

VICINITY MAP NOT TO SCALE

DEVELOPMENT DATA
 PETITION NUMBER: 1-1 & 1-2
 EXISTING ZONING: R-5 WITH MH/O OVERLAY
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 AREA TO BE REZONED TO R-5 WITH MH/O OVERLAY
 COUNTY: MECKLENBURG
 TOWNSHIP: CHARLOTTE
 TAX PARCEL: 057-011-06 & 057-101-52

NUMBER OF LOTS SHOWN/PROPOSED: 151 LOTS
MIN. LOT AREA REQUIRED: 4,500 S.F. (W/ CLUSTER OPTION)
MIN. LOT AREA SHOWN: 24,500 S.F.
MIN. LOT WIDTH REQUIRED: 40 FT. (W/ CLUSTER OPTION)
MIN. LOT WIDTH SHOWN: 52 FT.
REAR YARDS: 20 FT.
INTERNAL LOTS: 20 FT.
EXTERNAL LOTS: 35 FT.
SIDE YARD: 6 FT.
COMMON AREA REQUIRED: 10.0% (38.71 AC.)=3.87 ACRES
PROPOSED UTILITIES: PUBLIC WATER AND SEWER

GENERAL PROVISIONS
 EXCEPT AS OTHERWISE PROVIDED IN THIS SUBDIVISION MAP, THE PROVISIONS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE SINGLE FAMILY AND CLASSIFICATION SHALL APPLY TO THE DISTRICT CONNECTION WITH DEVELOPMENT TAKING PLACE. THE ROAD AND LOT CONFIGURATION, PLACEMENTS, ARE SHOWN IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND SECTION 12.202.

COMMON AREA IMPROVEMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO: ITEMS SHOWN ON THIS MAP. IMPROVEMENTS ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION.

SETBACKS AND BUFFER AREAS
 1. NO BUILDING MAY BE PLACED WITHIN ANY SETBACK OR BUFFER AREA SPECIFICALLY DESIGNATED ON THIS REZONING PLAN.
 2. THE PETITIONER RESERVES THE RIGHT TO SET A VARIANCE WITH REGARD TO THE BUFFER REQUIREMENTS TO THIS SITE BY VIRTUE OF SECTION 12.202.

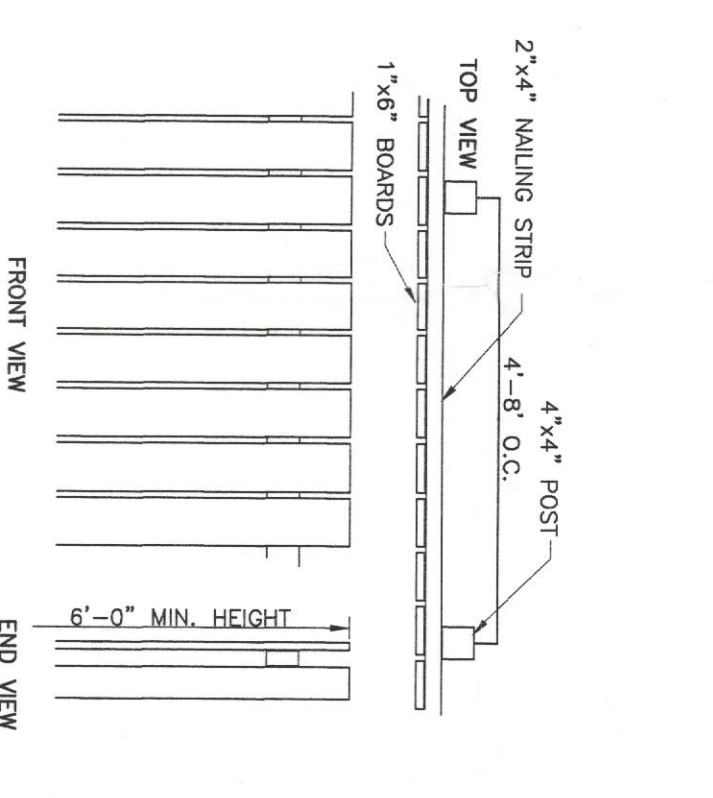
UTILITY DISTRIBUTION LINES
 1. EACH LOT WILL BE PROVIDED PUBLIC WATER AND SEWER FROM A PUBLICLY MAINTAINED DISTRIBUTION SYSTEM.
 2. ELECTRICITY, PHONE, AND CABLE TELEVISION WILL BE PROVIDED TO EACH LOT.

