

NOTES:

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

MINIMUM LOT AREA	=	3,500 SF
MINIMUM SIDE YARD	=	5'
MINIMUM SIDE YARD (CORNER LOT)	=	10'
MINIMUM SETBACK	=	20'
MINIMUM REAR	=	20'
MAXIMUM HEIGHT	=	40'
MINIMUM LOT WIDTH	=	40'

* 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 CHARLOTTE (R-12 MF).
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. ANY SITE PLAN CHANGES MUST COMPLY WITH SECTION 6.207 OF THE ZONING ORDINANCE.
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. THE EXISTING SIDEWALK AND PLANTING STRIP SHALL REMAIN ON HERRIN AVENUE.
5. 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). THREE EXISTING TREES AT REAR PROPERTY LINE SHALL REMAIN.
6. 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.
7. THIS SITE WILL COMPLY WITH CITY OF CHARLOTTE POST CONSTRUCTION CONTROL ORDINANCE (PCCO).
8. GARAGES ON LOTS ONE AND TWO MUST BE LOCATED A MINIMUM OF TEN FEET BEHIND THE FRONT FACE OF EITHER BUILDING. LOT THREE'S GARAGE MUST BE FLUSH WITH OR BEHIND THE SIDE OF THE HOUSE FACING HERRIN AVENUE.

NOTE:

