

CURRENT ZONING B1-SCD

PROPOSED ZONING R20-MF

Innovative Development

TOTAL AREA 7.18 ac.

TOTAL UNITS 35

DENSITY 4.87 dua

PARKING REQUIRED 2.25 per unit

PARKING PROVIDED 4.0 per unit

NOTE:

- 1. The individual lot will have a minimum area of 5,000 sq. ft.
- 2. Entrance to the subdivision will be a public street (60' right-of-way) with adjoining private streets (30' right-of-way). (With 22" paving including rolled curb and gutter.)
- 3. Detached houses shall have a minimum 5' front yard setback, 10' rear yard setback, and 0' setback on one sideyard and 5' on the other sideyard.
- 4. Buildings shall have a minimum 14' separation.
- 5. Fences and walls for rear and side yard shall be a maximum height of 6'. Entrance walls shall be a maximum height of 6'.
- 6. Each house shall have a two-car garage or carport. Some houses will have additional driveway parking.
- 7. The site has a total acreage of 7.18. Of that there are 1.47 acres of building coverage, including houses and garages; the remaining open space is 5.71 acres.

Site plan indicates a concept of building, parking, and circulation arrangement. Exact details including building shapes, location, unit mix, circulation may be subject to minor changes due to site conditions or final design refinements.

All existing trees will be saved where possible.

Proposed signage to be located and designed as per Mecklenburg County conformance.

Entrance Road subject to final design but will comply with Mecklenburg County Traffic Engineer.

Homeowner's Open Space will be landscaped along with the rest of the property.

Existing Creek

Proposed Pedestrian Trail

Cul-De-Sac (typ.)

public street from here to entrance

60' R.O.W.

Entrance (EBENEZER HOWARD ROAD)

Sign Location

30' private street R.O.W. (typ.)

unit property lines

Homeowner's Open Space

Cluster Housing at UNIVERSITY PLACE

Mecklenburg Co.

CARLEY CAPITAL GROUP

TECHNICAL SITE PLAN

Field Design

DATE AUG. 1, 1985

PROJECT NO 85187

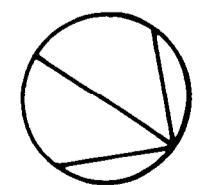
REVISIONS

14' min. separation (typ.)

turning area as per fire and garbage requirements

private street cul-de-sac outer radius (typ.) 42'

inner radius (typ.) 29'



SCALE: 1"=40'



SHEET NO 2

85-049(C)

CHARLES A. COFFRENE