

88-21

DATED: October 24, 2001
BY: MARTIN E. CRAMTON, JR.

REZONING NOTES

- ALL POSSIBLE EXISTING TREES WILL REMAIN AS THE COMMON OPEN SPACE ALONG THE EASTERLY SIDE OF THE PROPERTY EXCEPT WHERE REMOVAL IS NECESSARY TO CREATE THE POTENTIAL LAKES, GARDENS, JOGGING TRAILS OR UTILITY CROSSINGS. UNDERGROWTH MAY BE PRUNED OR REMOVED ONLY TO IMPROVE THE VISUAL QUALITY OF THE AREA. SPECIAL ATTENTION SHALL BE GIVEN TO RETAINING THE EXISTING GROWTH COVER ADJACENT TO LOTS 18-21.
- STREET TREE PLANTING SHALL BE PROVIDED ALONG SARDIS LANE AND PROPOSED PRIVATE STREETS. STREET TREES (SUCH AS BRADFORD PEAR, WILLOW OAK, OR RED MAPLE) SHALL BE PLANTED A MINIMUM OF 40' APART AND SHALL BE A MINIMUM OF 2" - 2 1/2" CALIPER.
- SCREENING ALONG WESTERN PROPERTY LINE SHALL BE ACCOMPLISHED WITH A 6' COMBINATION BRICK COLUMN AND WOOD FENCE. GARAGE WALLS MAY BE INCORPORATED INTO THE FENCE LINE TO CREATE A CONTINUOUS PRIVACY SCREEN.
- ALL HOUSES CONSTRUCTED SHALL CONTAIN A MINIMUM OF 2,000 SQUARE FEET OF HEATED AREA. 75% OF THE HOUSES WILL BE MADE OF BRICK.

LEGEND

- CMUD - CHARLOTTE-MECKLENBURG UTILITIES DEPARTMENT
- COS - COMMON OPEN SPACE
- ECM - EXISTING CONTROL MONUMENT
- ESMT. - EASEMENT
- INV. - INVERT
- MB - MAP BOOK
- PDE - PUBLIC DRAINAGE EASEMENT
- R/W - RIGHT OF WAY
- S. S. R/W - SANITARY SEWER RIGHT-OF-WAY
- ST - 35'X35' SIGHT TRIANGLE
- X-SECT. - CROSS SECTION

DEDICATION OF COMMON OPEN SPACE

THE DUNEDIN HOMEOWNERS' ASSOCIATION IN RECORDING THIS PLAT AS A PORTION OF DUNEDIN HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACES" FOR USE BY THE HOMEOWNERS OR TENANTS OF DUNEDIN FOR PARKING RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO DUNEDIN. DECLARATION RECORDED IN THE MECKLENBURG COUNTY REGISTRY IN DEED BOOK 11320 PAGE 286 AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

NOTES

IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED. THIS PROPERTY SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

THE BUILDING RESTRICTION FLOODLINE HAS BEEN LOCATED BY A FIELD SURVEY.

ALL COMMON OPEN SPACE AND ISLANDS WILL BE THE MAINTENANCE RESPONSIBILITY OF THE HOME OWNER ASSOCIATION, DEVELOPER, OR HIS ASSIGNEES.

DIRECT VEHICULAR ACCESS FROM LOTS 1, 28, 29, AND 30 TO SARDIS LANE IS PROHIBITED.

SCREENING ALONG WESTERN PROPERTY LINE TO BE PROVIDED BY A COMBINATION 6' BRICK COLUMN AND WOOD FENCE.

PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.

ZONING R-20MF INNOVATIVE
ZONING R-20MF
MIN. LOT AREA 6,000 SF
MIN. SETBACK 15'
MIN. REAR YARD 15' OR AS NOTED (14-17)
MIN. BUILDING SEPARATION 5'

THE LOTS SHOWN WITHIN THE BUILDING RESTRICTION FLOODLINE ARE SUBJECT TO FLOODING DURING HEAVY RAINFALL AND THE CONSTRUCTION OF BUILDINGS OR STRUCTURES BELOW THE FLOOD PROTECTION ELEVATIONS, AS SHOWN, IS PROHIBITED, AS FURTHER DESCRIBED BY SECTION 7.200 OF THE CHARLOTTE/MECKLENBURG SUBDIVISION ORDINANCE.

