

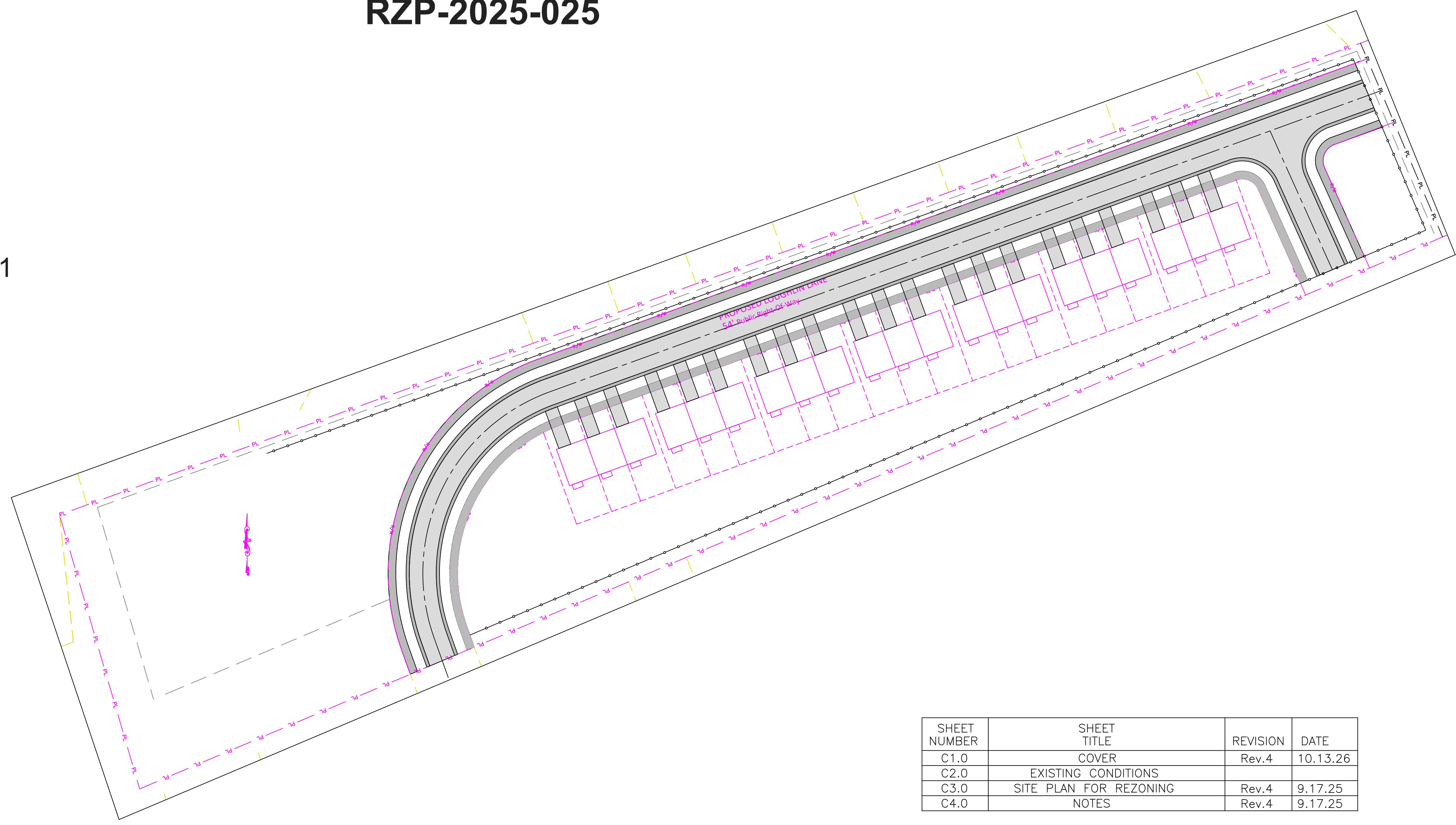
Owner:
REGINA CURETON
 13814 Moss Road
 Charlotte, NC 28273
 PIN: 21902107
 Phone:(704) 253-3196
 Email: kentlittle92@gmail.com

