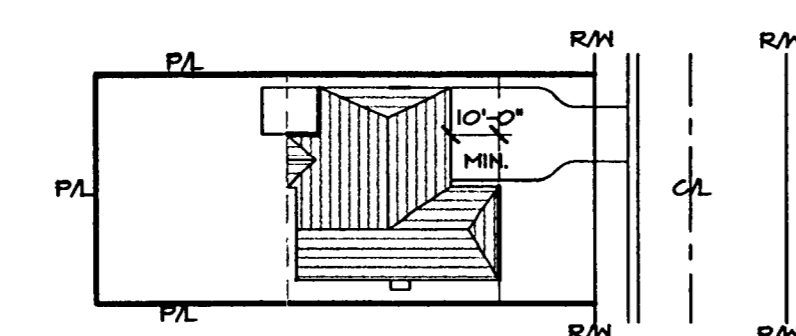
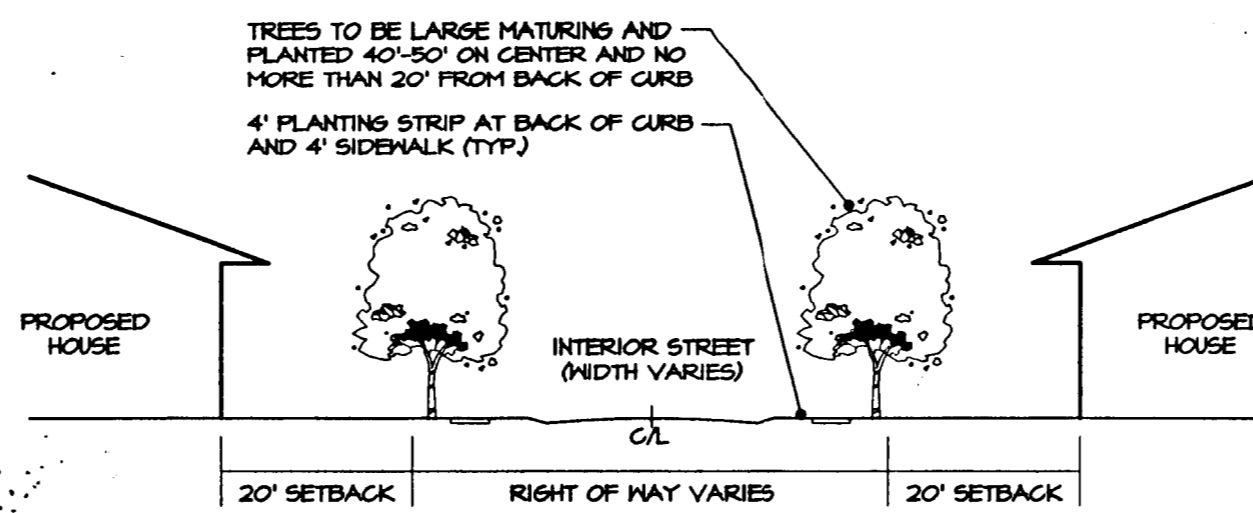


