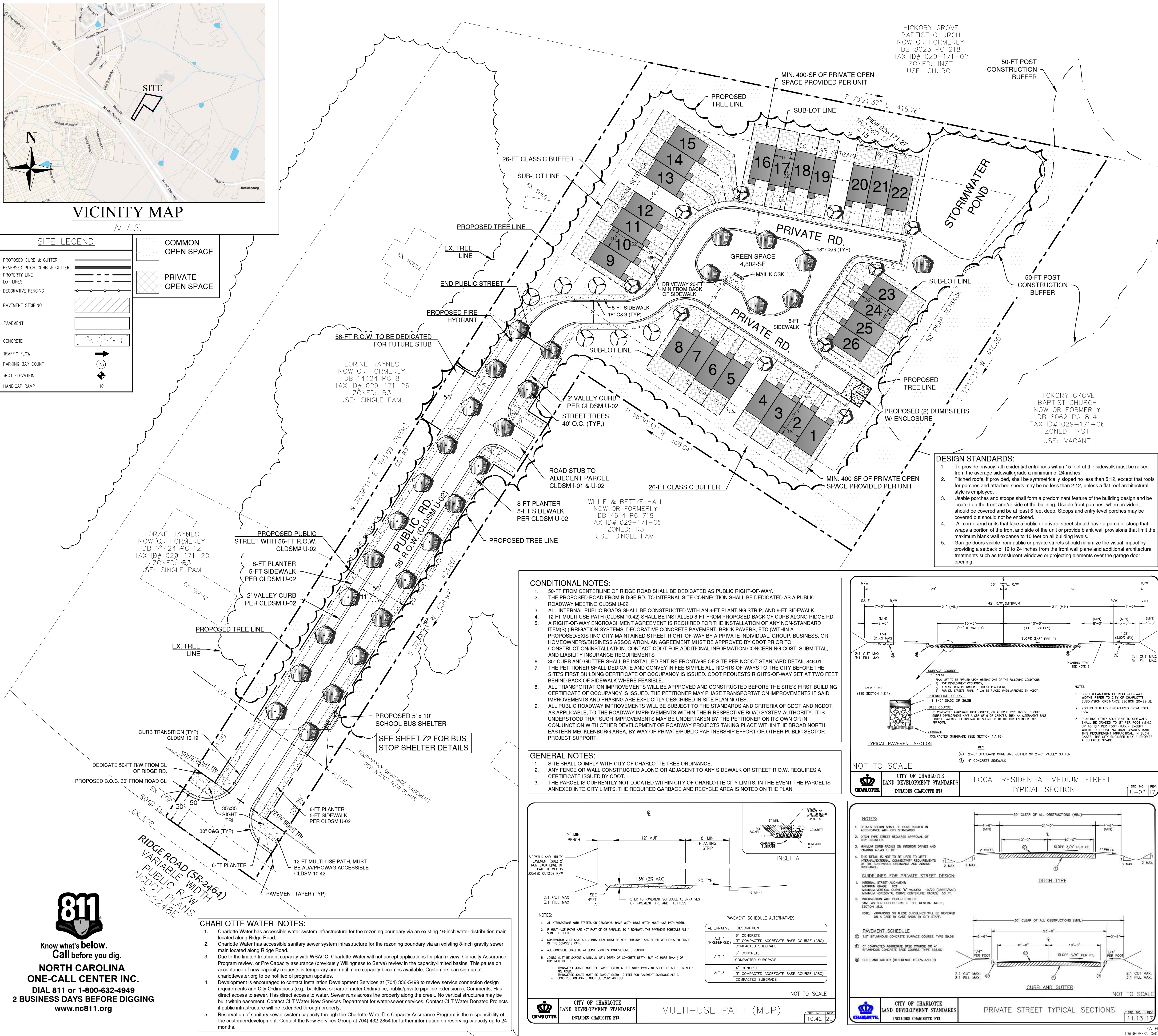


VICINITY MAP

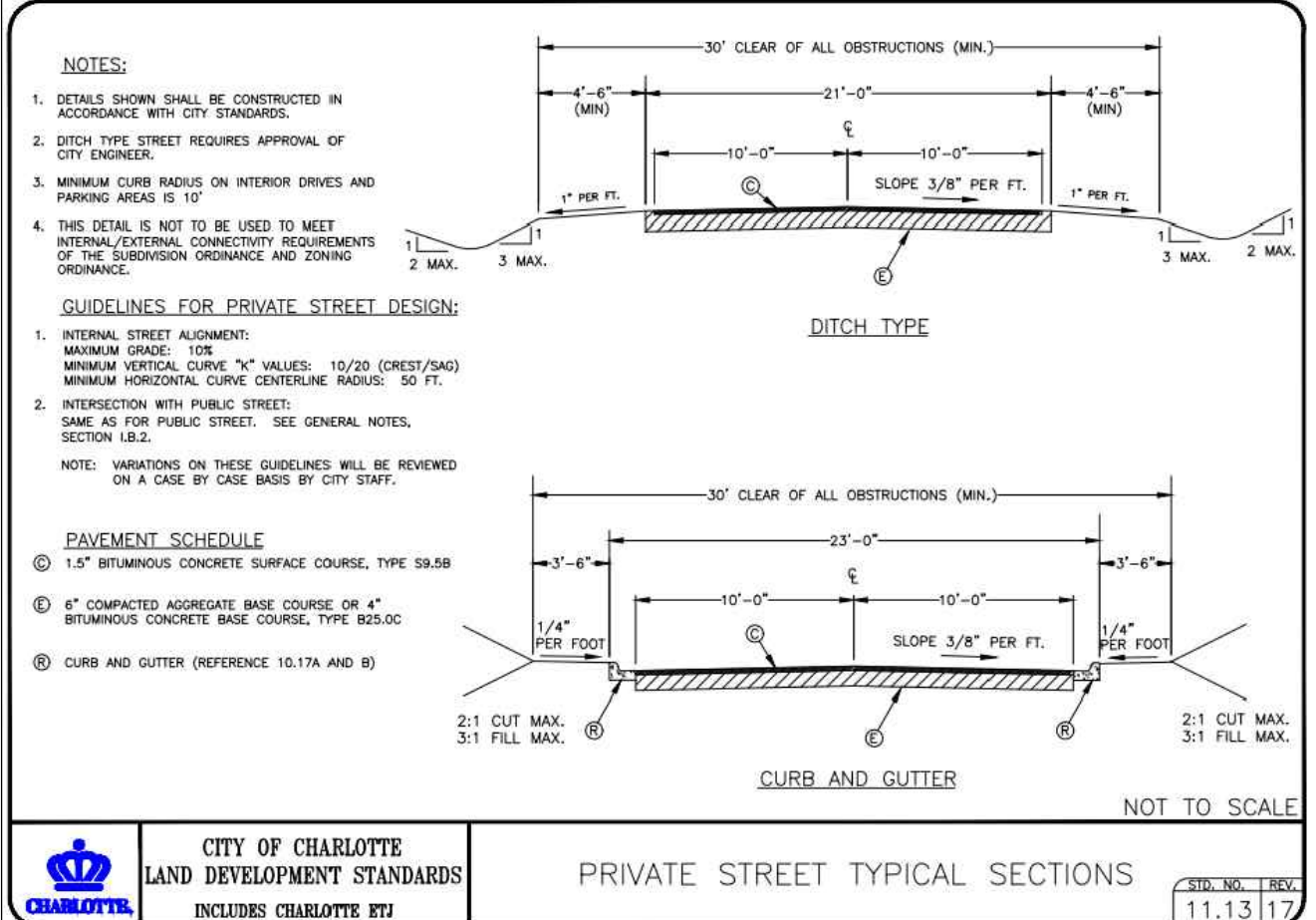
