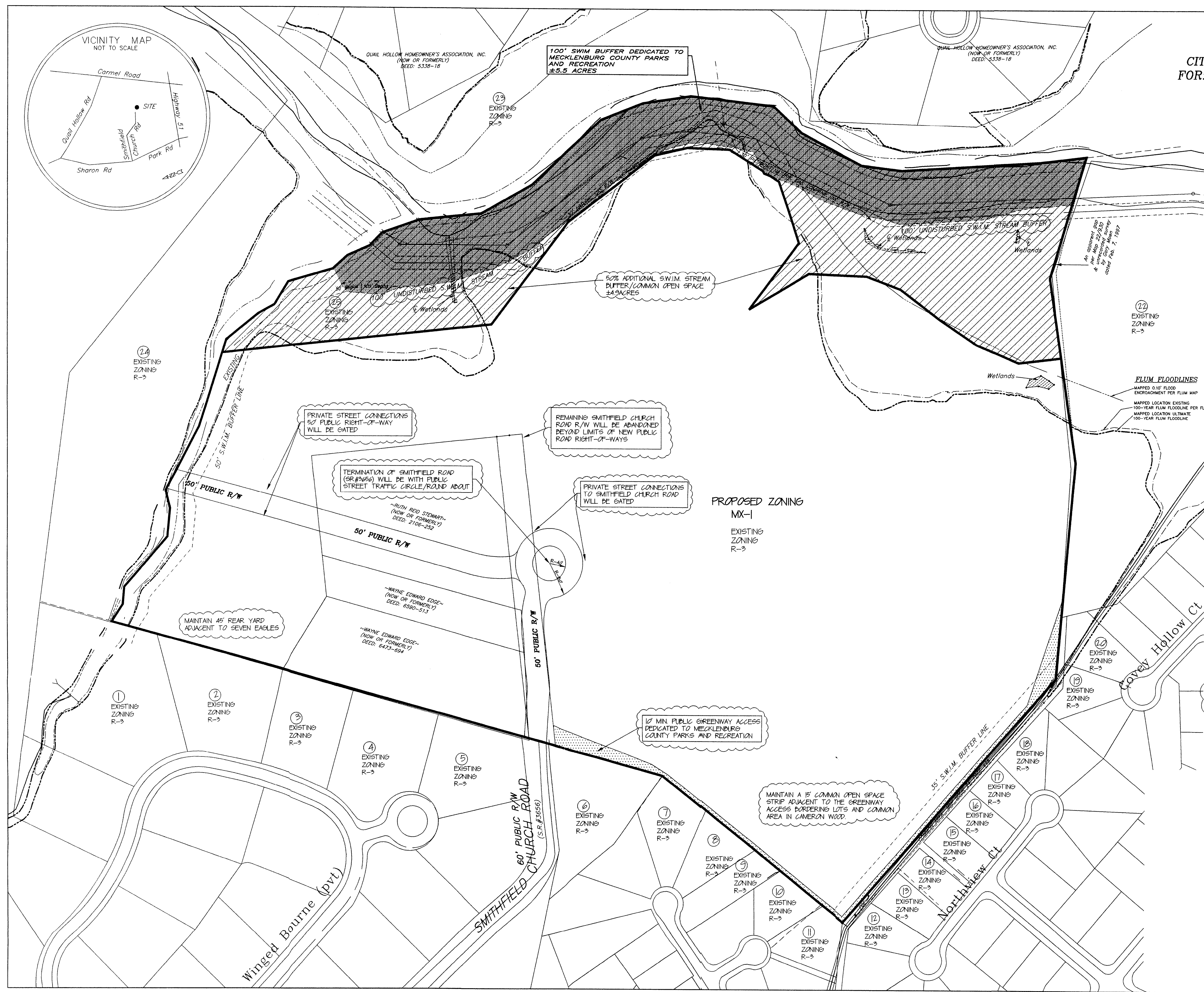




SMITHFIELD
CITY OF CHARLOTTE, MECK. CO., N.C.
FOR: ROBERT C. RHEIN INTERESTS, INC.

SITE TABULATION

TOTAL SITE ACREAGE	= 33.28 ACRES
EXISTING ZONING	= R-3
PROPOSED ZONING	= MX-1 (2.2 DU/ACRE)
PROPOSED USE	= SINGLE FAMILY

MX-1 REQUIREMENTS

ALL LOTS WILL MEET SETBACK AND LOT WIDTH REQUIREMENTS FOR CHARLOTTE MECKLENBURG ZONING STANDARDS 1.0. R-3 CLUSTER WITH SWIM INCENTIVES. NO LOTS SHALL BE LESS THAN 7500 SF.

ALL PROPOSED STREETS WILL BE PRIVATE.

WETLANDS AREAS WITHIN SWIM STREAM BUFFERS SHALL NOT BE DISTURBED.

PROPOSED SITE DENSITY WILL NOT EXCEED CURRENT R-3 ZONING REQUIREMENTS.