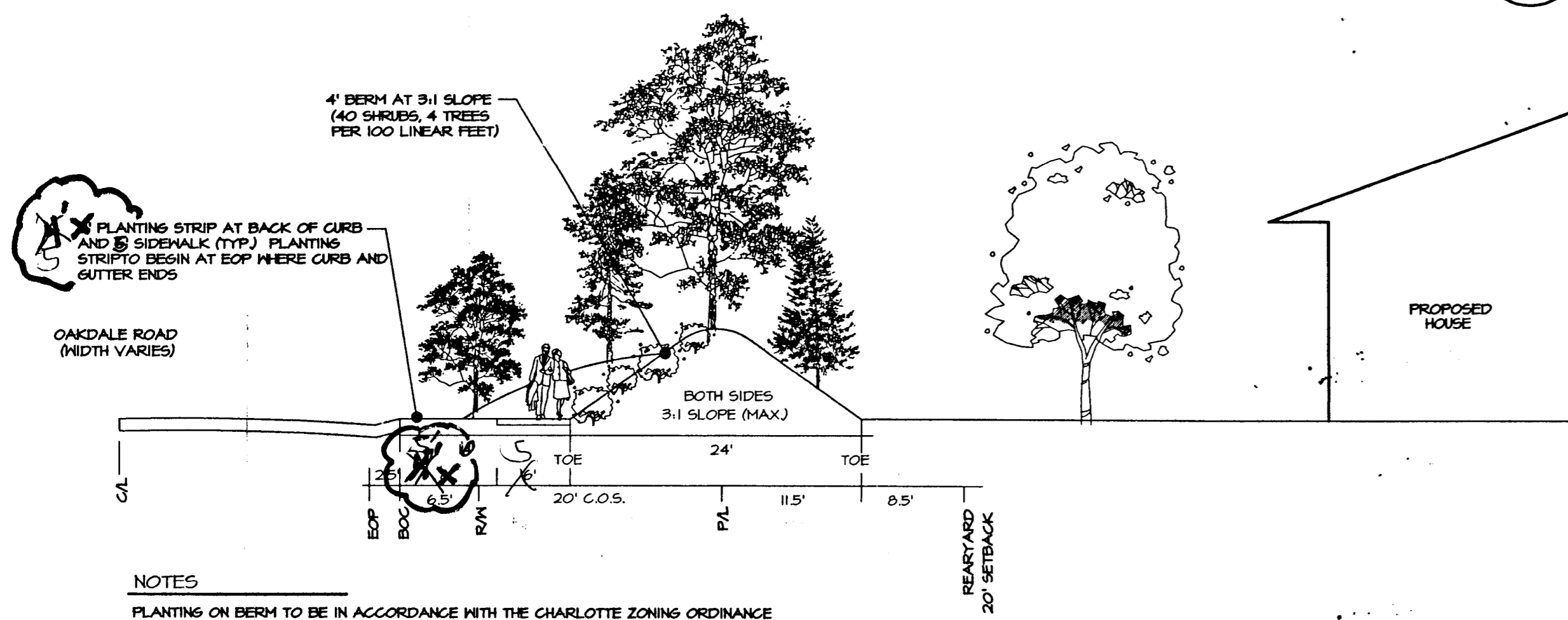
VICINITY MAP



3 GARAGE SETBACK DETAIL
NO SCALE



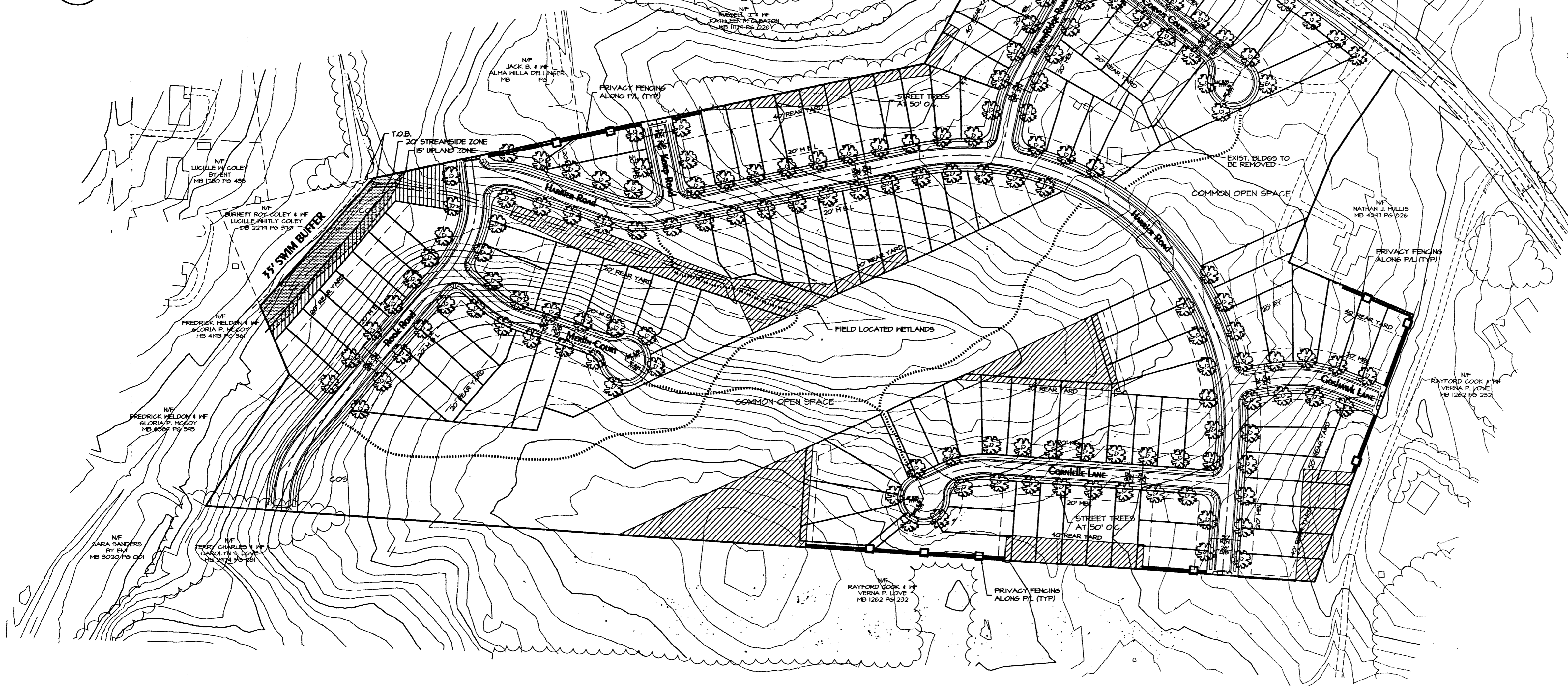
2 SECTION AT FRONT OF DWELLING UNITS
NO SCALE



1 OAKDALE ROAD - BERM AND PLANTING
NO SCALE



1 OAKDALE ROAD - BERM AND PLANTING
NO SCALE



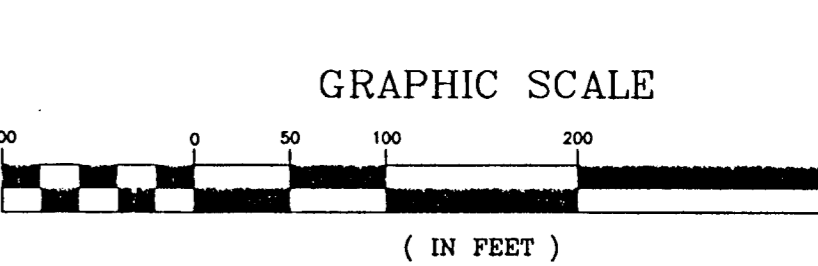
NOTES

- 4-FOOT SIDEWALK AND 4-FOOT PLANTING STRIP WILL BE PROVIDED ON BOTH SIDES OF ALL INTERNAL DRIVEWAYS.
- STREET TREES WILL BE PROVIDED ALONG BOTH SIDES OF INTERNAL PUBLIC STREETS WITH APPROX. 40'-50' O.C. SPACING WITH THE EXCEPTION OF THE AREA WITHIN ONE FOOTER FROM THE REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE. ALL TREES 6" CALIPER OR GREATER WITHIN THE COS SHALL BE PRESERVED. SITE WILL MEET TREE ORDINANCE REQUIREMENTS FOR 10% TREE SAVE. ALL EXISTING TREES WITHIN THE R/W THAT ARE 1" OR GREATER SHALL REQUIRE A PERMIT FROM THE CITY ARBORIST BEFORE REMOVAL.
- REAR YARD SETBACK REQUIREMENTS WILL BE AS SHOWN ON THE PLAN.
- A 20' STREAMSIDE BUFFER AND 10' UPLAND ZONE EXISTS ON THE PORTION OF THE CREEK THAT CROSSES THIS PROPERTY. (AS SHOWN ON PLAN).
- BOUNDARY SURVEY INFORMATION PER SURVEY BY KILLCLOUGH SURVEYING, SUBMITTAL FOR SUBDIVISION APPROVAL.
- LOTS SHOWN ARE APPROXIMATE AND MAY CHANGE SLIGHTLY AT TIME OF SUBMITTAL FOR SUBDIVISION APPROVAL.
- SCREENINGS ALONG OAKDALE ROAD SHALL BE PROVIDED IN THE COMMON OPEN SPACE AREA AND REAR YARDS WITH A BERM AND PLANTINGS.
- ALL GARAGES WILL BE SET BACK 10' MIN. FROM THE FACE OF HOUSE.
- PETITIONER AGREES TO BUILD WALKING TRAILS, A COMMUNITY TOT LOT, IV PICNIC TABLES AND BENCHES WITHIN THE COMMON OPEN SPACE, PRIOR TO ISSUANCE OF THE BUILDING PERMIT FOR THE 4TH HOUSE (15%).
- MAXIMUM NUMBER OF LOTS WILL BE 126.
- DEVELOPER OR ASSIGNS TO DEDICATE AND CONVEY 35' FROM CENTERLINE OF OAKDALE RD. TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL CONSTRUCTION AND DESIGN WILL ADHERE TO THE CITY OF CHARLOTTE ZONING SUBDIVISION & TREE ORDINANCES AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STDS. MANUAL.
