



EXISTING CARRIAGE HOUSE ADAPTED TO 1 UNIT (THE ZONING BOARD OF ADJUSTMENT HAS GRANTED A VARIANCE TO ALLOW THIS BLDG. TO BE USED AS A SINGLE UNIT IN A PLANNED MULTI-FAMILY PROJECT AND TO ALLOW IT TO REMAIN IN ITS PRESENT LOCATION)

EVERGREEN SCREENING

7' HIGH DECORATIVE BRICK WALL

EXISTING LARGE FRONT LAWN & SHADE TREES TO REMAIN UNDISTURBED (Front Open Area=36.8% of Total Site)

EXISTING BRICK WALL & COLUMNS TO BE ADJUSTED TO ACCOMMODATE WIDENED DRIVE

NEW BRICK WALLS TO COMPLIMENT EXISTING WALLS AT OTHER ENTRANCE

- LEGEND**
- EXISTING SHADE TREE OR FLOWERING TREE TO REMAIN
 - EXISTING PINE TREE TO REMAIN
 - PROPOSED SHADE TREE OR FLOWERING TREE
 - PROPOSED SHRUBS

SITE DATA

Site Area	2.58 ± Acres
Total # Units Proposed	17
Total # Parking Spaces	38
Proposed Density	6.59 ± Units/Acre
Existing Zoning	R-12
Proposed Zoning	R-15MF(CD)

- NOTES**
1. UNITS SHALL BE CONDOMINIUMS.
 2. EXISTING ARCHITECTURALLY & HISTORICALLY SIGNIFICANT RESIDENCE & CARRIAGE HOUSE SHALL REMAIN TO BE CONVERTED TO A TOTAL OF 6 UNITS. 11 ADDITIONAL UNITS SHALL BE BUILT, WITH ARCHITECTURAL STYLING COMPLEMENTARY TO THE EXISTING RESIDENCE.
 3. BOUNDARY INFORMATION FROM A SURVEY BY DAVID M. LUCAS, CIVIL ENGINEER, CHARLOTTE, NORTH CAROLINA, DATED 12-29-82.
 4. LOCATIONS OF EXISTING BUILDINGS & EXISTING TREES ON SITE FROM SAME SURVEY BY DAVID M. LUCAS.
 5. ALL INFORMATION SHOWN OUTSIDE OF PROPERTY LIMITS IS APPROXIMATE, FROM AERIAL TOP MAPS, TAX MAPS, & FIELD OBSERVATION.
 6. BARRICADES WILL BE INSTALLED AROUND EXISTING TREES PRIOR TO ANY GRADING OR CONSTRUCTION WORK. EXTREME CARE WILL BE TAKEN IN COORDINATING LAYOUT OF UTILITIES TO MINIMIZE ROOT DAMAGE TO EXISTING TREES.
 7. ARCHITECTURAL FACADES SHOWN ON ATTACHED DRAWINGS SHALL BE CONSIDERED A PART OF THIS CONDITIONAL PLAN.
 8. 7' HIGH BRICK WALL SHOWN ALONG BACK PROPERTY LINE SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF FIRST UNIT.

Approved by
Council
7/18/83

CAROL HALL
BY WHITE FORBES GROUP, INC.

SITE PLAN

Feb. 23, 1983 1" = 20'

REVISED MAY 13, 1983
REVISED JUNE 23, 1983

Pl.# 83-32
White-Forbes Group, Inc

DPR ASSOCIATES LANDSCAPE ARCHITECTS
Charlotte North Carolina