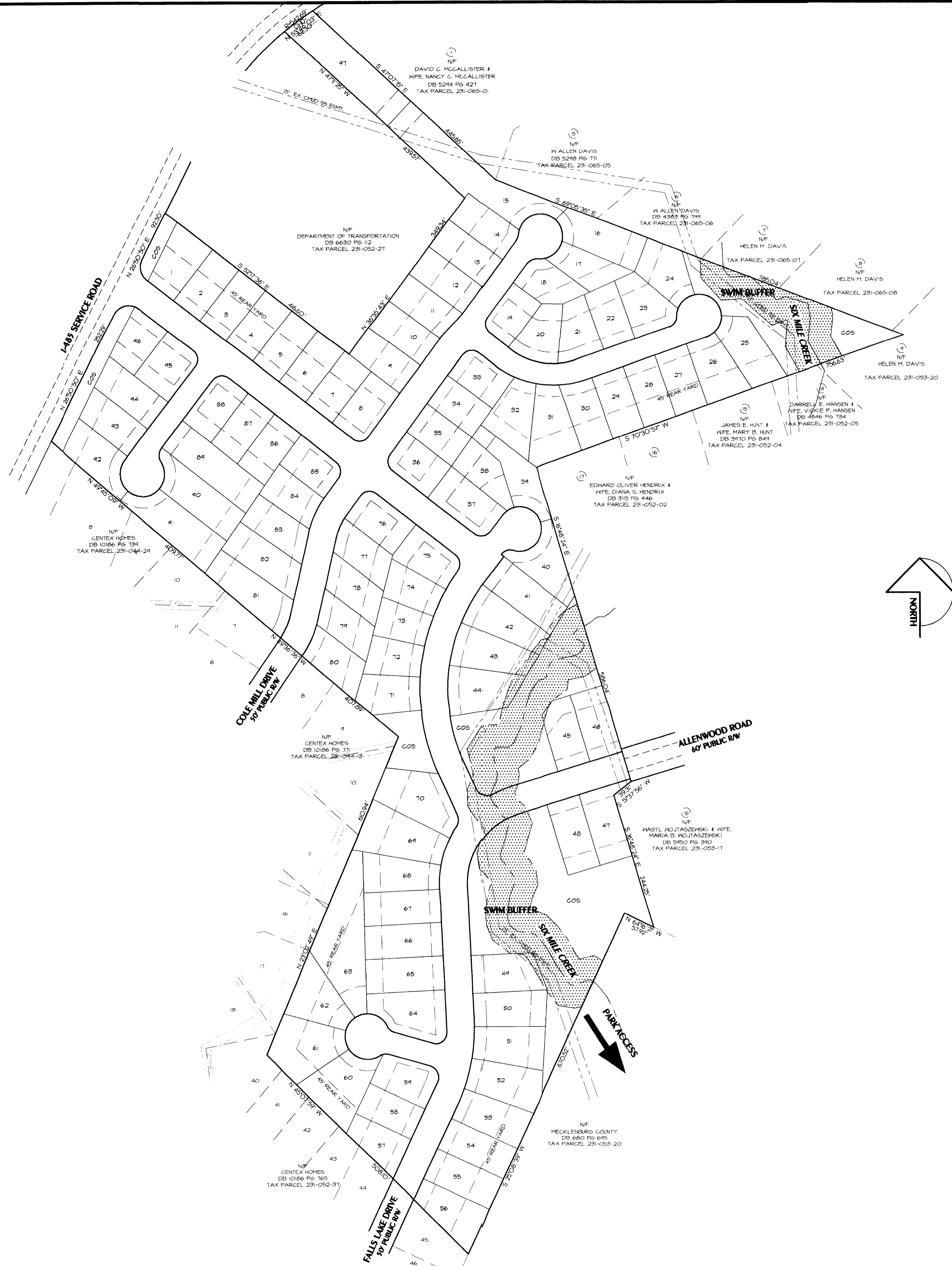
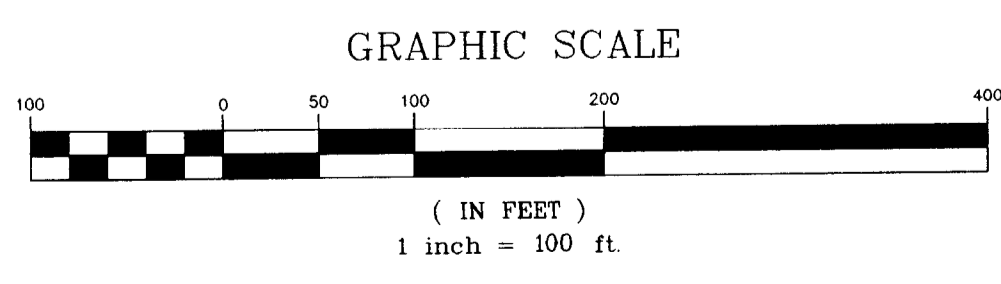
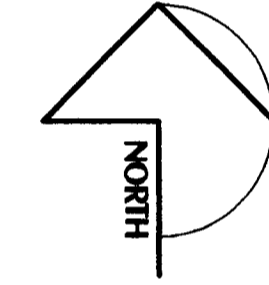


