- 1. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY.
- 2. ALL DISTANCES SHOWN ARE SURFACE HORIZONTAL DISTANCES.
- 3. IRON PINS FOUND AS NOTED.
- 4. ALL AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE COMPUTATION METHOD.
- 5. PROPERTY AS RECORDED IN DEED BOOK 9994 PAGE 367.
- 6. BEARINGS SHOWN ON THE SURVEY ARE RELATIVE TO AN ASSUMED SYSTEM AND DISTANCES ARE IN FEET.
- 7. TOTAL AREA IS **15,923 SQ. FT. OR 0.3655 ACRES**
- 8. SUBJECT PROPERTY IS CURRENTLY **ZONED R-5**. PETITIONER IS PROPOSING REZONING TO **R-12MF (CD).** ANY NEW STRUCTURES ARE SUBJECT TO THE SETBACKS SHOWN AND ANY OTHER REGULATIONS AND/OR RESTRICTIONS AS SET FORTH IN THE CITY OF CHARLOTTE ZONING ORDINANCE FOR R-12 MF.
- 9. GRAVEL DRIVE AND WOOD PICKET FENCE ENCROACH UPON TO THE SUBJECT NEAR THE SOUTHEAST CORNER OF SUBJECT PROPERTY AS SHOWN.
- 10. HVAC UNITS WILL NOT BE LOCATED IN REQUIRED SIDE YARD.
- 11. PROVIDE STREET TREES AT 40' O.C. SPACING (LARGE MATURING) OR 30' O.C. SPACING (SMALL MATURING)

REZONING NOTES FOR ZONE R-12 MF (CD) (DIMENSIONAL REQUIREMENTS):

CURRENT USE: VACANT PROPOSED USE: (3) SINGLE FAMILY DETACHED HOMES

ALLOWABLE DENSITY: 12 UNITS/ACRE (4.3 UNITS ON .3655 ACRES SHOWN)

PROPOSED RESIDENTIAL DENSITY: 3 UNITS TOTAL 8.2 DUA

= 3,500 SF MINIMUM LOT AREA MINIMUM SIDE YARD MINIMUM SIDE YARD (CORNER LOT) = 10' MINIMUM SETBACK MINIMUM REAR **MAXIMUM HEIGHT** MINIMUM LOT WIDTH

* THE ABOVE SHOWN REQUIREMENTS ARE DIMENSIONAL ONLY, AND THE PROPERTY MAY BE SUBJECT TO OTHER REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE NOT LISTED HEREON.*

DEVELOPMENT NOTES:

- 1. THE PETITIONER'S INTENT FOR THIS SITE IS TO DEVELOP A DETACHED SINGLE FAMILY USE IN THE AREA SHOWN ON THIS TECHNICAL DATA SHEET, WITHIN THE MULTI-FAMILY STANDARDS OF THE CITY OF
- 2. THE FINAL DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE STANDARDS PUT FORTH UNDER THE ZONING ORDINANCE FOR THE CITY OF CHARLOTTE IN THE R-12 MF ZONING DISTRICT. THE BUILDING FOOTPRINTS, PARKING LAYOUTS, VEHICULAR ACCESS AND PEDESTRIAN ACCESS POINTS SHOWN ON THIS PLAN ARE SCHEMATIC ONLY AND MAY BE CHANGED AND/OR ALTERED DURING THE DESIGN DEVELOPMENT
- 3. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THOSE SHOWN ON THIS TECHNICAL DATA SHEET; HOWEVER, THE LOCATIONS MAY VARY SOMEWHAT FROM WHAT IS DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL STANDARDS AND REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- 4. OFF-STREET PARKING WILL MEET THE MINIMUM STANDARDS UNDER THE ORDINANCE. A MINIMUM OF TWO SPACES PER UNIT WILL BE PROVIDED.
- 5. THE EXISTING SIDEWALK SHALL REMAIN.
- 6. ALL LANDSCAPE PLANTING WILL CONFORM TO CHAPTER 12 OF THE CITY OF CHARLOTTE ORDINANCE. EXISTING TREES WITHIN THE DESIGNATED SETBACKS WILL BE PRESERVED PER THE REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE (CHAPTER 21 OF THE CITY CODE).
- 7. FUTURE AMENDMENTS SHALL BE ALLOWED IF REQUESTED BY THE PETITIONER, IN ACCORDANCE WITH THE CITY OF CHARLOTTE ORDINANCE. PER SECTION 6.207
- 8. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY THE CITY ORDINANCES, STANDARDS, POLICIES AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENT
- THIS SITE WILL COMPLY WITH CITY OF CHARLOTTE POST CONSTRUCTION CONTROL ORDINANCE (PCCO). 10. EXACT LOCATION OF GARAGES MAY VARY FROM WHAT IS SHOWN BUT SHALL BE GOVERNED BY THE CITY OF CHARLOTTE ZONING ORDINANCE.

REFER TO SHEET A2.01 FOR ARCHITECTURAL STANDARD AND BUILDING MATERIAL DESIGNATIONS

LEGEND:

WOOD PICKET FENCE

CHAIN-LINK FENCE

SHALL APPLY.

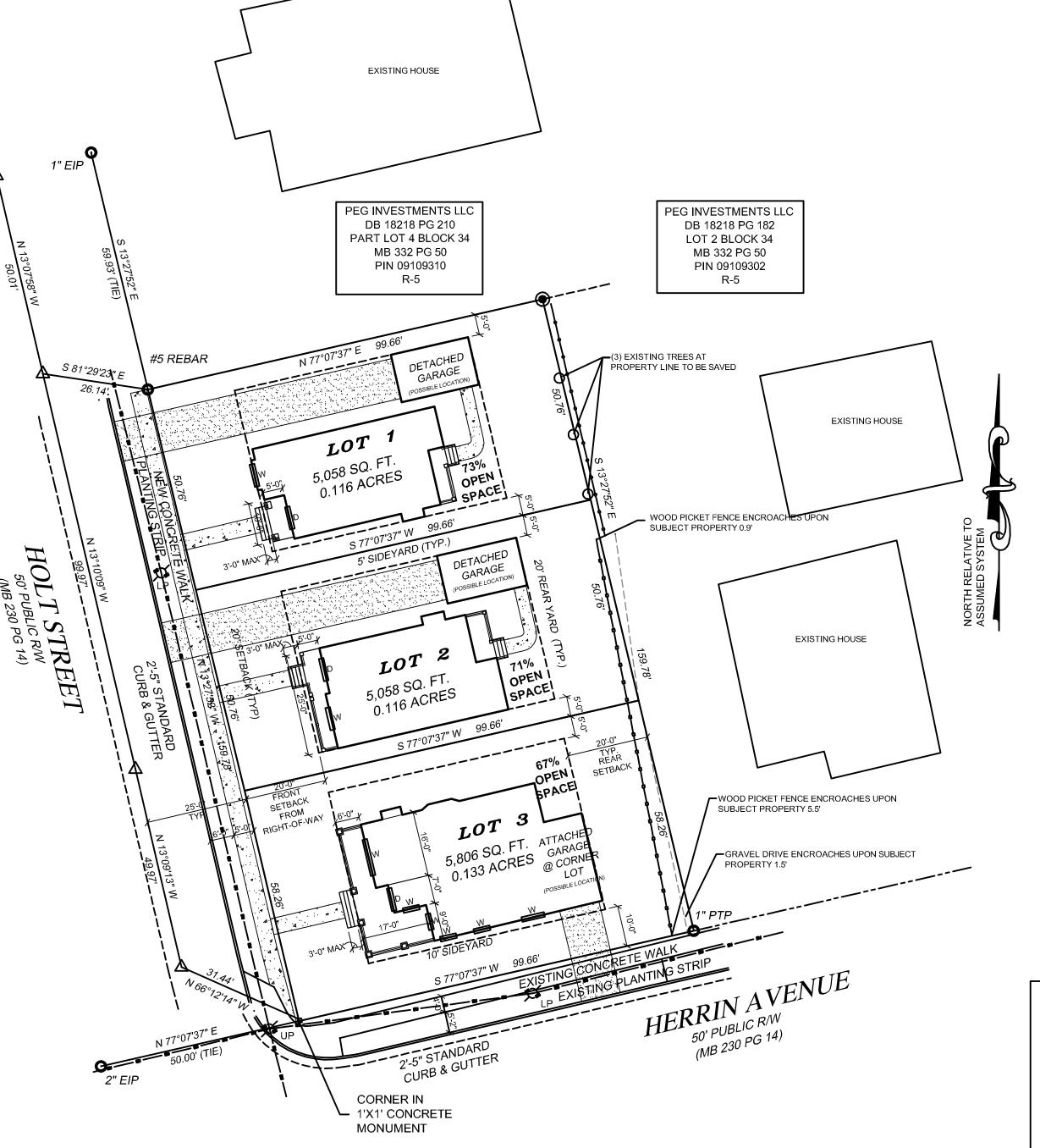
DOOR WINDOW PK/MAG NAIL FOUND MONUMENT FOUND (AS NOTED) #4 REBAR SET SQ. FT. SQUARE FEET RIGHT-OF-WAY PARCEL IDENTIFICATION NUMBER DEED BOOK PAGE MAP BOOK PINCH TOP PIPE EXISTING IRON PIPE UTILITY POLE LIGHT POLE BOUNDARY UNSURVEYED LINE _____ RIGHT-OF-WAY OVERHEAD UTILITY ____w__

••••

REZONING EXHIBIT FOR

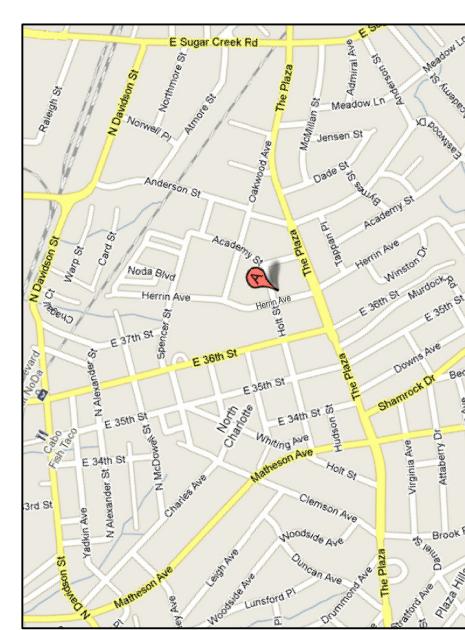
1101 HERRIN AVENUE (PIN 09109301)

* THE PURPOSE OF THIS PLAT IS FOR REZONING REQUEST ONLY. THIS PLAT IS NOT INTENDED TO REPRESENT A FULL AND COMPLETE BOUNDARY SURVEY OR SUBDIVISION.



REZONING SITE PLAN

SCALE: 1" = 20'-0"



LOCATION MAP

NOT TO SCALE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION EFFECTIVE DATE MARCH 2, 2009 FIRM COMMUNITY PANEL NUMBER: 371045 6400J.

> - SURVEY FOR -KYLE A. SHORT 1809 THE PLAZA, CHARLOTTE, NC 28205

PIN 09109301 AS RECORDED IN DEED BOOK 9994 PAGE 367 & MAP BOOK 332 PAGE 50 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA DATE: AUGUST 5th, 2009

> Michael Scott Solomon, Professional Land Surveyor 704-469-1245 Phone 803-804-6676 Cell

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Engineers

ISSUED: 06-28-2010 REVISIONS: SEPT. 17, 2010

PROJECT NUMBER: 10-018

PETITION 2010-059 **REZONING PLAN** & NOTES