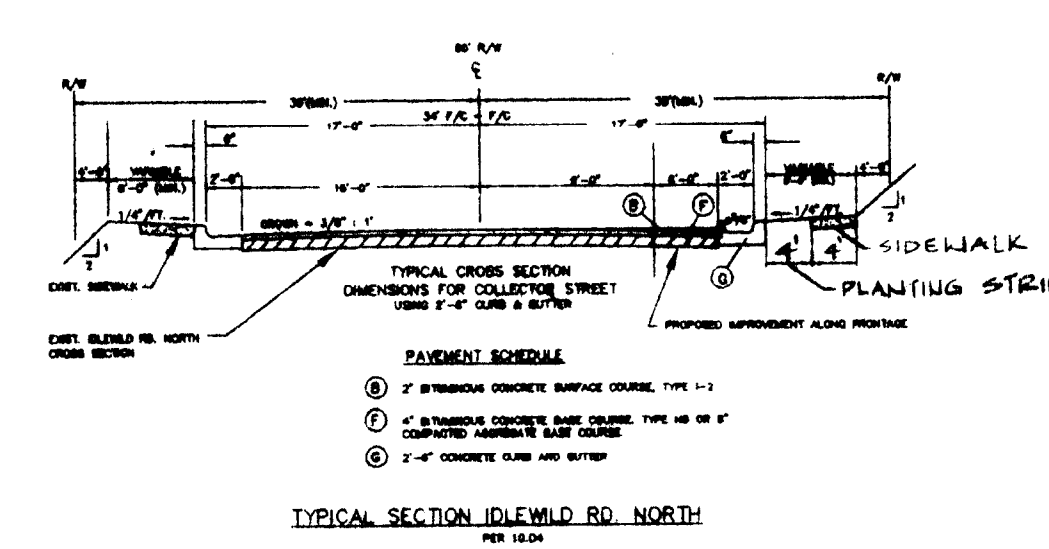


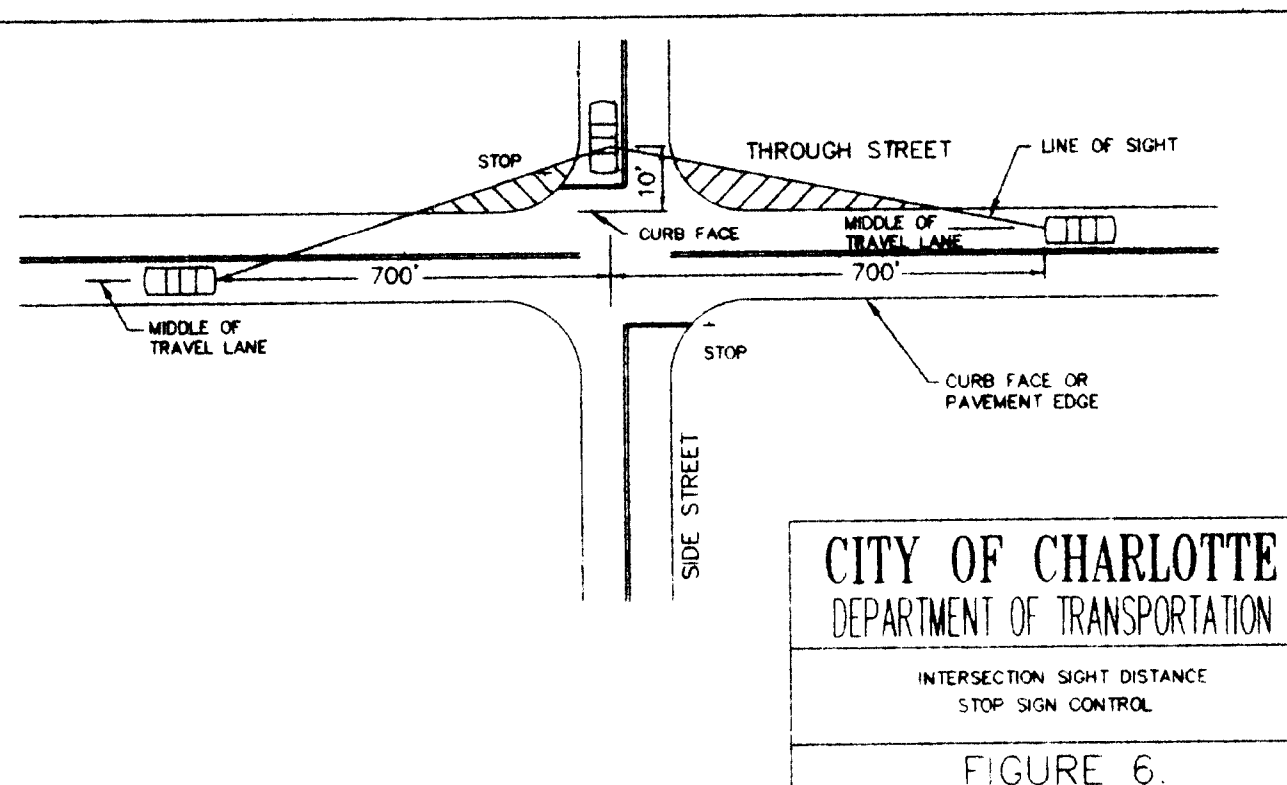
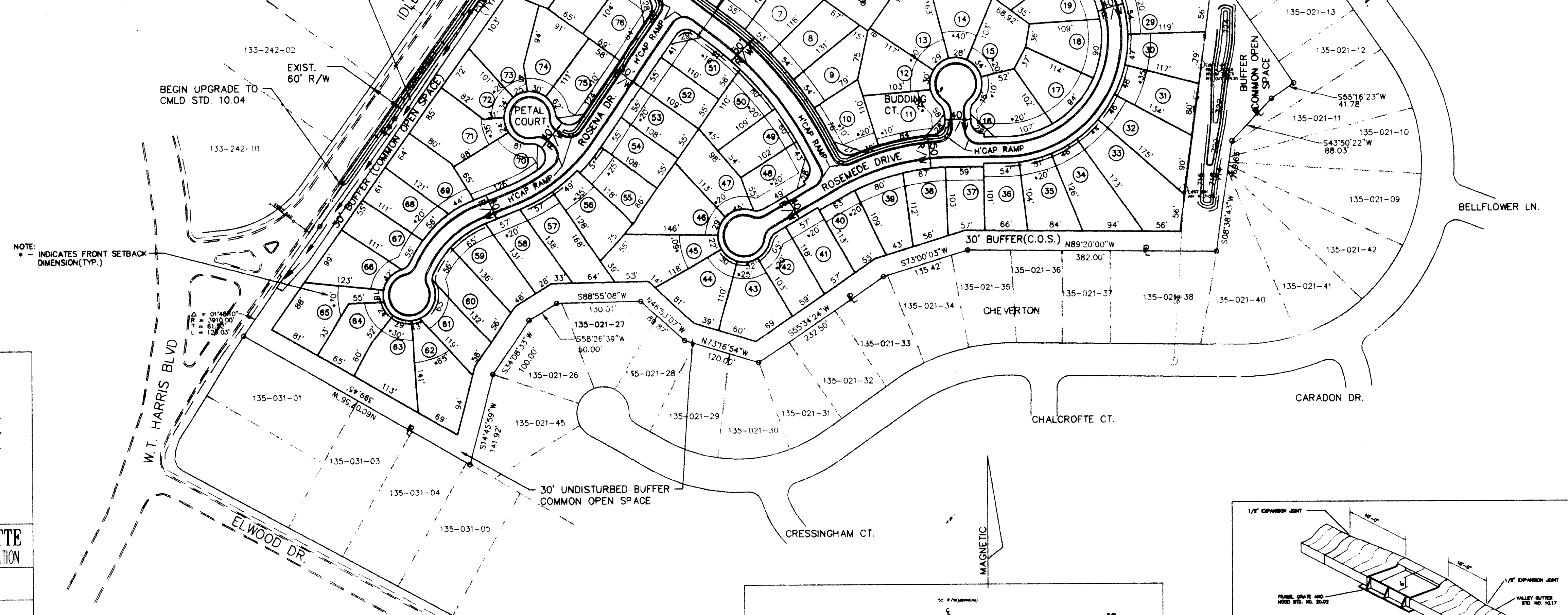
- General Notes Rosegate**
- Land Development Engineer to be given 24 hours notice prior to start of construction.
  - Coordinate all curb and street grades in intersection with City Inspector.
  - All road improvements at Idlewild Road North to be coordinated with City of Charlotte Engineering Department prior to construction.
  - Developer will provide street signs per CMLDS 40.04 (9" signs only).
  - Sign triangles shown are the minimum required. Further requirements may be made by the Charlotte Department of Transportation in accordance with City Code.
  - Direct vehicular access to Idlewild Road North from lots 1, 78, 85-78 is prohibited.