VICINITY MAP



**NOTES**

1. SIDEWALKS WILL BE INSTALLED ON BOTH SIDES OF ALL PUBLIC STREETS.
2. STREET TREES WILL BE PROVIDED ALONG BOTH SIDES OF PUBLIC STREETS. APPROXIMATELY ONE TREE EVERY 50'.
3. REAR YARD SETBACK REQUIREMENTS WILL MATCH THE ADJOINING WHICH THEY ABUT, 45' AS SHOWN.
4. A PORTION OF THE PROPERTY ABUTTING THE EXISTING PARK AND ACCESS FROM THIS SUBDIVISION WILL BE PROVIDED. THE AREA SHALL BE NO LESS THAN 3.25 AC., ADJACENT TO AND INCLUDING THE AREAS WITHIN THE SWM BUFFERS AS SHOWN.
5. A 20' STREAM SIDE BUFFER AND 15' UPLAND ZONE EXISTS ON THE PORTION OF SIX MILE CREEK THAT CROSSES THIS PROPERTY. (AS SHOWN ON PLAN).
6. THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED, AND SHALL BE CONSTRUCTED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE MECKLENBURG COUNTY ZONING AND SUBDIVISION ORDINANCES, AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
7. BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY BAUCOM-DAVIS & ASSOCIATES, DATED 9/15/99.
8. LOTS SHOWN ARE APPROXIMATE AND MAY CHANGE SLIGHTLY AT TIME OF SUBMITTAL FOR SUBDIVISION APPROVAL.
9. SCREENING ALONG L-405 SERVICE ROAD SHALL BE PROVIDED IN THE COMMON OPEN SPACE AREA.
10. PETITIONER AGREES TO BUILD WALKING TRAILS, A COMMUNITY TOT LOT, IV PICNIC TABLES AND BENCHES THROUGH THE COMMON OPEN SPACE.
  - II. MAXIMUM NUMBER OF LOT WILL BE 97.



**DEVELOPMENT DATA**

TAX PARCEL NO.: 231-052-01, 22, 23, & 30  
 EXIST. ZONING CLASSIFICATION: R-3  
 PROP. ZONING CLASSIFICATION: R-4 (CD)  
 ZONING JURISDICTION: CITY OF CHARLOTTE  
 SITE AREA: 26.34 ACRES  
 NO. OF UNITS ALLOWED: 105  
 NO. OF UNITS PROPOSED: 97  
 COMMON OPEN SPACE REQUIRED: 10% x 26.34 AC = 2.64 AC.  
 COMMON OPEN SPACE PROVIDED: 3.50+ AC

R-4 CLUSTER LOT DATA:  
 MIN. LOT SIZE = 6,000 SF  
 MIN. LOT WIDTH = 50'  
 MIN. SETBACK = 20', PER SWM BUFFER REGULATIONS.  
 MIN. SIDE YARD = 5'  
 MIN. REAR YARD = 45' EXTERNAL, 30' INTERNAL

APPROVED BY CITY COUNCIL  
 DATE 3/20/00

**MICHAEL J. KENNEY SURVEYING**  
 2201 PARK ROAD, SUITE C  
 CHARLOTTE, NORTH CAROLINA 28203  
 PH: 704/529-5094 FAX: 704/529-5096  
 EMAIL: KENNEY@VNET.NET

Revisions:  
 1. 3/20/00 ADDED NOTES 10 & 11 PER ZONING COMMITTEE REQUIREMENTS.

Scale:	1" = 100'
Date:	2/17/00
Drawn By:	MJK
Designed By:	MJK
Job No.:	6699

Public Hearing Map for Rezoning Petition #2000-06  
**LANGSTON Subdivision**  
 City of Charlotte, Mecklenburg County, North Carolina  
 LandCraft Properties, Inc., 201-2650 North Tryon Street, Charlotte, NC 28202