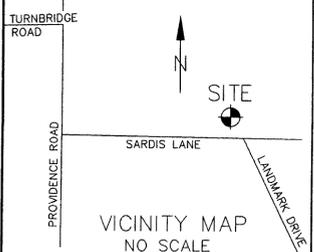
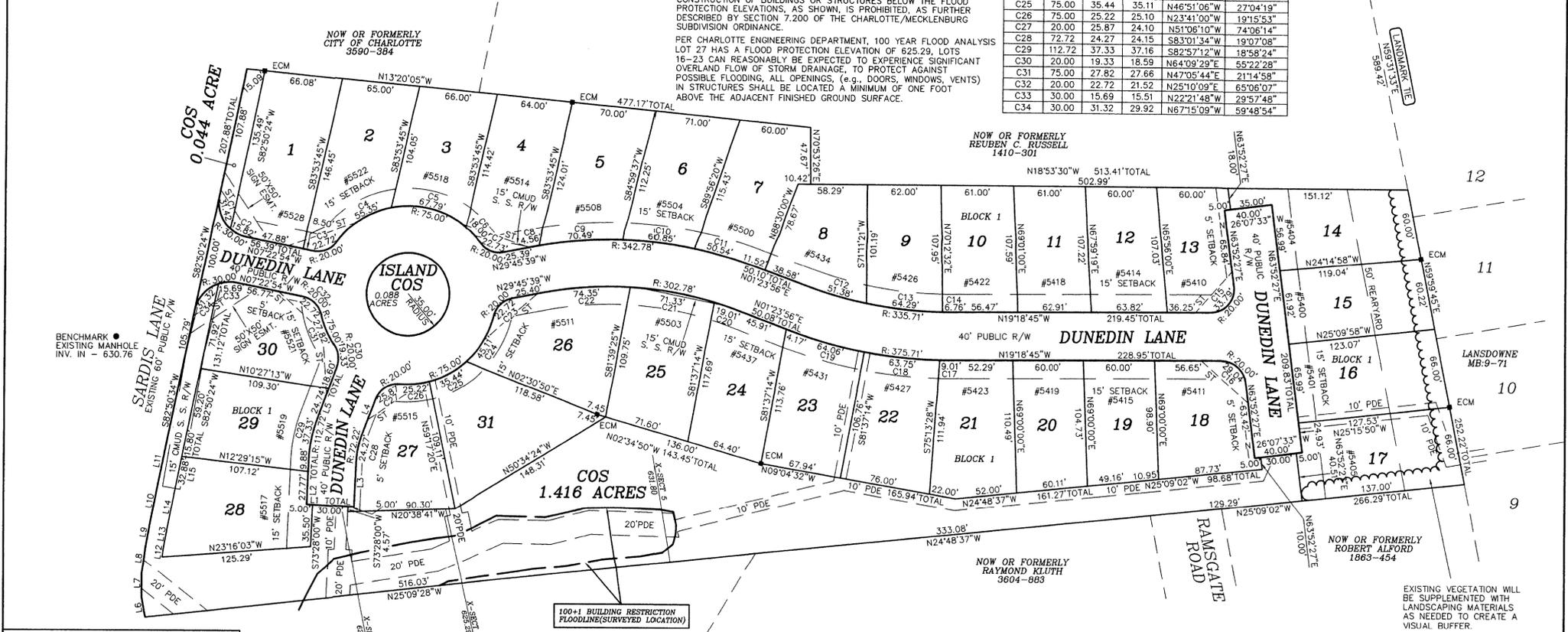
PER CHARLOTTE ENGINEERING DEPARTMENT, 100 YEAR FLOOD ANALYSIS LOT 27 HAS A FLOOD PROTECTION ELEVATION OF 625.29. LOTS 18-23 CAN REASONABLY BE EXPECTED TO EXPERIENCE SIGNIFICANT OVERLAND FLOW OF STORM DRAINAGE, TO PROTECT AGAINST POSSIBLE FLOODING, ALL OPENINGS, (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES SHALL BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00	31.42	30.00	N52°50'14"E	60°00'19"
C2	30.00	15.82	15.64	N07°43'36"E	30°12'59"
C3	20.00	22.72	21.52	N39°55'47"W	65°05'46"
C4	75.00	55.35	64.11	N51°20'03"W	42°17'13"
C5	75.00	67.79	65.51	N04°17'46"W	51°47'22"
C6	75.00	18.00	17.95	N28°28'20"E	13°44'50"
C7	20.00	22.73	21.52	N02°47'33"E	65°06'24"
C8	342.78	4.56	4.56	N29°22'59"W	00°45'44"
C9	342.78	70.49	70.37	N23°06'38"W	11°46'59"
C10	342.78	60.85	60.77	N12°08'00"W	10°10'16"
C11	342.78	50.54	50.49	N02°49'27"W	08°26'51"
C12	335.71	64.29	64.19	N02°59'09"W	08°46'11"
C13	335.71	64.29	64.19	N12°51'25"W	10°58'21"
C14	335.71	6.76	6.76	N18°35'14"W	01°09'16"
C15	20.00	33.79	29.92	N87°43'09"W	96°48'49"
C16	20.00	29.04	26.55	N22°16'51"E	83°11'28"
C17	375.71	9.01	9.01	N18°48'02"W	01°22'28"
C18	375.71	63.83	63.75	N13°14'46"W	09°44'03"
C19	375.71	64.14	64.06	N03°29'20"W	09°46'50"
C20	302.78	19.01	19.01	N00°23'53"W	03°35'53"
C21	302.78	71.33	71.17	N08°56'47"W	13°29'54"
C22	302.78	74.35	74.16	N22°43'47"W	14°04'08"
C23	20.00	22.72	21.52	N62°18'23"W	65°05'28"
C24	75.00	45.11	44.44	N77°37'11"W	34°27'51"
C25	75.00	35.44	35.11	N46°51'06"W	27°04'19"
C26	75.00	25.22	25.10	N23°41'00"W	19°15'53"
C27	20.00	25.87	24.10	N51°06'10"W	74°06'14"
C28	72.72	24.27	24.15	S83°01'34"W	19°07'08"
C29	112.72	37.33	37.16	S82°57'12"W	18°58'24"
C30	20.00	19.33	18.59	N64°09'29"E	55°22'28"
C31	75.00	27.82	27.66	N47°05'44"E	21°44'58"
C32	20.00	22.72	21.52	N25°10'09"E	65°06'03"
C33	30.00	15.69	15.51	N22°21'48"W	29°57'48"
C34	30.00	31.32	29.92	N67°15'09"W	59°49'54"