  - In rolling and hilly terrain, sweeping of the stone base and/or application of a tack coat may be required near intersections. These requirements will be established by the City Inspector based on field conditions.
  - On-site burial pits required on an on-site Demolition Landfill Permit from the Zoning Administrator.
  - Grading more than one acre without a permit is a violation of City Code and is subject to an immediate fine of \$1,000, plus additional fines of up to \$500 per day.
  - Grading areas outside the limits shown is a violation of City Code and is subject to an immediate fine of \$1,000, plus additional fines of up to \$500 per day.
  - Approval of this plan is not an authorization to grade adjacent properties. When field conditions warrant off-site grading, permission must be obtained from the affected property owners.
  - In order to ensure proper drainage, keep a minimum of 0.5% slope on the curb.
  - Subsurface drainage facilities may be required in the street right-of-way if deemed necessary by the inspector.
  - Pipe systems located within permanent storm drainage easements are to be maintained by the City of Charlotte in an "on-call" manner. The City will neither be responsible for the grounds within the permanent storm drainage easement nor removal of any obstructions in that area.
  - Pipe systems and/or channels located within public drainage easements are the maintenance responsibility of the individual property owner.
  - The developer shall maintain each stream, creek, or backwash channel in an unobstructed state and shall remove from the channel and banks of the stream all debris, logs, timber, junk and other accumulations.
  - Approximate completion date = 1/15/95