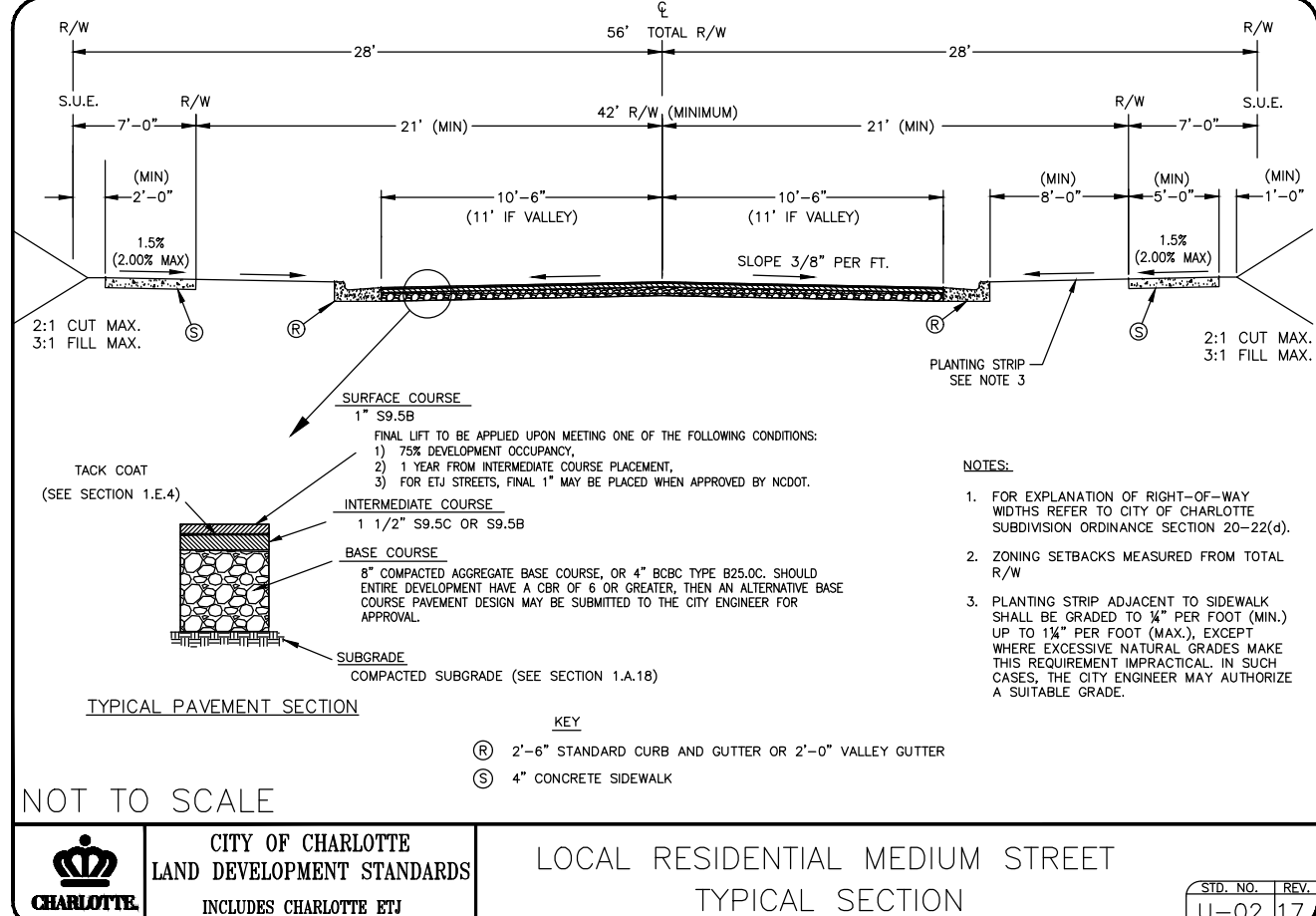
