

VICINITY MAP

DELTA GROVE PHASE 2

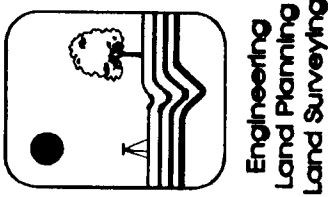
City of Charlotte, North Carolina

NOTES

- SIDEWALKS WILL BE INSTALLED ON BOTH SIDES OF ALL PUBLIC STREETS, PER THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
- A 20' STREAM SIDE BUFFER AND 15' UPLAND ZONE EXISTS ON THE PORTION OF THE CREEK THAT CROSSES THIS PROPERTY. (AS SHOWN ON PLAN).
- THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED, AND SHALL BE CONSTRUCTED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING AND SUBDIVISION ORDINANCES, AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- BOUNDARY SURVEY INFORMATION TAKEN FROM DEEDS.
- LOTS SHOWN ARE APPROXIMATE AND MAY CHANGE SLIGHTLY AT TIME OF SUBMITTAL FOR SUBDIVISION APPROVAL.
- A 25' MIN. BUFFER SHALL BE ESTABLISHED ON REAR LOT LINES WITH ADJOINING PROPERTIES AS SHOWN ON THIS PLAN.
- PROVIDE PEDESTRIAN SCALE LIGHTING ON BOTH SIDES OF STREETS.
- COMMON OPEN SPACE TO CONSIST OF WALKING TRAILS.

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Revisions:
 1. 09/04/01 PLANNING COMMISSION & CDOT COMMENTS

Scale:	1"=60'
Date:	8/8/01
Drawn By:	MIK
Designed By:	MIK
Job No.:	5000

Public Hearing Map for Rezoning Petition #2001-93

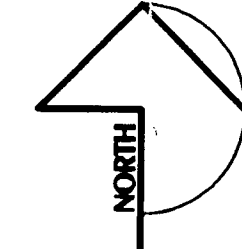
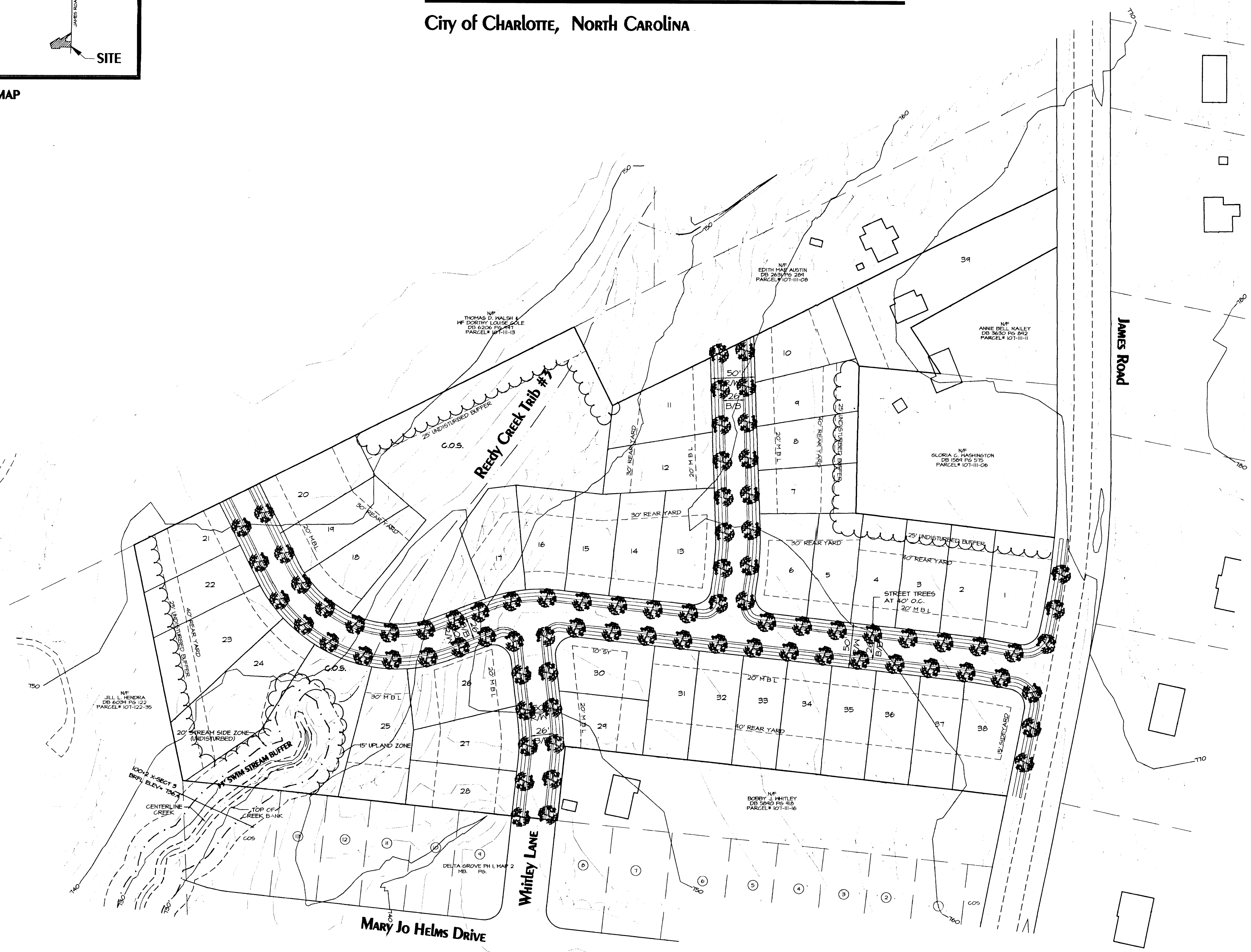
DELTA GROVE PHASE 2

City of Charlotte, Mecklenburg County, North Carolina
 Reed Enterprises of Charlotte, Inc., 4701 Hedgemore Dr., Ste 812., Charlotte, NC 28209

Sheet No.

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of 1



APPROVED BY CITY COUNCIL
 DATE 10/7/01

DEVELOPMENT DATA

REZONING PETITION NO.: 2001-93
 TAX PARCEL NO.: 107-111-05, 07, & 12
 EXISTING ZONING CLASSIFICATION: R-3
 PROPOSED ZONING CLASSIFICATION: R-4(CD)
 ZONING JURISDICTION: CITY OF CHARLOTTE
 SITE ACREAGE: 11.95
 NO. OF UNITS ALLOWED: 41
 NO. OF UNITS PROPOSED: 34
 DENSITY: 3.26 UNITS PER ACRE
 MIN. COMMON OPEN SPACE REQUIRED: 10% x 11.9 AC = 1.20 AC.
 COMMON OPEN SPACE PROVIDED: 1.20 ACRES (10%)

SITE PLAN

SCALE: 1" = 60'

GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.

2001-093