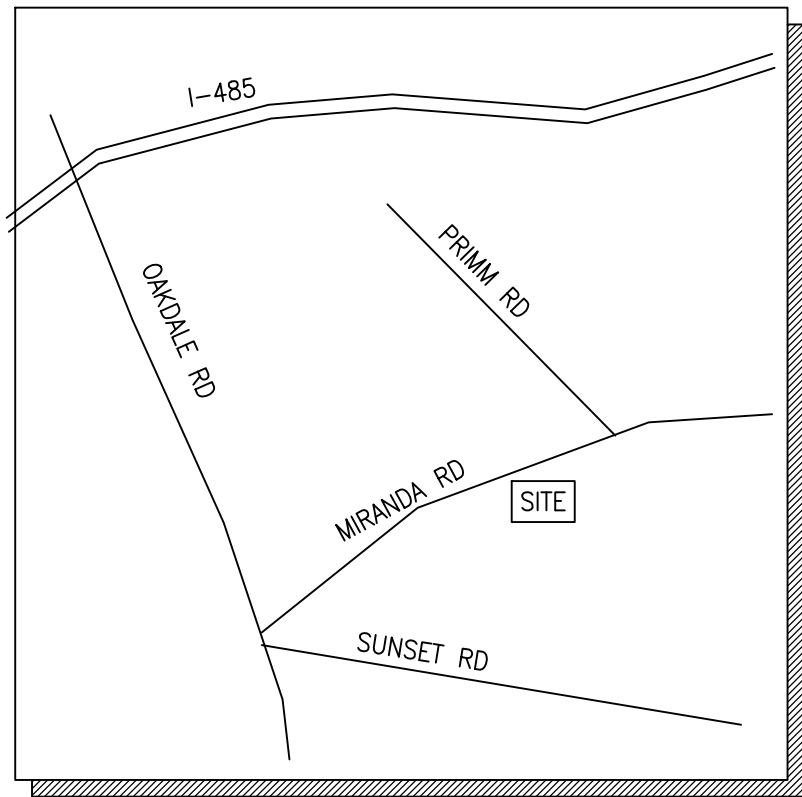




VICINITY MAP
N.T.S.



