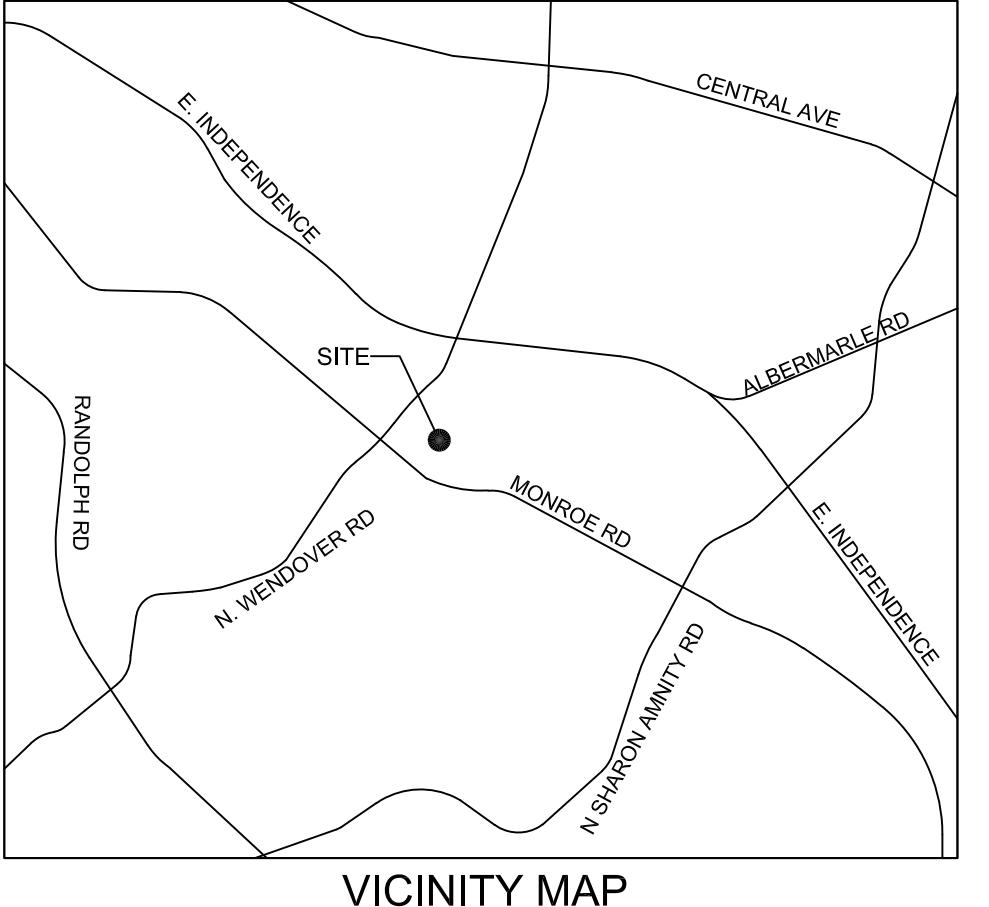
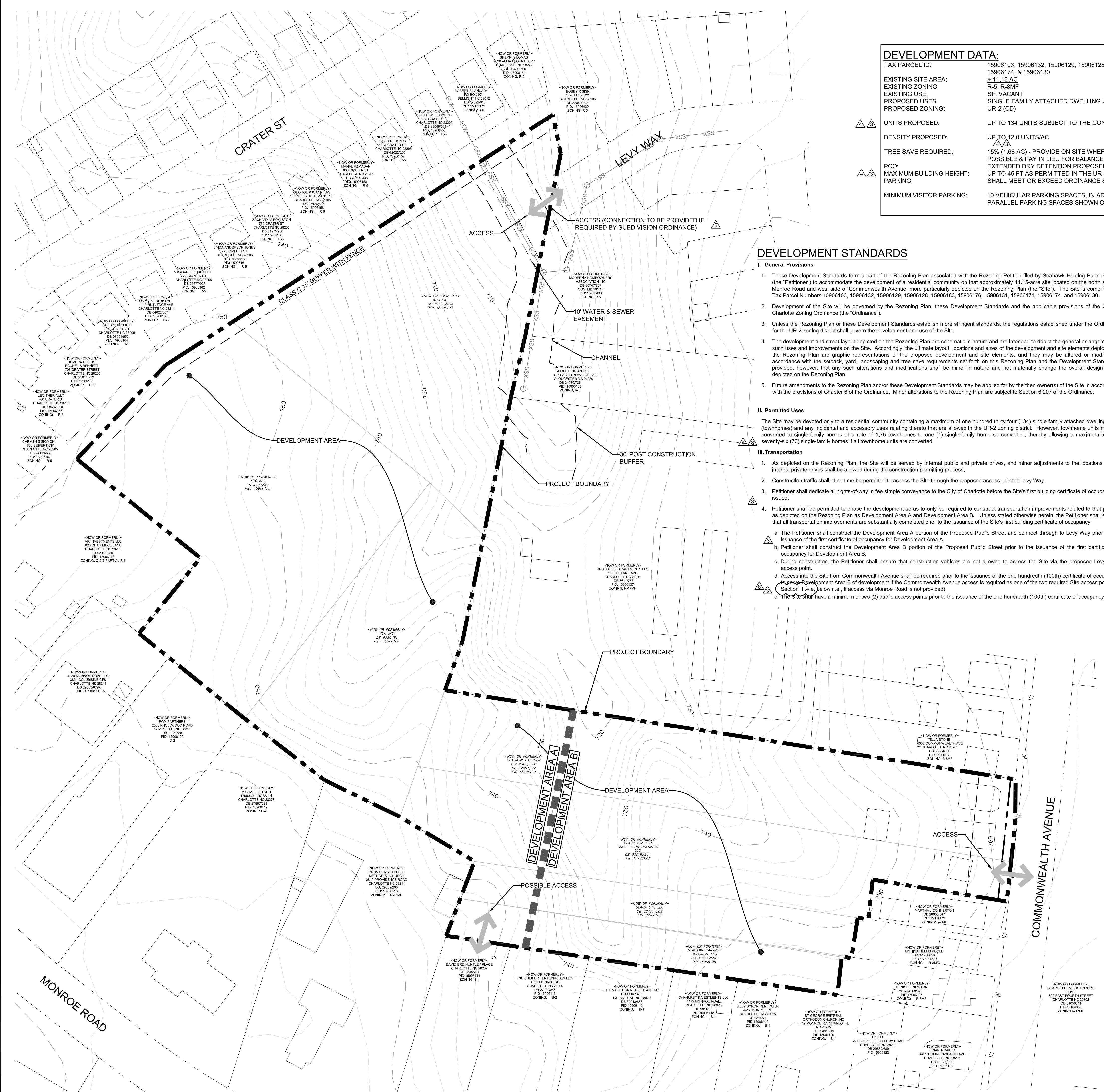
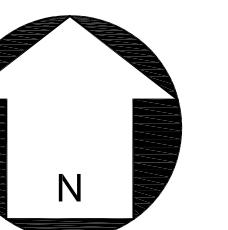


**OAKHURST
COMMONWEALTH SITE
SEAHAWK HOLDING PARTNERS, LLC
CHARLOTTE, NC**

**TECHNICAL
DATA SHEET**
REZONING PETITION:
2019-080



This Plan Is A
Preliminary Design.
NOT Released For
Construction.



0 60' 120' 240'
SCALE: 1'=60'

No.	Date	By	Description
1	8/12/19	MDH	STAFF AND DEVELOPER COMMENTS
2	9/16/19	MDH	STAFF AND DEVELOPER COMMENTS
3	10/15/19	DRW	STAFF AND DEVELOPER COMMENTS
4	11/08/19	MDH	STAFF AND DEVELOPER COMMENTS
5	12/19/19	ENL	STAFF AND DEVELOPER COMMENTS
6	1/10/20	MDL	MODIFIED LEVY WAY ACCESS NOTE NOTE CORRECTION (III(4)d)

RZ-1

REZONING SITE PLAN: REZONING PETITION

**REZONING PETITION:
2019-080**

CORPORATE CERTIFICATIONS
E : C-2930 NC LA : C-253
NG : NO. 3599 SC LA : NO. 211

Project Manager: **MD**

rown By: **MD**

checked By: **MD**

Page: 4/18/1

Object Number: 1808

Part Number:

RZ-2

SHEET # 2 OF 2

N

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A horizontal bar representing a bridge structure. The total length is labeled as 240'. A 60' span is marked on the left, and a 120' span is marked in the center. The remaining 60' is represented by a black segment on the right.

SCALE: 1"=60'			
IS:	ate	By	Description
	2/19	MDH	STAFF AND DEVELOPER COMMENTS
	6/19	MDH	STAFF AND DEVELOPER COMMENTS
	15/19	DRW	STAFF AND DEVELOPER COMMENTS
	08/19	MDH	MINOR BLDG CONFIGURATION CHANGES
	19/19	ENL	MODIFIED LEVY WAY ACCESS NOTE
	0/20	MDL	NOTE CORRECTION (III(4)d)

LEGEND	
	BOUNDARY
	PROP CONCRETE
	POSSIBLE WETLAND
	COMMON OPEN SPACE/ POSSIBLE TREE SAVE
	PROP ROW
	ROAD CENTERLINE
	PROP SETBACK

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SCALE: 1"=60'

COMMONWEALTH AVENUE

This site plan illustrates the proposed layout for a residential development area, showing the following key features and requirements:

- Streets and Roads:** The plan includes several streets: CRATER ST, MONROE ROAD, and COMMONWEALTH AVENUE. A LEVY WAY is also indicated.
- Proposed Residential Streets:** The plan shows three proposed local residential streets, each 71' wide, with "PROPOSED PUBLIC STREET (71' LOCAL RESIDENTIAL WIDE)" labels.
- Development Areas:** The plan identifies "DEVELOPMENT AREA A" and "DEVELOPMENT AREA B" as areas for future residential construction.
- Building Footprints:** Residential buildings are shown as grey rectangles, with specific dimensions like "15' SIDE YARD FOR ADDL BLDG HT OVER 40'" indicated.
- Open Space and Green Areas:** The plan includes "POSSIBLE IMPROVED OPEN SPACE" and "POSSIBLE WETLAND" areas.
- Parking:** On-street parking is indicated as "ON-STREET PARKING (TYP.)".
- Yards and Access:** The plan shows "15' SIDE YARD FOR ADDL BLDG HT OVER 40'", "10' REAR YARD", and "3' SIDE YARD" requirements. "POSSIBLE ACCESS" points are marked along the street lines.
- Utilities and Infrastructure:** The plan includes "UNDERGROUND DETENTION" areas and "POSSIBLE TREE SAVE AREA/USABLE O/S" locations.
- Planning and Zoning:** Specific requirements include a "30' POST CONSTRUCTION BUFFER", "PROP COS AREA (2,000 SF MIN.)", "8' PLANTING STRIP & 6' SIDEWALK ALONG COMMONWEALTH AVE", and "PROP 60FT SETBACK FROM EXISTING BOC".
- Regulatory and Legal Notes:** The plan includes several notes: "TAPER R/W WIDTH TO MATCH EXISTING LEVY WAY", "ACCESS CONNECTION TO BE PROVIDED IF REQUIRED BY SUBDIVISION ORDINANCE", "SIDWALK AND PLANTING STRIP PER SUBDIVISION ORDINANCE ON PUBLIC STREETS, TYP.", and "8' PLANTING STRIP & 6' SIDEWALK ALONG COMMONWEALTH AVE".

For more detailed information, refer to the "Seawalk CAD Sketch Planning 18082 REZONE BASE.Dwg" file.