



**DEVELOPMENT SUMMARY**

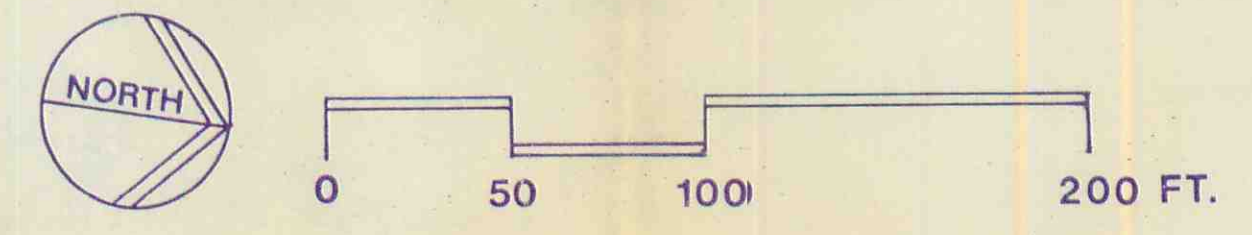
- 135 UNITS TOTAL (FOR SALE OR RENT)
- 12 UNITS/ACRE GROSS DENSITY
- 45 PLATS (±)
- 90 TOWNHOUSES (±)
- 2 PARKING SPACES/UNIT = 270 TOTAL PARKING SPACES +
- TOTAL SITE AREA = 11.29 AC.

- NOTES:**
- STORM WATER RUNOFF INCREASED RUNOFF CAUSED BY DEVELOPMENT SHALL BE CONTROLLED ON-SITE SO THAT THE RATE OF STORM-WATER RUNOFF LEAVING THE SITE SHALL APPROXIMATE THE RATE OF RUNOFF PRIOR TO DEVELOPMENT, FOR STORMS UP TO & INCLUDING THOSE EXPECTED TO OCCUR ONCE IN TEN (10) YEARS. THIS SYSTEM WILL EXCEED THE REQ'TS. OF THE CURRENT ORDINANCE, BY DESIGNING THE OUTLET DEVICE TO PROVIDE STORAGE IN STORMS OF LESS INTENSITY THAN THE 10 YR. STORM.
  - PARKING PERIMETER AUTO CIRCULATION & PARKING SHALL BE DEPRESSED BELOW EXISTING GRADE & BELOW GRADE OF ADJACENT THOROUGHFARES TO REDUCE THEIR VISUAL IMPACT FROM OFF-SITE. WHEN SCREENED BY BERMS & PLANTING, PAVED AREAS SHALL BE SUBSTANTIALLY HIDDEN FROM VIEW OF ADJACENT THOROUGHFARES.
  - BOUNDARY INFO FROM SURVEY BY: R.B. PHARR & ASSOCIATES, DATED APRIL 28, 1978.
  - THIS PLAN TO BE USED IN CONJUNCTION WITH SHEET # 2, CONCEPT SKETCHES.
  - ALL REQ'D ZONING SETBACKS SHALL BE MET.

**PRELIMINARY SITE PLAN**

NOV. 6, 1981  
REVISED DEC. 3, 1981

1" = 50'



**PROPOSED REZONING**

McMILLAN PROPERTY  
PETITION #79-23

SHEET 1 of 2

*As Approved by City Council  
12/3/81*

*This plan sheet has been replaced by one approved by the City Council on 12/1/82*

**DPR associates**  
LANDSCAPE ARCHITECTS  
DESIGN - PLANNING - RESEARCH  
704/332-1204 • 2036 E SEVENTH STREET  
CHARLOTTE, NORTH CAROLINA 28204





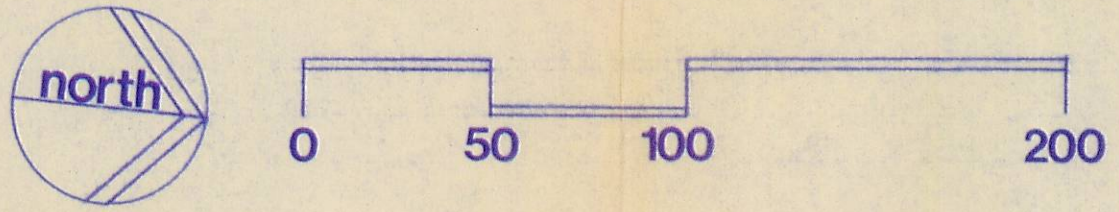
NOTE: all colored trees are existing trees

- DEVELOPMENT SUMMARY**
- 135 UNITS TOTAL (FOR SALE OR RENT) \*
  - 12 UNITS/ACRE GROSS DENSITY
  - 2 PARKING SPACES FOR EACH UNIT UNDER 1250'
  - 1.75 PARKING SPACES FOR EACH UNIT UNDER 920'
  - 262± TOTAL PARKING SPACES
  - TOTAL SITE AREA = 11.29 ACRES

**NOTES:**  
STORM WATER RUNOFF INCREASED RUNOFF CAUSED BY DEVELOPMENT SHALL BE CONTROLLED ON-SITE SO THAT THE RATE OF STORM-WATER RUNOFF LEAVING THE SITE SHALL APPROXIMATE THE RATE OF RUNOFF PRIOR TO DEVELOPMENT, FOR STORMS UP TO & INCLUDING THOSE EXPECTED TO OCCUR ONCE IN TEN (10) YEARS. THIS SYSTEM WILL EXCEED THE REQ. MENTS OF THE CURRENT ORDINANCE BY DESIGNING THE OUTLET DEVICE TO PROVIDE STORAGE IN STORMS OF LESS INTENSITY THAN THE 10 YEAR STORM.

- 2 PARKING**  
PERIMETER AUTO CIRCULATION & PARKING SHALL BE DEPRESSED BELOW EXISTING GRADE & BELOW GRADE OF ADJACENT THOROUGHFARES TO REDUCE THEIR VISUAL IMPACT FROM OFF-SITE. WHEN SCREENED BY BERMS & PLANTING, PAVED AREAS SHALL BE SUBSTANTIALLY HIDDEN FROM VIEW OF ADJACENT THOROUGHFARES.
- 3 BOUNDARY INFO FROM SURVEY BY: R.B. PHARR & ASSOCIATES, DATED APRIL 25, 1975**
- 4 ALL REQ'D ZONING SETBACKS SHALL BE MET**

**PRELIMINARY SITE PLAN**  
MAR. 1 1982 T-53



**McMILLAN PROPERTY**  
petition #79-23

*Attach to M. Cranley's memo of 3/4/82*  
*Approved adm. by M. Cranley memo of 3/4/82*

79-23 SCAN

same