

RIVERPOINTE

PROPOSED REZONING PLAN

FOR PLANTATION POINTE DEVELOPMENT COMPANY

SITE DATA

TOTAL SITE AREA 45.84 ACRES
 EXISTING ZONING R-R
 PROPOSED ZONING R-20MF (INNOVATIVE)
 TOTAL NUMBER OF LOTS PROPOSED (FOR DWELLINGS) 92

CONDITIONS

- Minimum lot size to be 9,000 square feet.
- Internal streets to be private, with 30' private street right-of-way as indicated on plan.
- Internal streets shall be designed to meet public street standards, except for right-of-way width, which shall be as noted on plan (30' typical).
- Single-family lots shall meet the following standards:

Minimum front set back (from right-of-way)	20'
Minimum rear yard (except for lot numbers 49, 50, 51, 52, 53, 56, 57, 58, 59 and 60)	30'
Minimum rear yard (for lot numbers 49, 50, 51, 52, 53, 56, 57, 58, 59 and 60)	10'
Minimum side yard*	8' one side 6' other side 15' at side yard facing street
Minimum lot width at building line	60'
Minimum building separation*	14' in all cases
- Fences and walls in rear and side yards shall not exceed 6' in height.
- Final layout of lots, streets, and other details are subject to minor modification based on final plan development.
- Water access lots shall be provided at the locations shown on plan, with a total area not less than 36,000 square feet.
- Water system shall be privately owned and maintained, utilizing a community well system.
- Sewage collection system shall be privately owned and maintained, utilizing a private sewage treatment facility located on-site as shown on plan.
- Off-street parking shall be provided in accordance with Mecklenburg County ordinance requirements for single-family development.
- Individual boat docks shall be allowed at each waterfront lot.
- Group boat docks shall be allowed in the location shown on plan, for use by Riverpointe residents only.
- 2'-0" concrete valley curb and gutter shall be installed on all streets

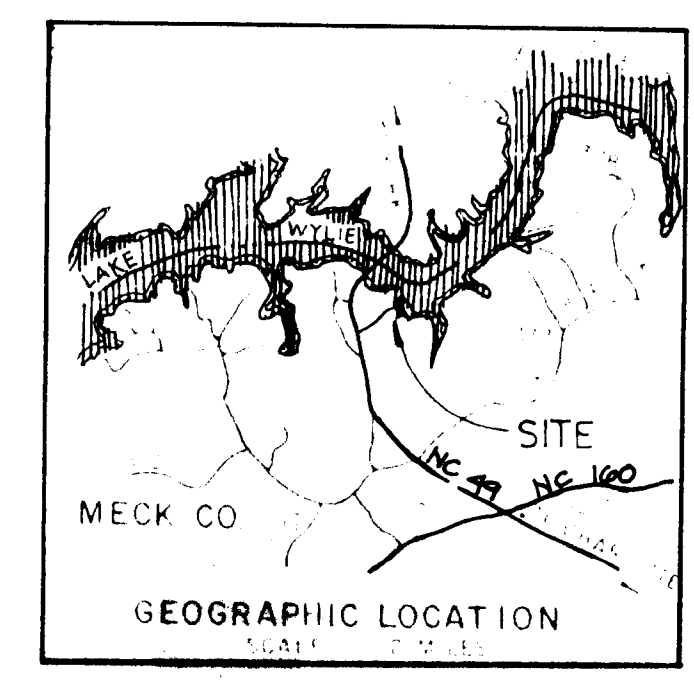
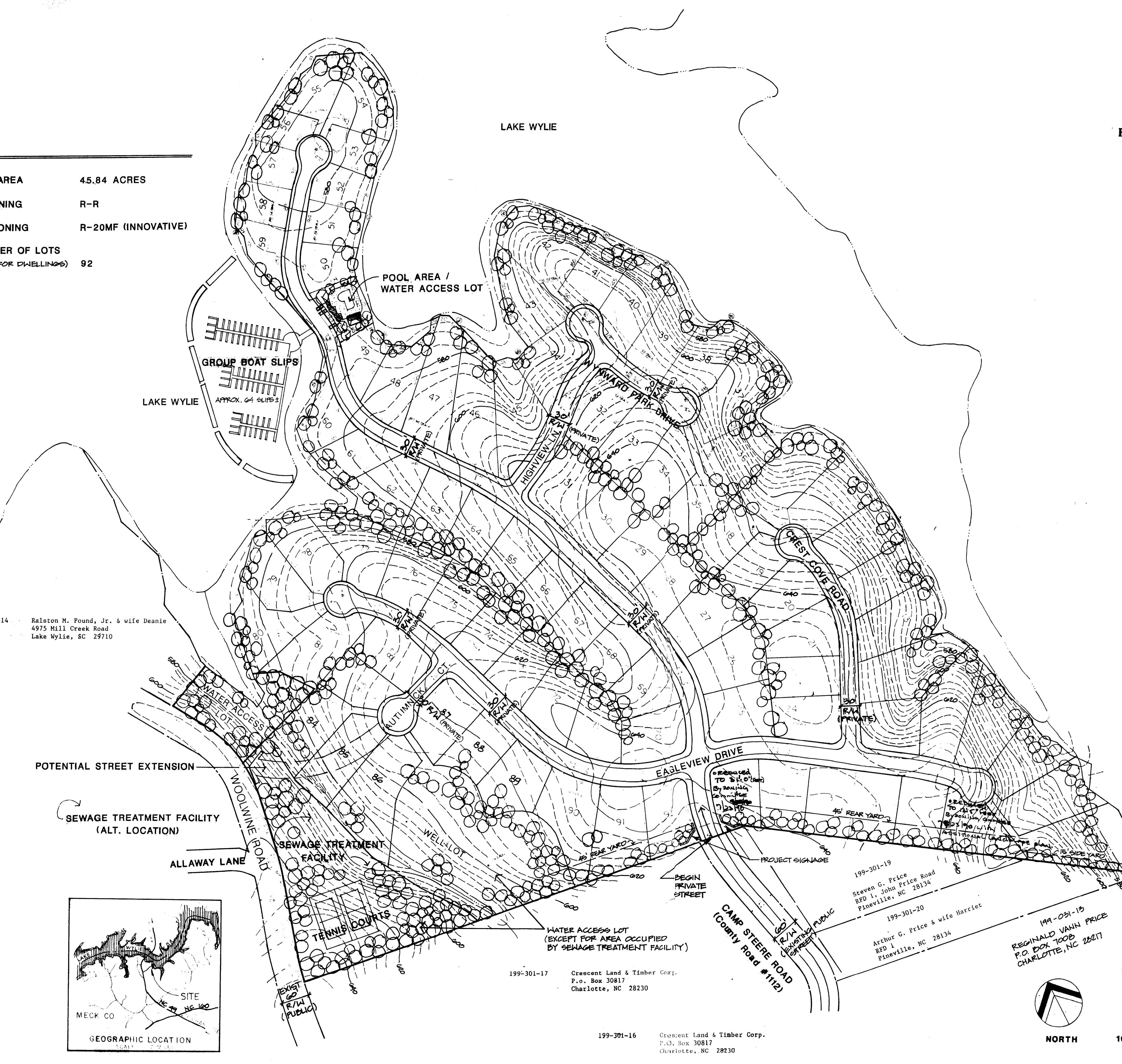
SEE MEMO DATED 9/13/90
 FOR REVISIONS TO LOT #1 AND #6
 REAR YARD. ALL OTHER LOTS WILL HAVE
 35'-0" REAR YARD. ~~...~~

199-311-01
 County of Mecklenburg
 720 East Fourth Street
 Charlotte, N.C. 28202

APPROVED BY COUNTY COMMISSION
 DATE 4/13/88
 88-11(c)
 Plantation Pointe Dev.

