

**SITE DATA**  
 EXISTING ZONING: R-9 MF (CD)  
 ACREAGE: 8.47 (INCLUDES 0.42 AC. IN R.O.W.)  
 PROPOSED ZONING: R-8 (CD)  
 PROPOSED USE: SINGLE FAMILY DETACHED  
 ACREAGE TO BE REZONED: 8.47  
 TOTAL LOTS PROPOSED: 63 MAXIMUM

**DEVELOPMENT REQUIREMENTS:**  
 MAXIMUM DENSITY = 8 UNITS PER ACRE  
 MINIMUM LOT AREA = 3,500 SF  
 MINIMUM LOT WIDTH = 40 FT.  
 MINIMUM SETBACK = 20 FT.  
 MINIMUM SIDE YARD = 3 FT \*  
 MINIMUM REAR YARD = 20 FT  
 MINIMUM OPENSACE = 50%  
 MINIMUM TREE SAVE AREA = 0.85 AC (10%)

\* PER CITY OF CHARLOTTE'S RESIDENTIAL TREE ORDINANCE

**Development Standards:**

- The Schematic Site Plan represents a concept of development with regard to the arrangement of lot lines and proposed street locations. Changes which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner/developer. Other administrative changes (if any) will comply with chapter 6 of the Charlotte Zoning Ordinance.
- All proposed development on the site shall comply with ordinance requirements regarding the number and arrangement of lots, signage, yard dimensions, setbacks, buffers, screening, landscaping, etc.
- The proposed development shall consist of single family detached residences.
- Tree save areas shown are intended to meet Charlotte Residential Tree Ordinance requirements. Petitioner/developer will plant street trees in accordance with Sec. 21-14 of the Residential Tree Ordinance.
- All new road construction and improvements and connections to existing roadways will be made in compliance with CDOT and subdivision regulation standards.
- Berm planting area shall include a ± 6' tall berm planted with evergreen trees and shrubs. Vegetation planted in quantity shown, min. arrangement may change slightly. Berm trees should be planted at a min. of 35' on center.

