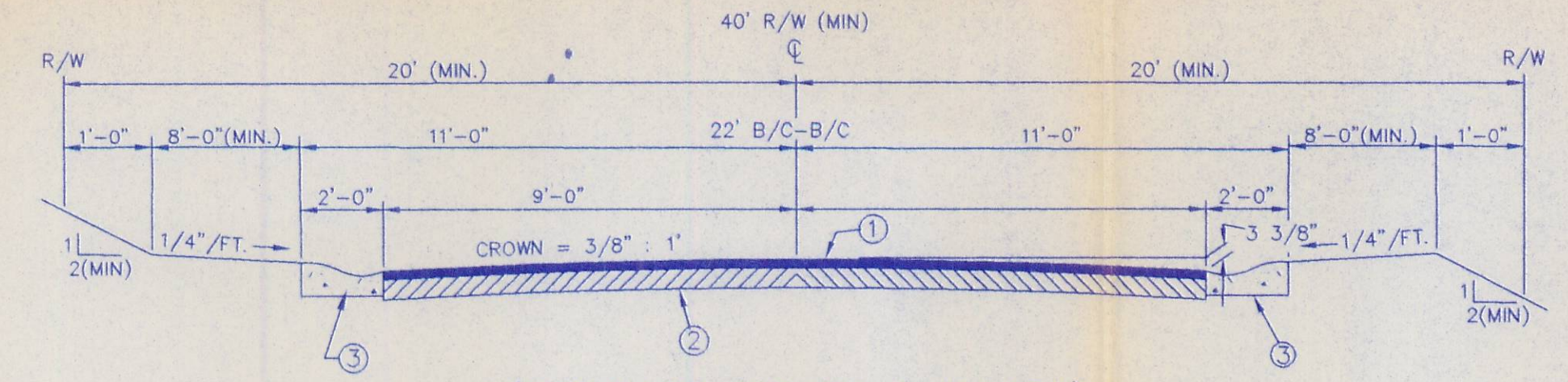


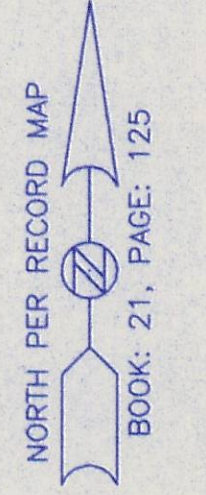
REVISIONS  
 1. 3/24/98 NOTE #4 REVISED TO INCLUDE "WALLS"  
 2. 3/26/98 NOTE #4 REVISED TO INCLUDE "HEIGHT"