DATE	JAN. 26, 1988
PROJECT NO.	87219
REVISIONS	1. FEB. 19, 1988

Land Design
 Landscape Architecture Land Planning
 Urban Design Civil Engineering



CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-COMMUNICATION

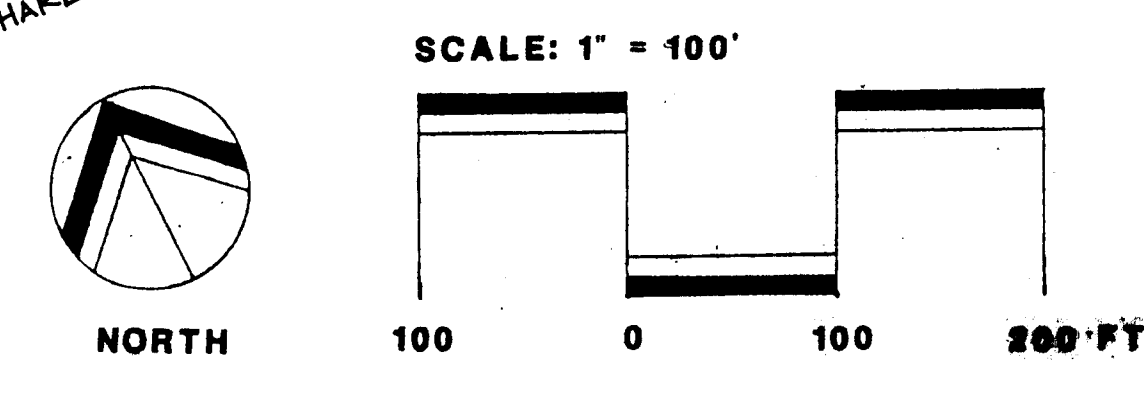
DATE: September 13, 1990
 FROM: Martin R. Cramton, Jr., Planning Director
 TO: Robert Brandon, Zoning Administrator

SUBJECT: Zoning Committee Approval of Modifications to the R-20MF Plan for the Riverpointe Subdivision, Petition #88-11(c) by Plantation Pointe Development Co. Tax Parcel #199-301-15

On July 23rd the Zoning Committee of the Planning Commission met to discuss proposed changes to the Riverpointe Subdivision. The Zoning Committee approved the following changes. For lot number one the Zoning Committee approved a 31' foot rear yard. For lot number six, the Zoning Committee approved a 13.5 foot rear yard, with a specific landscape plan. We are presently working with the owner of lot 6 to develop the landscape plan. No Certificate of Occupancy should be issued until this plan is approved and implemented.

The remaining lots along this project edge are still subject to the 45 rear yard.