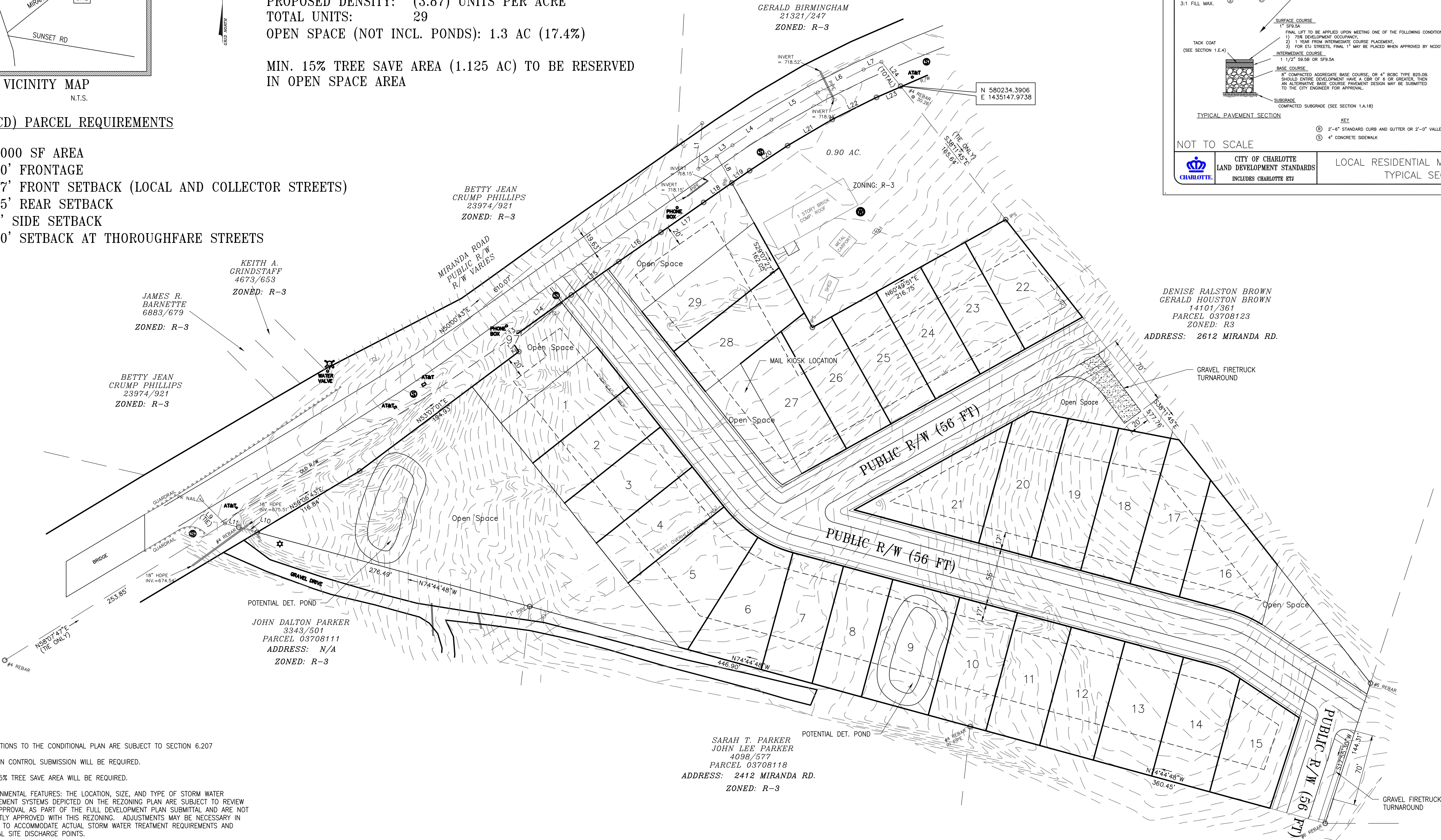
DEVELOPMENT DATA TABLE

SITE ACREAGE: 7.50 AC
TAX PARCELS INCLUDED IN REZONING: 03708112
EXIST. ZONING: R-3
PROPOSED ZONING: R-5(CD)
PROPOSED USE: SINGLE FAMILY DETACHED
PROPOSED DENSITY: (3.87) UNITS PER ACRE
TOTAL UNITS: 29
OPEN SPACE (NOT INCL. PONDS): 1.3 AC (17.4%)

MIN. 15% TREE SAVE AREA (1.125 AC) TO BE RESERVED
IN OPEN SPACE AREA

R-5 (CD) PARCEL REQUIREMENTS

- MIN. 6000 SF AREA
- MIN. 50' FRONTAGE
- MIN. 17' FRONT SETBACK (LOCAL AND COLLECTOR STREETS)
- MIN. 35' REAR SETBACK
- MIN. 5' SIDE SETBACK
- MIN. 20' SETBACK AT THOROUGHFARE STREETS



NOTES:

ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207

EROSION CONTROL SUBMISSION WILL BE REQUIRED.

MIN. 15% TREE SAVE AREA WILL BE REQUIRED.

ENVIRONMENTAL FEATURES: THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

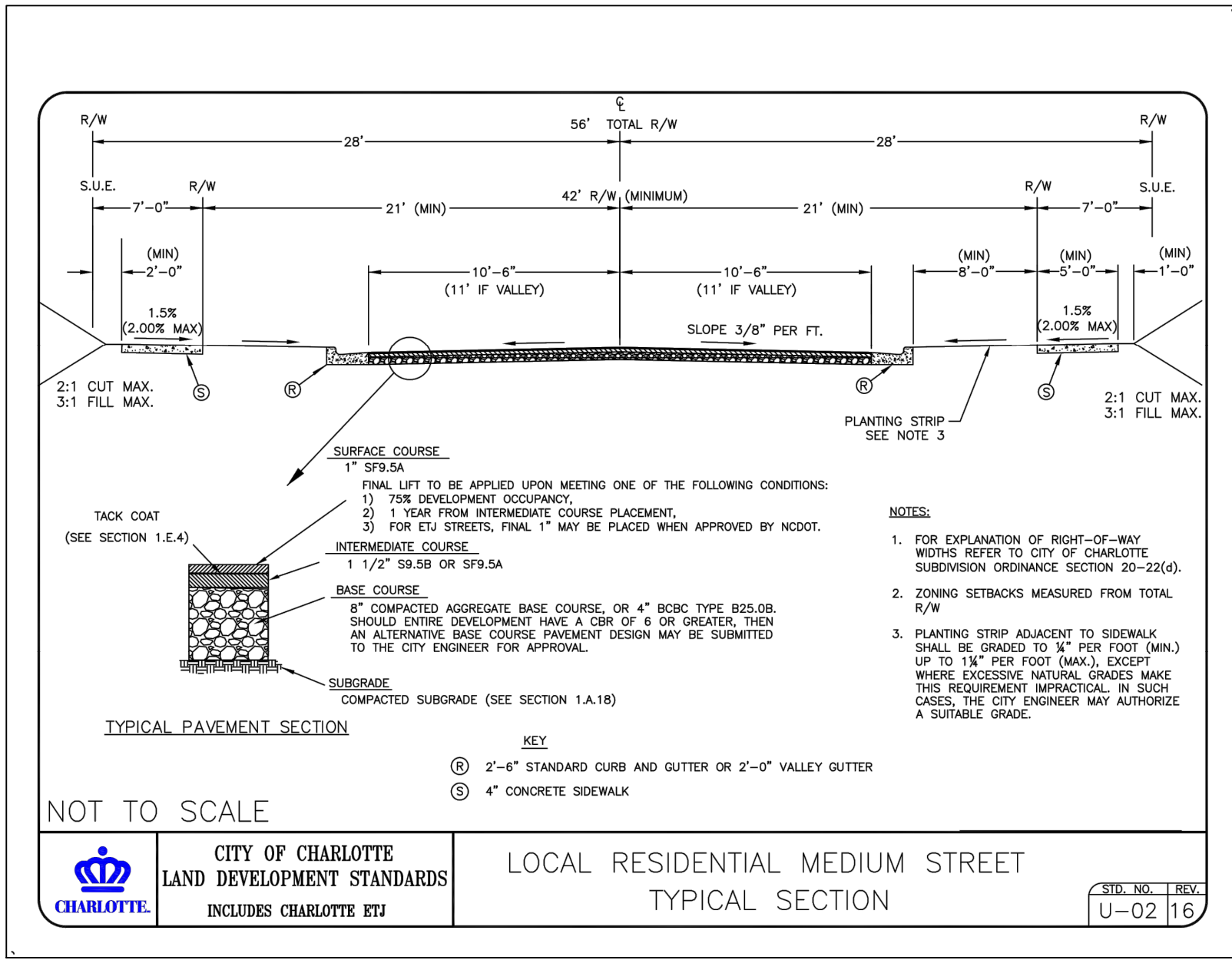
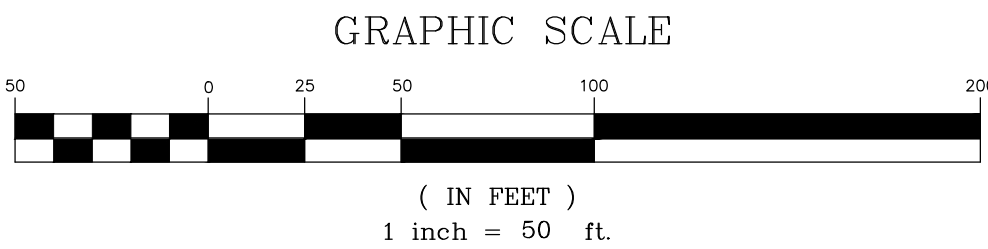
NO TREES SHALL BE REMOVED FROM THE PUBLIC RIGHT OF WAY WITHOUT EXPLICIT AUTHORIZATION FROM THE CITY ARBORIST.

DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY SHALL BE COMPLETED PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.

ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.

ENTRY ACCESS FROM MIRANDA ROAD SHALL BE REVIEWED BY NCDOT TO DETERMINE IF A LEFT TURN LANE WILL BE REQUIRED.

A TREE SURVEY SHALL BE SUBMITTED TO THE CITY ARBORIST FOR APPROVAL PRIOR TO CONSTRUCTION.



DESIGN NO.

PROJECT NO.

DRAWN BY

CHECKED BY

PRELIMINARY
NOT FOR
CONSTRUCTION

APPROVED FOR CONTRACT

OWNER

DATE

DATE

DATE

NO.

DATE

DESCRIPTION

REVISIONS

MIRANDA RD SUBDIVISION

REZONING SITE PLAN

SCALE: AS NOTED

C-1

OF -

DARDEN
ENGINEERING
SERVICES, PLLC

843 BRANLEY SCHOOL RD, SUITE 202
MOOREVILLE, N.C. 28117
PHONE NO. 704-443-7738
EMAIL: info@ardeneng.com

8-13-18