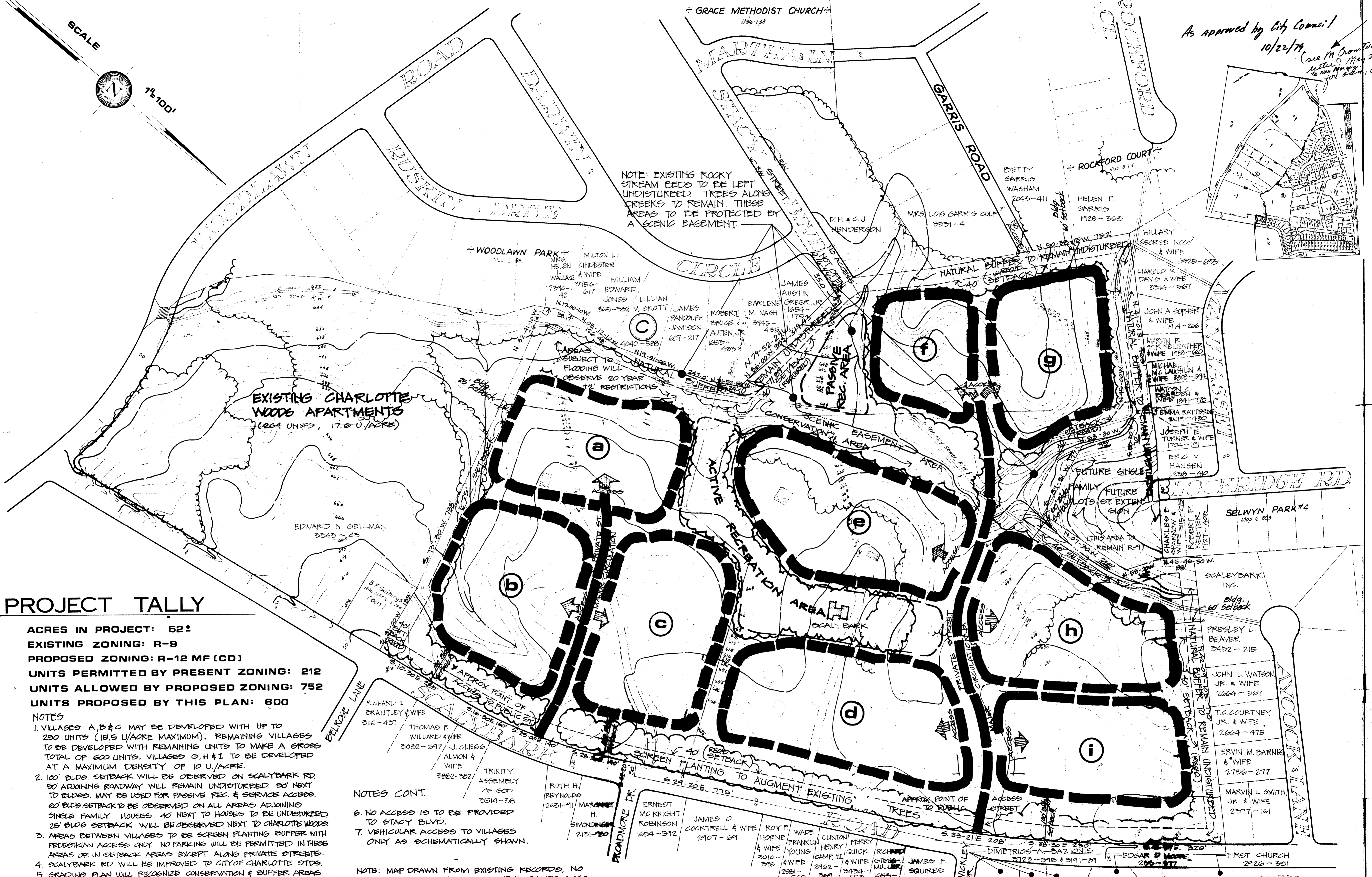
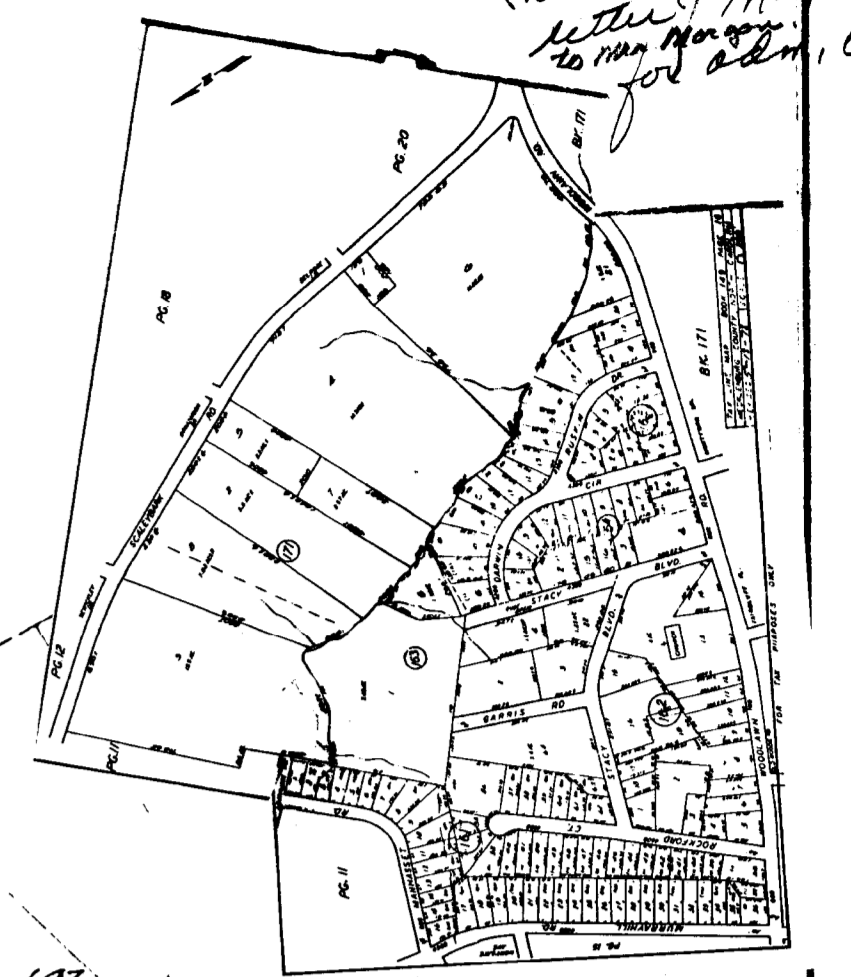