MRC:z/ROB:sls



**CHARLOTTE-MECKLENBURG
PLANNING COMMISSION**

INTER-OFFICE COMMUNICATION

DATE: April 12, 1991

FROM: *Martin R. Cramton, Jr.*
Martin R. Cramton, Jr.
Planning Director

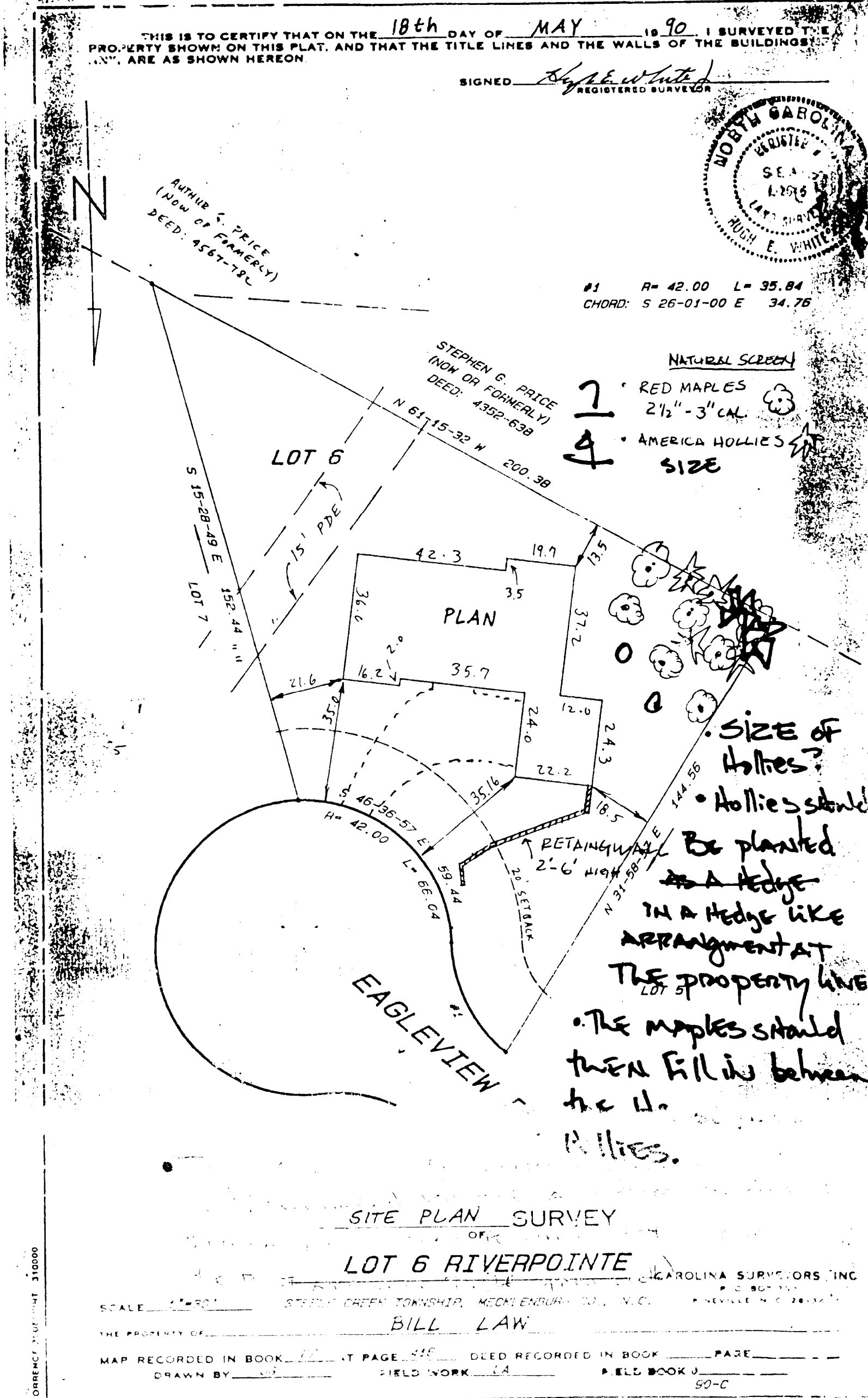
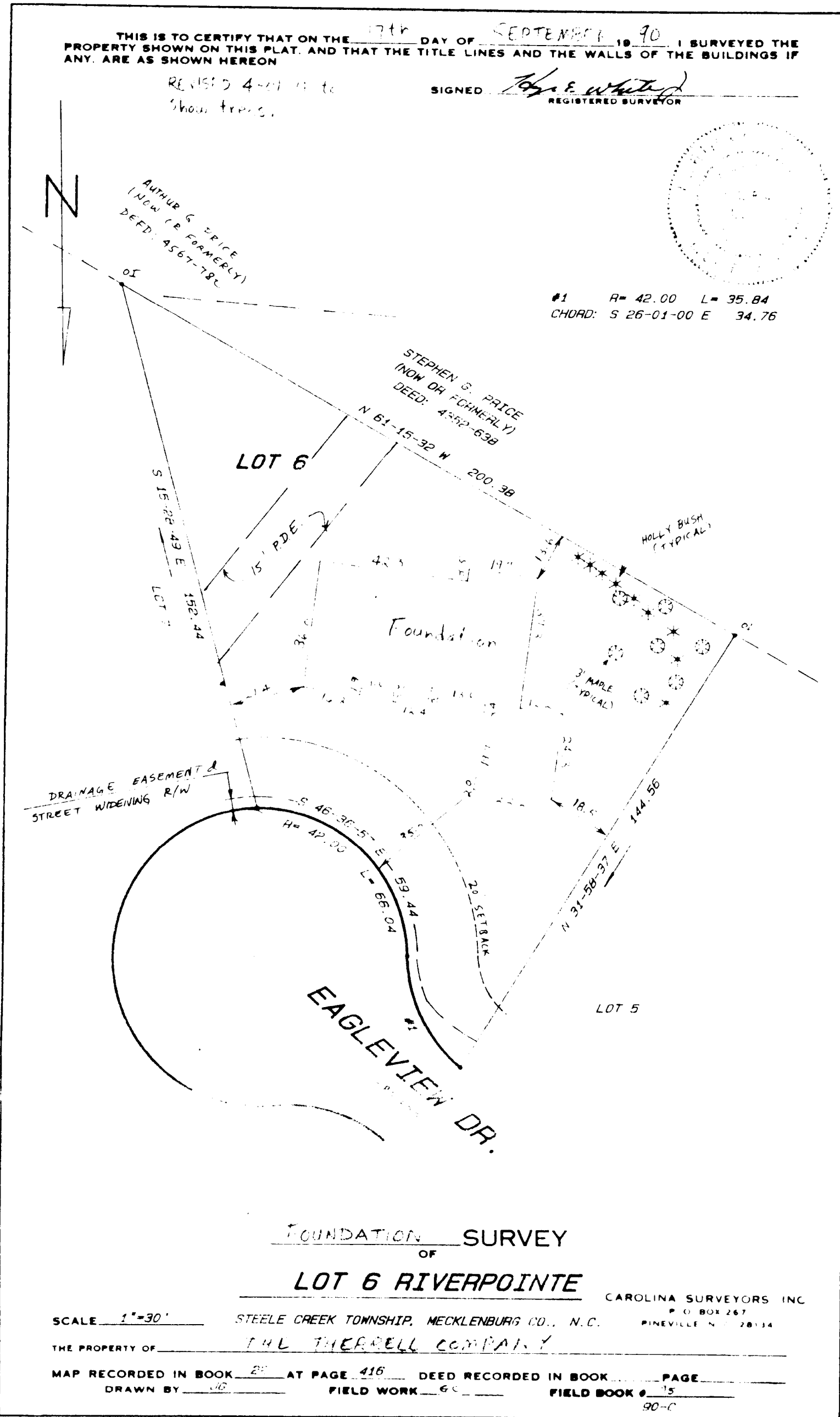
TO: Robert Brandon
Zoning Administrator