THE PROPOSED ROAD PATTERN UTILIZES CUL-DE-SACS ADJACENT TO EXISTING SINGLE FAMILY LOTS TO MINIMIZE THE IMPACT OF TREE REMOVAL AND ADJACENT RESIDENCES AS PRESENTED TO CAMERON WOOD HOMEOWNERS.

OLD GRAVE SITES ASSOCIATED WITH THE OLD SMITH BAPTIST CHURCH THAT ARE LOCATED ON THIS SITE WILL BE PRESERVED.

THE FLOODPLAIN REGULATIONS AS ADOPTED BY CITY COUNCIL AND THE BOARD OF COUNTY COMMISSIONERS SHALL BE APPLIED TO ALL AREAS IN THE EXISTING AND FUTURE FLOODPLAIN AS SHOWN ON THE LATEST FLOODPLAIN LAND USE MAPS.

DEVELOPMENT OF THIS SITE SHALL ABIDE BY THE SWIM STREAM BUFFER REGULATIONS.

TECHNICAL DATA SHEET

FOR PUBLIC HEARING
REZONING PETITION #01-032

SCALE: 1" = 100'

DATE: 12/22/2020

REVISIONS: 1-15-01 PER CMPC COMMENTS
2-18-01 PER CMPC COMMENTS
3-26-01 PER CMPC COMMENTS
4-18-01 PER CMPC COMMENTS

APPROVED BY CITY COUNCIL

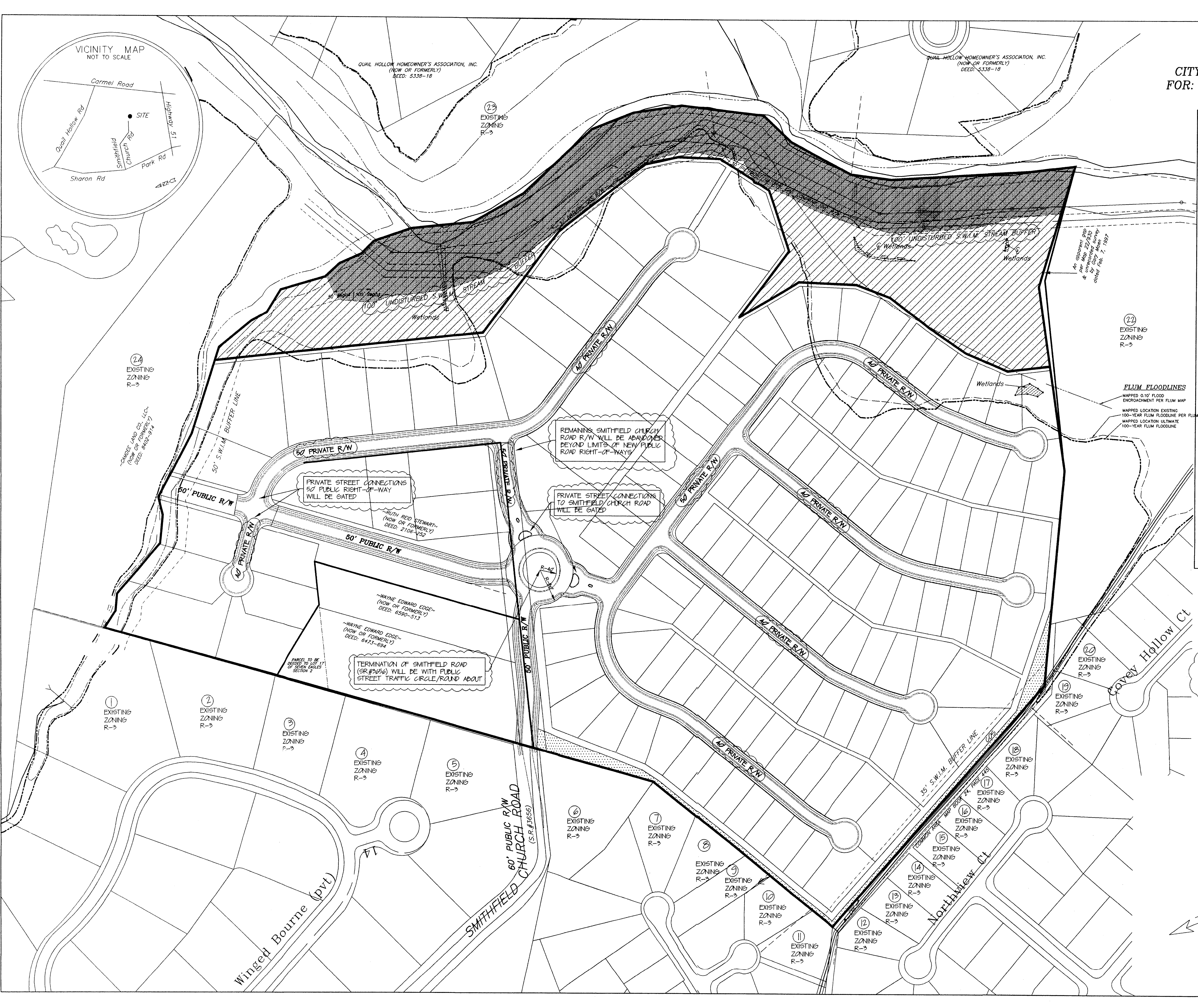
DATE: 9/29/21

GRAPHIC SCALE 01-032

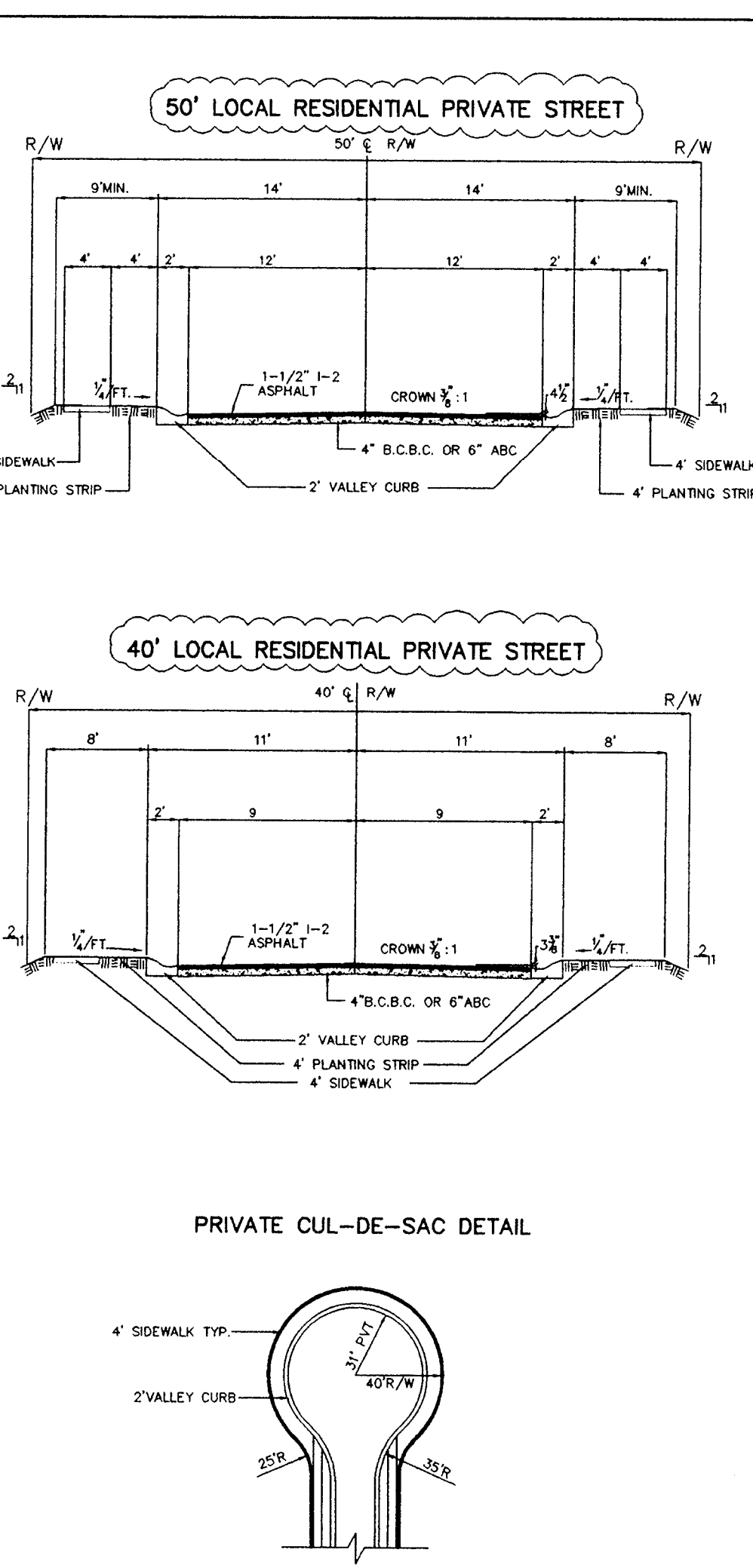
1" = 100'

1 inch = 100 ft

YARBROUGH-WILLIAMS & HOULE, INC.
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SCHEMATIC SITE PLAN

FOR PUBLIC HEARING
REZONING PETITION #01-032

SCALE: 1" = 100'

DATE: 12/22/2020

REVISIONS: 1-15-01 PER CMPC COMMENTS
2-18-01 PER CMPC COMMENTS
3-26-01 PER CMPC COMMENTS
4-18-01 PER CMPC COMMENTS

GRAPHIC SCALE

1" = 100'

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