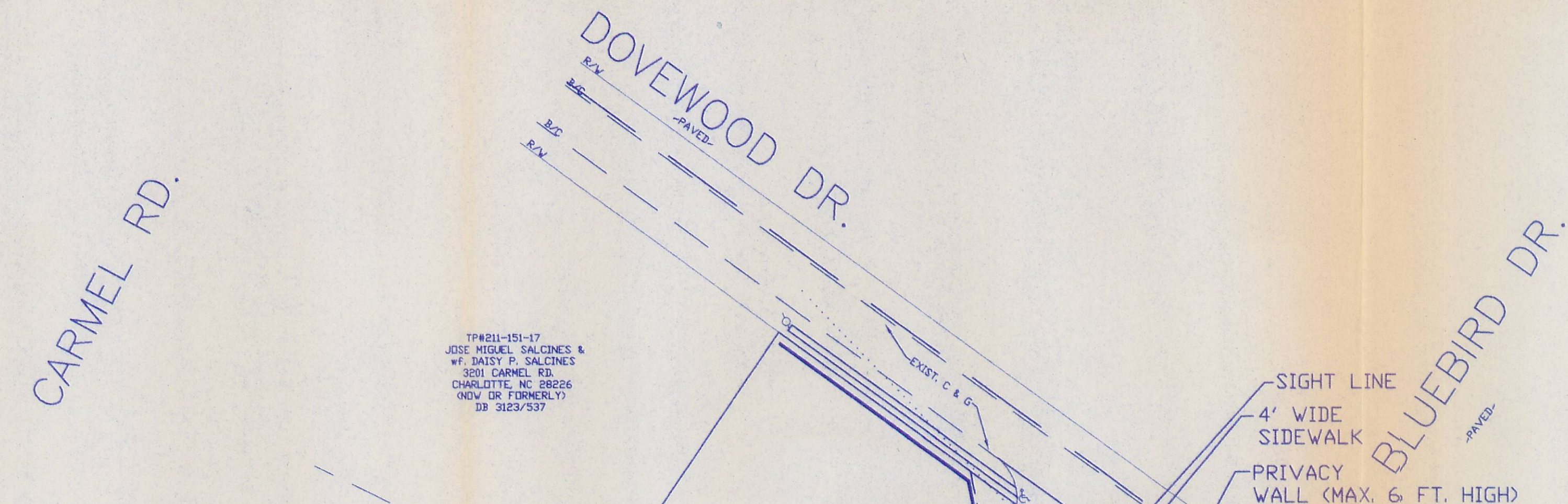
(STANDARD #10.02A & #10.15A)  
 PRIVATE DRIVE CROSS SECTION  
 FOR  
 40' R/W

- PAVEMENT SCHEDULE
- ① 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE 1-2
  - ② 4" BITUMINOUS CONCRETE BASE COURSE, TYPE HB OR
  - ③ 6" COMPACTED AGGREGATE BASE COURSE
  - ④ 2"-0" VALLEY GUTTER (CMLD STD. 10.17A)

APPROVED BY CITY COUNCIL  
 DATE April 20, 1998



FOR PUBLIC HEARING  
 PETITION #98-22



TP#211-151-17  
 JOSE MIGUEL SALCINES &  
 W.F. DAISY P. SALCINES  
 3011 CARMEL RD.  
 CHARLOTTE, NC 28226  
 (NEW OR FORMERLY)  
 DB 3123/337

LOT 2  
 TP#211-151-23  
 JERALDINE CHAMBER ATKINS  
 3113 BLUEBIRD DR.  
 CHARLOTTE, NC 28226  
 (NEW OR FORMERLY)  
 DOVEWOOD ACRES  
 M.B. 16, PG. 163  
 DB 3544/393

LOT 35B  
 TP#211-152-66  
 THOMAS PATYEN MOORE III  
 & W.F. BETTY Q. MOORE  
 3816 HIDEKLAND FARMS RD.  
 CHARLOTTE, NC 28226  
 (NEW OR FORMERLY)  
 RIVYEN PHASE 4  
 M.B. 28, PG. 447  
 DB 7754/258

LOT 48  
 TP#211-152-61  
 THOMAS PATYEN MOORE III  
 & W.F. BETTY Q. MOORE  
 3816 HIDEKLAND FARMS RD.  
 CHARLOTTE, NC 28226  
 (NEW OR FORMERLY)  
 RIVYEN PHASE 4  
 M.B. 28, PG. 447  
 DB 2213/539

LOT 5  
 TP#211-151-57  
 JOHN E. ROY &  
 W.F. ISOBRAH M. ROY  
 3609 HAMPTON MANOR DR.  
 CHARLOTTE, NC 28226  
 (NEW OR FORMERLY)  
 HAMPTON MANOR  
 M.B. 26, PG. 94  
 DB 8069/898

APPROX. LOCATION OF 100+  
 BUILDING RESTRICTION FLOOD  
 LINE PER MB 21/125

LOT 17  
 TP#211-151-52  
 RICHARD W. ZOLLINGER II &  
 W.F. ELIZABETH B. ZOLLINGER  
 3701 OLDRIDGE CT.  
 CHARLOTTE, NC 28226  
 (NEW OR FORMERLY)  
 RIVYEN MAP 2  
 M.B. 21, PG. 125  
 DB 3434/091

LOT 18  
 TP#211-151-53  
 HERBERT C. HESSE III  
 & W.F. JERILYNN HESSE  
 3711 OLDRIDGE CT.  
 CHARLOTTE, NC 28226  
 (NEW OR FORMERLY)  
 RIVYEN MAP 2  
 M.B. 21, PG. 125  
 DB 3422/146

LOT 19  
 TP#211-151-54  
 ROBERT E. HESS &  
 W.F. CASSANDRA S. HESS  
 3725 OLDRIDGE CT.  
 CHARLOTTE, NC 28226  
 (NEW OR FORMERLY)  
 RIVYEN MAP 2  
 M.B. 21, PG. 125  
 DB 3422/146

CONDITIONAL NOTES:

1. THE PROPOSED SITE PLAN REPRESENTS THE ANTICIPATED, PREFERRED ARRANGEMENT OF SINGLE FAMILY LOTS AND PRIVATE STREET LAYOUT. HOWEVER MINOR VARIATIONS REGARDING THE SIZE, SHAPE, AND ARRANGEMENT OF LOTS AS WELL AS THE LOCATION OF THE STREET ARE PERMITTED AS A MATTER OF RIGHT. IN NO EVENT, THOUGH, SHALL THERE BE ANY INCREASE IN THE NUMBER OF SINGLE FAMILY LOTS FROM THAT SHOWN.
2. THE PROPOSED DEVELOPMENT SHOWN SHALL COMPLY WITH ALL APPLICABLE ZONING AND SUBDIVISION REGULATIONS AND REQUIREMENTS.
3. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO ONE PRIVATE STREET CONNECTION TO DOVEWOOD DRIVE AS SHOWN. THE STREET SHALL BE TERMINATED AS A CUL-DE-SAC. THE STREET SHALL BE DESIGNED WITH A 40 FOOT RIGHT-OF-WAY DIMENSION AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WHICH SHALL BE ESTABLISHED.
4. AS PERMITTED BY SECTION 11.208 OF THE CITY OF CHARLOTTE ZONING ORDINANCE, THE DEVELOPMENT SHALL UTILIZE VARIOUS INNOVATIVE DEVELOPMENT AND DIMENSIONAL STANDARDS DESIGNED TO SPECIFICALLY ACCOMMODATE THE PROPOSED DEVELOPMENT. THESE STANDARDS SHALL BE LIMITED TO: STREET TYPE AND CONSTRUCTION STANDARDS, PUBLIC STREET FRONTAGE, OPEN SPACE, AND WALL HEIGHT.
5. THE ONLY USE THAT SHALL BE PERMITTED IS A SINGLE FAMILY DWELLING AND ASSOCIATED ANCILLARY STRUCTURES. **A MAXIMUM OF ONLY 16 LOTS SHALL BE ALLOWED.**
6. ALL LOTS SHALL UTILIZE THE R-3 DIMENSIONAL STANDARDS FOR SETBACKS, SIDE YARDS, AND REAR YARDS.
7. THE DEVELOPER SHALL PROVIDE A 4 FOOT SIDEWALK AND 4 FOOT PLANTING STRIP ALONG THE SITE'S DOVEWOOD DRIVE AND BLUEBIRD DRIVE FRONTAGE AS REQUIRED BY THE SUBDIVISION ORDINANCE REGULATIONS.
8. THE MINIMUM REAR YARD FOR ALL LOTS SHALL BE 45 FEET (SAME AS R-3 DISTRICT). THE MINIMUM SIDE YARD FOR LOTS ALONG DOVEWOOD DRIVE AND BLUEBIRD DRIVE SHALL BE 15 FEET.
9. PUBLIC EMERGENCY AND SANITATION VEHICLES SHALL BE PERMITTED ACCESS TO THE SITE.
10. THE PRIVATE STREET IS PART OF THE DIMENSIONAL STANDARD FOR EACH LOT. AN EASEMENT AGREEMENT SHALL BE RECORDED TO ALLOW FOR ACCESS ACROSS EACH LOT.
11. TREES ARE CONSIDERED A SIGNIFICANT DEVELOPMENT ASSET. LOTS WILL NOT BE CLEAR CUT AND AS MANY TREES AS IS REASONABLY POSSIBLE SHALL BE SAVED BY THE HOME BUILDERS. THIS CONDITION WILL BE INCORPORATED INTO THE ARCHITECTURAL REVIEW AND APPROVAL PROCESS OF THE HOMEOWNERS ASSOCIATION.
12. NO CONSTRUCTION TRAFFIC WILL PARK ON DOVEWOOD DRIVE ONCE THE PROPOSED PRIVATE STREET IS BUILT.
13. NO CHAIN LINK FENCE SHALL BE ALLOWED ALONG THE PROPERTY PERIMETERS. (TEMPORARY C.L. FENCE MAY BE USED AT PROJECT ENTRANCE DURING CONSTRUCTION.)

