

**Planning Department**  
APPROVED BY CITY COUNCIL  
RZP-2022-114  
Approved: 08/21/2023

**VICINITY MAP**  
N.T.S.

**SITE LEGEND**

- PROPOSED CURB & GUTTER
- REVERSED PITCH CURB & GUTTER
- PROPERTY LINE
- LOT LINES
- DECORATIVE FENCING
- PAVEMENT STRIPING
- PAVEMENT
- CONCRETE
- TRAFFIC FLOW
- PARKING BAY COUNT
- SPOT ELEVATION
- HANDICAP RAMP
- COMMON OPEN SPACE
- PRIVATE OPEN SPACE

HICKORY GROVE BAPTIST CHURCH  
8 BAPTIST CHURCH  
NOW OR FORMERLY  
DB 8023 PG 218  
TAX ID# 029-171-02  
ZONED: INST  
USE: CHURCH

HICKORY GROVE BAPTIST CHURCH  
NOW OR FORMERLY  
DB 9062 PG 814  
TAX ID# 029-171-06  
ZONED: INST  
USE: VACANT

LORINE HAYNES  
NOW OR FORMERLY  
DB 14424 PG 12  
TAX ID# 029-171-20  
ZONED: R3  
USE: SINGLE FAM.

LORINE HAYNES  
NOW OR FORMERLY  
DB 14424 PG 8  
TAX ID# 029-171-26  
ZONED: R3  
USE: SINGLE FAM.

WILLIE & BETTYE HALL  
NOW OR FORMERLY  
DB 4614 PG 718  
TAX ID# 029-171-05  
ZONED: R3  
USE: SINGLE FAM.

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**CONDITIONAL NOTES:**

- 50-FT FROM CENTERLINE OF RIDGE ROAD SHALL BE DEDICATED AS PUBLIC RIGHT-OF-WAY.
- THE PROPOSED ROAD FROM RIDGE RD. TO INTERNAL SITE CONNECTION SHALL BE DEDICATED AS A PUBLIC ROADWAY MEETING CLDSM U-02.
- ALL INTERNAL PUBLIC ROADS SHALL BE CONSTRUCTED WITH AN 8-FT PLANTING STRIP, AND 6-FT SIDEWALK.
- 12-FT MULTI-USE PATH (CLDSM 10.42) SHALL BE INSTALLED 8-FT FROM PROPOSED BACK OF CURB ALONG RIDGE RD.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (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 AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE REQUIREMENTS.
- 30" CURB AND CUTTER SHALL BE INSTALLED ENTIRE FRONTAGE OF SITE PER NCDOT STANDARD DETAIL 846.01.
- 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 TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
- 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. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA. BY WAY OF PRIVATE-PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

**GENERAL NOTES:**

- SITE SHALL COMPLY WITH CITY OF CHARLOTTE TREE ORDINANCE.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET R.O.W. REQUIRES A CERTIFICATE ISSUED BY CDOT.
- THE PARCEL IS CURRENTLY NOT LOCATED WITHIN CITY OF CHARLOTTE CITY LIMITS. IN THE EVENT THE PARCEL IS ANNEXED INTO CITY LIMITS, THE REQUIRED GARBAGE AND RECYCLE AREA IS NOTED ON THE PLAN.

**PAVEMENT SCHEDULE ALTERNATIVES**

ALTERNATIVE	DESCRIPTION
ALT 1 (PREFERRED)	6" CONCRETE 1.5" COMPACTED AGGREGATE BASE COURSE (ABC) COMPACTED SUBGRADE
ALT 2	6" CONCRETE COMPACTED SUBGRADE
ALT 3	4" CONCRETE 2.5" COMPACTED AGGREGATE BASE COURSE (ABC) COMPACTED SUBGRADE

**DESIGN STANDARDS:**

- 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.
- Useable 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, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
- All cornered units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provides blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- Garage doors proposed along public or private streets shall 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.

**CONCRETE FINISHES:**

- FINISH SHALL BE APPLIED AFTER SETTING ONE OF THE FOLLOWING CONDITIONS:
  - 1. SEE REQUIREMENT COORDINATES.
  - 2. SEE TREE PROTECTION.
  - 3. FOR FFI SHEETS, FINISH SHALL BE PLACED WHEN APPROVED BY NCDOT.

**TYPICAL PAVEMENT SECTION**

NOT TO SCALE

**CITY OF CHARLOTTE**  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE STD  
LOCAL RESIDENTIAL MEDIUM STREET  
TYPICAL SECTION  
U-02 17

**CONDITIONAL NOTES:**

- DETAILS SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
- SLOPE TYPE STREET REQUIRES APPROVAL OF CITY ENGINEER.
- MINIMUM CURB RADIUS ON INTERIOR DRIVES AND PARKING AREAS IS 10'.
- THIS DETAIL IS NOT TO BE USED TO MEET INTERNAL/EXTERNAL CONNECTIVITY REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND ZONING ORDINANCE.

