RANDOLPH GARDENS

JAN 3, 1995

NOTES TO ADDRESS PLANNING COMMISSION REQUIREMENTS

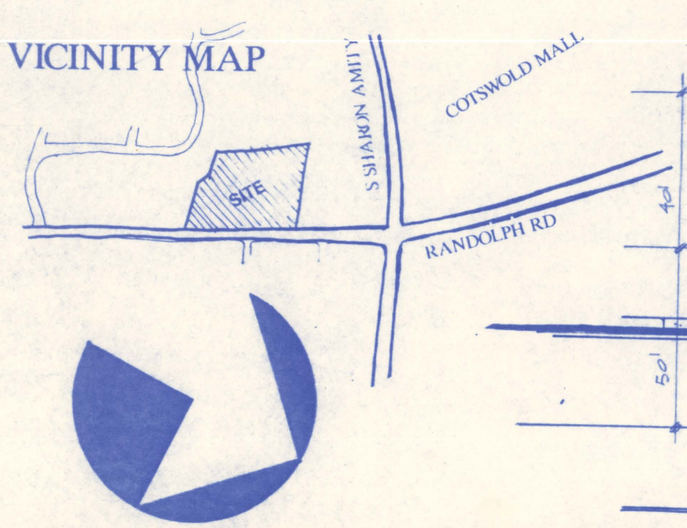
- REVISED 4/12/95
- PRESENT ZONING R3
- REQUESTED ZONING R8MF CONDITIONAL
- TOTAL ACREAGE: 8
- TOTAL NUMBER OF ATTACHED TOWN HOMES: 64
- BUILDING FOOTPRINTS MAY VARY
- 96 PARKING SPACES REQUIRED
- ALL APPLICABLE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE WILL BE COMPLIED WITH
- ADDITIONAL R.O.W. MEASURING 50' FROM C.L. ALONG RANDOLPH ROAD TO BE DEDICATED PRIOR TO ISSUANCE OF BLDG. PERMITS
- STORM WATER DETENTION UNDERGROUND IN PIPES
- PETITION # 95-24
- TREES SHOWN FOR ILLUSTRATIVE PURPOSE ONLY: PRIOR TO DEDICATION A TREE SURVEY WILL BE OBTAINED. TREES IN SUBDIVISION SETBACK AND BUFFER AREAS OVER 8" WILL BE SAVED

NOTES TO ADDRESS NEIGHBORHOOD CONCERNS

- DETENTION WILL BE PROVIDED TO MEET CHARLOTTE DETENTION ORDINANCE. THE POST-DEVELOPMENT RELEASE RATE WILL NOT EXCEED THE CURRENT RELEASE RATE
- DETAINING WILL BE ADEQUATE FOR AT LEAST A 10 YEAR FLOOD
- SITE LIGHTING WILL BE DIRECTED TO THE INTERIOR OF THE SITE
- SEE ADDITIONAL WALL NOTATIONS
- SEE ADDITIONAL NOTATIONS
- MAXIMUM NUMBER OF UNITS 58

APPROVED BY CITY COUNCIL
DATE April 17, 1995

VICINITY MAP



Parcel #19
185-02-119

HOUSE
Mr. and Mrs. Lawrence Fleishman
4821 Montclair Avenue
Charlotte, NC 28211
ZONED R-3

Parcel #20
185-02-120

HOUSE
Mr. and Mrs. Walter Mays, Jr.
4829 Montclair Avenue
Charlotte, NC 28211
ZONED R-3

Parcel #21
185-02-121

HOUSE
Mr. and Mrs. Richard Abrams
4835 Montclair Avenue
Charlotte, NC 28211
ZONED R-3

Parcel #34
185-02-134

TEMPLE
Charlotte Scottish Nite
3314 Highview Road
Charlotte, NC 28210
ZONED R-3

Parcel #46
185-02-146

APARTMENT PROJECT
John Hancock Mutual Life Insurance
P. O. Box 111
Boston, MA 02117
ZONED R17 MF

20' SIDE YARD

42' CLASS C BUFFER REQUIRED REDUCED TO 33' WITH WALL

WALL NOTES:
EXISTING FENCE TO BE REMOVED AND 6' HIGH BRICK WALL TO BE INSTALLED

42' CLASS C BUFFER REDUCED TO 33' WITH WALL

50' REAR YARD

42' CLASS C BUFFER REQUIRED REDUCED TO 33' WITH WALL

40' REAR YARD

10' SIDE YARD

EVERGREEN PLANTING SUCH AS LEYLAND CYPRESS 6' HIGH TO BE PLANTED AT 6' O.C.

40' REARYARD

PATIO WILL NOT BE PERMITTED IN BUFFER. WALL/FENCE TO BE 6' HIGH AT SIDE AND REAR YARDS

EXISTING TREES 8" OR GREATER IN SETBACK TO BE PRESERVED

35' X 35' SIGHT TRIANGLE

MIN. WIDTH 26'

35' X 35' SIGHT TRIANGLE

40' SUBDIVISION SETBACK

50' TRANSITIONAL SETBACK

TREES 8" OR GREATER TO BE PRESERVED IN THIS AREA

40' SETBACK
1. TREES OVER 8" TO BE PRESERVED IN THIS AREA

NEW R.O.W. TO BE DEDICATED

R A N D O L P H R O A D

0 50 100

THE BOULEVARD CO

ZONED R-12 MF CONDITIONAL

ZONED R-3

DAVID FURMAN / ARCHITECTURE