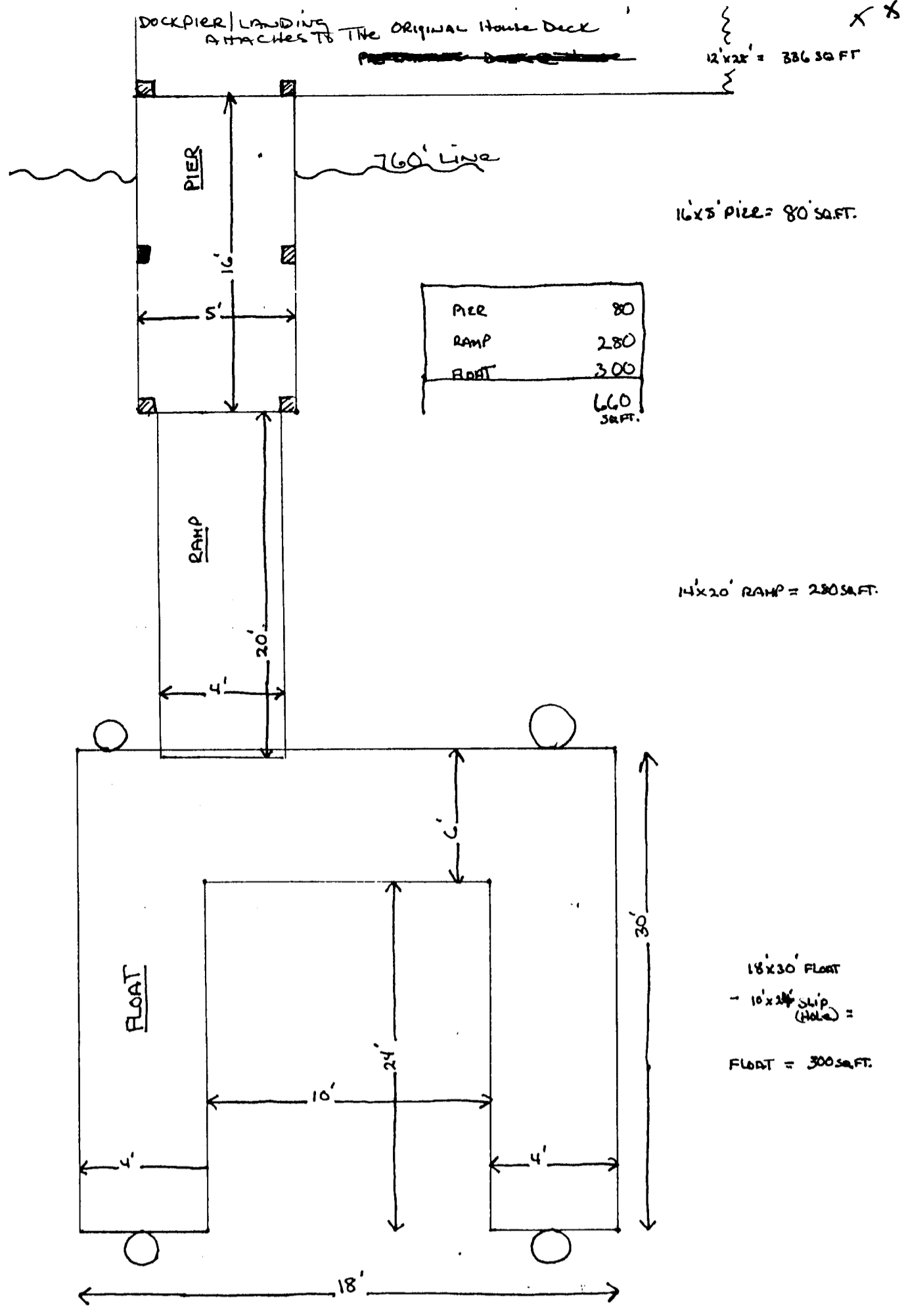
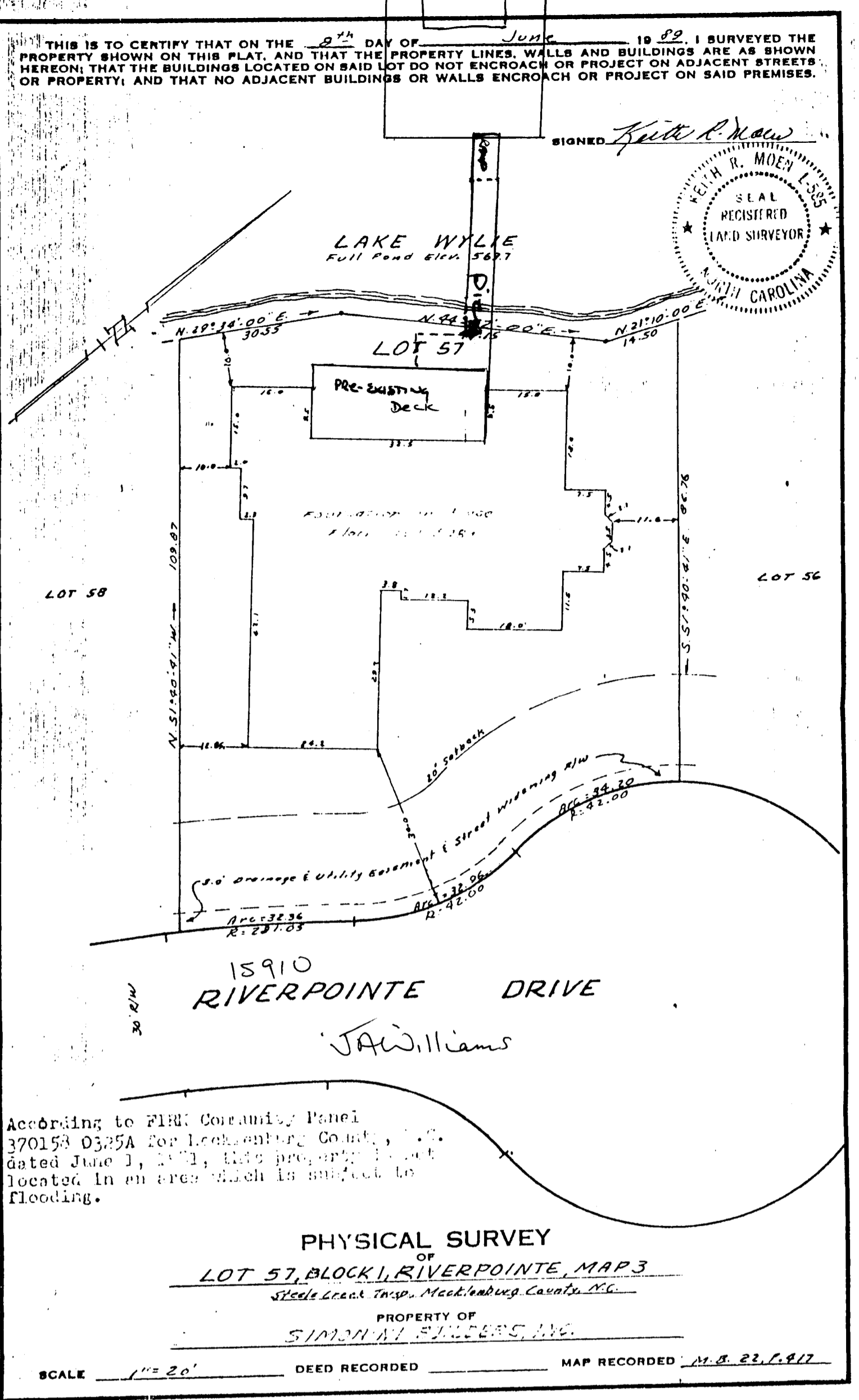
SUBJECT: Zoning Committee Requirement for a Specific Landscape Plan for Lot #6 at Riverpointe. Part of Petition #88-11(c) by Plantation Pointe Development Co. Tax Parcel #199-301-15