- A LEFT-TURN LANE WILL BE PROVIDED AT THE ENTRANCE FROM OAKDALE ROAD PER CDOT REQUIREMENTS.
- DEVELOPER OR ASSIGNS TO PROVIDE PEDESTRIAN SCALE ORNAMENTAL LIGHTING, WHICH IS CONSISTENT, ALONG ALL STREETS WITHIN THE SUBDIVISION.
- PROPOSED PLANTING SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON ACTUAL SITE CONDITIONS AND URBAN STAFF COMMENTS. REQUIREMENTS OUTLINED IN THE INCLUDED DETAIL.
- HATCHED AREAS REPRESENT LIKELY TREE SAVE AREA LOCATIONS.
- DEVELOPER OR ASSIGNS SHALL MAINTAIN A MINIMUM OF 1125 SQUARE FEET OF HEATED LIVING SPACE FOR EACH DWELLING UNIT CONSTRUCTED. ADDITIONALLY, AT LEAST 50% OF EACH DWELLING UNIT (D2) SHALL MAINTAIN A MINIMUM OF 1350 SQUARE FEET OF HEATED LIVING SPACE. THIS AREA SHALL NOT INCLUDE GARAGE AREA.
- 50% OF THE HOMES CONSTRUCTED ON THIS SITE SHALL BE CONSTRUCTED WITH COVERED FRONT PORCHES BEING A MINIMUM OF 4 FEET BY 8 FEET.
- AT LEAST 30% OF THE FRONT ELEVATIONS ON AT LEAST 25 OF THE 126 DWELLING UNITS WILL CONSIST OF BRICK OR STONE MATERIALS.
- MATERIALS SHALL BE STANDARDIZED AND INSTALLED ON EACH LOT BY THE DEVELOPER OR ASSIGNS.
- IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF THE TREE ORDINANCE THE DEVELOPER OR ASSIGNS WILL ATTEMPT TO PRESERVE ALL TREES LOCATED ON THE SITE THAT ARE 48 INCHES IN DIAMETER OR LARGER. PROVIDED, HOWEVER, THAT THE DEVELOPER OR ASSIGNS WILL NOT BE REQUIRED TO PRESERVE ANY SUCH TREE IF THE PRESERVATION OF SUCH TREE WILL PREVENT THE DEVELOPER OR ASSIGNS FROM DEVELOPING ANY LOT OR IMPROVEMENT DEPICTED ON THIS PLAN.
- DEVELOPER OR ASSIGNS SHALL INSTALL LARGE MATURING STREET TREES AVERAGING ONE TREE EVERY 40 TO 50 FEET PER LOT AND AT LEAST ONE TREE PER LOT. THE TREES WILL BE 2 INCHES IN CALIPER AT THE TIME OF INSTALLATION. BRADPOD PEARS WILL NOT BE UTILIZED.
- DEVELOPER OR ASSIGNS SHALL INCLUDE BUSHES AND SODDED FRONT YARDS IN THE LANDSCAPE PACKAGE FOR EACH DWELLING UNIT.
- PRIVACY FENCING ALONG ADJACENT PROPERTIES WILL BE INSTALLED IN AREA SHOWN ON THIS PLAN.
