

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

**4. Streetscape and Buffers:**

a. A sixteen (16) foot setback as measured from the proposed back of curb along in the internal public street will be provided.

b. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided along both sides of the new public street extending from Monroe Road as

d. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.



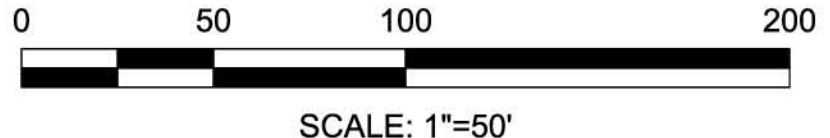
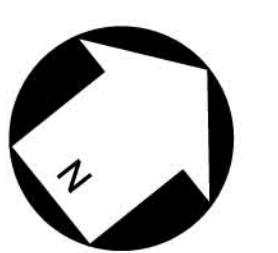
SHEET # 1 OF 2



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



REVISIONS:			
No.	Date	By	Description
1	11/08/19	DRW	PER STAFF COMMENTS
2	12/23/19	DRW	PER STAFF COMMENTS

**LERNER PROPERTY**  
CHARLOTTE, NC  
GVEST CAPITAL

REZONING  
PETITION:  
2019 - 124

**REZONING  
SITE PLAN**

CORPORATE CERTIFICATIONS  
NC PE: C-2930 NC LA: C-263  
SC ENG: NO. 3599 SCL: NO. 211

Project Manager: MDL  
Drawn By: ENL  
Checked By: MDL  
Date: 8/8/19  
Project Number: 18017  
Sheet Number: