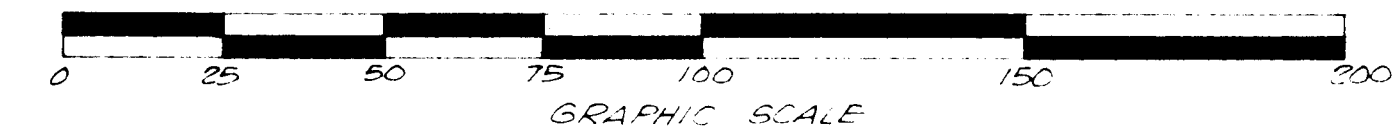


PROPOSED REZONING SCHEMATIC SITE PLAN

PROPERTY OF: NEWMAN MANOR ASSOCIATES, LTD.

CHARLOTTE, MECKLENBURG CO., N.C.

SCALE: 1" = 30' SITE CONTAINS 6.691 AC. JUNE 16, 1982



NOTE:
OWNER RESERVES THE RIGHT TO CONSTRUCT AND/OR INSTALL WITHIN AREA "B" DRAINAGE FACILITIES (AS MAY BE REQUIRED BY LAW) SANITARY SEWER LINES, WATER LINES, TELEPHONE LINES, POWER LINES, GAS LINES AND/OR ANY OTHER UTILITY NECESSARY FOR DEVELOPMENT OF THE PROPERTY.

GENERAL NOTES

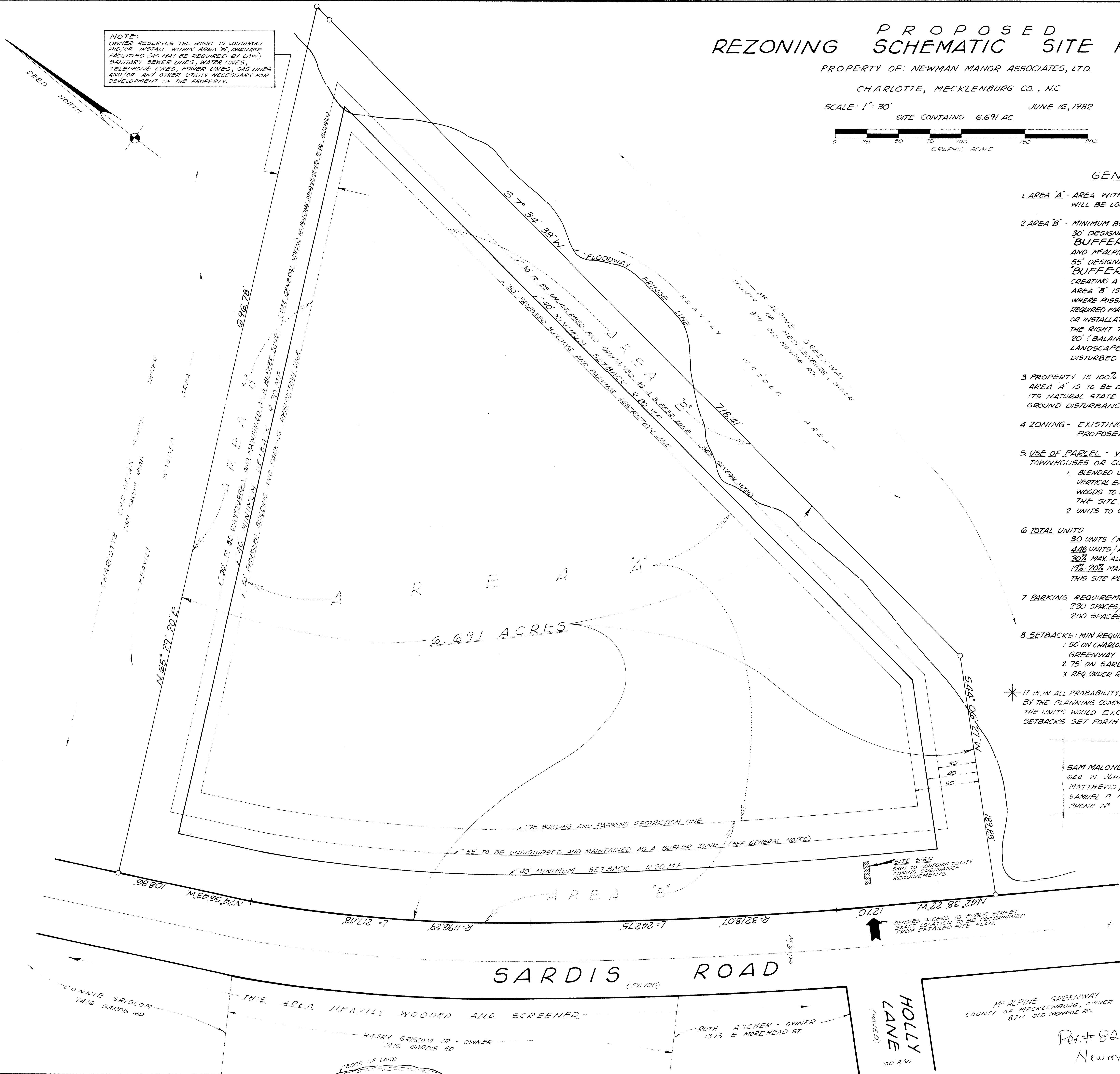
1. AREA "A" - AREA WITHIN WHICH IMPROVEMENTS AND PARKING WILL BE LOCATED.
2. AREA "B" - MINIMUM BUILDING AND PARKING SETBACK LINE 30' DESIGNATED AND MAINTAINED AS A "BUFFER ZONE" ON CHARLOTTE CHRISTIAN AND McALPINE GREENWAY BORDERS. 55' DESIGNATED AND MAINTAINED AS A "BUFFER ZONE" ON SARDIS ROAD FRONTAGE, CREATING A VISUAL SCREEN TO THE PROPERTY. AREA "B" IS TO BE LEFT IN ITS NATURAL STATE WHERE POSSIBLE. TREES WILL NOT BE REMOVED UNLESS REQUIRED FOR THE CONSTRUCTION OF ACCESS ROAD(S) OR INSTALLATION OF UTILITIES. OWNER RESERVES THE RIGHT TO TRIM OR CLEAR UNDERGROWTH 20' (BALANCE OF SETBACKS) IS TO BE LANDSCAPED, TREED AND SHRUBBED IF DISTURBED BY CONSTRUCTION.
3. PROPERTY IS 100% COVERED IN SOFT AND HARD WOODS. AREA "A" IS TO BE DEVELOPED LEAVING IT AS CLOSE TO ITS NATURAL STATE AS POSSIBLE WITH A MINIMUM OF GROUND DISTURBANCE.
4. ZONING - EXISTING = R-12
PROPOSED = R-20 MF
5. USE OF PARCEL - VOLUNTARY RESTRICTIONS TOWNHOUSES OR CONDOMINIUMS FOR SALE
 1. BLENDED USES OF BRICK (AT LEAST 40% OF VERTICAL EXTERIOR SURFACES) AND NATURAL WOODS TO CONFORM TO THE NATURAL STATE OF THE SITE.
 2. UNITS TO CONTAIN 2 OR 3 BEDROOMS.
6. TOTAL UNITS
30 UNITS (MAXIMUM NUMBER)
4.28 UNITS/ACRE DENSITY
30% MAX ALLOWABLE BUILDING AREA UNDER R-20 MF
15% - 20% MAX ALLOWABLE BUILDING AREA UNDER THIS SITE PLAN
7. PARKING REQUIREMENTS
230 SPACES/UNIT REQ UNDER THIS SITE PLAN.
200 SPACES/UNIT REQ UNDER R-20 MF.
8. SETBACKS: MIN REQUIRED UNDER THIS SITE PLAN.
 1. 50' ON CHARLOTTE CHRISTIAN SCHOOL AND McALPINE GREENWAY SIDES.
 2. 75' ON SARDIS ROAD FRONTAGE.
 3. REQ UNDER R-20 MF 40' ON ALL SIDES (MINIMUM).

* IT IS, IN ALL PROBABILITY, THAT UPON THE FINAL SITE APPROVAL BY THE PLANNING COMMISSION, THE ACTUAL PLACEMENT OF THE UNITS WOULD EXCEED THE MINIMUM SETBACKS SET FORTH HEREIN.

PREPARED BY

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AS APPROVED
BY CITY COUNCIL
AUGUST 9, 1982



Ref # 82-43
Newman Manor Associates Ltd.