As approved by City Council
10/22/79
(see M. Cronin's letter to Mr. Mayor, dated May 20, 1978)



NOTE: EXISTING ROCKY STREAM BEDS TO BE LEFT UNDISTURBED. TREES ALONG CREEKS TO REMAIN. THESE AREAS TO BE PROTECTED BY A SCENIC EASEMENT.

EXISTING CHARLOTTE WOODS APARTMENTS
(264 UNITS, 17.6 U./ACRE)

PROJECT TALLY

- ACRES IN PROJECT: 52±
- EXISTING ZONING: R-9
- PROPOSED ZONING: R-12 MF (CD)
- UNITS PERMITTED BY PRESENT ZONING: 212
- UNITS ALLOWED BY PROPOSED ZONING: 752
- UNITS PROPOSED BY THIS PLAN: 600

- NOTES
- VILLAGES A, B & C MAY BE DEVELOPED WITH UP TO 250 UNITS (18.5 U/ACRE MAXIMUM). REMAINING VILLAGES TO BE DEVELOPED WITH REMAINING UNITS TO MAKE A GROSS TOTAL OF 600 UNITS. VILLAGES G, H & I TO BE DEVELOPED AT A MAXIMUM DENSITY OF 10 U./ACRE.
 - 100' BLDG. SETBACK WILL BE OBSERVED ON SCALYBARK RD. 50' ADJOINING ROADWAY WILL REMAIN UNDISTURBED. 50' NEXT TO BLDGS. MAY BE USED FOR PASSIVE REC. & SERVICE ACCESS. 60' BLDG. SETBACK TO BE OBSERVED ON ALL AREAS ADJOINING SINGLE FAMILY HOUSES. 40' NEXT TO HOUSES TO BE UNDISTURBED. 25' BLDG. SETBACK WILL BE OBSERVED NEXT TO CHARLOTTE WOODS.
 - AREAS BETWEEN VILLAGES TO BE SCREEN PLANTING BUFFER WITH PEDESTRIAN ACCESS ONLY. NO PARKING WILL BE PERMITTED IN THESE AREAS OR IN SETBACK AREAS EXCEPT ALONG PRIVATE STREETS.
 - SCALYBARK RD. WILL BE IMPROVED TO CITY OF CHARLOTTE STDS.
 - GRADING PLAN WILL RECOGNIZE CONSERVATION & BUFFER AREAS. CONSERVATION AREA WILL BE PROTECTED WITH DEED RESTRICT, IF SOLD.

NOTES CONT.

- NO ACCESS IS TO BE PROVIDED TO STACY BLVD.
- VEHICULAR ACCESS TO VILLAGES ONLY AS SCHEMATICALLY SHOWN.

NOTE: MAP DRAWN FROM EXISTING RECORDS. NO FIELD SURVEY MADE BY R. D. PHARR ASSO. TOPD. FROM CITY OF CHARLOTTE TOPD SHEETS.

BASE MAP PREPARED BY R. D. PHARR ASSOCIATES

PROPOSED LAND USE PLAN - D. E. HENDERSON ESTATE CHARLOTTE, N. C.