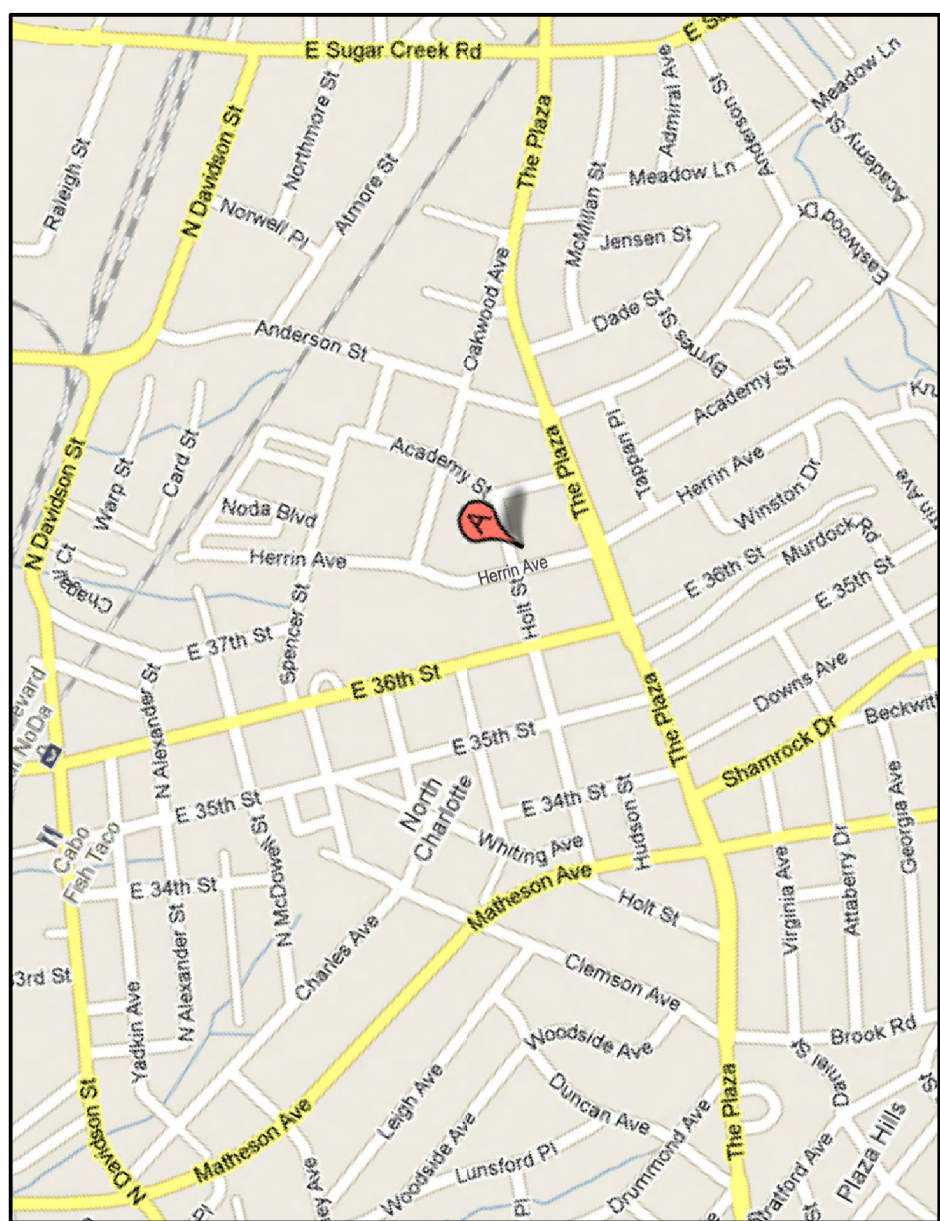
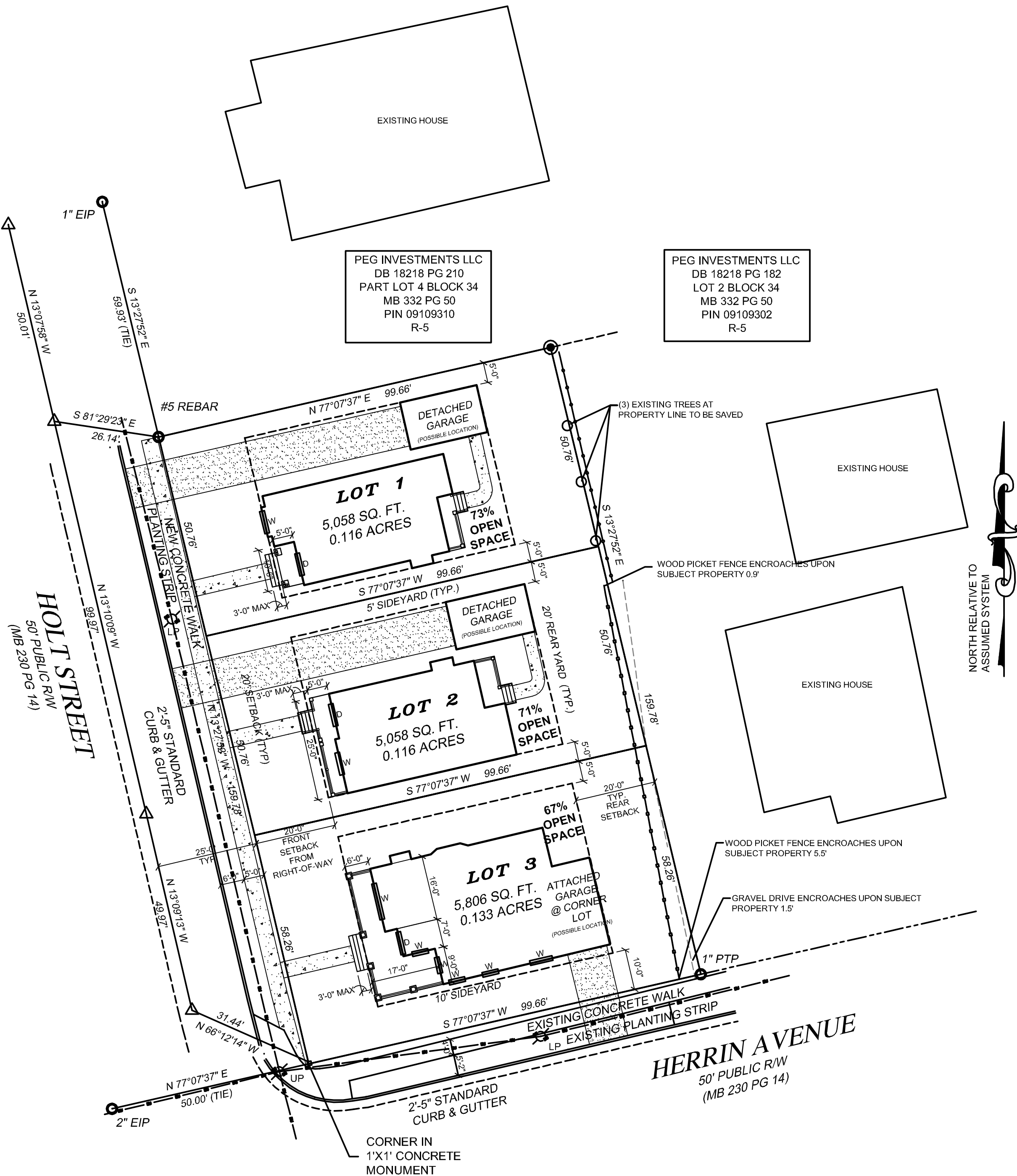
REFER TO SHEET A2.01 FOR ARCHITECTURAL STANDARD AND BUILDING MATERIAL DESIGNATIONS