- THE MAIN ENTRANCE INTO THE PROPOSED SUBDIVISION FROM OAKDALE ROAD SHALL BE MONUMENTED, IRRIGATED, LANDSCAPED AND LIGHTED.
- CONDITIONS SHALL BE APPLIED INDIVIDUALLY THROUGHOUT THE DEVELOPMENT.
- THE DEVELOPER OR ASSIGNS SHALL INSTALL RED TIP BUSHES AT THE TERMINUS OF EACH 5TH STREET DEPICTED ON THIS PLAN. THESE BUSHES SHALL BE INSTALLED BEHIND THE BARRICADES AT THE END OF EACH 5TH STREET.
- ALL SIDEWALK FRONTING OAKDALE ROAD MUST BE PROVIDED WITH A PERMANENT SIDEWALK EASEMENT IN PLACES WHERE SIDEWALK IS LOCATED OUTSIDE OF RIGHT-OF-WAY.
- IN CONNECTION WITH THE IMPROVEMENTS TO OAKDALE ROAD TO BE INSTALLED BY DEVELOPER OR ITS ASSIGNS, DEVELOPER OR ITS ASSIGNS SHALL RESURFACE WITH ASPHALT THE EXISTING VEHICULAR DRIVEWAY SERVING THE RESIDENCE LOCATED ON THAT CERTAIN 1.65 ACRE PARCEL OF LAND LOCATED IMMEDIATELY TO THE NORTH OF THE SITE ON OAKDALE ROAD, SUCH PARCEL OF LAND BEING DESIGNATED AS TAX PARCEL NO. 035-041-01 ON THE MECKLENBURG COUNTY TAX MAPS AND BEING OWNED BY LINDA M. THEMPEL (THE "THEMPEL PROPERTY"). DEVELOPER OR ITS ASSIGNS SHALL RESURFACE THIS PORTION OF OAKDALE ROAD TO THE EXISTING GARAGE LOCATED ON THE THEMPEL PROPERTY.
- THE EASTERN PORTION OF THE EXISTING DRIVEWAY SERVING THE RESIDENCE LOCATED ON THE THEMPEL PROPERTY IS ACTUALLY LOCATED ON THAT PARCEL OF LAND DESIGNATED AS PARCEL NO. 035-041-02 ON THE MECKLENBURG COUNTY TAX MAPS. ACCORDINGLY, PRIOR TO RESURFACING THIS PORTION OF THE EXISTING DRIVEWAY, DEVELOPER OR ITS ASSIGNS WILL BE REQUIRED TO OBTAIN THE CONSENT TO THEN OWNER OF PARCEL NO. 035-041-02. IF SUCH CONSENT CANNOT BE OBTAINED, THEN DEVELOPER OR ITS ASSIGNS SHALL RESURFACE THAT PORTION OF THE EXISTING DRIVEWAY LOCATED ENTIRELY ON THE THEMPEL PROPERTY, AND IT WILL CONNECT TO THE EXISTING DRIVEWAY ON OAKDALE ROAD BY INSTALLING A NEW AS-ILT SECTION OF DRIVEWAY ON THE THEMPEL PROPERTY. THE RESURFACING OF THE DRIVEWAY WILL OCCUR AT OR ABOUT THE TIME THE OAKDALE ROAD IMPROVEMENTS ARE INSTALLED BY DEVELOPER OR ITS ASSIGNS.

