

LOT 32
MB 34 PG 67
PARCEL ID
#051-062-11

LOT 52
MB 36 PG 592
PARCEL ID
#051-062-54

30' LANDSCAPE YARD - CLASS B PLANTING STD

10' REAR SETBACK

5' FRONT SETBACK

10' DRIVEWAY

LOT 1

LOT 2

LOT 3

LOT 4

CENTERLINE, TYP.

TRANSITION FROM STD. 2.5' C&G
TO Z VALLEY CURB, TYP.

33.5' R/W FROM
CENTERLINE

REPLANTED
TREE SAVE

DRIVEWAY ENTRANCE ALIGNED
WITH REDWOOD HARRIS HOUSTON
DEVELOPMENT

50' X 50' INTERSECTION
SIGHT TRIANGLE, TYP.

EXISTING 60' R/W

PROPOSED 33.5' R/W FROM C/L

PR. 15' LANE TO MEET
COLLECTOR CROSS SECTION
CLDM STD. U-07A

PROPOSED ROAD IMPROVEMENTS:
WIDEN EXISTING 11' TRAVEL LANE TO 15', INSTALL 2.5' CURB AND GUTTER, 8' PLANTING STRIP, AND 6' SIDEWALK ACROSS THE FRONTAGE OF THE PROPERTY.

R/W 31'-6" 63' TOTAL R/W 31'-6"

2'-0" (MIN) 2'-0" (MIN) 2'-0" (MIN) 2'-0" (MIN) 2'-0" (MIN) 2'-0" (MIN)

6'-0" 6'-0" 15'-0" 15'-0" 15'-0" 15'-0"

2'-0" (MIN) 2'-0" (MIN) 2'-0" (MIN) 2'-0" (MIN) 2'-0" (MIN) 2'-0" (MIN)

1.5% 2.00% MAX 2.00% MAX 2.00% MAX 2.00% MAX 2.00% MAX

5:1 CUT MAX 5:1 FILL MAX

PLANTING STRIP 8'-0" SEE NOTE 3-4

[illegible]

The site plan shows Block 1, Lots 3, 4, and 5. Lot 3 (Parcel ID #051-302-27) is 34' wide and 76.9' deep. Lot 4 (Parcel ID #051-302-57) is 34' wide and 76.9' deep. Lot 5 (Parcel ID #051-302-38) is 34' wide and 76.9' deep. The plan includes a proposed 10x20 dumpster pad, a retaining wall, and various easements including a 20' PSDE and a 10' right-of-way. A north arrow and graphic scale are provided.

COMMUNITY CONTAINING A MAXIMUM OF 76 DUPLEX UNITS, USING THE GUIDELINE FOR COMPUTING THE MAXIMUM
AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE N-1-D ZONING

GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS
ATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED AT
OF TRANSPORTATION [CDOT].

WILL BE SERVED BY INTERNAL PUBLIC AND/OR PRIVATE STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF
CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH CDOT.

S IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE
THIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS,
AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION,
ON CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

HOWEVER NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE
N-CITY RIGHT-OF-WAY SHALL BE SET AT TWO(2) FEET BETWEEN THE BACK OF SIDEWALK WHERE FEASIBLE,

(6) FOOT SIDEWALK AND EIGHT(8) FOOT WIDE PLANTING STRIP ALONG THE SITE'S FRONTAGE OF HARRIS HOUSTON

LEMENTS AS SHOWN ON THE SITE PLAN ALONG THE FRONTAGE ON HARRIS HOUSTON ROAD AND DEDICATE 33.5 FEET
PARK FOR HARRIS HOUSTON ROAD.

PANNER SHALL ENSURE THAT ALL OFF-SITE TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO
CERTIFICATE OF OCCUPANCY.

ACTION[S] SHALL BE COORDINATED WITH THE CITY OF CHARLOTTE SUBDIVISION SERVICES.

CURT CURVE ROADWAY GEOMETRY CDOT STANDARDS.

F OF WAY ACCESSIBILITY GUIDELINES (PROWAG) REQUIREMENTS.

DISTANCE POLICY AND ALL IAD AND SIGHT TRIANGLE REQUIREMENTS.

X EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND A FIRE
X 20' X 20' IN WIDTH [28' RADIUS] 26' ACCESS WIDTH; 40' X 20' IN WIDTH [28' RADIUS] 20' ACCESS WIDTH; A 96" DIAMETER
X OR OTHER APPROVED ACCESS.

EDED WITHIN THE UNIFIED DEVELOPMENT ORDINANCE FOR THE N-1-D DISTRICT, THE DEVELOPMENT OF THIS SITE WILL BE
END AND STANDARDS PRODUCED BY THE PETITIONER AND WHICH WILL BE BINDING ON THE DEVELOPMENT OF THE SITE.

RVIDED BETWEEN RESIDENTIAL UNITS AND ADJACENT PUBLIC STREETS, AS GENERALLY DEPICTED ON THE

ALL BE LIMITED TO 40 FEET. BUILDING HEIGHT SHALL BE MEASURED ON SITE AS DESCRIBED WITHIN THE UNIFIED

NCE ORDINANCE. TRASH WILL BE COLLECTED VIA ROLLOUT BINS, ONE (1) PROVIDED PER UNIT.

SIGN REQUIREMENTS THAT RECESS THE GARAGE DOOR NO LESS THAN 1' AND/OR REQUIRE GARAGE DOORS TO
TO CONSIDER THE INCORPORATION OF FRONT PORCHES AGAINST PUBLIC/Private Streets AND OPEN SPACE.

OR PRIVATE STREET SHOULD HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE
AT LITTLE THE AMOUNT OF BLANK WALL EXPENSE TO 10' ON EACH BUILDING LEVELS.

O OF THE UNIFIED DEVELOPMENT ORDINANCE.

CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23
FOR STORM WATER MANAGEMENT SYSTEMS THAT MAY BE DEPICTED ON THE REZONING PLAN ARE SUBJECT TO
DEVELOPMENT PLAN SUBMITTAL, AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE
ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

TION FOR STORMWATER SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART
ND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO
TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

WATER DISCHARGE FROM THE PROPOSED BMP/WATER QUALITY FEATURE, THE PETITIONER SHALL ANALYZE THE
CONVEYANCE ON THE ADJOINING PARCELS. IF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING
PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORMWATER
DISCHARGE ONTO THE ADJOINING PARCELS.

O OF THE UNIFIED DEVELOPMENT ORDINANCE.

LLE 22 OF THE UNIFIED DEVELOPMENT ORDINANCE.

ARTICLES A, B AND C OF CHAPTER 16.2 OF THE UNIFIED DEVELOPMENT ORDINANCE

DEFINITIONS

ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE SITE PLAN WILL UNLESS AMENDED
BE, BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT
SUCCESSORS IN INTEREST AND ASSIGNS.

OS, THE TERMS, "PETITIONER" AND "OWNER'S" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL
ID ASSIGNORS OF THE PETITIONER OR THE OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY

[PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION]

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