



NOTES:

1. THE CENTRAL ISLAND SHALL BE PUBLIC RIGHT-OF-WAY.
2. THE CENTRAL ISLAND WILL NOT BE MAINTAINED BY THE CITY OF CHARLOTTE. A PROPERTY OWNERS' ASSOCIATION OR PRIVATE ENTITY WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ISLAND.
3. ONLY GRASS, FLOWERS, GROUND COVER, ETC., WITH A MATURE HEIGHT OF 30 INCHES OR LESS WILL BE ALLOWED TO BE PLANTED IN THE CENTRAL ISLAND WITHOUT AN ENCROACHMENT AGREEMENT. ANY NONSTANDARD ITEM, E.G., BENCHES, IRRIGATION, ETC., PLACED IN THE ISLAND REQUIRES AN ENCROACHMENT AGREEMENT PRIOR TO INSTALLATION. CDOT REVIEWS EACH ENCROACHMENT REQUEST ON A CASE-BY-CASE BASIS AND MAY NOT APPROVE ENCROACHMENTS FOR ALL ITEMS REQUESTED.
4. WHERE NECESSARY, A SIDEWALK EASEMENT SHALL BE PROVIDED FOR ALL SIDEWALK LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY. THE EASEMENT SHALL EXTEND FROM THE RIGHT-OF-WAY LINE TO TWO (2) FEET BEHIND THE BACK OF SIDEWALK, OR TO THE FACE OF BUILDING, WHICHEVER IS LESS.
5. SIDEWALK SHALL BE PROVIDED AS REQUIRED BY APPLICABLE ORDINANCE(S).
6. CUL-DE-SAC CAN BE OFFSET LEFT, OFFSET RIGHT, OR SYMMETRIC.
7. SIDEWALK MAY BE REQUIRED TO EXTEND AROUND CUL-DE-SAC BULB WHERE PARKS OR SCHOOLS HAVE FRONTAGE TO THE END OF THE CUL-DE-SAC.
8. ALL CURB RADII SHOWN ARE DIMENSIONED TO BACK-OF-CURB

NOTE: THIS DETAIL IS NOT FOR USE IN ETJ, OR ON NCDOT-MAINTAINED STREETS. REFER TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS MANUAL.

NOT TO SCALE



CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS

OVERSIZED RESIDENTIAL CUL-DE-SAC
WITH RAISED PLANTER ISLAND

STD. NO.	REV.
11.21	13