**GUIDELINES FOR PRIVATE STREET DESIGN:**

- INTERNAL STREET ALIGNMENT: MINIMUM GRADE: 1.0% MINIMUM VERTICAL CURVE: 10' MINIMUM HORIZONTAL CURVE: 50 FT.
- INTERSECTION WITH PUBLIC STREET: SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES, SECTION 13.2.

**NOTES:**

- 30" CLEAR OF ALL OBSTRUCTIONS (MIN.)
- 30" CLEAR OF ALL OBSTRUCTIONS (MIN.)

**PAVEMENT SCHEDULE**

- 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE 95.5B
- 4" COMPACTED AGGREGATE BASE COURSE OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE 95.5A
- CURB AND GUTTER (REFERENCE 10.17A AND 8)

**NOT TO SCALE**

**CITY OF CHARLOTTE**  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE STD  
PRIVATE STREET TYPICAL SECTIONS  
11.13 17

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**PAVEMENT SCHEDULE ALTERNATIVES**

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**1. DEVELOPMENT DATA TABLE** RZP 2022-114

A. SITE ACREAGE: 4.18-AC  
B. TAX PARCELS INCLUDED IN REZONING: 029-171-27  
C. EXISTING ZONING: R-3  
D. PROPOSED ZONING: R-8MF (CD)  
E. # OF RESIDENTIAL UNITS: 33 MAX ALLOWED  
F. RESIDENTIAL DENSITY: 8 U/A  
G. SF OF NON-RESIDENTIAL USE: N/A  
H. FLOOR AREA RATIO: N/A  
I. MAXIMUM BUILDING HEIGHT: 40' AT REQUIRED SIDE YARD LINE, UP TO 48' AT FRONT BUILDING LINE  
J. MAXIMUM # OF BUILDING: 8  
K. # AND RATIO OF PARKING SPACES: 52 SPACES, RATIO: 2/UNIT  
L. AMOUNT OF OPEN SPACE: 50% REQUIRED PER ORDINANCE

**2. GENERAL PROVISIONS**

A. PROJECT SHALL ADHERE TO ALL SECTIONS OF THE CHARLOTTE ZONING ORDINANCE.  
B. NOTE THAT ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL

**3. OPTIONAL PROVISIONS**

A. N/A

**4. PERMITTED USES**

A. PLANNED MULTI-FAMILY DEVELOPMENT

**5. TRANSPORTATION**

A. EXISTING R/W ALONG RIDGE RD VARIES. 50-FT R/W DEDICATION, MEASURED FROM CENTERLINE OF RIDGE RD, PROPOSED.  
B. SHOULD TRANSPORTATION IMPROVEMENTS BE REQUIRED, ALL IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

**6. ARCHITECTURAL STANDARDS**

- ALL BUILDING UNITS WITHIN THE DEVELOPMENT MUST EXTERNALLY BLEND IN ARCHITECTURE WITH OTHER UNITS TO INCLUDE MATERIALS AND STYLE (I.E. ROOF PITCHES, FOUNDATIONS, WINDOW TYPES, AND BUILDING MATERIALS).
- GARAGE DOORS ACCESSED DIRECTLY FROM PUBLIC OR PRIVATE STREETS SHALL 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.
- WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL 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.
- BUILDING LENGTH SHALL NOT EXCEED 150 FEET.
- BUILDING MATERIALS:
  - SIDING = HARDY PLANK, STUCCO
  - DOORS, WINDOWS, RAILINGS = ALUMINUM/METAL
  - ROOFING = ASPHALT SHINGLES, METAL
  - ALL ROOFTOP EQUIPMENT SHALL BE SCREENED VIA PARAPET WALL.
- SEE DESIGN STANDARDS NOTE(S) ON THIS SHEET FOR MORE INFORMATION REGARDING ARCHITECTURAL STANDARDS.

**7. STREETScape AND LANDSCAPING**

A. -ALL SIDEWALKS SHALL BE 5-FT WIDE U.N.O.  
-PLANTING STRIPS, WHERE PROVIDED, SHALL ADHERE TO CLDSM DETAILS.  
-SITE AND YARD REQUIREMENTS SHALL COMPLY TO SECTION 9.406(2) OF THE CHARLOTTE ZONING ORDINANCE AND ARE AS FOLLOWS:  
FRONT SETBACK: 30 FT. (FROM ROW) SIDE YARD (L): 20 FT.  
REAR YARD: 40 OR 50 FT. SIDE YARD (R): 10 OR 20 FT.  
GARAGE SETBACK: 20 FT. \* WHERE ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND.  
B. 26-FT CLASS C BUFFERS REQUIRED ALONG PROPERTY LINES ADJACENT TO SINGLE FAMILY. BUFFERS MAY BE REDUCED BY 25% TO 19.5-FT WITH THE ADDITION OF A FENCE. FENCE SHALL ADHERE TO CITY STANDARDS.

**8. ENVIRONMENTAL FEATURES**

A. TREE SAVE AREA AND TREE MITIGATION  
TOTAL SITE AREA: 4.18-AC  
TREE SAVE AREA REQUIRED: 15% X 4.18ac = 0.627-ACRES OR 27,312-SF  
TREE SAVE AREA PROVIDED: 49,456-SF = 1.135-ACRE = 27.15%  
STREET TREES REQUIRED: SHADE TREES PLACED 40' O.C.