NOTE: 10' OF COMMON OPEN SPACE BUFFER TO BE UTILIZED FOR DRAINAGE SWALE. THE REMAINING 20' OF BUFFER SHALL BE SUPPLEMENTED AS REQUIRED WITH ADDITIONAL PLANTINGS AND/OR SCREEN FENCING TO MEET CLASS C BUFFER STANDARDS AS A MINIMUM.

If fencing is to be installed, it shall be located at the rear lot line of lots 65-73 and 78.

NOTE: \* INDICATES FRONT SETBACK DIMENSION(TYP.)



**ADJOINING PROPERTY OWNERS**

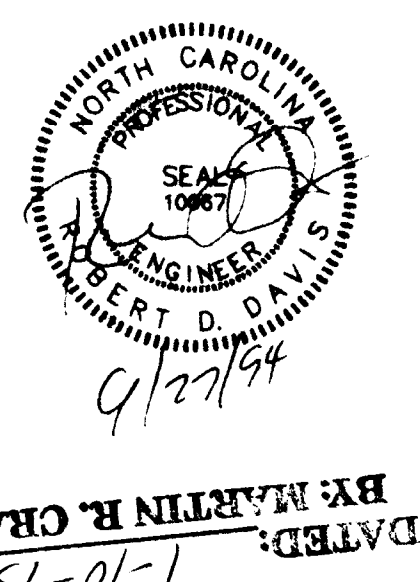
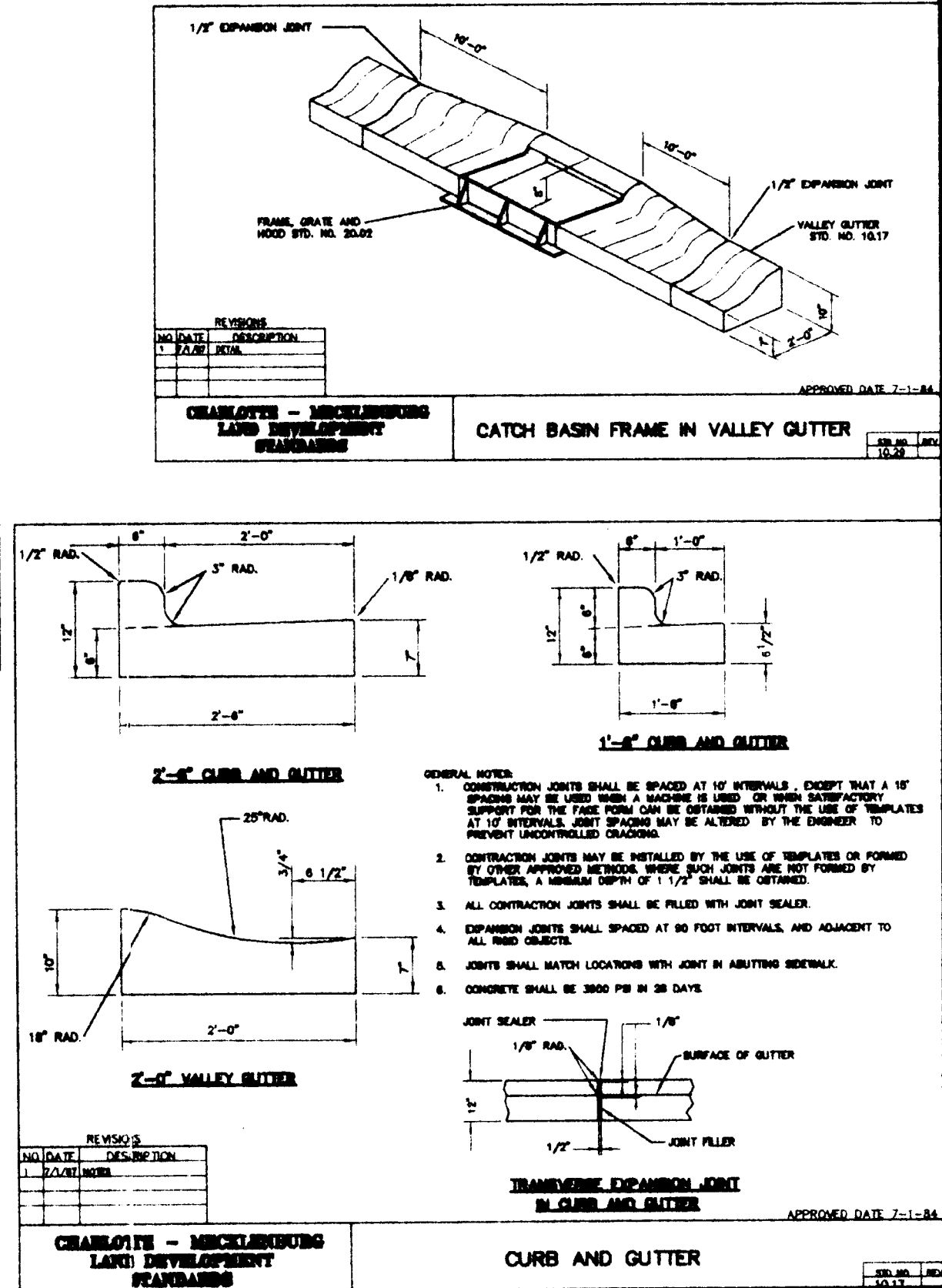
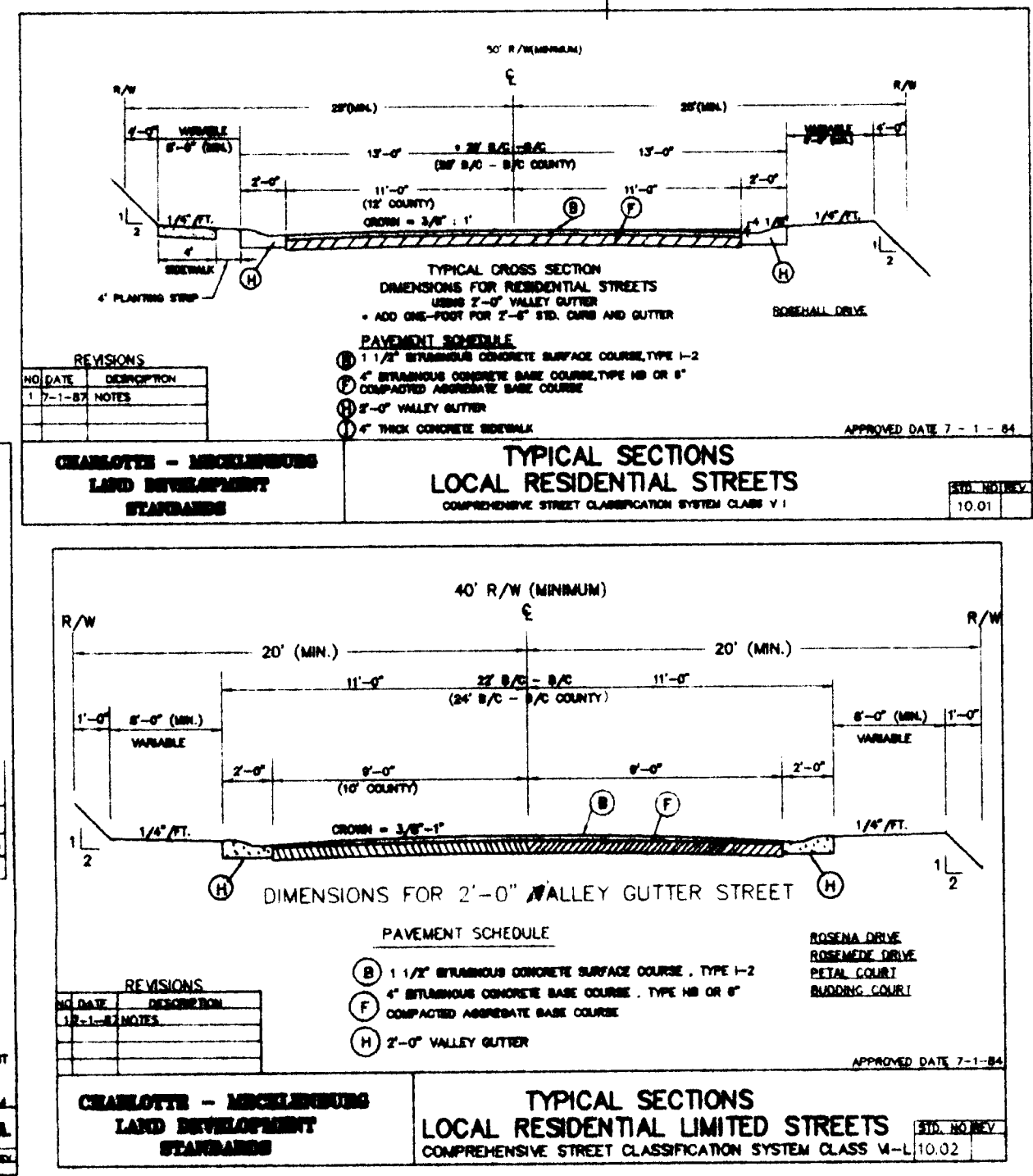
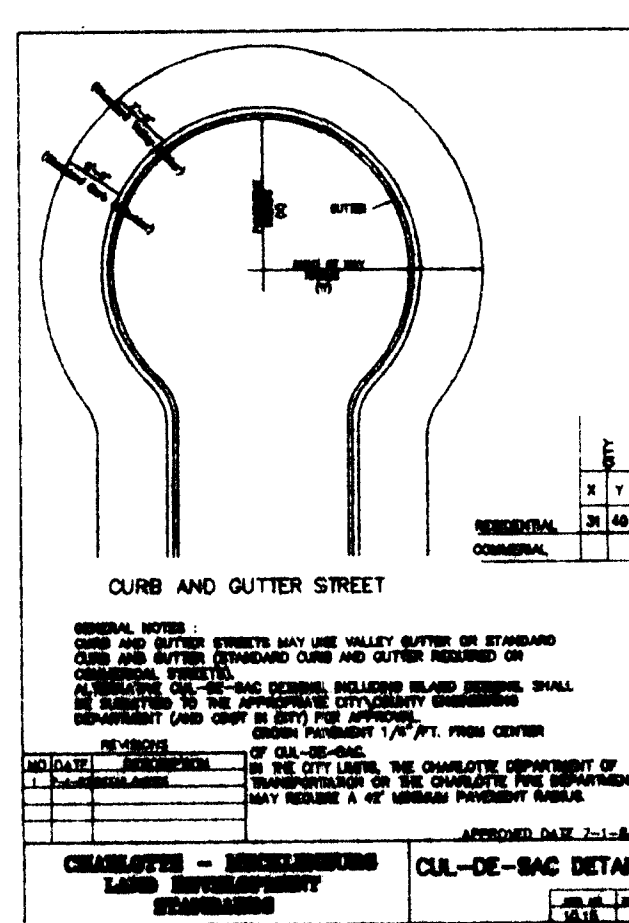
