FUTURE 20' SETBACK FROM BOC

FUTURE 16' SETBACK FROM BOC

EXISTING SIDEWALK TO REMAIN

PROPOSED 6' PEDESTRIAN CONNECTION (TO BE NEGOTIATED WITH NORFOLK-SOUTHERN RAILROAD OR OTHER APPROPRIATE AUTHORITY)

16' SETBACK FROM BACK OF CURB

8' PLANTING STRIP / 8' SIDEWALK (TYP.)

STREET TREES PROVIDED AT 40'O.C. TO MEET CITY OF CHARLOTTE TREE ORDINANCE (TYP.) MIN. 6' HIGH SCREEN FENCE

MIN. 8' LANDSCAPE BUFFER WITH MIXED DECIDUOUS AND EVERGREEN TREES AND LARGE SHURBS

PARKING DECK EXPOSURE TO BE SCREENED PER CITY OF CHARLOTTE ORDINANCE

16' SIDEWALK WITH TREE WELLS

BUS SHELTER PAD PER CATS STANDARDS

STREET TREES PROVIDED AT 40'O.C. TO MEET CITY OF CHARLOTTE TREE ORDINANCE (TYP.) MIN. 6' PED. ZONE

20' CLEAR MIN.

EXISTING STEPS TO REMAIN

6' MIN. PED. ZONE

GENERAL LOCATION OF MAIN BUILDING ENTRANCE ALONG MERCURY STREET

PROPOSED ADDITION OF ON-STREET PARKING PER USDG LOCAL RESIDENTIAL WIDE CLASSIFICATION

GENERAL LOCATION OF RESIDENTIAL ENTRANCES, TYP.

TRASH ROLL-OUT LOCATION FOR PICK UP

TRASH BIN LOCATION (APPROX. 3 BINS)

THE MERCURY

SCHEMATIC SITE PLAN

Mercury NoDa, LLC 620 E. Worthington Ave. Charlotte, NC 28203

October 24, 2011

1011262

RZ-2a

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RZ-2a
BUFFER SHALL INCLUDE A MINIMUM OF (6) TREES AND (20) SHRUBS PER 100 LINEAL FEET. THE PETITIONER SHALL PROVIDE A MINIMUM 8' WIDE BUFFER WITH A WALL OR FENCE, CURB ALONG SIDEWALK AREA ALONG EAST 36TH STREET.

THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CHARLOTTE FIRE PROTECTION ORDINANCE. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT STORM WATER ORDINANCE (PCCO) FOR THE CITY OF CHARLOTTE FOR THIS DEVELOPMENT AREA.

THE MERCURY STREET MAY BE INCREASED ONE ADDITIONAL FOOT FOR EVERY TWO FEET IN DISTANCE THE PORTION OF THE BUILDING IS FROM A 16-FOOT SETBACK. THE EXACT ALIGNMENT OF INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS HAS NOT BEEN DETERMINED. THE EXACT DRIVEWAY LOCATIONS AND TYPE/WIDTH OF THE DRIVEWAYS WILL BE DETERMINED BY CDOT DURING CONSTRUCTION.

THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT STORM WATER ORDINANCE (PCCO) FOR THE CITY OF CHARLOTTE FOR THIS DEVELOPMENT AREA.

SIGNAGE
A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT STORM WATER ORDINANCE (PCCO) FOR THE CITY OF CHARLOTTE FOR THIS DEVELOPMENT AREA.

REZONING PETITION

INCREASE OR DECREASE

THE MERCURY STREET MAY BE INCREASED ONE ADDITIONAL FOOT FOR EVERY TWO FEET IN DISTANCE THE PORTION OF THE BUILDING IS FROM A 16-FOOT SETBACK.

THE EXACT DRIVEWAY LOCATIONS AND TYPE/WIDTH OF THE DRIVEWAYS WILL BE DETERMINED BY CDOT DURING CONSTRUCTION.

THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT STORM WATER ORDINANCE (PCCO) FOR THE CITY OF CHARLOTTE FOR THIS DEVELOPMENT AREA.

SIGNAGE
A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT STORM WATER ORDINANCE (PCCO) FOR THE CITY OF CHARLOTTE FOR THIS DEVELOPMENT AREA.
THE MERCURY
SCHEMATIC SITE PLAN
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October 24, 2011

1. 01-20-2012 REVISIONS PER CITY COMMENTS.

NOTE: THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.
**Architectural Commitments for Mercury Street Frontage:**

- These commitments are unique to building elevations fronting Mercury Street.
- Reduction in height to 3 stories only on those units facing Mercury Street as specifically depicted in this rendering. Units not facing Mercury Street are subject to the height requirements listed in the development notes.
- Commit to building massing along Mercury St. that will visually reduce the scale of building and thereby relate better to single-family housing.
  - Commitment to include “masonry treatment” along first two stories with “lighter” material above (such as illustrative rendering shown for Mercury Street).
  - Other strategies may include building massing variety with building setbacks and/or potential use of roofing elements which soften the building facades with material variety and shadow.
- Material types in this area similar to those described in Development Notes on RZ-3a except as follows:
  - Masonry treatment above defined as totaling a minimum 50% of non-glass wall area on the first two stories. Masonry materials include brick, stone, cast stone, etc.
  - “Lighter” material defined similarly to that on RZ-3a such as stucco or Hardie paneling (cement board panels).