



SITE LEGEND PROPOSED CURB & GUTTER REVERSED PITCH CURB & GUTTER PROPERTY LINE \_\_\_\_\_\_ LOT LINES DECORATIVE FENCING TRAFFIC FLOW STRIPING 23 PARKING BAY COUNT GRAVEL AREA CONCRETE SPOT ELEVATION EXISTING FEATURES SCREENED

# GENERAL NOTES:

HANDICAP RAMP = HC

1. DIMENSIONS FROM BACK OF CURB (TYP). 2. ALL CURB RADII TO BE 5'-0" U.N.O. 3. STANDARD PARKING DIMENSIONS: 9'-0" WIDE X 19'-0" LONG PARALLEL AUTO: 9'-0" WIDE X 22'-0" LONG 9'-0" WIDE X 19'-0" LONG WITH 5'-0" CLEAR UNLOADING SPACE ADJACENT

#### PERMABLE PAVEMENT

PROPOSED "PERMEABLE PAVEMENT" SHALL BE DESIGNED IN ACCORDANCE WITH 15A NCAC 02H .1055MDC

#### ARCHITECTURAL GUIDELINES

GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD 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.

2. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.

3. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHOULD 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. Đ

# 1. DEVELOPMENT DATA TABLE

A. SITE ACREAGE: <u>0.41-AC</u>
B. TAW PARCELS INCLUDED IN REZONING: <u>083-073-01</u>

C. EXISTING ZONING: R-5
D. PROPOSED ZONING: UR-2 CD
E. # OF RESIDENTIAL UNITS: 6

F. RESIDENTIAL DENSITY: MEDIUM
G. MAXIMUM BUILDING HEIGHT: 40-FT; 3-STORIES H. # AND RATIO OF PARKING SPACES: PROVIDED=11 SPACES RATIO=1/UNIT

#### AMOUNT OF OPEN SPACE: GENERAL PROVISIONS

A. PROJECT SHALL ADHERE TO ALL SECTIONS OF THE CHARLOTTE ZONING B. NOTE THAT ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO

## SECTION 6.207 ALTERATIONS TO APPROVAL

3. OPTIONAL PROVISIONS B. N/A

# 4. PERMITTED USES

A. ALLOWED USES = RESIDENTIAL

# TRANSPORTATION

EXISTING R/W ALONG N. DAVIDSON ST. VARIES. B. TRANSPORTATION IMPROVEMENTS CONSTRUCTED ARE CONSTRUCTED IN CONJUNCTION WITH ADOPTED PLAN "BLUE LINE EXTENSION TRANSIT AREA PLAN, 2013" AND INCLUDE 8FT SIDEWALK AND 8FT PLANTER

## 6. ARCHITECTURAL STANDARDS

A. N/A B. N/A

B. N/A

C. ART WALL

D. FENCE WALL STANDARDS

### STREETSCAPE AND LANDSCAPING

A. THE EXISTING SIDEWALK ALONG N. DAVIDSON ST. WILL BE WIDENED TO 8-FT IN COMPLIANCE THE THE ADOPTED PLAN "BLUE LINE EXTENSION TRANSIT AREA STATION PLAN, 2013

B. SITE AND YARD REQUIRMENTS SHALL COMPLY TO SECTION 9.406 (2) OF THE CHARLOTTE ZONING ORDINANCE AND ARE AS FOLLOWED: YARD REQUIREMENTS:

SETBACK (FRONT):	16	(PER TRANSIT STATION AREA PLAN) FT. FROM BACK OF CURB
SIDE YARD (R):	5	FT. SIDE YARD (L):5 FT.
REAR YARD:	10	

## ENVIRONMENTAL FEATURES

A. TREE SAVE AREA AND TREE MITIGATION

TOTAL SITE AREA:

15% X 0.41ac = 0.06-ACRES OR 2,613.6-SF TREE SAVE AREA REQUIRED: 

TREE MITIGATION PROVIDED:1-SHADE TREE =2500-SF =5,000/2500=2-TREES

## STREET TREES REQUIRED: N. DAVIDSON ST. = 133-LF/30 = 3.325-TREES (PROVIDED=4) 9. PARKS, GREENWAY/OPEN SPACES

B. N/A

C. ART WALL D. FENCE WALL STANDARDS

#### 10. FIRE PROTECTION

A. ALL FIRE ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING 80,000—LBS FOR FIRE APPARATUS. (NOTE: 6—INCHES OF AGGREGATE BASE COURSE SATISFIES THIS REQUIREMENT)

#### 11. SIGNAGE A. ALL SIGNAGE SHALL ADHERE TO CHARLOTTE STANDARDS

# 12. LIGHTING

ALL LIGHTING SHALL CONFORM TO CHARLOTTE STANDARDS.

# ALL LIGHTING SHALL BE PERMITTED SEPARATELY

13. PHASING A. NO PHASING IS ANTICIPATED FOR THIS PROJECT

1) THIS SITE IS NOT IN A REGULATED FLOODPLAIN.

2) SITE ADDRESS SHALL BE POSTED ON BUILDING FOR EMERGENCY RESPONSE TEAMS. 3) CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL

EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.

4) STREAM/WETLAND SURVEY SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENT APPROVAL PROCESS. ANY DISTURBANCE WITHIN THE CREEK BUFFER SHALL BE APPROVED BY EROSION CONTROL AND ENGINEERING DEPARTMENT.

5) ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

6) DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.

-NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.

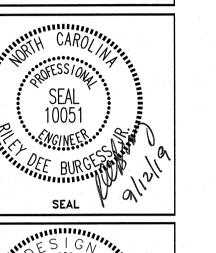
-ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT COOT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.

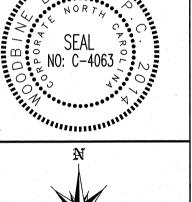
704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60- 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI,

- DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ: 704-336-4971) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION

ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD PLOTTED: 9/12/2019
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REZONIN(PETITION#

DEVELOPER/OWNER

JMPH PROPERTIES, LLC 8715 PRESERVE POND RD CORNELIUS, NC 28031

Designed	Ву
	Woodbine Design
Drawn By	
Date	5/31/

1 9/12/19 1ST ZONING REVIEW

Project Number 19027