Rezoning for
Legacy at Moss
RZP-2025-025

VICINITY MAP NOT TO SCALE

Developer:
All Pro Building Inc.
 Angelo Tillman
 3557 N. Sharon Amity Rd., Suite 201
 Charlotte, NC 28205
 Phone:(704) 605-3047
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Engineer:
Dmitry Shklovsky, PE
 4 Dartmoor Dr., Manalapan,
 NJ 07726
 E-mail: davshkl@gmail.com
 ph. 704/497-0081



SHEET NUMBER	SHEET TITLE	REVISION	DATE
C1.0	COVER	Rev.4	10.13.26
C2.0	EXISTING CONDITIONS		
C3.0	SITE PLAN FOR REZONING	Rev.4	9.17.25
C4.0	NOTES	Rev.4	9.17.25

REVISION	DATE
Rev.1	5.12.25
Rev.2	6.05.25
Rev.3	9.17.25
Rev.4	10.13.26

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COVER SHEET, RZP-2025-025
 SCALE: H: 1"=50' V: = N/A
 DATE: March, 2025
 SHEET: 1 of 4

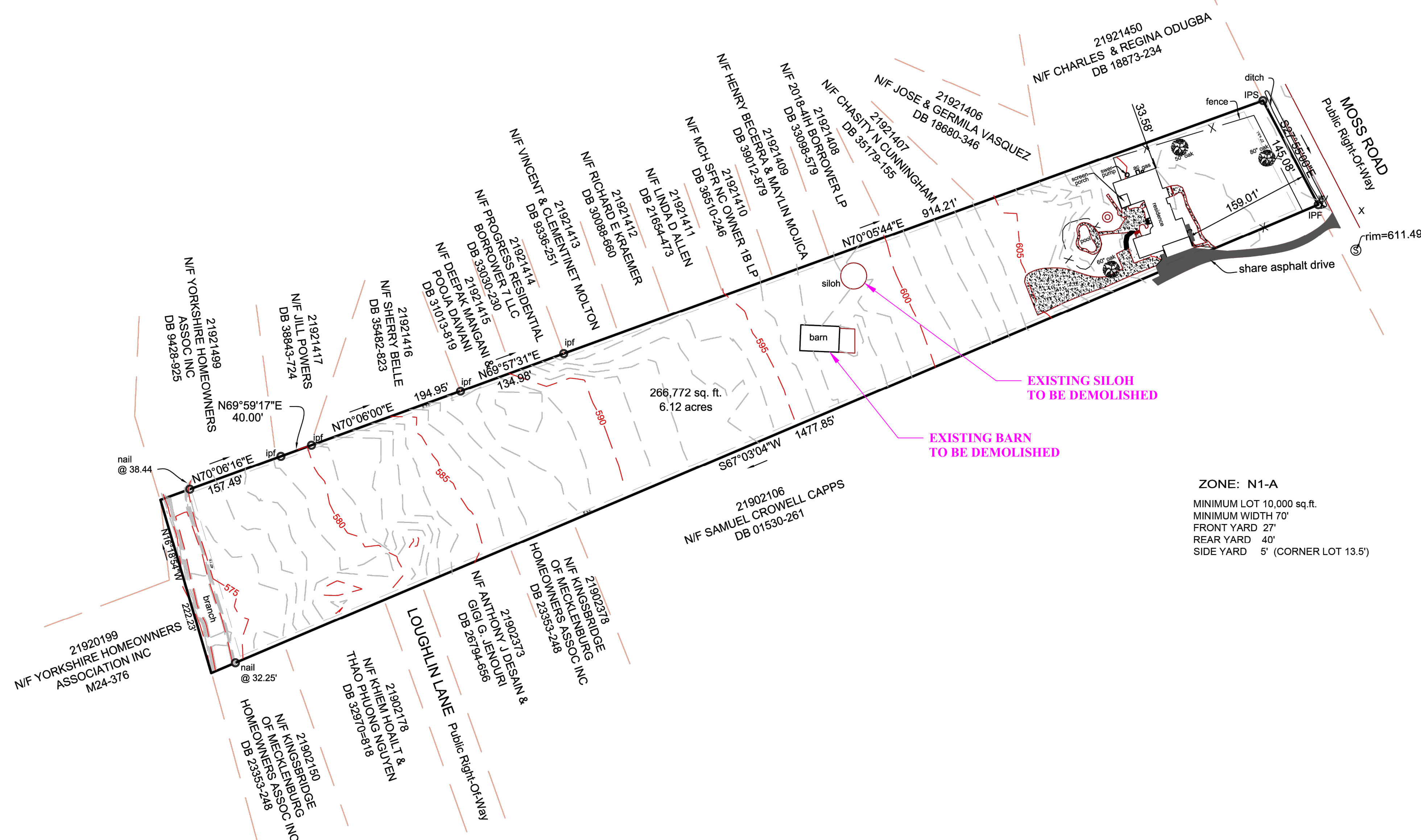
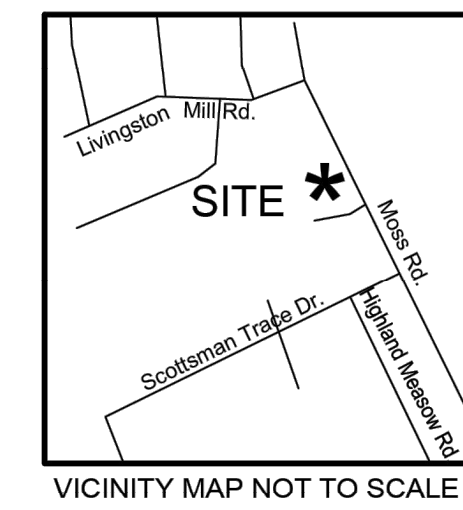
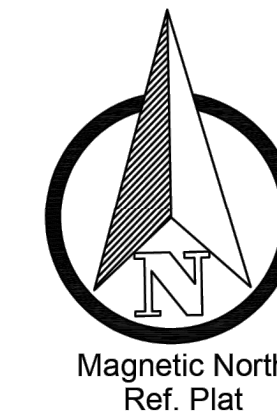