ATTACHED TO ADMINISTRATIVE
 DATED: February 17, 2003
 BY: Martin R. Cramton, Jr.
'FOR PUBLIC HEARING'

DEVELOPMENT DATA
 TAX PARCEL NO.: 035-041-03
 EXIST. ZONING CLASSIFICATION: R-12MF & R-20MF INNOV. (M84-28C)
 PROP. ZONING CLASSIFICATION: R-S (G2)
 ZONING JURISDICTION: CITY OF CHARLOTTE
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 SITE ACREAGE MINUS DEDICATED OAKDALE R/W: 30.65 ACRES
 TAKE POWER ROW (GARAGE): 0.03 ACRES
 NO. OF UNITS ALLOWED: 153
 NO. OF UNITS PROPOSED: 126 (41 UNITS PER ACRE)
 COMMON OPEN SPACE REQUIRED: 108 x 30.65 AC = 3.07 AC.
 COMMON OPEN SPACE PROVIDED: 10.081 AC = 32.41%
 TREE SAVE REQUIRED: 108 x (30.65-0.03) AC = 2.26 AC.

R-S CLUSTER LOT DATA:
 MIN. LOT SIZE = 4500 SF
 MIN. LOT WIDTH = 40'
 MIN. SETBACK = 20' PER 5/8M BUFFER REGULATIONS.
 MIN. SIDE YARD = 3' PER 5/8M BUFFER REGULATIONS.
 MIN. REAR YARD = 40' EXTERNAL, 20' INTERVAL



CHARLOTTE - MECKLENBURG
 PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION

DATE: February 17, 2003
 FROM: Martin R. Cramton, Jr.
 Planning Director
 TO: Robert Brandon
 Zoning Administrator
 SUBJECT: Administrative Approval for Petition No. 02-78, Dan Moser Co., Inc.

Attached is a copy of the revised plan for the above rezoning petition. The plan has been revised to indicate a change in the sidewalk width to 5-feet and planting strip width to 5-feet to accommodate an additional 4-foot of right-of-way for a bike lane. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

KENNEY DESIGN GROUP, PA
 1316 GREENWOOD CUFF
 CHARLOTTE, NORTH CAROLINA
 27204-3749 FAX: 704-375-9747
 EMAIL: KENNY@KDG.COM

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 27204-3749 FAX: 704-375-9747
 EMAIL: KENNY@KDG.COM

Scale: 1" = 100'
 Date: 7/12/02
 Drawn By: SWS
 Designed By: MKK
 Sub. No.: 0702

Public Hearing Map for Rezoning Petition #2002-78
Oakdale Road Property
 City of Charlotte, Mecklenburg County, North Carolina
 Dan Moser Company, P.O. Box 350, Mineral Springs, NC 28108

Sheet No. 1 of 1