133-242-01 Glenn H. Reynolds	135-021-17 Eugene A. Short	135-021-36 Michael L. Isner
133-242-02 Thomas G. Ginn	135-021-18 Paul M. Kelly	135-021-37 Michael T. Johnson
133-242-03 Reese E. Wilson	135-021-19 Randy L. Lee	135-021-38 Melony K. Bailey
133-242-04 City of Charlotte	135-021-20 Ravj N. Patel	135-021-40 Michael J. Frey
133-242-05 G&M Development Co.	135-021-26 Gloria A. Potts	135-021-41 Jonathan A. Evans
135-021-04 Horace B. Edwards	135-021-27 John J. Johnson	135-021-42 Angela G. James
135-021-09 Sonia A. Armstrong	135-021-28 David F. Hudome	135-021-45 Nancy Cottingham
135-021-10 Neil B. Carmichael	135-021-29 Harvey L. McClain	135-031-01 Alice P. Pritchard
135-021-11 John W. Spink, Jr.	135-021-30 Michael T. McCann	135-031-03 Berry Tonya Pritchard
135-021-12 Barbara H. Lowe	135-031-04 Luther P. Corley	135-031-04 Lloyd E. McGinn
135-021-13 David G. McCochran	135-021-32 Fredrick V. Thomas	135-031-05 Saleem K. Bahloul
135-021-14 Choi Lee	135-021-33 Vito J. Gioletti	135-031-06 Paul Bonarrigo
135-021-15 William G. Gourley, Jr.	135-021-34 Godwin Obimah	133-241-35, -37 & -38 City of Charlotte
135-021-16 Alan W. Coops	135-021-35 Allen J. Hughes	