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Sheet #
C1.0

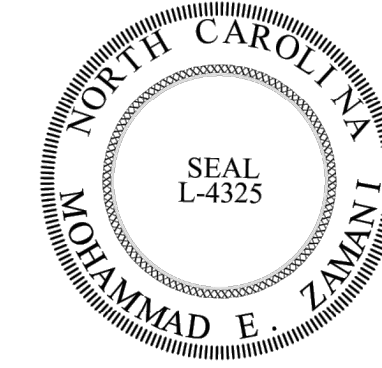
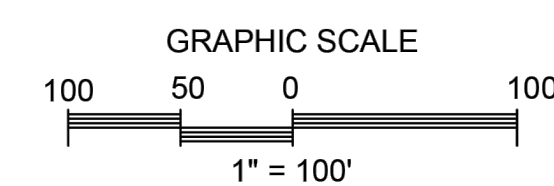
NOTES :

1. AREA COMPUTED BY COORDINATE METHOD.
2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS.
3. ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. PARCEL: 21902107, REFERENCE: DB, 35380 / 3011, PB, M6 / 339
6. NO NCGS MONUMENT FOUND WITHIN 200'
7. SUBJECT PARCEL IS NOT WITHIN A FLOOD ZONE



ZONE: N1-A
 MINIMUM LOT 10,000 sq.ft.
 MINIMUM WIDTH 70'
 FRONT YARD 27'
 REAR YARD 40'
 SIDE YARD 5' (CORNER LOT 13.5')

- LEGEND**
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - s.b.l. SETBACK LINE
 - r.y. REAR YARD
 - s.y. SIDE YARD
 - ⊕ POWER POLE
 - POWER LINE
 - ☆ LIGHT POLE
 - ⊙ SEWER MANHOLE




I, MOHAMMAD E. ZAMANI, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated is 1: 10,000. Witness my original signature, registration number and seal this 18 day of NOV., A.D., 2024

Surveyor Registration Number L-4325

Boundary/Topographic Survey
13814 MOSS ROAD
 CITY OF CHARLOTTE,
 MECKLENBURG COUNTY, NORTH CAROLINA

OWNER:
 REGINA CURETON


CSC of NC, PC
 P.O. BOX 891150
 CHARLOTTE, N.C. 28227
 (704) 573-0112
 FIRM LICENSE No. C-2350

DATE: Nov. 18, 2024	JOB No.: CH2777-10-24	DRAWN BY: MS
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REVISION

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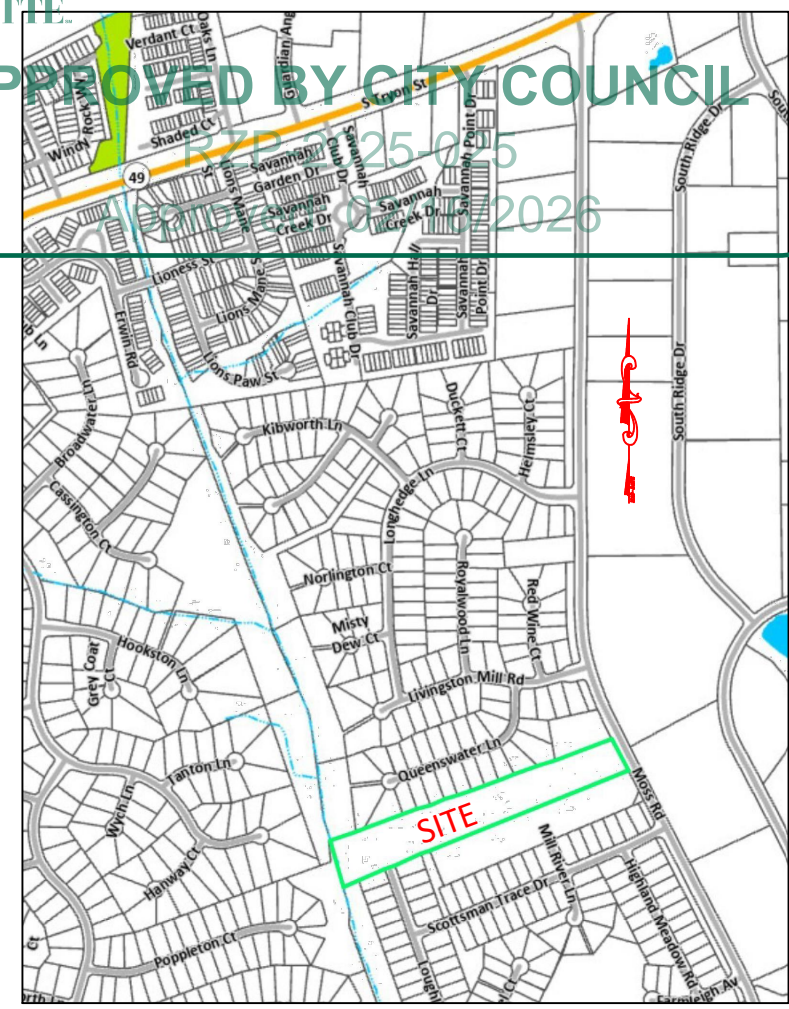
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EXISTING