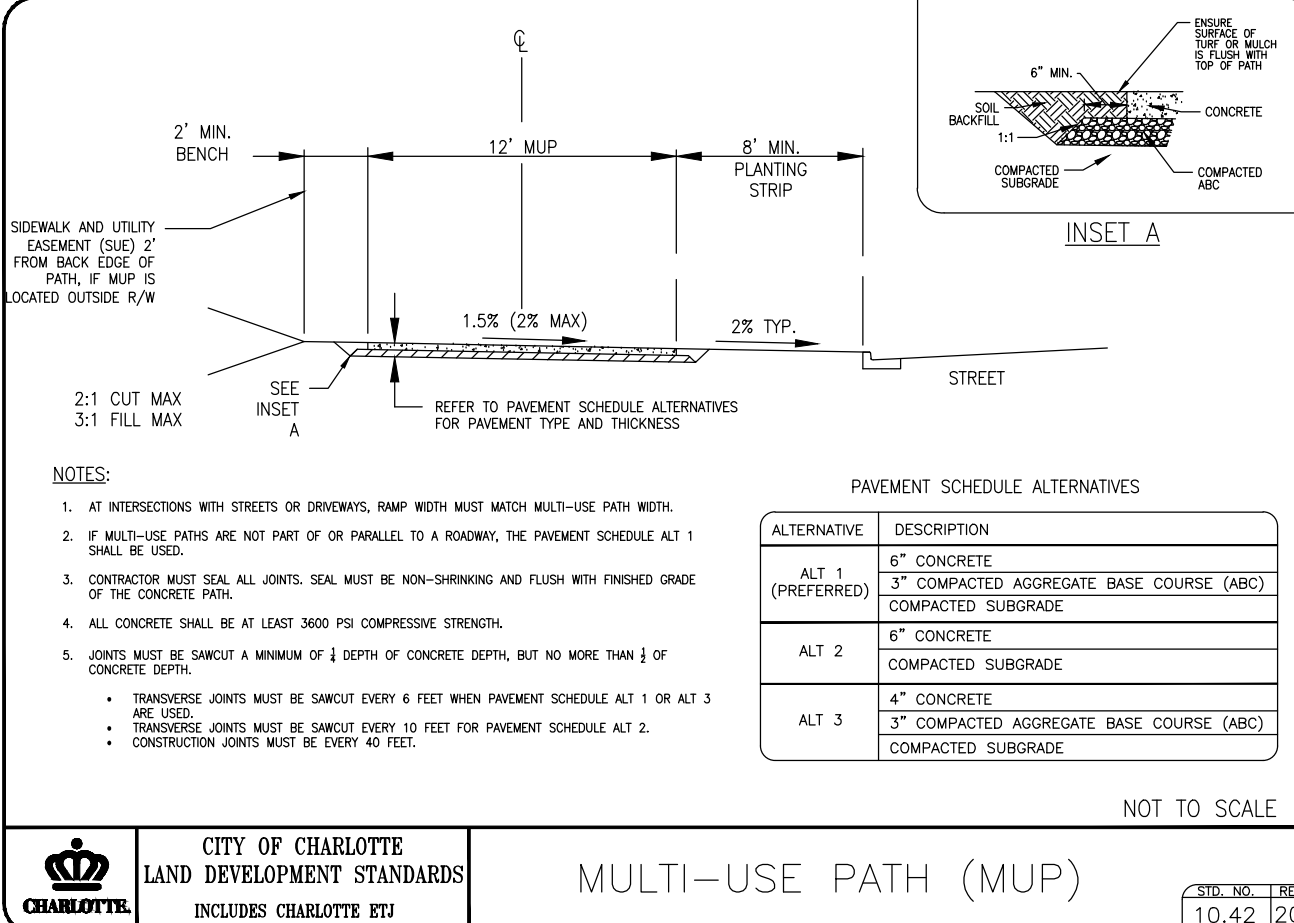
N.T.S.