LIGHTING
 1. A LUMINOUS STREET LIGHTING SYSTEM WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT.
 2. STREET AND LOT NOTES

1. PAVED PUBLIC STREETS SHALL BE BUILT TO THE SPECIFICATIONS OF THE CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
 2. LANDSCAPING AND SCREENING
 a. ANY REQUIRED SCREENING SHALL SATISFY THE LANDSCAPING AND SCREENING REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 b. LANDSCAPING REQUIREMENTS IN 37.5' CLASS A BUFFER SHALL BE MET BY EXISTING VEGETATION AND PROPOSED SOIL FENCING. DEVELOPER MAY REMOVE EXISTING VEGETATION DOES NOT MEET INTENT OR SPIRIT OF BUFFER REQUIREMENTS CALLED FOR CHAPTER 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

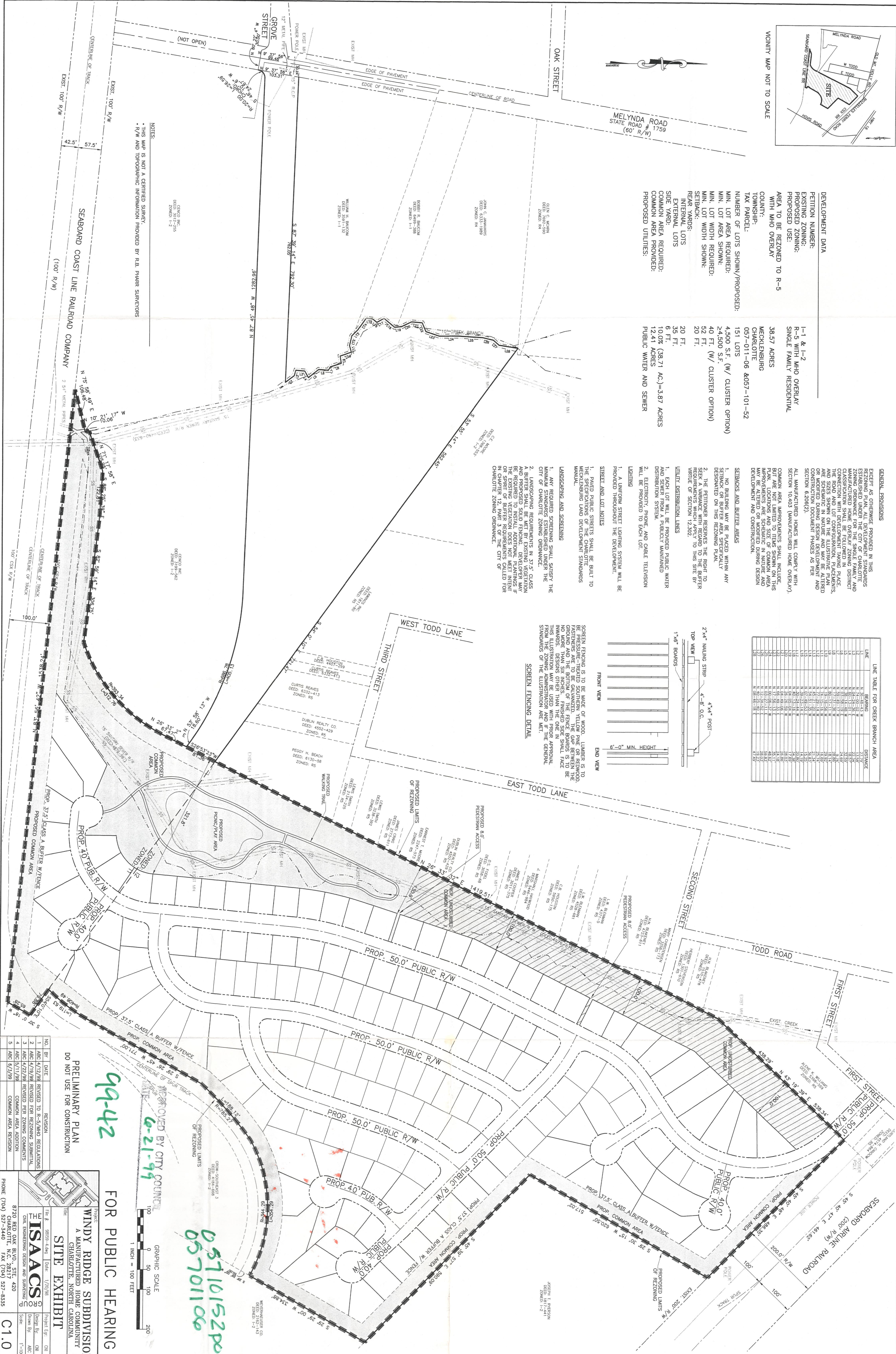
LINE TABLE FOR CREEK BRANCH AREA

LINE	BEARING	DISTANCE
1	N 37° 48' 13" E	77.72
2	N 37° 48' 13" E	77.72
3	N 37° 48' 13" E	77.72
4	N 37° 48' 13" E	77.72
5	N 37° 48' 13" E	77.72
6	N 37° 48' 13" E	77.72
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8	N 37° 48' 13" E	77.72
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10	N 37° 48' 13" E	77.72
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99	N 37° 48' 13" E	77.72
