

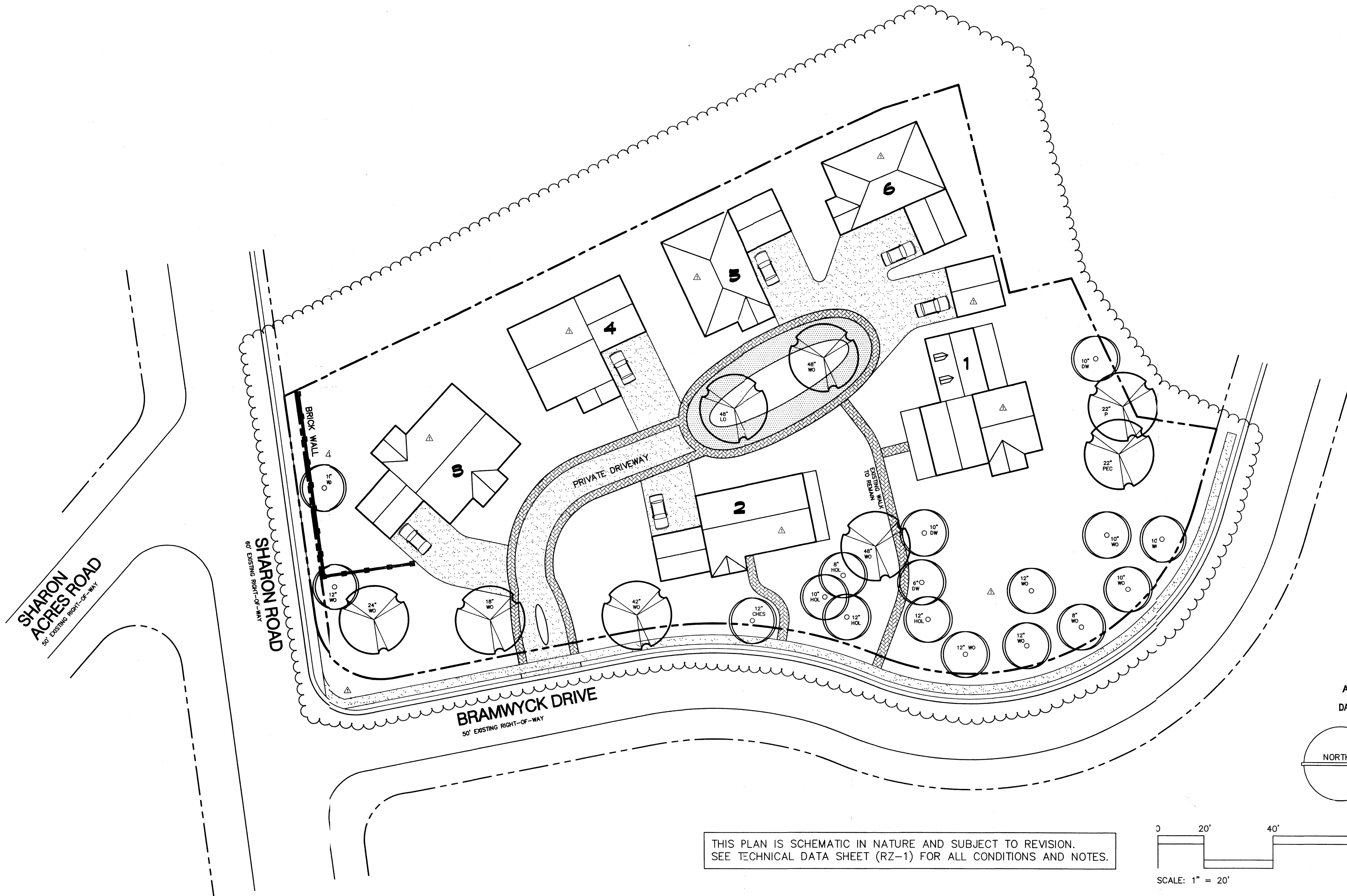
## Conditional Zoning Notes

1. All development standards established by the City's Zoning Ordinance for the UR-1 District shall be met.
2. The property uses shall be single family dwelling uses together with all accessory and incidental uses to the principal dwelling units.
3. Where the site plan, grading and utility requirements allow, existing, mature trees will be preserved to the extent feasible, with such determination to be made by the property owner. Trees shown on the plan are existing and will be preserved during site development. Locations are approximate.
4. The lot layout shown on the sheet RZ-1 and the building, street and parking configurations shown on sheet RZ-2 are schematic in nature only. Site layout may be modified during final site and architectural design so as to adhere to the general requirements of the Conditional Rezoning Plan and as allowed per section 6 of the Ordinance.
5. After the final occupancy permit is pulled, vehicular access to the site shall be limited to one access point, in the approximate location shown per the plan.
6. No buffers or screening are required.
7. No storm water detention or retention is required.
8. A fire hydrant is located within 750' of the most remote location on the project.
9. Five feet of the property at the edge of the Sharon Road right-of-way shall be dedicated to Charlotte DOT prior to the issuance of a building permit.
10. Proposed 4' wide sidewalk along Bramwyck Drive shall be located a minimum of two feet from back of curb. Walk may meander within right-of-way at developer's discretion to preserve existing vegetation.
11. Walls and fences may be added by the developer throughout the project where allowed by code.