SITE LEGEND	
PROPOSED CURB & GUTTER	COMMON OPEN SPACE
REVERSED PITCH CURB & GUTTER	PRIVATE OPEN SPACE
PROPERTY LINE	
LOT LINES	
DECORATIVE FENCING	
PAVEMENT STRIPING	
PAVEMENT	
CONCRETE	
TRAFFIC FLOW	
PARKING BAY COUNT	
SPOT ELEVATION	
HANDICAP RAMP	



- CONDITIONAL NOTES:**
- 50-FT FROM CENTERLINE OF RIDGE ROAD SHALL BE DEDICATED AS PUBLIC RIGHT-OF-WAY. IN ACCORDANCE WITH CITY STANDARDS.
 - THE PROPOSED ROAD FROM RIDGE RD. TO INTERNAL SITE CONNECTION SHALL BE DEDICATED AS A PUBLIC ROADWAY MEETING CLDSM U-02.
 - ALL INTERNAL PUBLIC ROADS SHALL BE CONSTRUCTED WITH AN 8-FT PLANTING STRIP, AND 6-FT SIDEWALK.
 - 12-FT MULTI-USE PATH (CLDSM 10.42) SHALL BE INSTALLED 8-FT FROM PROPOSED BACK CURB ALONG RIDGE RD.
 - A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/BUSINESS ASSOCIATION. AN AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE REQUIREMENTS.
 - 30" CURB AND GUTTER SHALL BE INSTALLED ENTIRE FRONTAGE OF SITE PER NC DOT STANDARD DETAIL 846.01.
 - THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
 - ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
 - ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NC DOT. AS APPLICABLE. TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA, BY WAY OF PRIVATE-PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

- GENERAL NOTES:**
- SITE SHALL COMPLY WITH CITY OF CHARLOTTE TREE ORDINANCE.
 - ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET R.O.W. REQUIRES A CERTIFICATE ISSUED BY CDOT.
 - THE PARCEL IS CURRENTLY NOT LOCATED WITHIN CITY OF CHARLOTTE CITY LIMITS. IN THE EVENT THE PARCEL IS ANNEXED INTO CITY LIMITS, THE REQUIRED GARBAGE AND RECYCLE AREA IS NOTED ON THE PLAN.



- ### 1. DEVELOPMENT DATA TABLE
- | | |
|--|----------|
| A. SITE ACREAGE: 4.18-AC | RZP |
| B. TAX PARCELS INCLUDED IN REZONING: 029-171-27 | 2022-114 |
| C. EXISTING ZONING: R-3 | |
| D. PROPOSED ZONING: R-8MF (CD) | |
| E. # OF RESIDENTIAL UNITS: 33 MAX ALLOWED | |
| F. RESIDENTIAL DENSITY: 8-DUA | |
| G. SF OF NON-RESIDENTIAL USE: N/A | |
| H. FLOOR AREA RATIO: N/A | |
| I. MAXIMUM BUILDING HEIGHT: 40' & 48' AT FRONT BUILDING LINE | |
| J. MAXIMUM # OF BUILDING: 8 | |
| K. # AND RATIO OF PARKING SPACES: 52 SPACES. RATIO: 2/UNIT | |
| L. AMOUNT OF OPEN SPACE: 50% REQUIRED PER ORDINANCE | |
- ### 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.
- ### 3. OPTIONAL PROVISIONS
- N/A
- ### 4. PERMITTED USES
- PLANNED MULTI-FAMILY DEVELOPMENT
- ### 5. TRANSPORTATION
- EXISTING R/W ALONG RIDGE RD VARIES. 50-FT R/W DEDICATION, MEASURED FROM CENTERLINE OF RIDGE RD, PROPOSED.
 - SHOULD TRANSPORTATION IMPROVEMENTS BE REQUIRED, ALL IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- ### 6. ARCHITECTURAL STANDARDS
- 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).
 - GARAGE DOORS ACCESSED DIRECTLY FROM PUBLIC OR PRIVATE STREETS SHALL 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 OPENINGS.
 - WALKWAYS SHALL 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 SHALL HAVE A PORCH OR STOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROJECTIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
 - BUILDING LENGTH SHALL NOT EXCEED 150 FEET.
 - BUILDING MATERIALS:
 - SIDING = HARDY PLANK, STUCCO
 - DOORS, WINDOWS, RAILINGS = ALUMINUM/METAL
 - ROOFING = METAL
 - ALL ROOFTOP EQUIPMENT SHALL BE SCREENED VIA PARAPET WALL.
- SEE DESIGN STANDARDS NOTE(S) ON THIS SHEET FOR MORE INFORMATION REGARDING ARCHITECTURAL STANDARDS.
- ### 7. STREETSCAPE AND LANDSCAPING
- ALL SIDEWALKS SHALL BE 5-FT WIDE U.N.O.
 - PLANTING STRIPS, WHERE PROVIDED, SHALL ADHERE TO CLDSM DETAILS.
 - SITE AND YARD REQUIREMENTS SHALL COMPLY TO SECTION 9.406(2) OF THE CHARLOTTE ZONING ORDINANCE AND ARE AS FOLLOWED:

