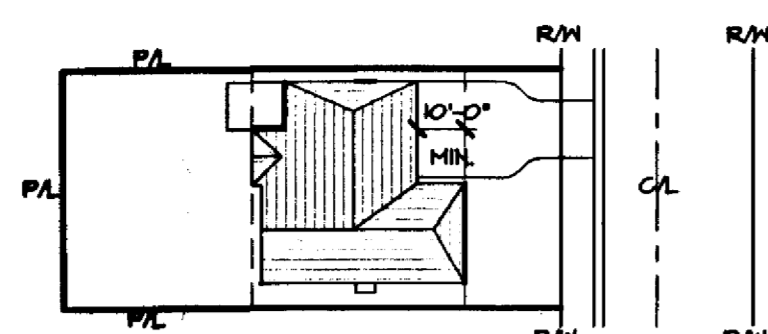


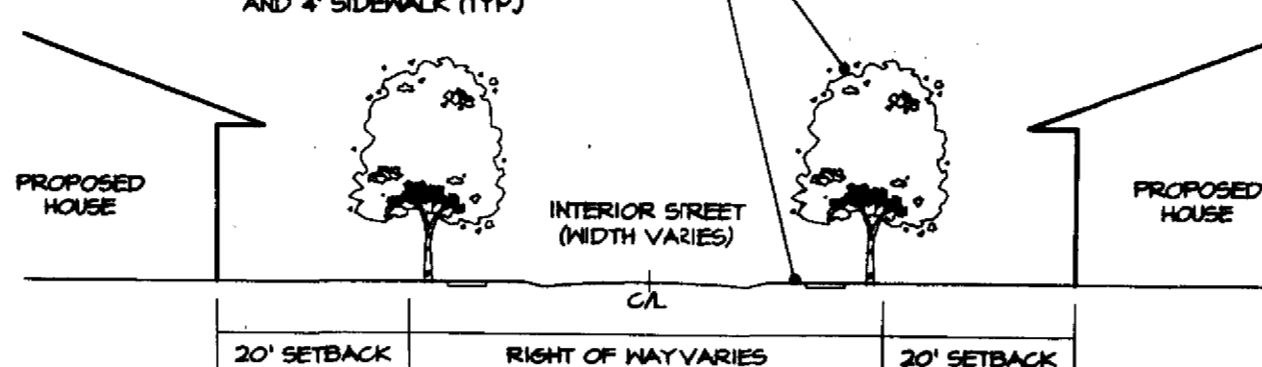
VICINITY MAP



- NOTES
 1. GARAGES TO BE SET BACK A MIN. OF 10' FROM FACE OF HOUSE.
 2. SEE NOTE 10.

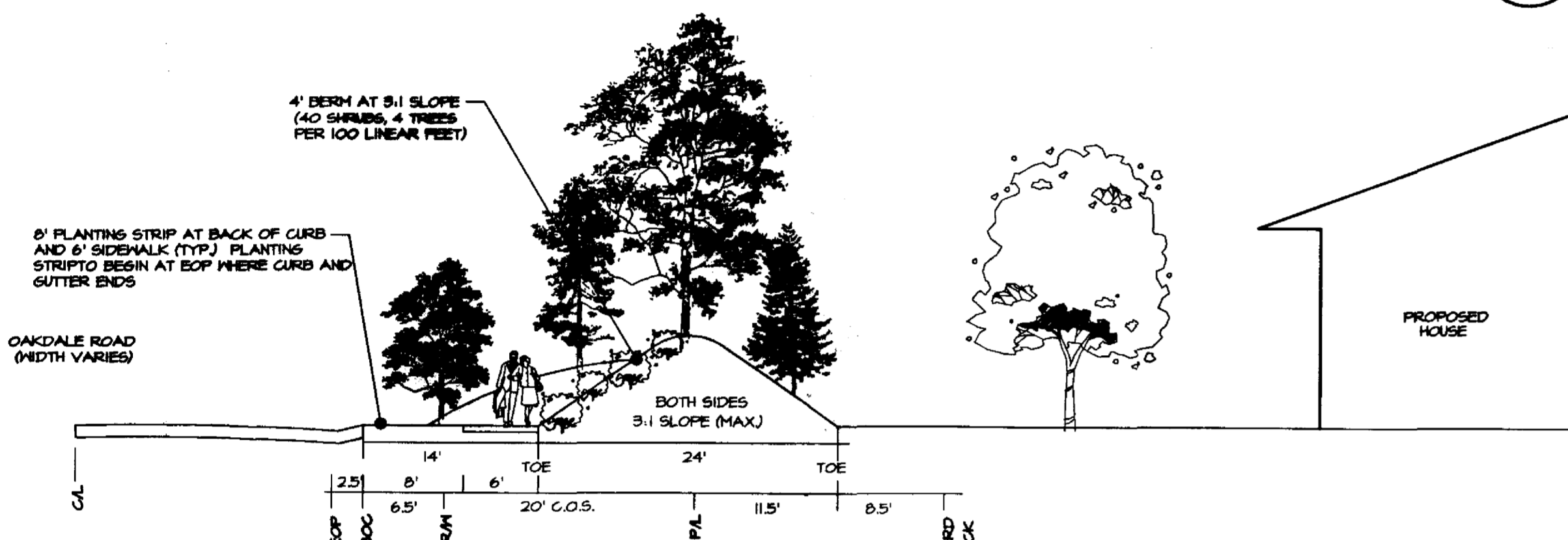
3 GARAGE SETBACK DETAIL

NO SCALE



2 SECTION AT FRONT OF DWELLING UNITS

NO SCALE



- NOTES
 PLANTING ON BERM TO BE IN ACCORDANCE WITH THE CHARLOTTE ZONING ORDINANCE

1 OAKDALE ROAD - BERM AND PLANTING

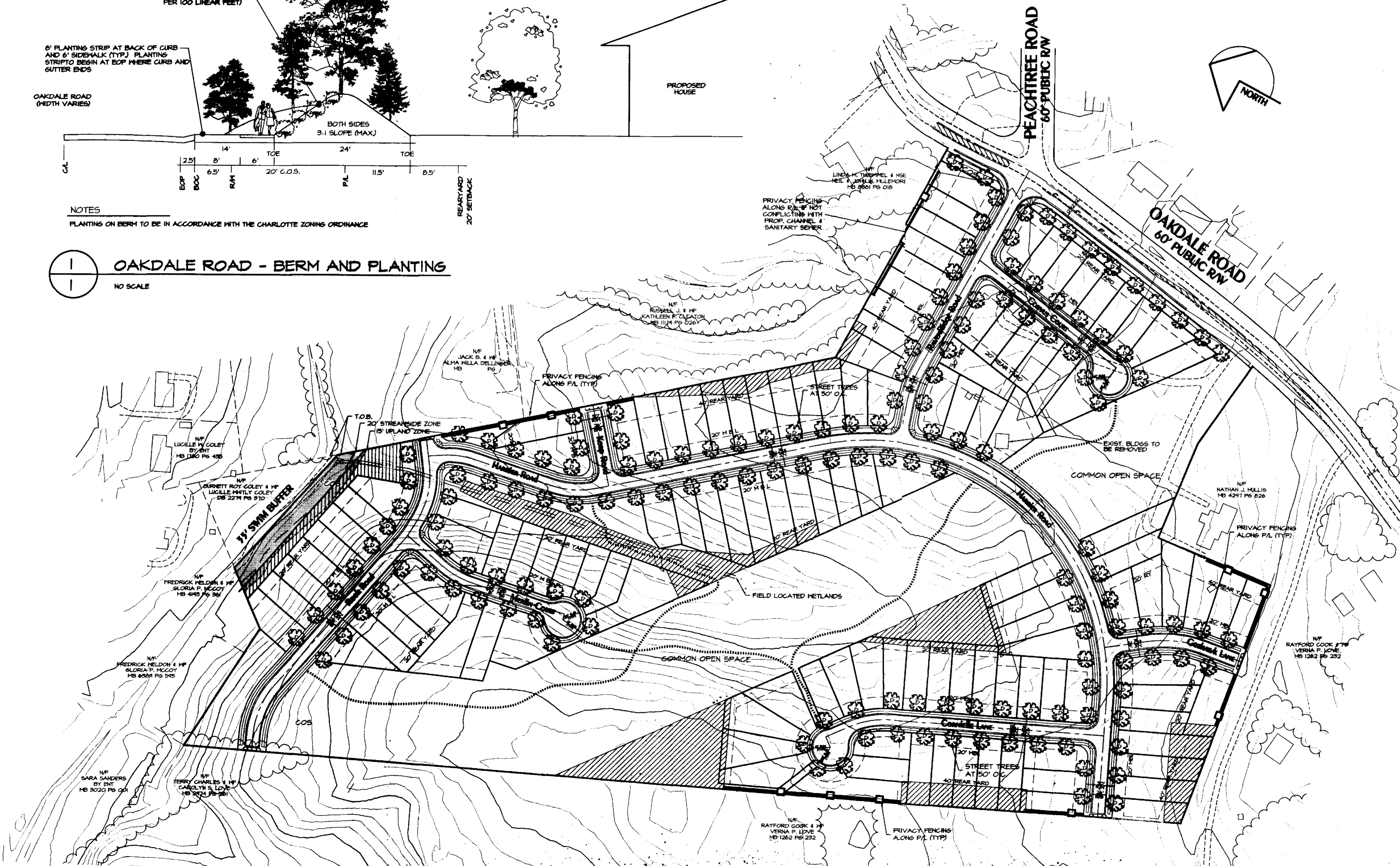
NO SCALE

NOTES

- 4-FOOT SIDEWALK AND 4-FOOT PLANTING STRIP WILL BE PROVIDED ON BOTH SIDES OF ALL INTERNAL PUBLIC STREETS.
- STREET TREES WILL BE PROVIDED ALONG BOTH SIDES OF INTERNAL PUBLIC STREETS WITH APPROX. 40'-50' O.C. SPACING WITH THE EXCEPTION OF THE AREA WITHIN DUKE POWER R/W PER THE REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE. ALL TREES 6" CALIBER OR GREATER WITHIN THE COS SHALL BE PRESERVED. SITE WILL MEET TREE ORDINANCE REQUIREMENTS FOR 10% TREE SAVE. ALL EXISTING TREES WITHIN THE R/W THAT ARE 1" OR GREATER SHALL REQUIRE A PERMIT FROM THE CITY ARBORIST BEFORE REMOVAL.
- REAR YARD SETBACK REQUIREMENTS WILL BE AS SHOWN ON THE PLAN.
- A 20' STREAM SIDE BUFFER AND 15' UPLAND ZONE EXISTS ON THE PORTION OF THE CREEK THAT CROSSES THIS PROPERTY. (AS SHOWN ON PLAN).
- BOUNDARY SURVEY INFORMATION PER SURVEY BY KILLLOUGH SURVEYING.
- LOTS SHOWN ARE APPROXIMATE AND MAY CHANGE SLIGHTLY AT TIME OF SUBMITTAL FOR SUBDIVISION APPROVAL.
- SCREENING ALONG OAKDALE ROAD SHALL BE PROVIDED IN THE COMMON OPEN SPACE AREA AND REAR YARDS WITH A BERM AND PLANTINGS.
- ALL GARAGES WILL BE SET BACK 10' MIN. FROM THE FACE OF HOUSE.
- PETITIONER AGREES TO BUILD WALKING TRAILS, A COMMUNITY TOT LOT, IV PICNIC TABLES AND BENCHES WITHIN THE COMMON OPEN SPACE, PRIOR TO ISSUANCE OF THE BUILDING PERMIT FOR THE 95TH HOUSE (75%).
- MAXIMUM NUMBER OF LOTS WILL BE 126.
- DEVELOPER OR ASSIGNS TO DEDICATE AND CONVEY 35' FROM CENTERLINE OF OAKDALE RD. TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL CONSTRUCTION AND DESIGN WILL ADHERE TO THE CITY OF CHARLOTTE ZONING, SUBDIVISION & TREE ORDINANCES AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STDS. MANUAL.
- A LEFT-TURN LANE WILL BE PROVIDED AT THE ENTRANCE FROM OAKDALE ROAD PER CDOT REQUIREMENTS.
- DEVELOPER OR ASSIGNS TO PROVIDE PEDESTRIAN SCALE ORNAMENTAL LIGHTING, WHICH IS CONSISTENT ALONG ALL STREETS WITHIN THE SUBDIVISION.
- PROPOSED PLANTING SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON ACTUAL SITE CONDITIONS AND URBAN FORESTRY STAFF COMMENTS.
- BERM WILL BE IRRIGATED, LANDSCAPED AND MEET THE SCREENING REQUIREMENTS OUTLINED IN THE INCLUDED DETAIL.
- HATCHED AREAS REPRESENT LIKELY TREE SAVE AREA LOCATIONS.
- DEVELOPER OR ASSIGNS SHALL MAINTAIN A MINIMUM OF 1125 SQUARE FEET OF HEATED LIVING SPACE FOR EACH DWELLING UNIT CONSTRUCTED. ADDITIONALLY, AT LEAST 65% OF THE DWELLING UNITS (82) SHALL MAINTAIN A MINIMUM OF 1350 SQUARE FEET OF HEATED LIVING SPACE. THIS AREA SHALL NOT INCLUDE GARAGE AREA.
- 50% OF THE HOMES CONSTRUCTED ON THIS SITE SHALL BE CONSTRUCTED WITH COVERED FRONT PORCHES BEING A MINIMUM OF 4 FEET BY 8 FEET.
- AT LEAST 30% OF THE FRONT ELEVATIONS ON AT LEAST 25 OF THE 126 DWELLING UNITS SHALL CONSIST OF BRICK OR STONE MATERIALS.
- MAILBOXES SHALL BE STANDARDIZED AND INSTALLED ON EACH LOT BY THE DEVELOPER OR ASSIGNS.
- IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF THE TREE ORDINANCE THE DEVELOPER OR ASSIGNS WILL ATTEMPT TO PRESERVE ALL TREES LOCATED ON THE SITE THAT ARE 48 INCHES IN DIAMETER OR LARGER. PROVIDED, HOWEVER, THAT THE DEVELOPER OR ASSIGNS WILL NOT BE REQUIRED TO PRESERVE ANY SUCH TREE IF THE PRESERVATION OF SUCH TREE WILL PREVENT THE DEVELOPER OR ASSIGNS FROM DEVELOPING ANY LOT OR IMPROVEMENT DEPICTED ON THIS PLAN.
- DEVELOPER OR ASSIGNS SHALL INSTALL LARGE MATURING STREET TREES AVERAGING ONE TREE EVERY 40 TO 50 FEET (PER TREE ORDINANCE) AND AT LEAST ONE TREE PER LOT. THE TREES WILL BE 2 INCHES IN CALIPER AT THE TIME OF INSTALLATION. (BRADFORD FEARS WILL BE UTILIZED).
- DEVELOPER OR ASSIGNS SHALL INCLUDE BUSHES AND SODDED FRONT YARDS IN THE LANDSCAPE PACKAGE FOR EACH DWELLING UNIT.
- PRIVACY FENCING ALONG ADJACENT PROPERTIES WILL BE INSTALLED IN AREA SHOWN ON THIS PLAN.
- THE MAIN ENTRANCE INTO THE PROPOSED SUBDIVISION FROM OAKDALE ROAD SHALL BE MONUMENTED, IRRIGATED, LANDSCAPED AND LIGHTED.
- CONDITIONS SHALL BE APPLIED UNIFORMLY THROUGHOUT THE DEVELOPMENT.
- THE DEVELOPER OR ASSIGNS SHALL INSTALL RED TIP BUSHES AT THE TERMINUS OF EACH STUB STREET DEPICTED ON THIS PLAN. THESE BUSHES SHALL BE INSTALLED BEHIND THE BARRICADES AT THE END OF EACH STUB STREET.
- ALL SIDEWALK FRONTING OAKDALE ROAD MUST BE PROVIDED WITH A PERMANENT SIDEWALK EASEMENT IN PLACES WHERE SIDEWALK IS LOCATED OUTSIDE OF RIGHT-OF-WAY.

Revisions:
 1. 07-07-02 COMMENTS PER PLANNING COMMISSION
 1. 07-23-02 REVISED PLAN AND NOTES.

Scale:	1" = 100'
Date:	7/12/02
Drawn By:	SWS
Designed By:	MIK
Job No.:	0702



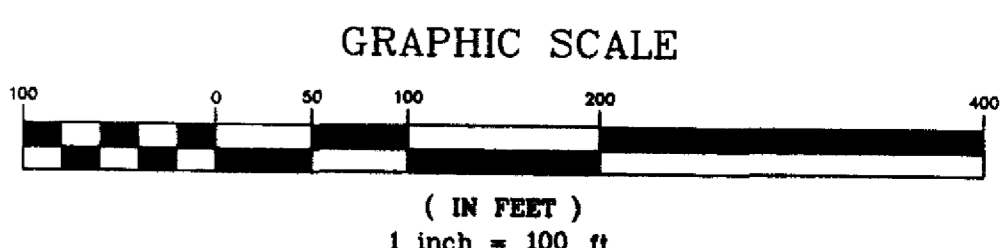
"FOR PUBLIC HEARING"

DEVELOPMENT DATA

TAX PARCEL NO.: 095-041-03
 EXIST. ZONING CLASSIFICATION: R-12MF & R-20MF INNOV. (#89-23C)
 PROP. ZONING CLASSIFICATION: R-5 (CD)
 ZONING JURISDICTION: CITY OF CHARLOTTE
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 SITE ACRES MINUS DEDICATED OAKDALE R/W: 30.65 ACRES
 DUKE POWER R/W AREA: 0.03 ACRES
 NO. OF UNITS ALLOWED: 153
 NO. OF UNITS PROPOSED: 126 (4.1 UNITS PER ACRE)
 COMMON OPEN SPACE REQUIRED: 10% x 30.65 AC = 3.07 AC.
 COMMON OPEN SPACE PROVIDED: 10.081 AC = 32.91%
 TREE SAVE REQUIRED: 10% x (30.65-0.03) AC = 2.26 AC.

R-5 CLUSTER LOT DATA:
 MIN. LOT SIZE = 4500 SF
 MIN. LOT WIDTH = 40'
 SETBACK: 20' PER SWIM BUFFER REGULATIONS.
 MIN. SIDE YARD = 3' PER SWIM BUFFER REGULATIONS.
 MIN. REAR YARD = 40' EXTERNAL, 20' INTERNAL

APPROVED BY CITY COUNCIL
 DATE 9/7/02



Public Hearing Map for Rezoning Petition #2002-78
Oakdale Road Property
 City of Charlotte, Mecklenburg County, North Carolina
 Dan Moser Company, P.O. Box 350, Mineral Springs, NC 28108

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