NOTE: TREE SAVE AREA SUBJECT TO CHANGE. TREE SAVE AREA AND OTHER LANDSCAPING SHALL ADHERE TO THE STANDARDS SET FORTH IN CHARLOTTE ZONING ORDINANCE.

B. THE LOCATION, SIZE, AND TYPE OF STORM WATER 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 THE NATURAL SITE DISCHARGE POINTS EXISTING ON SITE. SEPTIC TO BE PUMPED OUT BY A NC LICENSED SEPTIC HAULER THEN CRUSHED AND BACKFILLED.

**9. PARKS, GREENWAY/OPEN SPACES**

A. N/A  
B. 12-FT MULTI-USE PATH PROVIDED 8-FT BEHIND R.O.W. ALONG RIDGE RD.  
C. N/A  
D. MINIMUM 400-SF OF PRIVATE OPEN SPACE PROVIDED PER UNIT.

**10. FIRE PROTECTION**

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 PROPOSED.

**14. OTHER**

A. SOLID WASTE AND RECYCLING WILL BE PROVIDED PER ORDINANCE REQUIREMENTS. THE PARCEL IS CURRENTLY NOT LOCATED WITHIN CITY OF CHARLOTTE CITY LIMITS. IN THE EVENT THE PARCEL IS ANNEXED INTO CITY LIMITS, THE REQUIRED GARBAGE AND RECYCLE AREA IS NOTED ON THE PLAN.  
B. PUBLIC ROADS SHALL BE MAINTAINED BY CDOT AND PRIVATE ROADS SHALL BE MAINTAINED BY OWNER.  
C. PROPOSED 5-FT X 10-FT SCHOOL BUS SHELTER PROVIDED AT ENTRANCE OF DEVELOPMENT. SEE DETAIL ON SHEET Z2 FOR MORE DETAILS.

SEE SHEET Z2 FOR TREE CANOPY OVERLAY & BUS STOP SHELTER DETAILS

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

PLOTTED: 5/3/2023  
Z:\PROJECTS\2023-ROSE RD CHARLOTTE, NC\PROJECTS\2023-ROSE RD CHARLOTTE, NC\DWG\REZONING\REZONING.PLT

**WOODBINE DESIGN, P.C.**  
Land planning & civil engineering  
980-722-8689 20816 N. Main Street, Suite 204  
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**Riley D. Burgess, Jr. P.E.**  
2023.05.03  
'00'04- 15:21:03

**POOJA TOWNHOMES**  
RIDGE RD., CHARLOTTE, NC  
REZONING PLAN  
RZP 2022-114

**DEVELOPER/OWNER**  
HEAVEN PROPERTIES, LLC  
4600 NC HWY UNIT 49S, HARRISBURG, NC 28075

Designed By **WOODBINE DESIGN**  
Drawn By **NA**

Date **6/14/22**

Revisions  
3/3/23-1st Submittal Com.  
5/3/23-2nd Submittal Com.

Sheet: **Z1** of **3**  
Project Number: **22035**



TREE SAVE DATA	
TREE SAVE AREA AND TREE MITIGATION	
TOTAL SITE AREA:	0.18 AC
TREE SAVE AREA REQUIRED:	15% X 4.18ac = 0.627-ACRES OR 27,312-SF
TREE SAVE AREA PROVIDED:	49,456-SF = 1.135-ACRE = 27.15%
STREET TREES REQUIRED:	SHADE TREES PLACED 40' O.C.
NOTE: TREE SAVE AREA SUBJECT TO CHANGE. TREE SAVE AREA AND OTHER LANDSCAPING SHALL ADHERE TO THE STANDARDS SET FORTH IN CHARLOTTE TREE ORDINANCE.	



**Brasco**

### 5' x 10' BUS STOP SHELTER

**ASPEN**

BUS SHELTERS & MORE

Brasco's newest addition to our product line features 6" x 1" aluminum slats in standard or woodgrain powder coat finish, sloped flat roof in 8MM multiwall structured polycarbonate, and a multitude of options to customize to fit your project needs.

NOT TO SCALE

**OPTIONAL BENCH**

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

**BUS SHELTER NOTES:**

- BUS STOP SHELTER SHALL ADHERE TO ANY/ALL APPLICABLE CITY/TOWN/COUNTY STANDARDS.
- MAINTENANCE OF SHELTER SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.

**Woodbine Design, P.C.**  
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**Riley D. Burgess, Jr. P.E.**  
2023.05.03  
'00'04- 15:21:17

Professional Engineer Seal for Riley D. Burgess, Jr., No. C-4063

North Arrow and Graphic Scale 1" = 40 ft.

**POOJA TOWNHOMES**  
RIDGE RD., CHARLOTTE, NC

**REZONING PLAN - TREE OVERLAY**  
RZP 2022-114

**DEVELOPER/OWNER**  
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HARRISBURG, NC 28075

Designed By **WOODBINE DESIGN**  
Drawn By **NA**  
Date **6/14/22**

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