

NOT FOR  
CONSTRUCTION

## WACO STREET REZONING 2018-078

CONFORMITY CORPORATION  
WACO ST. & ELLISON ST.

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	SUBMITTAL	6/25/2018
2	SUBMITTAL	8/13/2018
3	SUBMITTAL	9/27/2018

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE: NORTH

VERT:  
HORZ: 1"=20'

0 10 20 40'

SHEET TITLE

REZONING PLAN

SHEET NUMBER

RZ-1.0

### Development Data Table

Site Area:	+/- 0.72 acres
Tax Parcel:	125-243-61
Existing Zoning:	R-6
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Uses:	Single family residential
Maximum Development:	Development intensity shall not exceed limits of UR-2 CD
Maximum Building Height:	40'
Minimum Lot Area:	3,000 SF
Minimum Lot Width:	20'
Minimum Setback:	14' from back of proposed curb
Minimum Rear Yard:	10'
Minimum Side Yard:	5'
Proposed Lots:	4
Required Tree Save:	10% of 0.74 Acres = 3,223 SF

LINE	BEARING	DISTANCE
L1	N 70°14'23" E	49.39'
L2	N 46°13'35" W	42.94'

AMANDEEP D. SINGH  
NOW OR FORMERLY  
LOT 1 BLOCK 9  
DB 28324 PG 800  
MB 230 PG 47  
PARCEL ID # 125-243-82

LESLIE DEVELOPMENT, LLC  
NOW OR FORMERLY  
LOT 3 BLOCK 9  
DB 19378 PG 810  
MB 230 PG 47  
PARCEL ID # 125-243-64

LOUISE D. HARE  
NOW OR FORMERLY  
LOT 5 BLOCK 9  
MB 230 PG 47  
PARCEL ID # 125-243-65

JOHN B. JOHNSON  
NOW OR FORMERLY  
LOT 7 BLOCK 9  
DB 29860 PG 774  
MB 230 PG 47  
PARCEL ID # 125-243-66

CAROLINA COTTAGE  
HOMES LLC  
MB 62 PG 265  
PARCEL ID # 125-243-35

CAROLINA COTTAGE  
HOMES LLC  
MB 62 PG 265  
PARCEL ID # 125-243-34

KINGS COURT ASSOCIATES  
NOW OR FORMERLY  
DB 5736 PG 266  
MB 230 PG 47  
PARCEL ID # 125-243-81

JOHN DAVID SMITH  
NOW OR FORMERLY  
LOT 9A BLOCK 11D  
DB 17127 PG 941  
MB 967 PG 507  
PARCEL ID # 125-243-79

DAVID JOSEPH GRAMUNDO  
NOW OR FORMERLY  
LOT 10A & 11A BLOCK 11D  
DB 11052 PG 319  
MB 967 PG 507  
PARCEL ID # 125-243-10

JAMES R. McDONALD  
NOW OR FORMERLY  
LOT 12 & 12A BLOCK 11D  
DB 13799 PG 851  
MB 967 PG 507  
PARCEL ID # 125-243-12

WACO STREET  
50' PUBLIC R/W  
per MB 230 PG 47

WACO STREET  
50' PUBLIC R/W  
per MB 230 PG 47

ELLISON STREET  
50' PUBLIC R/W  
per MB 230 PG 47

EXISTING 20' BUILDING  
SETBACK FROM R.O.W.

EXISTING DRIVEWAY,  
VERIFY IN FIELD

8' PLANTING STRIP AND 6' SIDEWALK  
REFER TO NOTE 5-D AND 3-I; TIE  
INTO EXISTING DRIVEWAY OR  
SIDEWALK, VERIFY IN FIELD

14' SETBACK FROM  
PUBLIC STREET B.O.C.

REMOVE EXISTING  
DRIVEWAY AND SIDEWALK

SCREEN SHRUBS

14' BUILDING SETBACK  
20' GARAGE SETBACK  
PROPOSED DRIVEWAY

PROPOSED PRIVATE DRIVE

14' BUILDING SETBACK

20' GARAGE SETBACK

PROPOSED DRIVEWAY, TYP.

14' BUILDING SETBACK

20' GARAGE SETBACK

PROPOSED DRIVEWAY, TYP.

14' BUILDING SETBACK

20' GARAGE SETBACK

PROPOSED DRIVEWAY, TYP.

14' BUILDING SETBACK

20' GARAGE SETBACK

PROPOSED DRIVEWAY, TYP.