On July 23, 1990 the Zoning Committee of the Planning Commission met to discuss proposed changes to the R-20MF plan at Riverpointe. The Zoning Committee approved a 13.5 foot rear yard for Lot #6 with a specific landscape plan. Attached is a copy of the approved landscape plan for this lot. Please use this plan when evaluating requests for Certificates of Occupancy.

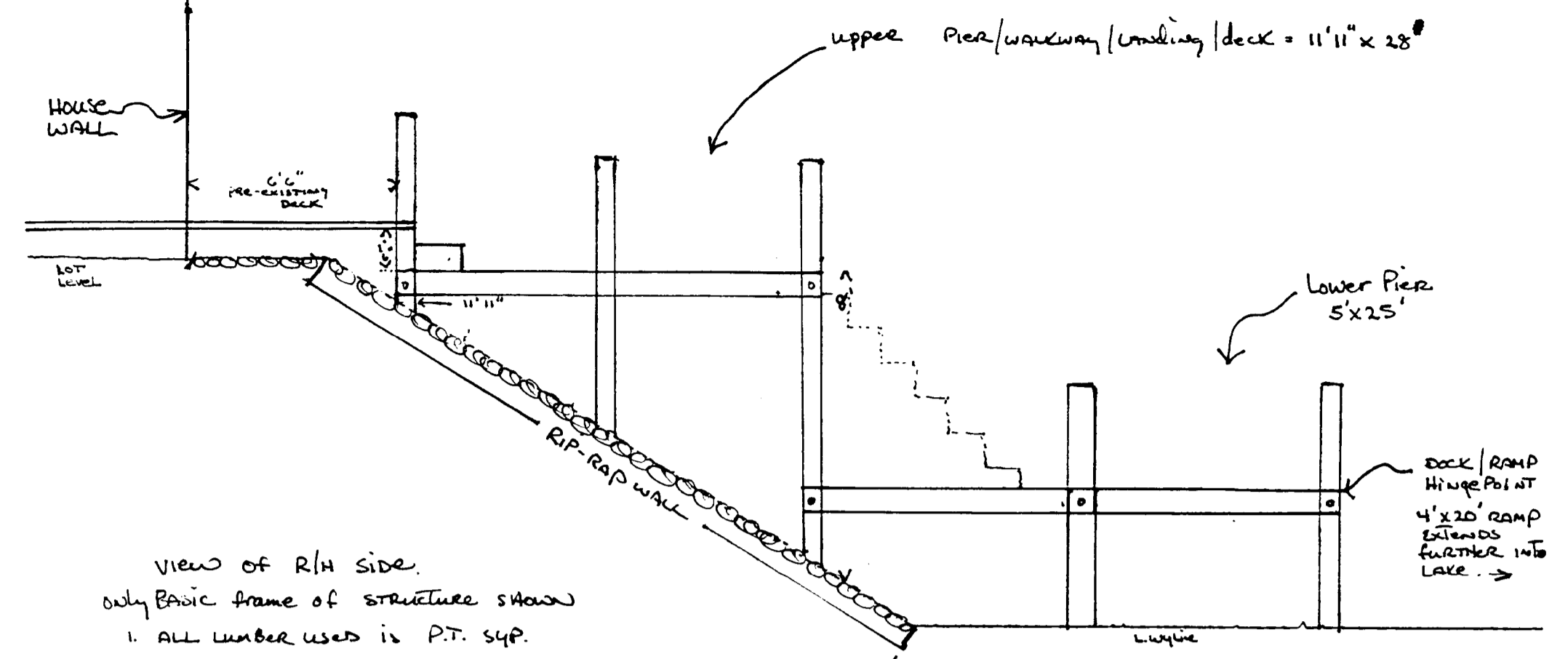
MRCjr/KHM/cln

Attachment





J.A. Williams
15910 Riverpointe Dr
704 588 4072



- VIEW OF R/H SIDE.
Only basic frame of structure shown.
1. ALL LUMBER USED IS P.T. 54P.
 2. ALL CONSTRUCTION PER MECK. CTY. BLDG STDS. CODES.
 3. DISTANCE FROM CENTER OF HOUSE TO WYLIE WATER LINE APPROX 25'.
 4. PROPOSED DECK PLUS EXISTING DECK WIDTH = 18'5"
 5. BOTH UPPER AND LOWER PIERs TO BE ENCLOSED WITH HANDRAILS ACCESS IDENTICAL TO EXISTING HOUSE DECK.

J.A. Williams
15910 Riverpointe Dr
CT
704 588 4072

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: August 12, 1991

FROM: *Martin R. Cranton, Jr.*
Martin R. Cranton, Jr.
Planning Director

TO: Robert Brandon
Zoning Administrator

SUBJECT: Administrative approval for petition #88-11(c), tax parcel #199-301-15

Attached is a physical survey for lot 57 at Riverpointe. This survey has been modified to show a pier attached to an existing wooden deck. As the drawing indicates the pier will cross over the ten foot rear yard at a height exceeding six inches. Since this required rear yard is along the high water mark for Lake Wylie and lots with this same condition are not required to have a rear yard I am administratively approving this plan to allow a pier to extend into the 10.0 rear yard for lot 57 only. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCjr/KBH/sls
Attachment