

NOTE:

- Request that the following standards be modified:
- The individual lot will have a minimum area of 5,000 sq. ft.
 - 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.)
 - Detached houses shall have a minimum of front yard setback, 10' rear yard setback, and 0' setback on one sideyard and 5' on the other sideyard.
 - Buildings shall have a minimum 14' separation.
 - Fences and walls for rear and side yard shall be a maximum height of 6'. Entrance walls shall be a maximum height of 6'.
 - Each house shall have a two-car garage or carport. Some houses will have additional driveway parking.
 - The site has a total acreage of 7.16. 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.

Entrance road to be landscaped along with the rest of the property.

Cul-De-Sac (typ.)

public street from here to entrance

Existing Creek

Proposed Pedestrian Trail



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

- 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

Paul R. Brown
 DATE AUG. 1, 1985
 PROJECT NO 85187
 REVISIONS

14' min. separation (typ.)

10' setback (typ.)

50' utility easement

exterior boundary of University Place

Homeowner's Open Space

turning area as per fire and garbage requirements

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

inner radius (typ.) 29'

existing sanitary sewer