LEGEND:

DOOR	D
WINDOW	W
PK/MAG NAIL FOUND	△
MONUMENT FOUND (AS NOTED)	○
#4 REBAR SET	⊙
SQUARE FEET	SQ. FT.
RIGHT-OF-WAY	R/W
PARCEL IDENTIFICATION NUMBER	PIN
DEED BOOK	DB
PAGE	PG
MAP BOOK	MB
PINCH TOP PIPE	PTP
EXISTING IRON PIPE	EIP
UTILITY POLE	UP
LIGHT POLE	LP
BOUNDARY	---
UNSURVEYED LINE	----
RIGHT-OF-WAY	----
OVERHEAD UTILITY	----
WOOD PICKET FENCE	----
CHAIN-LINK FENCE	----

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.



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
212 Nottingham Street
York, SC 29745
704-469-1245 Phone
803-804-6676 Cell



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Engineers:

HERRIN AVENUE
REZONING PETITION
2010-059

PROJECT NUMBER: 10-018

ISSUED: 06-28-2010

REVISIONS:

- △ SEPT. 17, 2010
- △ OCT. 21, 2010

PETITION 2010-059
REZONING PLAN
& NOTES

A1.01

HERRIN AVENUE
REZONING PETITION
2010-059

PROJECT NUMBER: 10-018

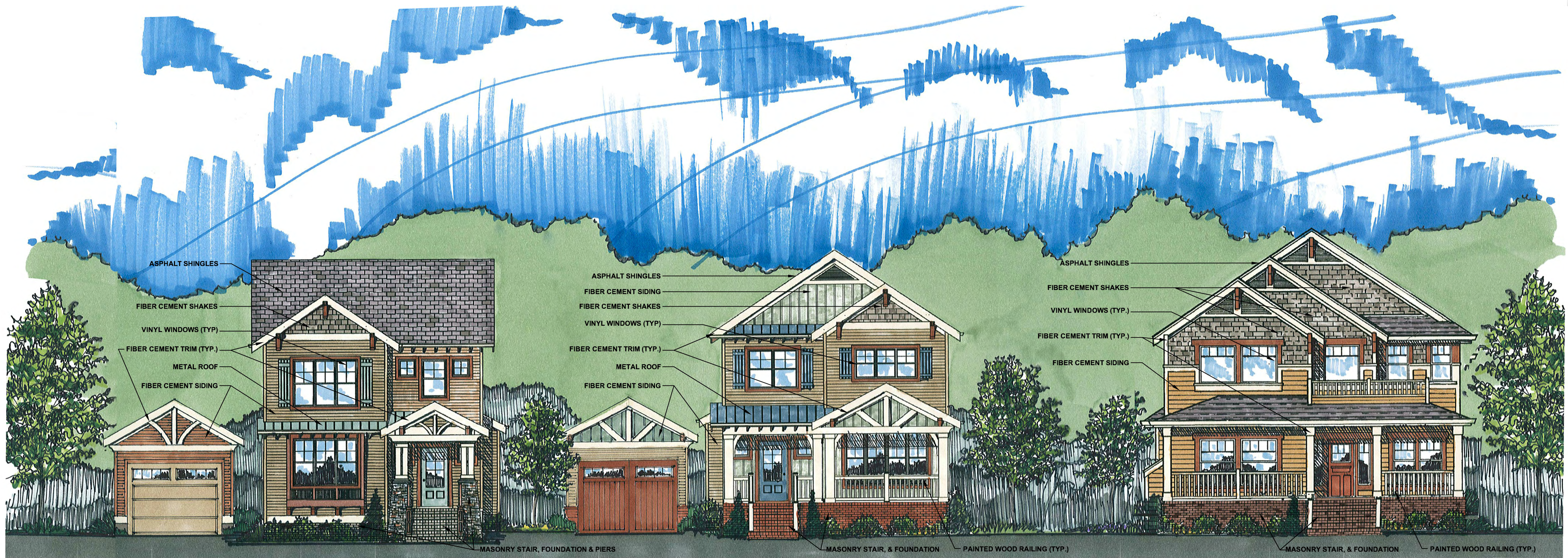
ISSUED: 06-28-2010

REVISIONS:

△ SEPT. 17, 2010
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PETITION 2010-059
ELEVATIONS

A2.01



B5

HOLT STREET ELEVATION

SCALE: NTS



NOTE: DESIGN DETAILS
ARE SUBJECT TO
CHANGE

A5

HERRIN AVENUE ELEVATION

SCALE: NTS