FRONT SETBACK: 30' (FROM ROW)	SIDE YARD (L): 20' FT.
REAR YARD: 40 OR 50' FT.	SIDE YARD (R): 10 OR 20' FT.
GARAGE SETBACK: 20' FT.	* WHERE ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND.
 - 26-FT CLASS C BUFFERS REQUIRED ALONG PROPERTY LINES ADJACENT TO SINGLE FAMILY. BUFFERS MAY BE REDUCED BY 25% TO 19.5-FT WITH THE ADDITION OF A FENCE. FENCE SHALL ADHERE TO CITY STANDARDS.
- ### 8. ENVIRONMENTAL FEATURES
- 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: 49,456-SF = 1.135-ACRE = 27.15%
STREET TREES REQUIRED: SHADE TREES PLACED 40' O.C.
 - NOTE: TREE SAVE AREA SUBJECT TO CHANGE. TREE SAVE AREA AND OTHER LANDSCAPING SHALL ADHERE TO THE STANDARDS SET FORTH IN CHARLOTTE TREE ORDINANCE.
 - THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS 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 THE REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND THE NATURAL SITE DISCHARGE POINTS.
 - EXISTING ON SITE SEPTIC TO BE PUMPED OUT BY A NC LICENSED SEPTIC HAULER THEN CRUSHED AND BACKFILLED.
- ### 9. PARKS, GREENWAY/OPEN SPACES
- N/A
 - 12-FT MULTI-USE PATH PROVIDED 8-FT BEHIND R.O.W. ALONG RIDGE RD.
 - N/A
 - MINIMUM 400-SF OF PRIVATE OPEN SPACE PROVIDED PER UNIT.
- ### 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
- ### 13. PHASING
- NO PHASING PROPOSED.
- ### 14. OTHER
- (2) 8-CY DUMPSTERS (WASTE & RECYCLING) WITH ENCLOSURE WILL BE PROVIDED WITH DEVELOPMENT. OWNER SHALL BE RESPONSIBLE FOR PROVIDING PRIVATE WASTE COLLECTION SERVICE. THE PARCEL IS CURRENTLY NOT LOCATED WITHIN CITY OF CHARLOTTE CITY LIMITS. IN THE EVENT THE PARCEL IS ANNEXED INTO CITY LIMITS, THE REQUIRED GARBAGE AND RECYCLE AREA IS NOTED ON THE PLAN.
 - PUBLIC ROADS SHALL BE MAINTAINED BY CDOT AND PRIVATE ROADS SHALL BE MAINTAINED BY OWNER.
 - PROPOSED 5-FT x 10-FT SCHOOL BUS SHELTER PROVIDED AT ENTRANCE OF DEVELOPMENT. SEE DETAIL ON SHEET Z2 FOR MORE DETAILS.
- SEE SHEET Z2 FOR TREE CANOPY OVERLAY & BUS STOP SHELTER DETAILS
- 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.

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Project
Location
Sheet Title

POOJA TOWNHOMES
RIDGE RD.,
CHARLOTTE, NC

REZONING PLAN
RZP 2022-114

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

Designed By
Drawn By
Date
Revisions
3/3/23-1st Submittal Com.

Sheet: Z1 of 2
Project Number: 22035