SITE DATA:

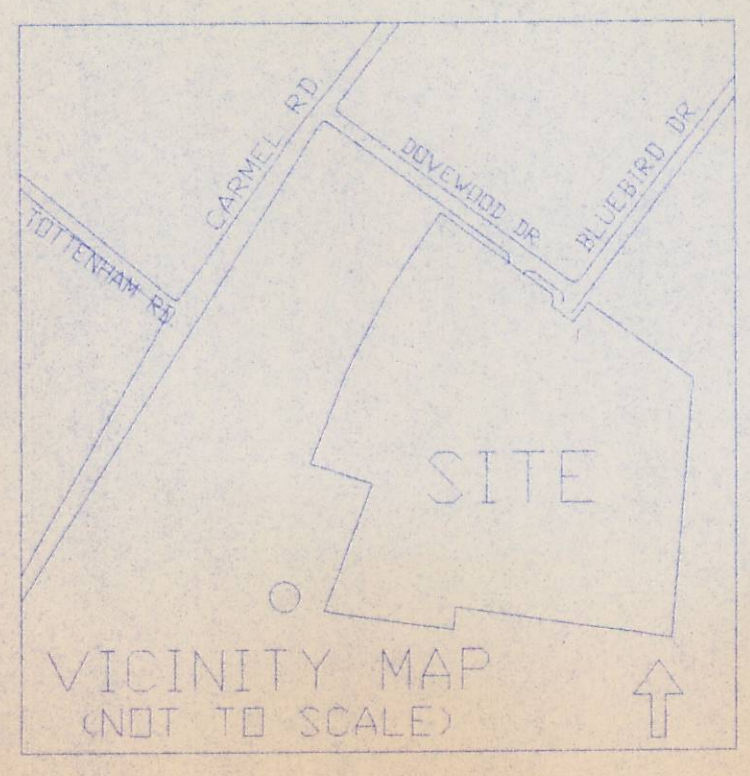
1. TAX PARCEL #'S 211-151-06 & 211-151-07.
2. PROPERTY ZONED R-3.
3. PROPOSED ZONING: MX-1 (INNOVATIVE).
4. MAXIMUM NUMBER OF LOTS: 16 SINGLE FAMILY LOTS.
5. DENSITY: 1.32 DWELLING UNITS/ACRE.
6. SITE ACREAGE: 12.098 ACRES.

CURVE CHART

NUMBER	R=	L=	Ch=
C1	20.02	31.45	S 06°35'56" E 28.31

LINE CHART

NUMBER	DIRECTION	DISTANCE
L1	S 51°35'56" E	60.00'
L2	N 38°24'04" E	54.02'
L3	S 03°32'55" W	49.60'



**BURNELL ASSOCIATES**  
 CIVIL & STRUCTURAL ENGINEERS  
 1300 EAST 4TH ST., SUITE 302  
 CHARLOTTE, N.C. 28204-2231  
 PHONE: 704/373-9638

CLIENT  
**ELROD CONSTRUCTION CO.**  
 PROJECT  
**DOVEWOOD SUBDIVISION**

DESCRIPTION  
**REZONING PLAN PETITION #98-22**  
 DRAWN BY: KRISTIE KENNEDY  
 SCALE: 1" = 60'  
 JOB No.:  
 CAD FILE: P001\ELROD\DOVEWOOD\SUBDIV\REZONING

SEAL  
 DATE: 2/10/98  
 SHEET NO. C1 OF 1