

VICINITY MAP
NO SCALE



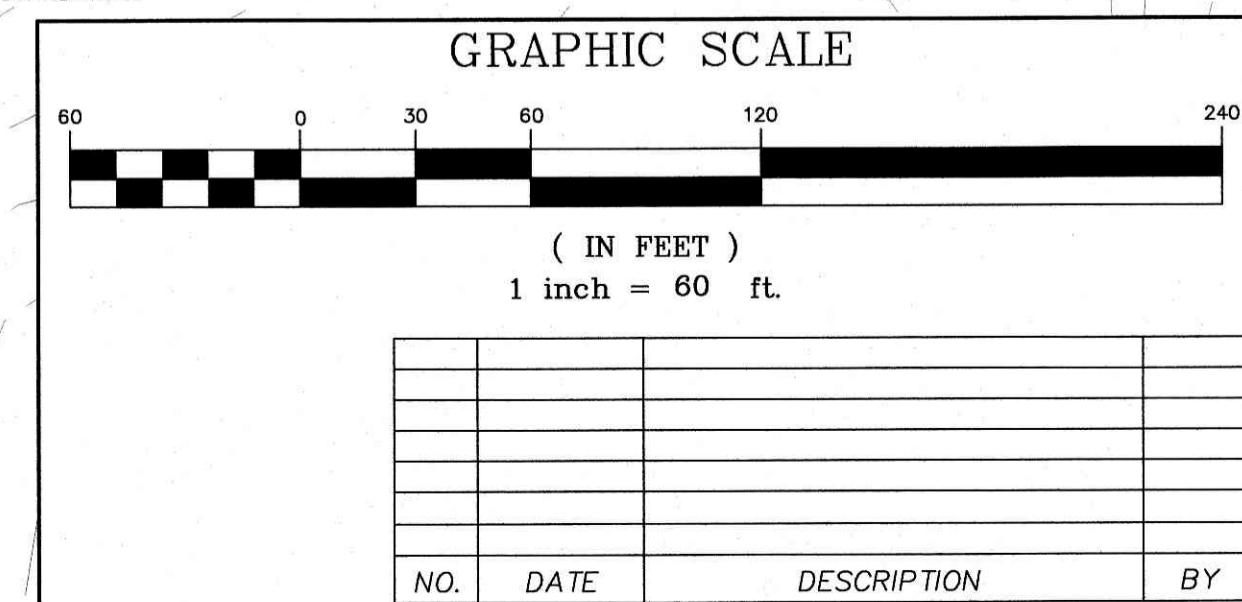
SITE DATA:
 SUBJECT PARCEL #1
 TOTAL ACREAGE = 8.52 ACRES
 R/W ACREAGE = 1.48 ACRES
 EXISTING ZONING - R4 & R8(CD)
 PROPOSED ZONING - R8(CD) & R-8(CD)SPA
 PROPOSED USE - SINGLE FAMILY UNITS
 SUBJECT PARCEL #2
 TOTAL ACREAGE = 2.86 ACRES
 R/W ACREAGE = 0.61 ACRES
 EXISTING ZONING - R4 & R8(CD)
 PROPOSED ZONING - R8(CD) & R-8(CD)SPA
 PROPOSED USE - SINGLE FAMILY UNITS
 SUBJECT PARCEL #3
 TOTAL ACREAGE = 0.62 ACRES
 R/W ACREAGE = 0.09 ACRES
 EXISTING ZONING - R4 & R8(CD)
 PROPOSED ZONING - R8(CD) & R-8(CD)SPA
 PROPOSED USE - SINGLE FAMILY UNITS

NOTE:
 ALL NEW LOTS, INCLUDING EXISTING HOMES, TO MEET MINIMUM R8 YARD REQUIREMENTS. HOWEVER, THE FOLLOWING LOTS WITH EXISTING HOMES WILL NOT MEET MINIMUM SETBACK REQUIREMENTS DUE TO HOUSE LOCATION AND EXISTING RIGHT-OF-WAY: 16, 27(SIDE YARD), 9, 18, 27, 72, 73, 74.
 THE APPLICANT HAS APPLIED AND ACQUIRED VARIANCES ON THESE LOTS. IF THE STRUCTURES ON THESE LOTS ARE REMOVED OR SIGNIFICANTLY ALTERED, THE VARIANCES ARE RENDERED NULL AND VOID. ANY ADDITIONS TO THESE STRUCTURES WILL COMPLY WITH THE R8 STANDARDS.

- SITE DATA:**
1. NEW UNDEVELOPED LOTS TO MEET R8 ZONING DIMENSIONS AND STANDARDS.
 2. TWO PROPOSED STREETS TO BE CONSTRUCTED TO CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS.
 3. FINAL DIMENSIONS AND METES AND BOUNDS DESCRIPTIONS OF PROPOSED LOTS TO BE PROVIDED ON RECORD PLAT.
 4. RIGHT OF WAY OF EXISTING ROADWAYS(YANDLE LANE, AILEEN CIRCLE, CHINA GROVE ROAD, AND ERVIN LANE WILL BE DEDICATED TO THE CITY OF CHARLOTTE UPON PLATING OF THE LOTS IN THESE AREAS.
 5. BOUNDARY INFORMATION IS FROM AN UNRECORDED MAP PREPARED BY JAMES R. HARRINGTON AND ASSOCIATES, DATED APRIL 28 OF 1988.
 6. TOPOGRAPHIC INFORMATION IS TAKEN FROM THE CITY OF CHARLOTTE TOPOGRAPHIC GIS.
 7. THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA MAPS FOR THIS AREA.
 8. ALL CONSTRUCTION TO MEET STANDARDS AS SHOWN IN THE CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.

ZONING - R-8(CD) PETITION #97-90
 MIN. FRONT SETBACK 20'
 MIN. SIDEYARD 5'
 MIN. CORNER SIDEYARD 10'
 MIN. REARYARD 20'
 MIN. LOT WIDTH 40'
 MIN. LOT SIZE 3,500 SF

*REFER TO ZONING ORDINANCE FOR POSSIBLE ADJUSTMENTS TO THESE MINIMUM DIMENSIONS.



SCHEMATIC SITE PLAN
BORGIN PROPERTIES PHASE 2
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
 FOR: Borgin Properties LLC
 DATED: 12/11/18
 SCALE: 1" = 60'

**AMMENDMENT
 FOR PUBLIC HEARING
 REZONING PETITION #97-90**

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