**GENERAL NOTES:**

- SUBDIVISION PLAN SHOWN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION PENDING FINALIZATION OF ENGINEERING PLANS.
- A MINIMUM OF 30' UNDISTURBED BUFFER SHALL BE PROVIDED AROUND ENTIRE PROPERTY PERIMETER AS SHOWN ON THE PLAN. THIS AREA SHALL BE DEEDED AS COMMON OPEN SPACE AND SHALL BE OWNED BY THE FUTURE HOMEOWNERS ASSOCIATION.
- A BERM AVERAGING 30" IN WIDTH AND 3" IN HEIGHT SHALL BE INSTALLED ALONG THE EXISTING SANITARY SEWER LINE AS SHOWN ON THE SITE/LAYOUT PLAN - C2 OF 2.
- NO INGRESS NOR EGRESS SHALL BE PROVIDED BETWEEN THIS PROPERTY AND EXISTING CHEVERTON NEIGHBORHOOD. SOLE ACCESS SHALL BE PROVIDED VIA ENTRY ON IDLEWILD ROAD NORTH.
- THE SUBJECT PROPERTY'S STEWARDS WILL BE THE NEW NEIGHBORHOOD ASSOCIATION AND THE BYLAWS OF THAT ASSOCIATION WILL EXPLICITLY STATE THAT NO HEALTHY TREES NOR UNDERBRUSH BE CUT OR OTHERWISE REMOVED, FROM THE BUFFER AREA CONTIGUOUS TO THE CHEVERTON NEIGHBORHOOD.
- STORM DRAINAGE SYSTEMS FOR THIS PROJECT SHALL BE DESIGNED TO HANDLE DEVELOPED FLOW FROM THIS SUBDIVISION AND SHALL COMPLY WITH ALL CHARLOTTE ENGINEERING DEPARTMENT STORMWATER MANAGEMENT STANDARDS.

**DEVELOPMENT DATA:**

SITE AREA:	19.45 Ac.
ZONING:	R-6(CD)
PROPOSED USE:	SINGLE FAMILY
NO. OF LOTS SHOWN:	78
NO. OF LOTS ALLOWED:	80
MINIMUM LOT SIZE:	4,500 SF
MIN. BLDG. SETBACK:	20'
MIN. SIDE YARD:	5'
MIN. REAR YARD:	30'
MIN. BUFFER WIDTH:	30'



DATE: 10-10-95  
APPROVAL: ROBERT BRANDON, JR.  
ATTACHED TO ADMINISTRATIVE APPROVAL

**ROBERT DAVIS**  
CONSULTING ENGINEERS  
P.O. BOX 4789  
CHARLOTTE, NC  
(704) 544-2228

THIS DRAWING IS THE PROPERTY OF ROBERT D. DAVIS, CONSULTING ENGINEER, AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION AND IS TO BE RETURNED UPON REQUEST.

**JEFBO Realty**  
Limited Partnership  
a NY Limited Partnership

**ROSEGATE**  
CITY OF CHARLOTTE  
SITE/LOT LAYOUT

Project: ROSEGATE  
Sheet Title: SITE/LOT LAYOUT

RDD  
Project Engineer  
WRS  
Drawn By: S/215/94  
Date Drawn: COVER DWG  
Dwg. Name: COVER DWG

View (model sp):  
View (paper sp):  
Horiz. Scale: 1" = 100'  
Vert. Scale: 1" = N/A

Revisions:  
No. 1 Date: 9/22/94  
No. 2 Date: 9/22/94  
Issue Date: 9/20/94

Project Number:  
Sheet 04  
C-2 2

**CHARLOTTE - MECKLENBURG PLANNING COMMISSION**  
INTER - OFFICE COMMUNICATION

DATE: January 10, 1995

TO: Robert Brandon  
Zoning Administration

FROM: Martin R. Cranton, Jr.  
Planning Director

SUBJECT: Administrative approval for Petition No. 93-39 John Crosland Co., Tax Parcel No. 135-021-05.

Attached is a revised plan for the above mentioned rezoning petition. Due to drainage problems along the existing Idlewild Road North, the site plan has been amended to allow the construction of a swale within the first 10 feet of the buffer adjacent to Idlewild Road North. The remaining 20 feet of the buffer will be upgraded to the minimum Class C buffer standards. Additional plantings and/or fencing will be used to meet those standards. All other items of the original conditional site plan remain unchanged.

Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCj/ribb  
Attachment