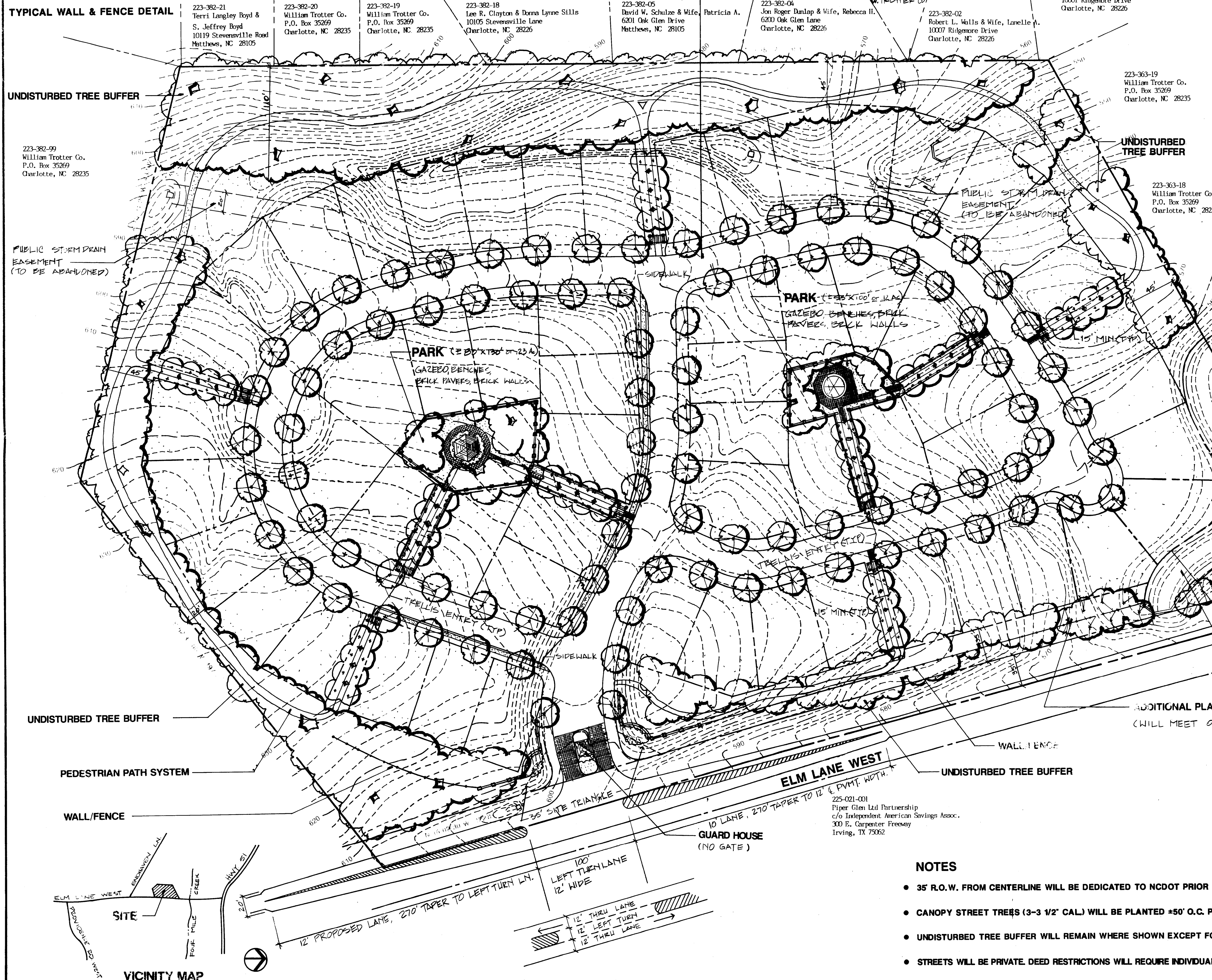


PRIVATE STREETS TO BE BUILT AS PER CHAR./MECL. LAND DEV. STANDARD # 10.01 (LOCAL RES. STREET)



**SITE DATA**

EXISTING ZONING	R-15
PROPOSED ZONING	O-20 MF INNOVATIVE
PROPOSED USE	SINGLE FAMILY
TOTAL LOT AREA	17.3 AC
TOTAL LOTS	58 LOTS
DENSITY	3.3 D.U./AC
OPEN SPACE	1.1% (5.4 AC.)

**LOT DIMENSIONS**

MIN. LOT SIZE	5,500 S.F.
MIN. LOT WIDTH	50' (AT SETBACK)
SETBACK	12'
REAR YARD	20'
SIDE YARD	MIN. 10' BLDG. SEPARATION
SIDE YARD ON CORNER LOTS	6'
TYPICAL LOT SIZE	60' X 100' (6,000 S.F.)

APPROVED BY COUNTY COMMISSION  
DATE 19 Nov 1990

**FAIRWAY GREEN**

**REZONING PETITION FOR:  
MICHELLE TEXTILES 90-38**

Revisions 9-13-90: AS PER CMPC ;  
"PLANS FOR PUBLIC HEARING"

Project No.: 9016  
Date: JULY 19, 1990 Scale: 1"=50'

**RICHARD G. SANDERSON ASSOCIATES**  
Landscape Architecture Land Planning  
P.O. BOX 3041, CHARLOTTE, NC 28210 (704) 552-1588  
Sheet \_\_\_\_\_ of \_\_\_\_\_

**NOTES**

- 35' R.O.W. FROM CENTERLINE WILL BE DEDICATED TO NCDOT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- CANOPY STREET TREES (3-3 1/2" CAL.) WILL BE PLANTED #50' O.C. PRIOR TO C.O. FOR EACH LOT.
- UNDISTURBED TREE BUFFER WILL REMAIN WHERE SHOWN EXCEPT FOR WALKING TRAILS.
- STREETS WILL BE PRIVATE. DEED RESTRICTIONS WILL REQUIRE INDIVIDUAL OWNERS TO MAINTAIN STREETS.
- OPEN SPACE IS TO BE DELINEATED BY A TRELLIS AT EACH ENTRY AND BOLLARDS AT REAR PROPERTY CORNERS.