LINE TABLE

LINE	LENGTH	BEARING
L1	40.01	N15°32'00"W
L2	37.64	S73°28'00"W
L3	38.34	S73°28'00"W
L4	30.37	N88°09'17"W
L5	43.34	N88°09'17"W
L6	17.41	S60°59'31"W
L7	19.89	S71°09'52"W
L8	21.96	S79°04'14"W
L9	23.95	S81°31'56"W
L10	24.21	S82°03'24"W
L11	48.79	S82°22'04"W
L12	6.00	S79°04'14"W
L13	23.55	S81°31'56"W
L14	24.10	S82°03'24"W
L15	48.68	S82°22'04"W



SHEET TITLE
REZONING AMENDMENT
ILLUSTRATIVE SITE PLAN

PROJECT
DUNEDIN
CITY OF CHARLOTTE, MECKLENBURG CO., N.C.
FOR: DUNEDIN HOMEOWNERS ASSOCIATION

PROJECT NO.
SCALE
1"=60'
DATE
9/20/01
DRAWN BY
JRB
CHECKED BY
SFV
ZONED
R-20MF
DRAWING NO.

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Oak Court Charlotte NC 28275
704.556.1990 704.556.0506(mx)

SHT 1 OF 1 SHTS

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: October 24, 2001

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 88-21 by Terracraft, Inc.

The Zoning Committee approved an alteration to the R-20MF innovative plan on the above site at their October 24, 2001 workshop. The plan now indicates a public street and a 15-foot setback. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.