100	N 37° 48' 13" E	77.72



SCREEN FENCING DETAIL
 SCREEN FENCING IS TO BE MADE OF WOOD. LUMBER IS TO BE PRESSURE-TREATED SOUTHERN YELLOW PINE OR REDWOOD. FASTENERS ARE TO BE GALVANIZED. THE GAP BETWEEN THE BOARD ENDS SHALL NOT BE MORE THAN SIX INCHES. FINISHED SIDE SHALL FACE INWARDS. DESIGNS OTHER THAN THE ONE IN THIS ILLUSTRATION MAY BE USED WITH PRIOR APPROVAL FROM THE CITY OF CHARLOTTE. THE GENERAL STANDARDS OF THE ILLUSTRATION ARE MET.

NOTES
 - THIS MAP IS NOT A CERTIFIED SURVEY.
 - R/W AND TOPOGRAPHIC INFORMATION PROVIDED BY R.B. PHARR SURVEYORS



APPROVED BY CITY COUNCIL
 DATE: 6-21-99

FOR PUBLIC HEARING
 WINDY RIDGE SUBDIVISION
 A MANUFACTURED HOME COMMUNITY
 CHARLOTTE, NORTH CAROLINA
 SITE EXHIBIT

NO.	REV.	DATE	REVISION
1	ABC	6/17/98	REVISED TO R-5 ZONING REGULATIONS
2	ABC	6/17/98	REVISED FOR COMMON AREA
3	ABC	6/22/98	REVISED PER ZONING COMMENTS
4	ABC	6/17/98	COMMON AREA ADDITION
5	ABC	6/2/98	COMMON AREA REVISION

8720 RED OAK BLVD., STE. 220
 CHARLOTTE, NC 28217
 PHONE (704) 527-3440 FAX (704) 527-8355

GRAPHIC SCALE
 1 INCH = 100 FEET

99-42
 05710152P0
 05701106