CONDITIONS, RZP-2025-025
 SCALE: H: = N/A V: = N/A
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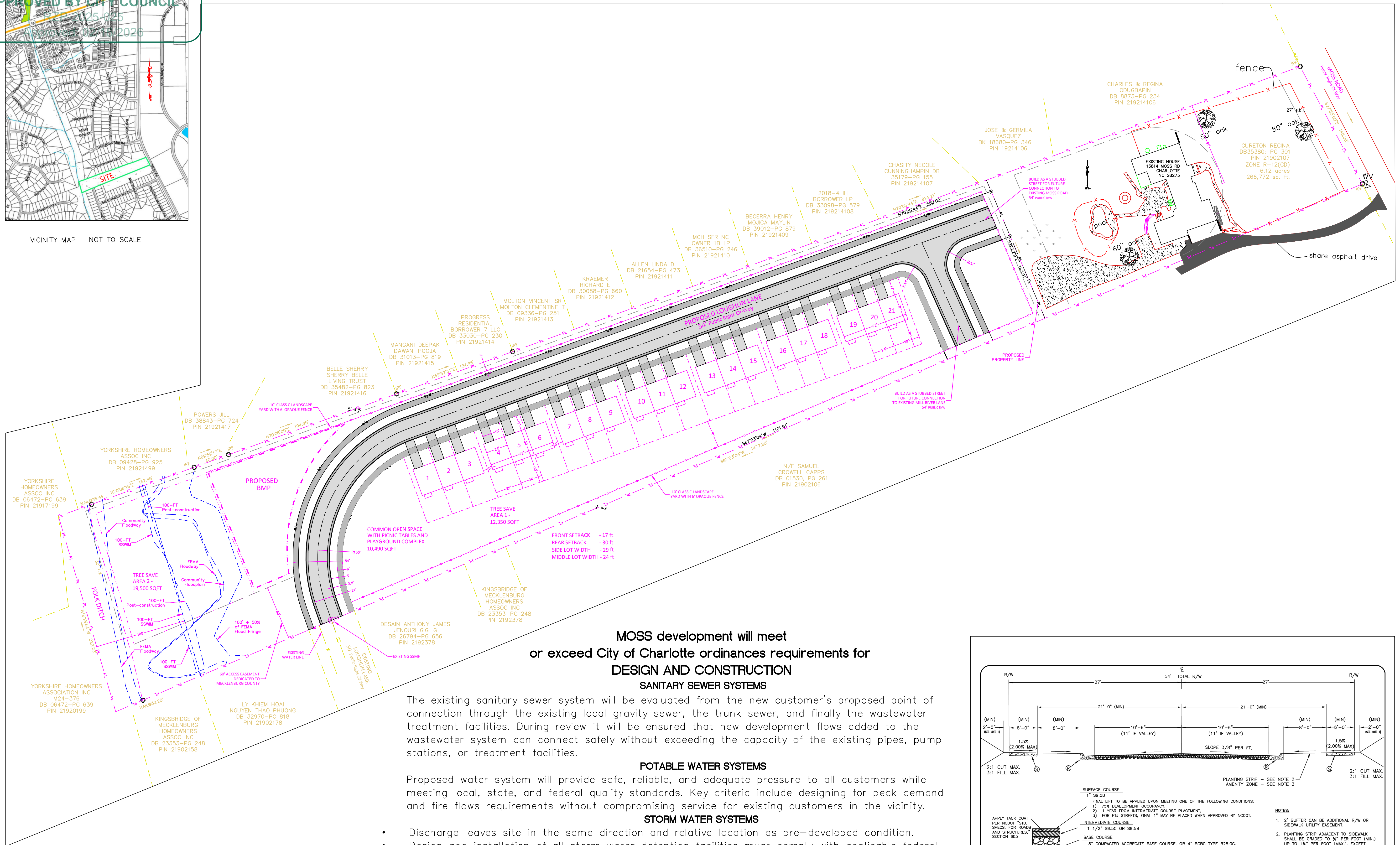