## Development Data

Existing Zoning	R-3
Proposed Zoning	UR-1 (CD)
Tax Parcel Nos.	179-101-05 & 179-101-95
Site Area	1.528 Ac.
Proposed No. of Lots	6
Proposed Density	3.93 Lots/Ac.
Minimum Lot Area	3000 sq. ft.
Minimum Lot Width	20 ft. (at right-of-way)
Minimum Setback	5 ft.
Minimum Rear Yard	10 ft.
Minimum Side Yard	5 ft.





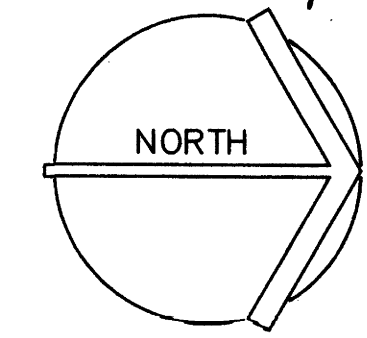
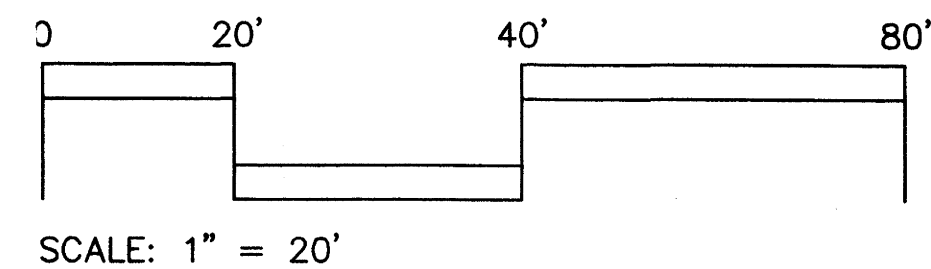
SHARON  
ACRES ROAD  
50' EXISTING RIGHT-OF-WAY

SHARON ROAD  
60' EXISTING RIGHT-OF-WAY

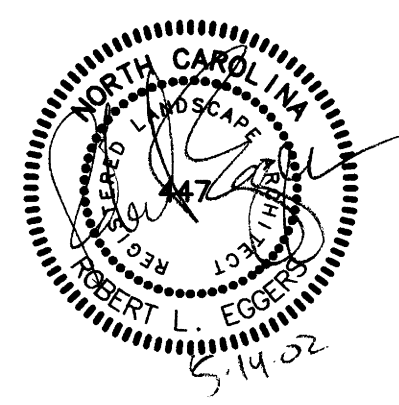
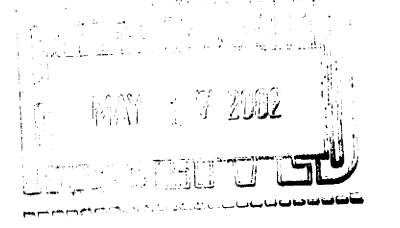
BRAMWYCK DRIVE  
50' EXISTING RIGHT-OF-WAY

PRIVATE DRIVEWAY

THIS PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO REVISION.  
SEE TECHNICAL DATA SHEET (RZ-1) FOR ALL CONDITIONS AND NOTES.



APPROVED BY CITY COUNCIL  
DATE 7/5/02



FOR PUBLIC HEARING

**RZ-2**  
SHEET 2 OF 2

Sharon Road & Bramwyck Drive Property  
4110 & 4120 Bramwyck Drive, Charlotte, North Carolina 28210  
Petition No. 2002-68  
For Citiline, LLC

Illustrative Site Plan

REVISIONS:  
△ 5/14/02 Per City staff and owner review: revised house shapes and pad locations, driveways, trees, sidewalk, libellii; Added brick wall

**SITE DESIGN STUDIO**  
LAND PLANNING & LANDSCAPE ARCHITECTURE  
5835 Executive Center Drive  
Suite 115  
Charlotte, NC 28212  
Phone: 704-566-0706  
Fax: 704-567-0980



NOTE:  
This schematic streetscape proposal is composed of sample elevations that are consistent with the style of architecture that may be built. Changes are allowed as a matter of right by the developer/owner so long as consistent with the general nature of this proposal.



Bramwyck Elevation



Private Street Elevation

Schematic Streetscape Proposal  
for SHARON AT BRAMWYCK

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