

TECHNICAL NOTES

1. DEVELOPMENT DATA TABLE

a. SITE ACREAGE	0.226 ACRES
b. TAX ID	12523411
c. EXISTING ZONING	R-8
d. PROPOSED ZONING	R-22 MF (CD)
e. EXISTING USES	SINGLE FAMILY
f. PROPOSED USES:	MULTI-FAMILY - 3 UNITS
g. FLOOR AREA RATIO:	N/A
h. MAXIMUM BUILDING HEIGHT	40' (FORTY) FEET
i. NUMBER OF PARKING SPACES REQUIRED: 3 LOW INCOME)	PROPOSED: 3
j. AMOUNT OF OPEN SPACE:	40% MINIMUM

2. GENERAL PROVISIONS

- a. UNLESS OTHER STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE INSTITUTIONAL ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE ON THE SITE DEPICTED ON THIS REZONING PLAN.
- b. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASE.
- c. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN.
- d. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

3. OPTIONAL PROVISIONS

- e. NOT APPLICABLE.

4. PERMITTED USES

- f. DEVELOPMENT WILL CONFORM TO R-22 MF (CD) DISTRICT. ONLY DUPLEXES, TRIPLEXES OR QUADRUPLICES WILL BE ALLOWED. ALL UNITS WILL BE LOW INCOME.
- g. THE PROPOSED BUILDINGS ON THE SITE WILL SATISFY OR EXCEED THE SETBACK, SIDE YARD, REAR YARD, SCREENING AND BUFFER REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE.

5. TRANSPORTATION

- h. PARKING LAYOUT IS GENERAL AND MAY BE MODIFIED TO SAVE EXISTING TREES.
- i. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
- j. PETITIONER TO COORDINATE FINAL ACCESS AND DRIVEWAY DESIGNS WITH CDOT DURING PERMITTING.

6. ARCHITECTURAL STANDARDS

- k. THE BUILDING MATERIALS USED ON THE BUILDINGS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD, VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
- l. THE ATTACHED ILLUSTRATIVE BUILDING ELEVATIONS ARE INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND A QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE. ACTUAL BUILDINGS CONSTRUCTED ON THE SITES MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE DESIGN INTENT IS PRESERVED.
- m. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES.
- n. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND VIEW OF ADJACENT PROPERTIES AT GRADE.
- o. ROLL-OUT COLLECTION WILL BE USED WHERE ALLOWED BY ORDINANCE. DUMPSTERS, RECYCLING AREAS AND ROLL-OUT CONTAINERS SHALL BE SCREENED WITH GATED ENCLOSURES.
7. STREETSCAPE AND LANDSCAPING
- p. SIDEWALKS AND PLANTING STRIPS WILL BE AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY.
- q. EXISTING TREES TO BE PRESERVED WILL HAVE "TREE PROTECTION FENCING" PLACED AROUND THEIR DRIP LINES TO PREVENT DISTURBANCES TO ROOT ZONES DURING ALL PHASES OF CONSTRUCTION.
- r. BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302.
- s. SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
- t. ON-SITE PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303.
- u. PLANTINGS IN SIGHT TRIANGLE WILL BE LOW LYING AND WILL NOT OBSTRUCT VISIBILITY.

8. ENVIRONMENTAL FEATURES

- v. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. EACH DEVELOPMENT PARCEL SHALL BE EVALUATED FOR PCO REQUIREMENTS INDIVIDUALLY.
- w. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

9. PARKS, GREENWAYS & OPEN SPACE

- x. CONNECTIONS TO PARK OR GREENWAYS ARE NOT APPLICABLE.
- y. OPEN SPACE SHALL COMPLY WITH ORDINANCE.

10. SIGNAGE

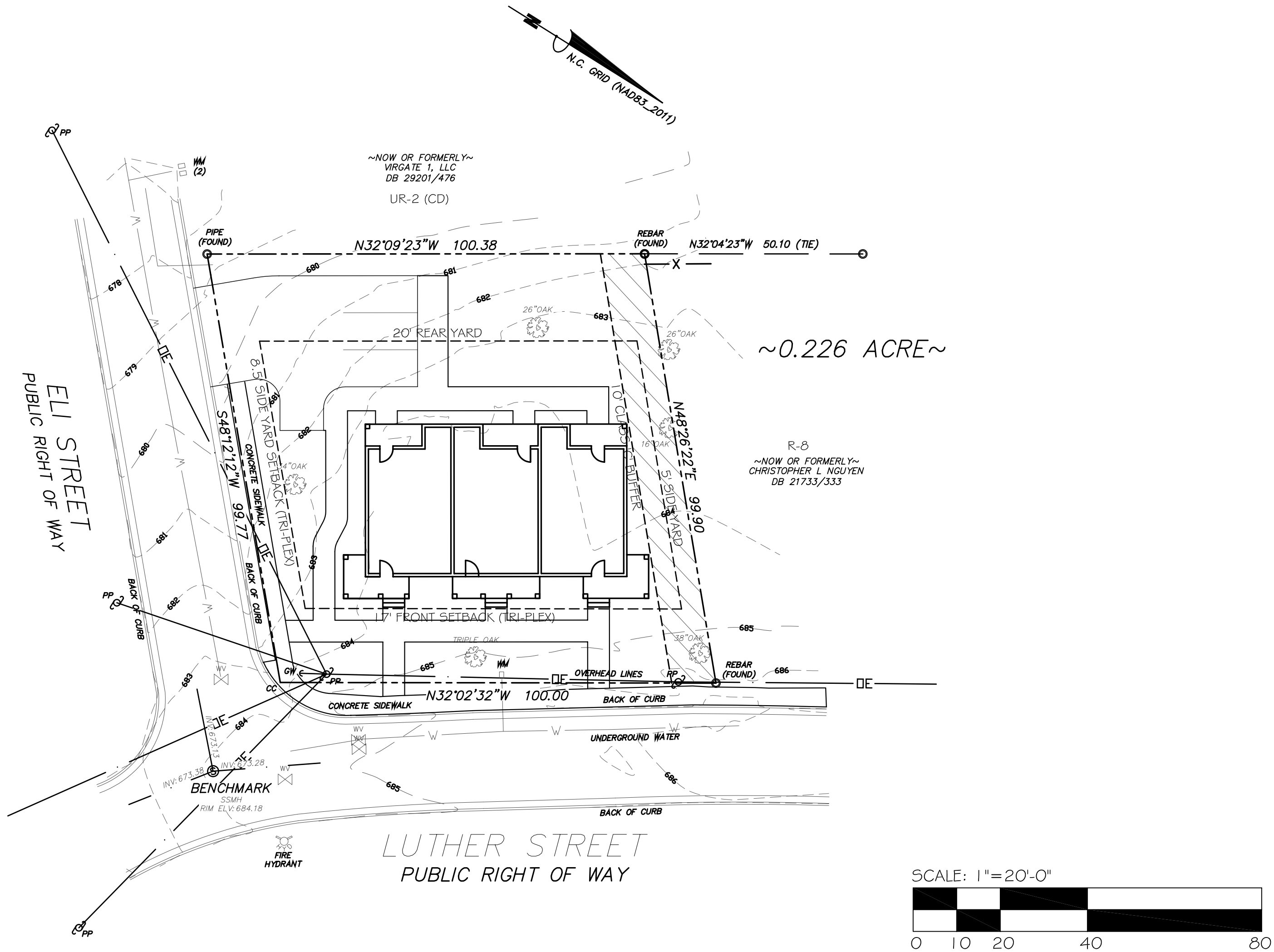
- z. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF THE SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE.

11. LIGHTING

- aa. INTERNAL LIGHTING AS PRESCRIBED BY THE ORDINANCE.

12. OTHER

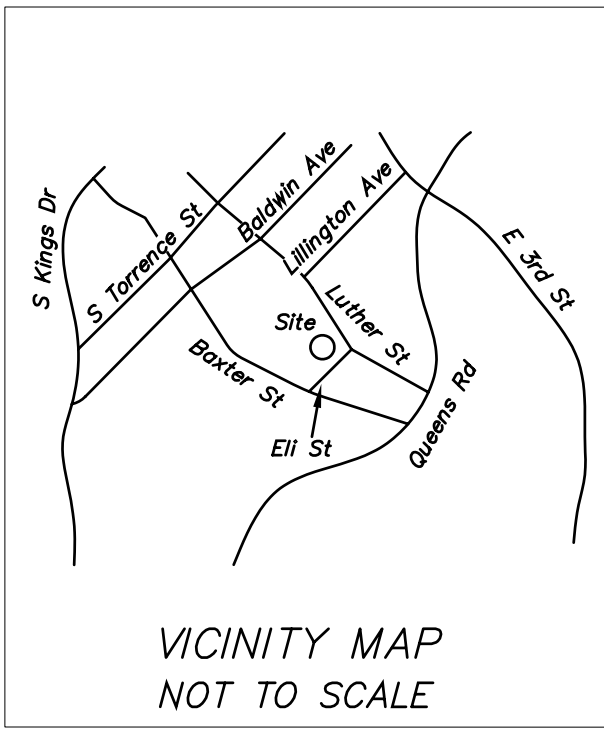
- ab. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.



SITE PLAN



ELEVATION



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**Charlotte Housing
Authority Tall Oaks
Redevelopment -
Site E**

REV. 1 DATE	
REV. 2 DATE	
REV. 3 DATE	
REV. 4 DATE	
REV. 5 DATE	
REV. 6 DATE	
REV. 7 DATE	
REV. 8 DATE	

Rezoning Documents

Petition #XXXX-XXX

SITE PLAN

ISSUE DATE	December 22, 2014
CHECKED	GNW
SHEET BY	CKG
PROJECT NUMBER	NC 14-023

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