PROPOSED PRIVATE STREET SHALL BE DESIGNED TO MINIMUM STANDARDS FOR RESIDENTIAL MEDIUM CROSS SECTION

DEDICATED R.O.W. (50' FROM CENTERLINE)

FUTURE STREET CONNECTION REQUIRED BY SUBDIVISION ORDINANCE. STUB STREET CONNECTION TO BE MADE PER CITY OF CHARLOTTE STANDARD

PROPOSED TREE SAVE +/− 0.33 AC (15%)

PARK RD.

30' SETBACK EXISTING R.O.W.

EXISTING PROPERTY LINE

15' LANDSCAPED SIDE YARD

15' LANDSCAPED SIDE YARD

10' REAR YARD

FIRE TRUCK TURNAROUND. ALL CONCRETE TO BE HEAVY DUTY

OPAQUE FENCE ALONG PROPERTY LINE (6' MIN. HEIGHT)

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REVISIONS:

DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Q.C. BY:

SHEET #:

SCALE:

PROJECT #:

3620 PARK RD. MULTI-FAMILY REZONING PETITION No. 2017-XXX

CHARLOTTE

03.22.17 1016455

SHEMATIC SITE PLAN

SITE LEGEND

- - - PROPERTY LINE
DEVELOPMENT STANDARDS

3/2/2017

Tax Parcels:

I. Existing Use:

Minimum Setback (Park Road):

Proposed Uses:

Development Data Table:

1. The owner(s)

Existing sidewalks may meander to save existing trees.

The City of Charlotte Zoning Ordinance (the “Ordinance”).

Internal sidewalks,

Weakened to 14’ from Back-of-Curb or R/W, whichever is greater

The Ordinance.

Minimum setback (Park Road): 20’ from Transition R/W

Minimum roadway (South):

Minimum setback (West End): 1’

Minimum maximum height: 60’

Minimum tree size:

Front side trees, 8” or greater

Front tree parking:

III. Transportation

A. As depicted on the Rezoning Plan, the Site shall be served by public and private streets.

b. The private street shall be used by a residential road standard. The street shall extend to the northern edge of the Site, and shall extend to the northern edge of the Site. The street shall be served by a residential street standard. The street shall extend to the eastern edge of the Site, and extend to the eastern edge of the Site. The street shall be served by a residential street standard.

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