



TYVOLA CROSSING
CHARLOTTE, NORTH CAROLINA

PAWTHORN HOLDING GROUP
P.O. BOX 958
DAVIDSON, NC 28036

APPROVED BY
CITY COUNCIL

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CITY COUNCIL
JUL 18 2016

PROJECT #: 588-002
DRAWN BY: THH

MAY 18, 2016

REVISIONS:

1. 05.23.16 - PER STAFF COMMENT

2. 06.20.16 - PER STAFF COMMENT

3. 06.28.16 - PER STAFF COMMENT

TYVOLA GLEN CIRCLE (PRIVATE)

TYVOLA RD. MAJOR THOROUGHFARE STATE ROUTE 1577

PROPOSED BUILDING ENVELOPE

PROPOSED PARKING AND ACCESSORY USE AREA

PROPOSED DRIVEWAY CONNECTION

PROPOSED STREET TREE (TYP.)

PROPOSED 6' SIDEWALK

PROPOSED 8' PLANTING STRIP

PROPOSED 10' PIANO STYLE CROSSWALK WITH YIELD TRIANGLE PAVEMENT MARKINGS

PROPOSED ACCESSIBLE RAMP

POTENTIAL PEDESTRIAN SIGN

POTENTIAL TREE SAVE AREA

POTENTIAL BUS WAITING PAD INSTALLED PER CATS STANDARDS

CONCEPTUAL SITE PLAN SHOWN IS SCHEMATIC IN NATURE AND SHOWN FOR REFERENCE ONLY. SOME VARIATION OF THE PLAN MAY OCCUR IN FINAL DESIGN

PROPOSED STREET TREE (TYP.)

PROPOSED ACCESSIBLE RAMP

EXISTING ACCESSIBLE RAMP AND CROSSWALK SHALL BE REMOVED

EXISTING PEDESTRIAN REFUGE ISLAND TO BE UPGRADED TO IMPROVE EXISTING RAMPS, SIDEWALK AND CURB. FINAL DESIGN TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE

EXISTING CURB SHALL BE REMOVED AROUND THE ENTIRE ISLAND AND REPLACED WITH 1'-6" CURB AND GUTTER. FINAL DESIGN AND DETAILING TO BE COORDINATED WITH CDOT DURING PERMIT REVIEW

PETITIONER SHALL REMOVE ANY EXISTING SIDEWALK, RAMPS AS NECESSARY, AND SHALL REPAIR/REPLACE ANY EXISTING LANDSCAPE AS NEEDED

PROPOSED OPEN SPACE AREA WHERE BUILDING FRONTS ON NATIONS FORD ROAD

PER SECTION 12.419 & 12.540 OF THE ORDINANCE, THIS AREA MAY BE DEVELOPED AS AN OUTDOOR PATIO/DINING AREA OUTSIDE THE 100' LIMIT FROM EXISTING SINGLE FAMILY ZONING/USE

PROPOSED STREET TREES (TYP.)

35' LANDSCAPE BUFFER TO BE MAINTAINED ADJACENT TO PROPOSED PARKING ENVELOPE

EXISTING 8' PLANTING STRIP TO REMAIN

EXISTING 6' SIDEWALK TO REMAIN

14' MINIMUM SETBACK FROM EXISTING BACK OF CURB

POTENTIAL SIGN LOCATION SEE OPTIONAL PROVISION 3C

POTENTIAL SIGN LOCATION SEE OPTIONAL PROVISION 3C

PROPOSED 6' SIDEWALK

14' MINIMUM SETBACK FROM EXISTING BACK OF CURB

PROPOSED 8' PLANTING STRIP

EXISTING FACE OF CURB, (TYP.)

LOCATION OF SIDEWALK, PLANTING STRIP, AND STREET TREES ARE SUBJECT TO NCDOT REVIEW AND APPROVAL. FINAL LOCATION/CONFIGURATION OF THESE ELEMENTS MAY BE MODIFIED PENDING NCDOT REVIEW AND APPROVAL DURING CONSTRUCTION PLAN REVIEW

ADBERLI GUSMAN PORTILCO
PID: 169-153-06
USE: SINGLE FAMILY
ZONING: R4

LINDA JEAN THOMPSON
PID: 169-153-07
USE: SINGLE FAMILY
ZONING: R4

TRULIAN FEDERAL CREDIT UNION
PID: 169-121-11
USE: COMMERCIAL
ZONING: CC

PROPOSED DRIVEWAY CONNECTION

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PROPOSED STREET TREE (TYP.)

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REZONING PETITION
FOR PUBLIC HEARING:
2016-081

REZONING PLANS

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CHARLOTTE, NORTH CAROLINA

HAWTHORN HOLDING GROUP
P.O. BOX 958
DAVIDSON, NC 28036

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BUILDING ELEVATIONS

SCALE: N.T.S.

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RZ 2.0

