

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C 1	1382.39	32.33'	32.33'	N 09°50'50" E
C 2	1382.39	192.17'	192.01'	N 05°11'42" E

GENERAL NOTES (for Petition #2018-026):

- DEVELOPMENT DATA TABLE**
 - A. SITE ACREAGE: 33.49 AC
 - B. TAX PARCEL INCLUDED IN REZONING: 17911234, 17911299, 17911266, 17911235, 17911236
 - C. EXISTING ZONING: R-3
 - D. PROPOSED ZONING: UR-2 (CD)
 - E. EXISTING USE: SINGLE FAMILY
 - F. PROPOSED USE: ATTACHED SINGLE FAMILY AND RELATED ACCESSORY USES
 - G. MAXIMUM 20 UNITS (NO MORE THAN 4 UNITS PER BUILDING)
 - H. FLOOR AREA RATIO: PER ORDINANCE REQUIREMENT (1.0)
 - I. MAXIMUM BUILDING HEIGHT: SEE NOTE 6(G)
 - J. 5 YEAR VESTING
 - K. PARKING SPACES: PER ORDINANCE REQUIREMENT
- GENERAL PROVISIONS**
 - A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. 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 PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
 - B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, 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, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN. THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
 - C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVICES, 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.
- PURPOSE**

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A SMALL TOWNHOME COMMUNITY. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE UR-2 (CD) DISTRICT. THE PETITIONER REQUESTS THE APPROVAL OF A FULL 5 YEAR VESTING PERIOD.
- PERMITTED USES**

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY ATTACHED DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 DISTRICT.
- TRANSPORTATION**
 - A. SITE WILL HAVE ACCESS VIA TWO DRIVEWAYS TO PARK ROAD LANE AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
 - B. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.
 - C. THE PETITIONER RESERVES THE RIGHT TO REQUEST A DEVIATION OF THE ZONING ORDINANCE REQUIREMENTS PER SECTION 9.407(4)(C) AND AN ADMINISTRATIVE VARIANCE PER CHAPTER 19 SECTION 19-176. THE 6' SIDEWALK AND 8' PLANTING STRIP WILL BE CONSTRUCTED AS GENERALLY DEPICTED ON THE SITE PLAN EVEN IF THE CONSTRUCTION INVOLVES SOME LOSS OF TREES.
 - D. IF THE EXISTING RIGHT-OF-WAY FOR PARK ROAD DOES NOT MEET ORDINANCE STANDARDS THE PETITIONER WILL PROVIDE FOR THE DEDICATION AND FEE SIMPLE CONVEYANCE OF THE RIGHT OF WAY FOR PARK ROAD BASED ON 50' FROM THE CENTERLINE TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
 - E. IF ANY ARE REQUIRED, ALL TRANSPORTATION IMPROVEMENT TO PARK ROAD WILL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
 - F. THE DESIGN OF THE DRIVEWAY CONNECTIONS TO PARK ROAD WILL BE APPROVED BY CDOT AS PART OF THE DESIGN AND DEVELOPMENT PROCESS.
 - G. THE PETITIONER WILL PROVIDE FOR A MINIMUM OF 4 VISITOR PARKING SPACES.
- ARCHITECTURAL STANDARDS**

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-2 DISTRICT AND WITH THE FOLLOWING ADDITIONAL STANDARDS:

 - A. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
 - B. GARAGE DOORS VISIBLE FROM PUBLIC STREETS WILL PROVIDE A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE.
 - C. WALKWAYS OR PEDESTRIAN PATHWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC STREETS.
 - D. ALL END UNIT FACADES THAT FACE PUBLIC STREETS WILL NOT HAVE BLANK WALLS THAT EXCEED 20 FEET IN LENGTH ON ANY FLOOR THROUGH THE USE OF MULTIPLE WINDOWS AND OTHER ARCHITECTURAL ELEMENTS SUCH AS CHANGES OF MATERIALS, BUILDING ARTICULATION, BUILDING MODULATION OR COMBINATION THEREOF.
 - E. AT LEAST 30% OF THE PORTIONS OF THE BUILDING EXTERIORS LOCATED BELOW THE ROOF LINE (EXCLUDING AREAS DEVOTED TO SOFFITS, EAVES, GABLES, WINDOWS, DOORS, DECKS, PORCHES, AND ARCHITECTURAL ACCENTS) SHALL BE COMPOSED OF A COMBINATION OF BRICK, STONE, ARTIFICIAL STONE, AND/OR STONE OR SIMILAR MASONRY PRODUCTS. THE PETITIONER MAY UTILIZE WOOD, CEMENTITIOUS BOARD OR SIMILAR SIDING PRODUCT BUT WILL NOT USE VINYL SIDING AS A BUILDING MATERIAL FOR EXTERIOR WALLS BUT RESERVES THE RIGHT TO USE VINYL MATERIALS FOR TRIM, SOFFITS, AND ARCHITECTURAL DETAIL.
 - F. ROOFING MATERIALS WILL BE ARCHITECTURAL FIBERGLASS COMPOSITE SHINGLES AND ROOF VENTS AND FEATURES WILL BE PAINTED TO MATCH THE ROOF COLOR.
 - G. BUILDING HEIGHTS WILL BE LIMITED TO THREE STORIES ON THE FRONT AND 2 STORIES ON THE BACK AND NO MORE THAN 45 FEET IN HEIGHT. THE BUILDINGS WILL HAVE 2 FULL FLOORS OVER A FINISHED PARTIAL BASEMENTS.
 - H. EXTERIOR LIGHTING ON THE REAR OF DWELLINGS WILL BE REQUIRED TO BE ORIENTED DOWNWARD.
 - I. TRASH AND RECYCLING COLLECTION WILL BE PROVIDED BY A PRIVATE CONTRACTOR WITH INDIVIDUAL ROLL OUT CONTAINERS. IF THE OWNERS CHOOSE TO ABANDON SUCH A SYSTEM IN FAVOR OF DUMPSTER COLLECTION, THE DUMPSTERS WILL BE LOCATED AND SCREENED IN THE AREA OF THE VISITOR PARKING SPACES ALONG THE NORTHERLY DRIVEWAY.
 - J. NO BUILDING WILL BE CONSTRUCTED WITHIN 40' OF THE PROPERTY LINE ALONG PARK ROAD.
- STREETSCAPE AND LANDSCAPING**

THE DEVELOPMENT OF THE SITE WILL INCLUDE THE CONSTRUCTION OF A 6' SIDEWALK AND AN 8' PLANTING STRIP AS GENERALLY DEPICTED ON THE SITE PLAN ALONG THE SITE FRONTAGE OF PARK ROAD EXCEPT FOR THE FRONTAGE NORTH OF THE NORTHERN MOST DRIVEWAY WHERE BEST EFFORTS WILL BE EMPLOYED TO PROVIDE THE SIDEWALK AND PLANTING STRIP THAT WILL BE DESIGNED WITH THE EXISTING TOPOGRAPHY IMPOSES A RESTRICTION, ANY SIDEWALK CONSTRUCTED OUTSIDE OF THE PARK ROAD RIGHT-OF-WAY WILL BE PLACED WITHIN A PUBLIC SIDEWALK EASEMENT ESTABLISHED FOR THAT PURPOSE. SPECIAL ATTENTION WILL BE FOCUSED ON MINIMIZING EARTH BORNE VIBRATIONS DURING TREE REMOVAL AND SITE GRADING TO THE GREATEST EXTENT PRACTICABLE.
- ENVIRONMENTAL FEATURES**

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 THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

THE SITE WILL BE DEVELOPED WITH A 24' BUFFER ALONG THE EXTERIOR PROPERTY LINES THAT ADJOIN EXISTING SINGLE FAMILY DEVELOPMENT. INDIVIDUAL BUFFER PLANTING ELEMENTS WILL BE DETERMINED BASED ON THE EXISTING VEGETATION TO REMAIN AND WITH THE PLANT MATERIALS THAT EXIST ALONG THE ADJOINING PROPERTIES.

TREE SAVE AREAS ON THE SITE WILL BE PROVIDED IN CONFORMANCE WITH THE CHARLOTTE TREE ORDINANCE OF 15% OF THE SITE AREA (3.49AC X .15 = .5235 AC +/-). EXACT CALCULATION WILL BE BASED ON THE FINAL SURVEY OF THE PROPERTY.
- PARKS, GREENWAYS, AND OPEN SPACE**

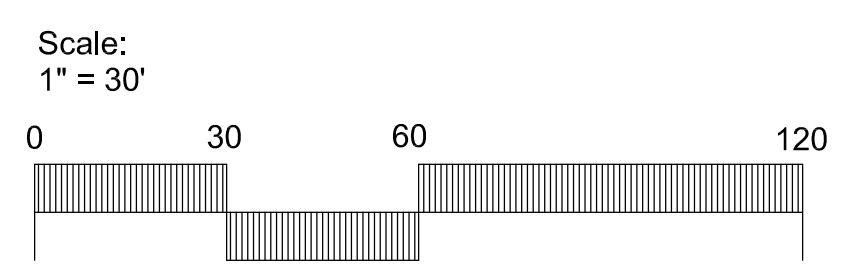
RESERVED
- FIRE PROTECTION**

RESERVED
- SIGNAGE**

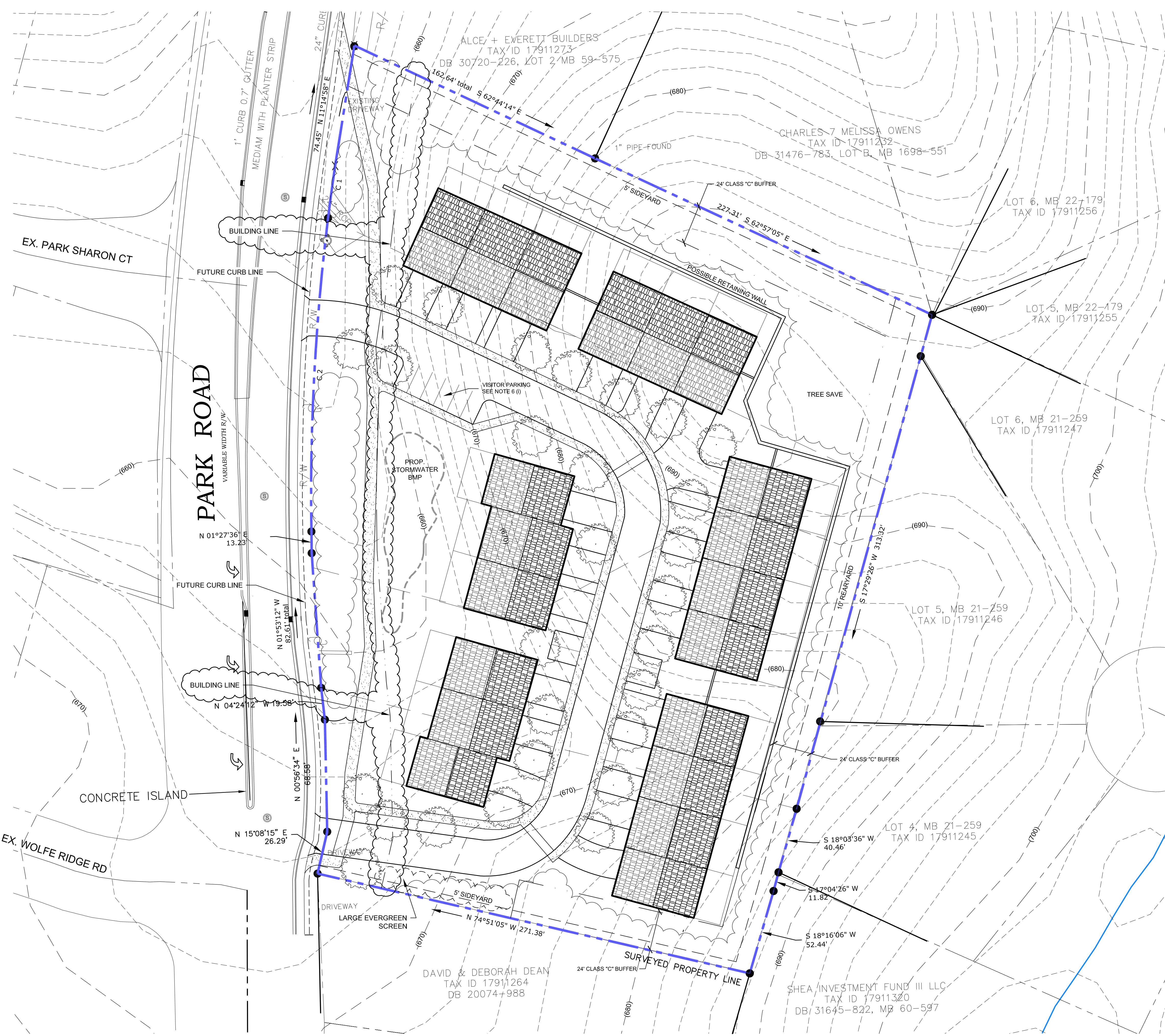
RESERVED
- LIGHTING**
 - A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.
- PHASING**

RESERVED

INITIAL SUBMISSION: 2-26-18, 1.0
 REVISED PER STAFF AND COMMUNITY COMMENTS 8-13-18, 1.2
 REVISED PER NEIGHBOR COMMENTS 8-13-18, 1.3
 REVISED PER STAFF ANALYSIS, 9-26-18, 1.4
 REVISED PER STAFF ANALYSIS 10-2-18, 1.5
 REVISED PER ZONING COMMITTEE APPROVAL 10-5-18, 1.6
 REVISED PER FINAL STAFF COMMENTS 10-11-18, 1.7



Sheet Number
RZ-1
 Sheet 1 of 2



PARK ROAD TOWNHOMES
PETITION #2018-026
 CHARLOTTE, NORTH CAROLINA

Project Manager
 LM
 Drawn By
 DL
 Checked By
 LM
 Date
 2-15-18
 Project Number
 17052



DPR Associates, Inc. • 420 Hawthorne Lane • Charlotte, NC 28204
 phone 704.332.1204 • fax 704.332.1210 • www.dprassociates.net

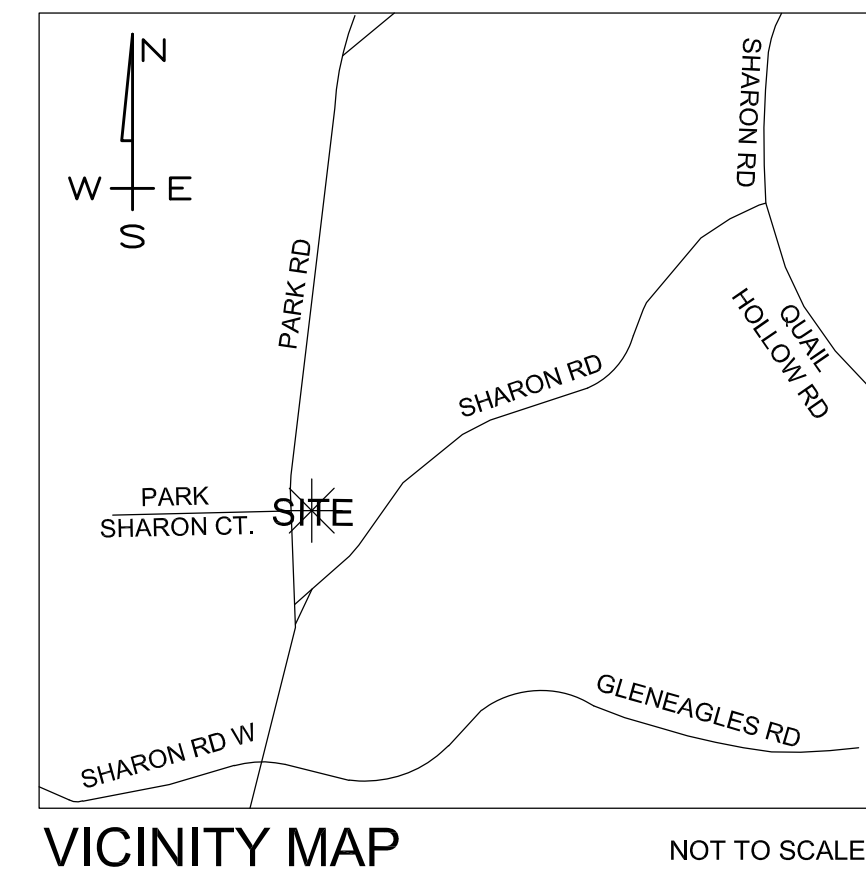
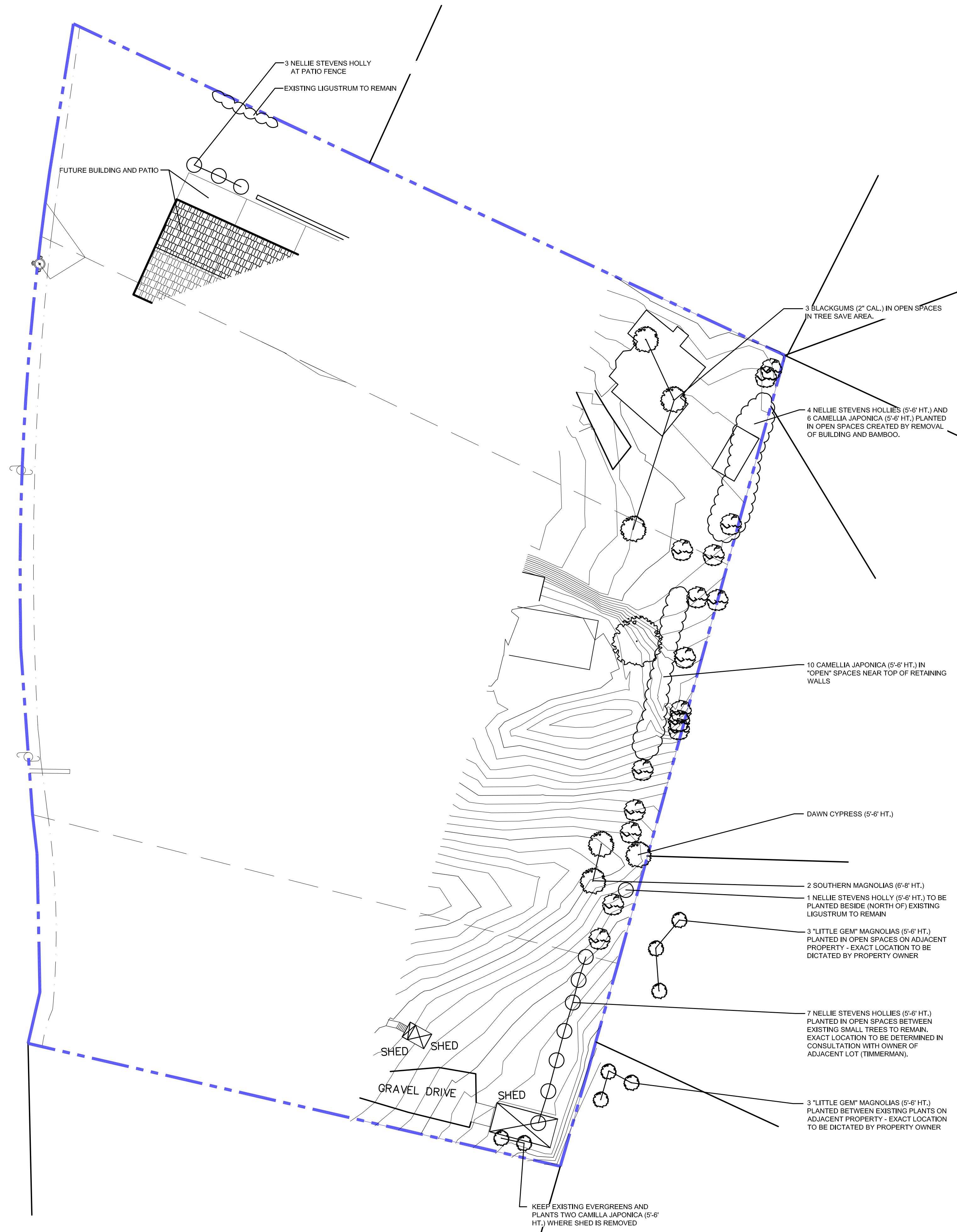
REVISIONS, 10-5-18: PER STAFF REVIEW COMMENTS (CLOUDED ON PLAN)



EXISTING TREES TO REMAIN

GENERAL NOTES:

1. KILL OR REMOVE EXISTING INVASIVE PLANTS (ESPECIALLY ENGLISH IVY, WISTERIA, AND BAMBOO)
2. KEEP EXISTING LIGUSTRUM NEAR PROPERTY LINE - TYPICAL ALL LOTS.



3 NELLIE STEVENS HOLLY AT PATIO FENCE
EXISTING LIGUSTRUM TO REMAIN

FUTURE BUILDING AND PATIO

3 BLACKGUMS (2" GAL.) IN OPEN SPACES IN TREE SAVE AREA.

4 NELLIE STEVENS HOLLIES (5'-6' HT.) AND 6 CAMELLIA JAPONICA (5'-6' HT.) PLANTED IN OPEN SPACES CREATED BY REMOVAL OF BUILDING AND BAMBOO.

10 CAMELLIA JAPONICA (5'-6' HT.) IN "OPEN" SPACES NEAR TOP OF RETAINING WALLS

DAWN CYPRESS (5'-6' HT.)

2 SOUTHERN MAGNOLIAS (6'-8' HT.)
1 NELLIE STEVENS HOLLY (5'-6' HT.) TO BE PLANTED BESIDE (NORTH OF) EXISTING LIGUSTRUM TO REMAIN

3 "LITTLE GEM" MAGNOLIAS (5'-6' HT.) PLANTED IN OPEN SPACES ON ADJACENT PROPERTY - EXACT LOCATION TO BE DICTATED BY PROPERTY OWNER

7 NELLIE STEVENS HOLLIES (5'-6' HT.) PLANTED IN OPEN SPACES BETWEEN EXISTING SMALL TREES TO REMAIN. EXACT LOCATION TO BE DETERMINED IN CONSULTATION WITH OWNER OF ADJACENT LOT (TIMMERMAN).

3 "LITTLE GEM" MAGNOLIAS (5'-6' HT.) PLANTED BETWEEN EXISTING PLANTS ON ADJACENT PROPERTY - EXACT LOCATION TO BE DICTATED BY PROPERTY OWNER

KEEP EXISTING EVERGREENS AND PLANTS TWO CAMELLIA JAPONICA (5'-6' HT.) WHERE SHED IS REMOVED

SHED SHED

GRAVEL DRIVE

SHED

**EDGE TREATMENT
PARK ROAD TOWNHOMES
PETITION #2018-026
CHARLOTTE, NORTH CAROLINA**

Project Manager
LM
Drawn By
DL
Checked By
LM
Date
9-12-18
Project Number
17052

DPR landscape architecture
civil engineering
planning
DPR Associates, Inc. ■ 420 Hawthorne Lane ■ Charlotte, NC 28204
phone 704. 332. 1204 ■ fax 704. 332. 1210 ■ www.dprassociates.net

