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BRACKEN BROWN MAGNOLIAS SPACED 12' ON CENTER IN A STAGGERED FORMATION AS OUTLINED IN THE REZONING CONDITIONS

FENCE, SEE REZONING CONDITIONS

PROPOSED 6' WOODEN PRIVACY FOR ADDITIONAL INFORMATION

TIE TO EXISTING RICE ROAD 60'

PROPOSED 20' STORMWATER PCCO ACCESS EASEMENT

30' REAR SETBACK, TYP.

8' SIDE YARD, TYP.

PROPOSED STORMWATER MANAGEMENT

20' OPEN SPACE / MANUFACTURED INTERMITTENT STREAM BUFFER

70'

TREE CANOPY AREA

OPEN SPACE /

RITZ LANE EXTENSION 50' RIGHT-OFF-WAY

OPEN SPACE /

PROPOSED CRYPTOMERIA EVERGREENS AND BRACKEN BROWN MAGNOLIAS SPACED 12' ON CENTER IN A STAGGERED FORMATION AS OUTLINED IN THE REZONING CONDITIONS

PUBLIC ROAD 'B'

PROPOSED +/- 1 ACRE

FOR CORNER LOTS, TYP.

20' SIDE YARD SETBACK

PUBLIC ROAD 'A' 50' RIGHT-OFF-WAY

TERMINATE AT PROPERTY LINE

WESTERN BOUNDARY LINE SCREENING SECTION; 1" = 5'

SOUTHERN BOUNDARY LINE SCREENING SECTION; 1" = 5'

IN A STAGGERED FORMATION AS OUTLINED IN THE REZONING CONDITIONS AND DEPICTED ON THE PLAN

BRACKEN BROWN MAGNOLIAS SPACED 12' ON CENTER

PROPOSED CRYPTOMERIA EVERGREENS AND BRACKEN BROWN MAGNOLIAS SPACED 12' ON CENTER

6' WOOD PRIVACY FENCE

30' REAR SETBACK

MINIMUM REQUIRED: 1.3   RATIO

PROPOSED DENSITY: 2.28 DUA

PROPOSED LOT TOTAL: 31

MINIMUM LOT DEPTH: N/A

MINIMUM LOT WIDTH: 40'

MINIMUM LOT AREA: 4,500 SF

MINIMUM SETBACKS PROVIDED:

PROPOSED DEVELOPMENT

MINIMUM SETBACKS REQUIRED FOR RVS:

R-VS ZONING REQUIREMENTS:

PARCEL TAX ID:

193-532-05

UNDISTURBED OPEN SPACE PROVIDED

PROPOSED ZONING:

EXISTING ZONING:

PARCEL SIZE:

13.596 ACRES

SINGLE FAMILY RESIDENTIAL, OPEN SPACE

R-15  (SINGLE FAMILY RESIDENTIAL; 15,000SF LOT MINIMUM)

R-VS (SINGLE FAMILY RESIDENTIAL; 4,500SF LOT MINIMUM)

WOODED, VACANT

TOTAL POST DEVELOPMENT TREE CANOPY AREA:  +/- 5.82 ACRES (42.79%)

TOTAL TREES TO BE REPLANTED: ~80 TREES

ACREAGE OF UNDISTURBED TREE CANOPY AREA:

@2,000SF PER TREE (155.606.7.3b):          +/- 3.67 ACRES (27%)

DISCLAIMER

CAROLINA SURVEYORS, INC.

TOPOGRAPHIC SURVEY DATED MARCH 16, 2018 PROVIDED BY

SURVEY DISCLAIMER

VICINITY MAP

DRAWN BY:

PROJECT NUMBER: 00487.01

SCALE:

SHEET NO.:

TITLE:

RZ-1.0

N.T.S.

RZ-1.0

SCALE:
DEVELOPMENT STANDARDS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN.

B. APPLICANT WILL INCLUDE A TRAFFIC CALMING FEATURE WITHIN THE RITZ ROAD.

C. APPLICANT SHALL INSTALL CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES ALONG THOSE PORTIONS OF THE SITE'S WESTERN BOUNDARY LINE.

D. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE ONE-FAMILY DETACHED DWELLING UNIT WILL BE CLAD IN BRICK VENEER. IN ADDITION, THE BRACKEN BROWN MAGNOLIA TREE SHALL BE REPLACED BY THE HOMEOWNERS ASSOCIATION FOR THIS RESIDENTIAL COMMUNITY.

E. THE FRONT BUILDING LINES OF THE ONE-FAMILY DETACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, EACH ONE-FAMILY DETACHED DWELLING UNIT THAT UTILIZES ONE OF THE ADDITIONAL CONCEPTUAL, SCHEMATIC IMAGES FOR THE FRONT ELEVATION. INCLUDE OVERHANGS, BRACKETS AND COLUMNS.

F. CURB, GUTTER AND A SIDEWALK SHALL BE INSTALLED ALONG THE SITE’S FRONTAGE.

G. EACH ONE-FAMILY DETACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL BE CLAD IN BRICK VENEER.

H. EACH ONE-FAMILY DETACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL CONTAIN BENCHES OR OTHER SEATING ELEMENTS.

I. THE FRONT BUILDING LINES OF THE ONE-FAMILY DETACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, EACH ONE-FAMILY DETACHED DWELLING UNIT THAT UTILIZES ONE OF THE ADDITIONAL CONCEPTUAL, SCHEMATIC IMAGES FOR THE FRONT ELEVATION. INCLUDE OVERHANGS, BRACKETS AND COLUMNS.

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K. THE LOT LINES DEPICTED ON THE REZONING PLAN ARE ILLUSTRATIVE IN NATURE.

L. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN.


N. OUTDOOR LIGHTING FIXTURES INSTALLED ON THE SITE SHALL COMPLY WITH THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-VS ZONING DISTRICT.

O. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN.

P. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

Q. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE ONE-FAMILY DETACHED DWELLING UNIT TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, EACH ONE-FAMILY DETACHED DWELLING UNIT THAT UTILIZES ONE OF THE ADDITIONAL CONCEPTUAL, SCHEMATIC IMAGES FOR THE FRONT ELEVATION. INCLUDE OVERHANGS, BRACKETS AND COLUMNS.

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