**SURVEY NOTES:**

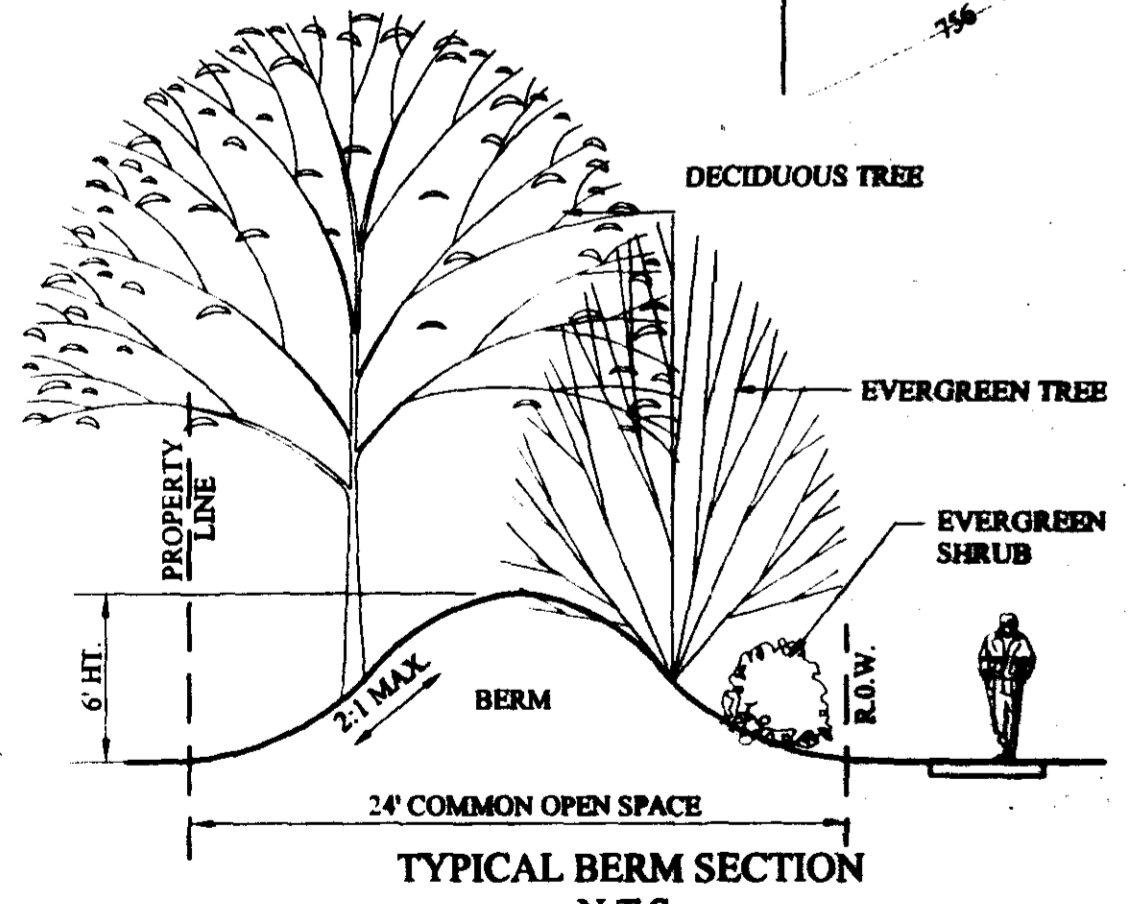
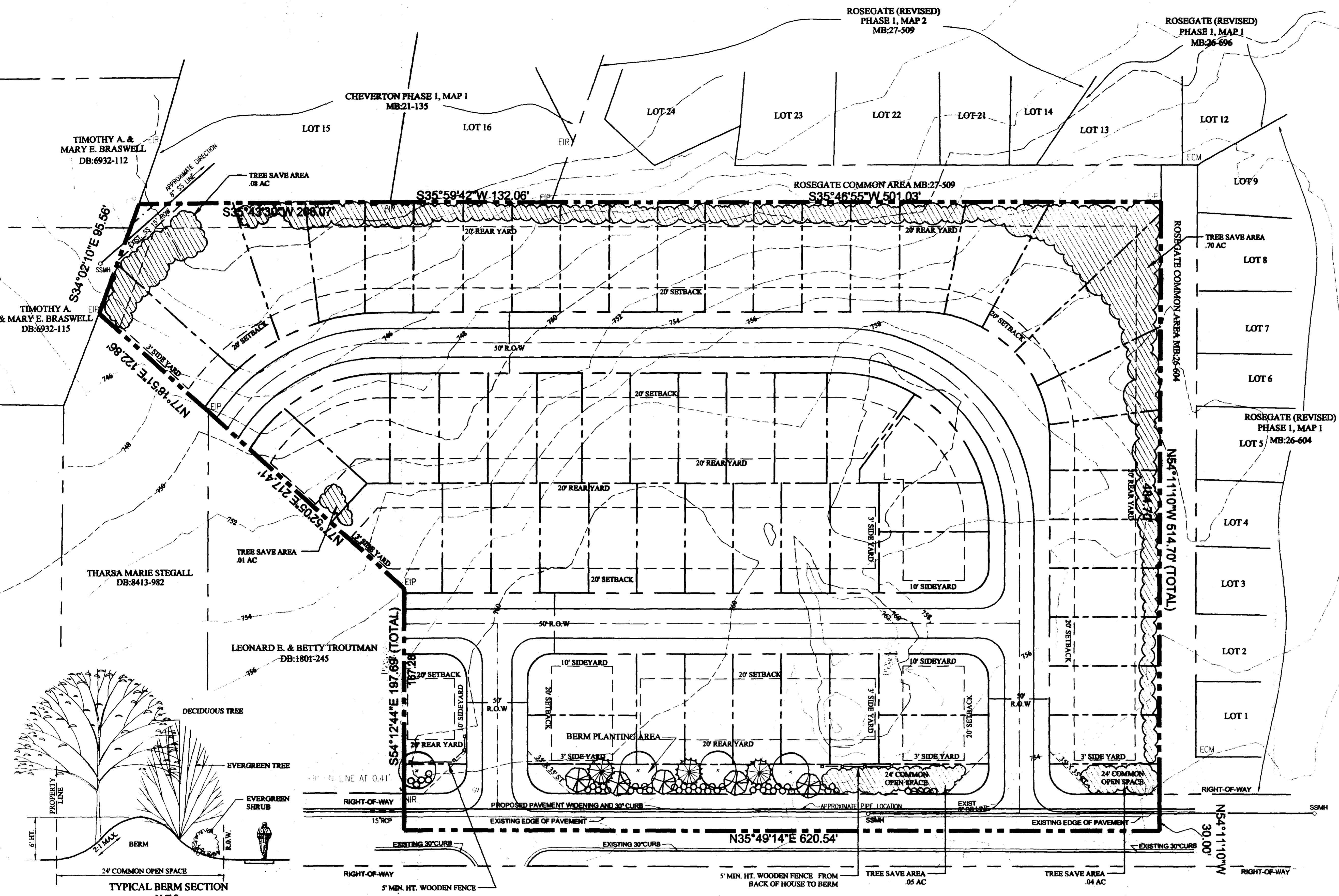
- SURVEY DATA TAKEN FROM BOUNDARY SURVEY BY R.B. HARR ASSOCIATES, DATED MAY 6, 2002.

**BERM PLANTING MATERIAL**

(PLANTS OF SAME SIZE/TYPE MAY BE SUBSTITUTED IF THEY ARE UNAVAILABLE AT THE TIME OF PLANTING)

- 'SCHIPKA' LAUREL (43 TOTAL, 5 GAL. 36" HT., 5' O.C.)
- 'LITTLE GEM' MAGNOLIA (3 TOTAL B&B, 6' HT.)
- FOSTER HOLLY (5 TOTAL, 10 GAL. 4' HT.)
- 'OCTOBER GLORY' MAPLE (4 TOTAL, 2" CAL. 10' HT.)

DATE: 5/31/02  
 REVISIONS:  
 1. 7/31/02- REVISED SITE PLAN PER PLANNING COMMISSION COMMENTS  
 2. 10/11/02- REVISED SITE PLAN PER CHARLOTTE D.O.T. COMMENTS



LOTS WITH REAR FRONTAGE ALONG IDLEWILD RD. NORTH

**IDLEWILD ROAD NORTH**  
 60' PUBLIC RIGHT-OF-WAY

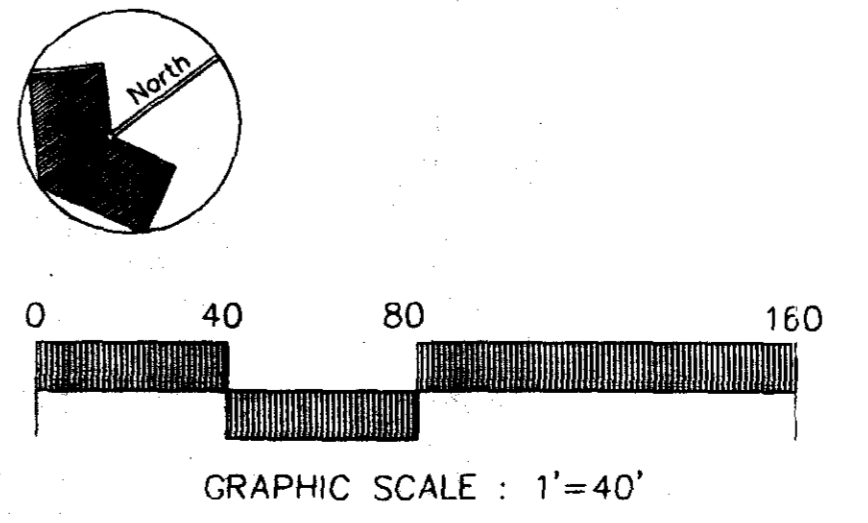
# NORTH IDLEWILD ROAD REZONING

REZONING PLAN  
 FOR DUCKRO DEVELOPMENT INC.  
 CHARLOTTE, NORTH CAROLINA

FOR PUBLIC HEARING PETITION NUMBER: 2002-96

APPROVED BY CITY COUNCIL PROJECT NUMBER: 02030

DATE: 10/23/02



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