

**ENVIRONMENTAL FEATURES**

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS THAT MAY BE DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- ANY PROPOSED SWIM/PCSO STREAM BUFFER ENCROACHMENT AND ASSOCIATED MITIGATION MEASURES WILL BE SUBJECT TO APPROVAL BY THE CITY OF CHARLOTTE STORMWATER ADMINISTRATOR AS PART OF THE SITE DEVELOPMENT PERMITTING PROCESS AND CANNOT BE APPROVED WITH THE REZONING PETITION. PLEASE NOTE STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.



- 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 PAVEMENT 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.: