* 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. * PROPOSED RESIDENTIAL DENSITY: 3 UNITS TOTAL ALLOWABLE DENSITY: 12 UNITS/ACRE (4.3 UNITS ON .3655 ACRES SHOWN) **CURRENT USE: VACANT** REZONING NOTES FOR ZONE R-12 MF (CD) (DIMENSIONAL REQUIREMENTS): FUTURE AMENDMENTS SHALL BE ALLOWED IF REQUESTED BY THE PETITIONER, IN ACCORDANCE WITH THE CITY CHARLOTTE ORDINANCE. EXACT LOCATION OF GARAGES MAY VARY FROM WHAT IS SHOWN BUT SHALL BE GOVERNED BY THE CITY OF CHARLOTTE ZONING ORDINANCE. 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 SHALL APPLY. VACANT LOT IS DEVOID OF TREES EXCEPT ALONG THE PROPERTY LINES. TREES ALONG PROPERTY LINES ARE PROTECTED. 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, PARKIN 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 PHASES. STORM WATER IS TO RUN OFF SITE INTO EXISTING COLLECTOR BASINS IN THE STREET. COVER DOES NOT EXCEED 20,000 SF. WASTE & RECYCLING PICK UP WILL BE HANDLED PER CITY REQUIREMENTS OF SINGLE FAMILY DWELLINGS THERE WILL BE NO STORM WATER DETENTION SHOWN ON THIS PLAN. 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 TO ORDINANCE (CHAPTER 21 OF THE CITY CODE). OFF-STREET PARKING WILL MEET THE MINIMUM STANDARDS UNDER THE ORDINANCE. PER UNIT WILL BE PROVIDED. UNDER R-12 MF ZONING, THERE ARE NOT ANY BUFFER AREAS ON THIS SITE. ADJOINING PROPERTIES ARE R-5. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT. ALL NEW DRIVEWAYS SHALL BE CITY OF CHARLOTTE STANDARD DROP CURB RAMP TYPE I DRIVEWAYS. 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 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 CHARLOTTE (R-12 MF). TO PRESERVE EXISTING TREES ALONG HERRIN AVENUE, THE EXISTING SIDEWALK SHALL REMAIN. THE PETITIONER WILL CONFORM TO ALL YARD RESTRICTIONS (FRONT, SIDE AND REAR) GIVEN BY THE CITY OF CHARLOTTE FOR THE ZONING OF R-12 MF. THE CURRENT PROPERTY ADDRESS IS 1101 HERRIN AVENUE. ALL PROPOSED LOTS HOLT STREET ADDRESSES. SUBJECT PROPERTY IS CURRENTLY **ZONED R-5**. PETITIONER IS PROPOSING REZONING TO **R-12 MF**. AN 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. GRAVEL DRIVE AND WOOD PICKET FENCE ENCROACH UPON TO THE SUBJECT NEAR THE SOUTHEAST CORNER OF SUBJECT PROPERTY AS SHOWN. IRON PINS FOUND AS NOTED. BEARINGS SHOWN ON THE SURVEY ARE RELATIVE TO AN ASSUMED SYSTEM AND DISTANCES ARE IN FI ALL AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE COMPUTATION METHOD PROPERTY AS RECORDED IN DEED BOOK 9994 PAGE 367. ALL DISTANCES SHOWN ARE SURFACE HORIZONTAL DISTANCES TOTAL AREA IS 15,923 SQ. FT. OR 0.3655 ACRES. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY PROPOSED USE: (3) SINGLE FAMILY DETACHED HOMES 40' 40' 20' 20' 2 3,500 SF THE PETITIONER REQUESTS READDRESSING TO GIVE PETITIONER WILL TAKE STEPS TO ASSURE PROPOSED USE IS SINGLE FAMILY AND A MINIMUM OF TWO SPACES **IMPERVIOUS GROUND PARKING** EET. OVERHEAD UTILITY RIGHT-OF-WAY UNSURVEYED LINE BOUNDARY LIGHT POLE MONUMENT FOUND UTILITY POLE EXISTING IRON PINCH TOP MAP BOOK DEED BOOK PARCEL IDENTIFICATION RIGHT-OF-WAY SQUARE FEET PK/MAG NAIL ∯4 REBAR SET LEGEND: PIPE FENCE FOUND PIPE (AS REZONING PLAN NOTED) HOLT STREET R/W OLT STREET 10.02 13.07.58" PR SO D D DB PG MB PTP 60,01.21 N (JIT) '56.93 2 12.51, S 1101 HERRIN AVENUE (PIN 09109301) EIP 2'-5" STANDARD CURB & GUTTER NEW CONCRETE WALK - ει.60.ΣΙ N **#**5 77.07.37" E 50.00" (TIE) 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. REBAR ,82°-651° .92.09 , SETBACK A FROM BC) PEG INVESTMENTS LLC DB 18218 PG 210 PART LOT 4 BLOCK 34 MB 332 PG 50 PIN 09109310 5,058 0.116 DO 77.07.37" SQ. FT. ACRES 5,058 0.116 77.07'37" W 99.66' 5' SIDEYARD (TYP.) HIB LOT CORNER IN 1'X1' CONCRETE MONUMENT 99 SQ. FT. ACRES 5,806 0.133 .66 77.07.37" LOT 2,15,1 CURB Ø DETACHED GARAGE /ω 5' SIDEYARD 77'07'37" V SQ. FT. ACRES STANDARD & GUTTER DETACHED GARAGE 73% OPEN SPACE ω 99.66 O R \≤ \ 71% OPEN SPACE 99.66 EXISTINC 67% OPEN SPACE SO, KEAR YARD 10-19 THIS SPEC FEDE ADMI PANE FLOC S)ETA O CATT S IS TO CERTIFY THATE COME FLOOD HAZARD ERAL EMERGENCY MAINISTRATION EFFECT STORES TO 29.22.21 S Professional 87.6gl HERRIN PUBL PROPERTY IS NOT LOCATED IN A AS SHOWN ON MAPS PREPARED BY ENT AGENCY, FEDERAL INSURANCE E MARCH 2, 2009 FIRM COMMUNITY A. SHORT CHARLOTTE, NO OCATION MAP 09109301 GRAVEL DRIVE ENCROACHES UPON SUBJECT PROPERTY 1.4 3 INVESTMENTS LLC DB 18218 PG 182 LOT 2 BLOCK 34 MB 332 PG 50 PIN 09109302 **NOT TO SCALE** S NORTH RELATIVE TO ASSUMED SYSTEM $\boldsymbol{\omega}$ ISSUED: REVISIONS: PROJECT NUMBER: REZONING PL

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DEVELOPMENT NOTES:

MINIMUM LOT WIDTH

MAXIMUM HEIGHT

MINIMUM LOT AREA

9

ω 4 0 0 Γ

2

4.

9

TRANSPORTATION.

<u>5</u>

10.

9

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<u>13</u>

16.

4

W

3

SCALE: 1/16" =

1'-0"

N

HERRIN AVENUE RESIDENTIAL REZONING

06-28-2010

10-018

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