14' BUILDING SETBACK

20' GARAGE SETBACK

PROPOSED DRIVEWAY, TYP.

14' BUILDING SETBACK

20' GARAGE SETBACK

PROPOSED DRIVEWAY, TYP.

14' BUILDING SETBACK

20' GARAGE SETBACK

PROPOSED DRIVEWAY, TYP.

14' BUILDING SETBACK

20' GARAGE SETBACK

PROPOSED DRIVEWAY, TYP.

EXISTING B.O.C.

ACCESSIBLE RAMP

EXISTING CORNER RAMP  
WITH TRUNCATED DOMES

CONVERT CATCH BASIN TO DROP INLET  
WITH TAPERED VERTICAL CURB

TIE INTO EXISTING  
SIDEWALK

ACCESSIBLE RAMP

EXISTING 20' BUILDING  
SETBACK FROM R.O.W.

14' SETBACK FROM  
PUBLIC STREET B.O.C.

BUILDING SETBACK (R.O.W.  
GREATER THAN 14' SETBACK)

POTENTIAL MAILBOX  
CLUSTER LOCATION

14' SETBACK FROM  
PUBLIC STREET B.O.C.

ACCESSIBLE RAMP

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GREATER THAN 14' SETBACK)

POTENTIAL MAILBOX  
CLUSTER LOCATION

14' SETBACK FROM  
PUBLIC STREET B.O.C.

ACCESSIBLE RAMP



PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY  
ED IN BOOK 10695, PAGE 189; THAT THE RATIO OF PRECISION AS  
THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY  
BER AND SEAL THIS 13TH DAY OF DECEMBER, A.D., 2017.

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

*John V. P...*  
PLANNING COMMISSION STAFF

12/13/2017  
DATE

STATE OF NORTH CAROLINA  
MECKLENBURG COUNTY

JASON V. PRESCOTT

I, JASON V. PRESCOTT, REVIEW OFFICER OF MECKLENBURG COUNTY, N.C.  
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS  
ALL STATUTORY REQUIREMENTS FOR RECORDING.

*James H. Prenzato*  
REVIEW OFFICER

12/13/20  
DATE

MAP BOOK 62 PAGE 265  
#2017166447

LINE	BEARING	DISTANCE
L1	S 46°02'48" W	21.42
L2	S 32°21'56" E	15.40
L3	S 46°03'25" W	21.42
L4	S 32°21'54" E	17.41
L5	N 70°14'23" E	49.39
L6	N 46°13'35" W	42.94

## NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS AND ARE CONSIDERED AS NOW OR FORMERLY.
3. THERE WERE NO RECORDS FOR EASEMENTS.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED BY ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO COCS MONUMENT FOUND WITHIN 2000 FEET.

CONFORMITY CORPORATION  
WACO ST. & ELLISON ST.

INDOESIGN PROJ.# 1018246

## REVISION / ISSUANCE

[illegible]

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE NORTH

VERT:   
 HORZ: AS NOTED

SHEET TITLE \_\_\_\_\_

## EXISTING CONDITIONS

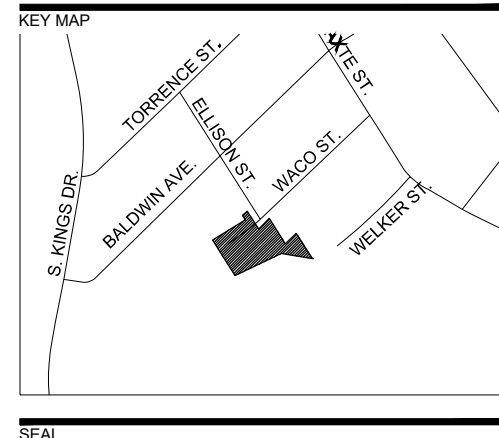
SHEET NUMBER \_\_\_\_\_

SHEET NUMBER  
**RZ-2.0**

8/13/2018 3:07 PM MACK DRZAYICH N:\2018\1018246\CAD\EXHIBITS\ZONING PLANS\8246 REZONING.DWG

ORIGINAL SHEET SIZE: 24" X 36"





**WACO STREET  
REZONING  
2018-078**

CONFORMITY CORPORATION

WACO ST. & ELLISON ST.

[illegible]

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE NORTH

VERT: AS NOTED

HORZ: AS NOTED

A circular symbol with a vertical line and two diagonal lines branching out from the top, representing a north arrow pointing upwards.

SHEET TITLE

## TREE SURVEY

SHEET NUMBER

RZ-3.0