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Sheet #
C2.0



VICINITY MAP NOT TO SCALE



**MOSS development will meet
 or exceed City of Charlotte ordinances requirements for
 DESIGN AND CONSTRUCTION
 SANITARY SEWER SYSTEMS**

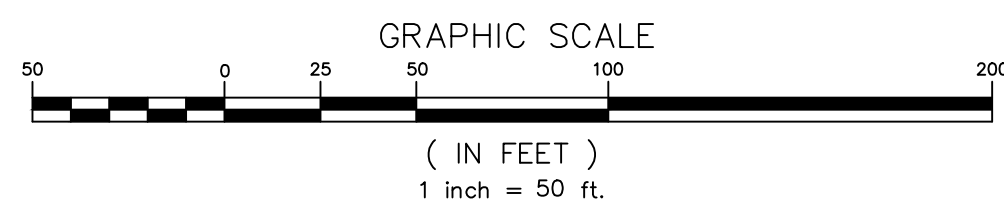
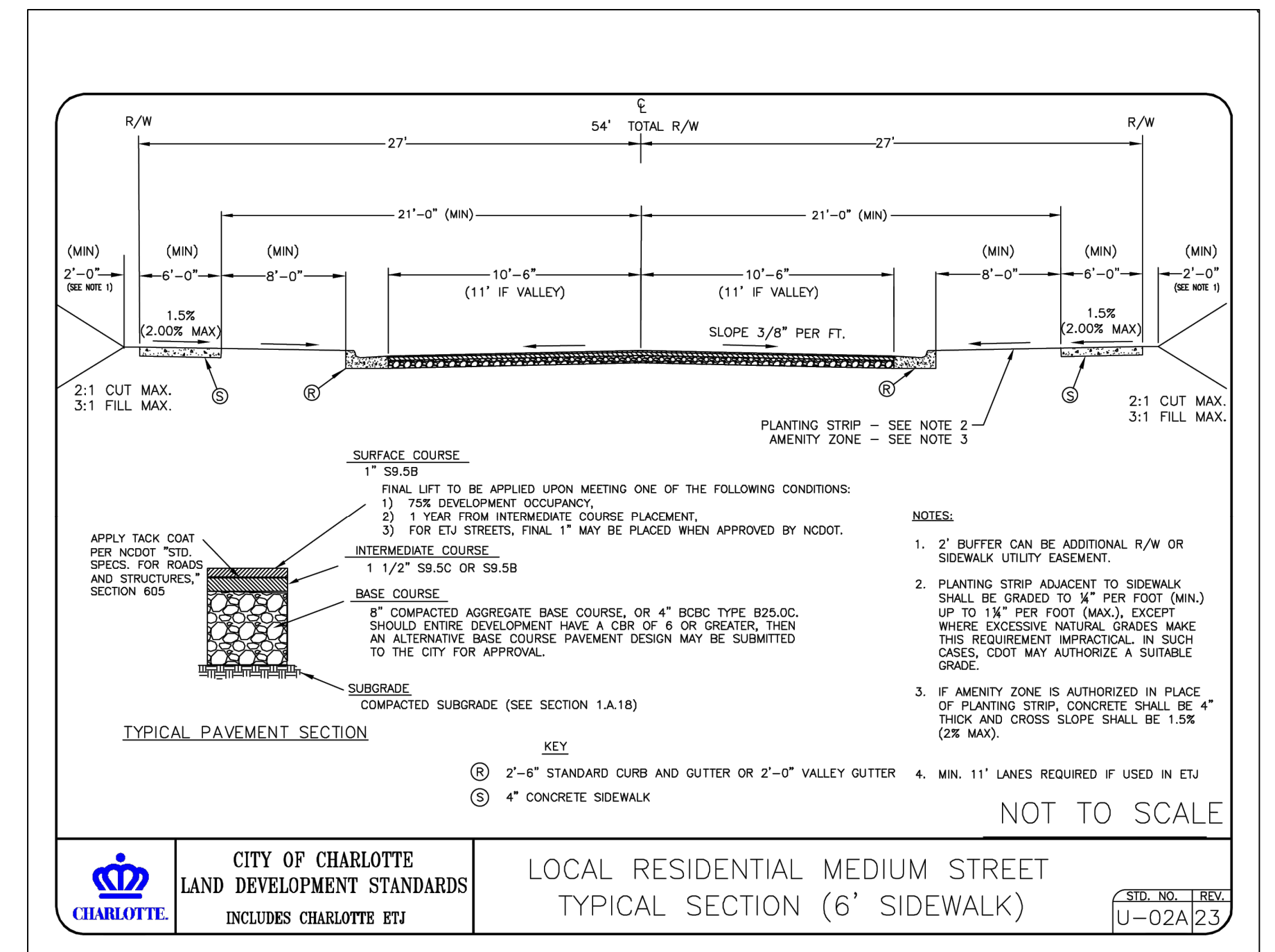
The existing sanitary sewer system will be evaluated from the new customer's proposed point of connection through the existing local gravity sewer, the trunk sewer, and finally the wastewater treatment facilities. During review it will be ensured that new development flows added to the wastewater system can connect safely without exceeding the capacity of the existing pipes, pump stations, or treatment facilities.

POTABLE WATER SYSTEMS

Proposed water system will provide safe, reliable, and adequate pressure to all customers while meeting local, state, and federal quality standards. Key criteria include designing for peak demand and fire flows requirements without compromising service for existing customers in the vicinity.

STORM WATER SYSTEMS

- Discharge leaves site in the same direction and relative location as pre-developed condition.
- Design and installation of all storm water detention facilities must comply with applicable federal, state and local laws. Attention should be given to the applicable Soil Erosion and Sediment Control Ordinances, Post Construction Stormwater Ordinance, and the North Carolina Dam Safety Law.
- In no case shall a structure be located within the impoundment area of any storm water storage facility or over a storm drainage line.
- No utilities (sewer/sewer lines, power line, etc.) shall be located within or under any detention facility. With the exception of erosion control facilities, all detention facilities shall be considered permanent. Routine maintenance of all detention facilities shall be the responsibility of the property owner or appointed designee.



REVISION	DATE
Rev.1	5.12.25
Rev.2	6.05.25
Rev.3	7.02.25
Rev.4	9.17.25

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General Provisions

- a). These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Kent Littl (the "Petitioner" to accommodate the development of a townhouse residential community on that approximately 4.75-acre site located at 13814 Moss Rd., CHARLOTTE, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Southern portion of Tax Parcel Numbers **219-02-107**.
- a. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
- b. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N1-C(CD) zoning district shall govern the development and use of the Site.
- c. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- d. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Article 37 of the Ordinance.

Permitted Uses

The Site must pursue N1-C(CD) and design according to standards. Permitted uses as shown on the site plan are 7 triplex dwelling units.

Open Space, Buffering and Amenities

- a. 6' wide sidewalk and 8' wide planting strip are designed along the proposed road.
- b. On Common open space shall be located a picnic table, bench and outdoor playground complex for kids.
- c. Tree save area is a min of 30' wide.
- d.

Environmental Features

- a. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of stormwater 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.
- b. The Petitioner shall comply with Article 20 of the Ordinance.
- c. Development within any SWIM/PCSR Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.
- d. 100'+50% of FEMA Flood Fringe easement of Polk Ditch dedicated and conveyed to Mecklenburg County. In addition, 60' wide access easement dedicated and conveyed to the proposed Loughlin Lane right-of-way. Easements shall be conveyed by the first CO.
- e.

Lighting

All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

Architectural standards.

- 1. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
- 2. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- 3. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, will be covered and be at least 6 feet deep. Stoops and entry-level porches shall be covered but will not be enclosed.
- 4. All corner/end units that face a public or private street will have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- 5. Garage doors proposed along public or private streets will minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

Binding Effect of the Rezoning Documents and Definitions

- 1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- 2. Throughout these Development Standards, the terms, "Petitioner "and "Owner"or "Owners"shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

Development Data

Site area: ±4.75 acres
 Tax parcel: 21902107
 Existing zoning: N1-A
 Proposed zoning: N1-C(CD)
 Existing use: single-family residential
 Proposed uses: twenty one (21) attached units within the development.
 Front setback: 17' from proposed RoW
 Side setback required: 5'; Rear setback required: 30';
 Side landscape yard – Class "C" 10' wide with 6' height opaque fence.
 Maximum building height: Maximum height allowed: 40'; Maximum height proposed: 40'.
 Minimum building separation: N/A
 Tree save required: 31,040 sf (15% of site); Tree save provided: 31,850 sf
 Private open space provided: 600 sqft for uni in center and 725 sqft for side unit.
 Parking required: 1.5 per unit; parking provided: 2 per unit (driveway and garage).
 Min lot area required – 6,000sqft; min lot area provided – 6,150 sqft.
 Max building coverage required 50%; building coverage provided 2,160 / 6,150=35%.
 Solid waste: roll out containers;the community may contract with any vendor of choice.

Transportation notes

- 1. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- 2. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
- 3. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
- 4. As depicted on the Rezoning Plan, the Site will be served by Public Road.
- 5. The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- 6. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority.

Advisory information

The following are requirements of the developer that must be satisfied prior to driveway permit approval. These requirements shall be reflected on the rezoning plan, as appropriate.

- 1. CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte, per the City of Charlotte Unified Development Ordinance.
- 9. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 50'x 50'sight triangles (and two 10'x 70'sight triangles on NCDOT-maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs shall not interfere with sight distance at the entrance(s) and shall be identified on the site plan.
- 10. The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and NCDOT on NCDOT-maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and to comply with City of Charlotte Unified Development Ordinance regulations.
- 11. All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
- 12. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
- 13. To obtain a street and pedestrian lighting recommendation, the petitioner should visit the following link: <https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>
- 14. With CDOT approval temporary construction entrance will be proposed from Moss Road along Northern property line.
- 15. Proposed water line will connect existing water line on Loughlin Lane to the water main on Moss Road.

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