



PERFORMANCE STANDARDS

Access from Highway 51 into the project shall be provided by gateway entrances and shall be designed to complement buffer.
 Improvements to the buffer along Highway 51 shall be made in accordance with the Highway 51 Policy to provide adequate screening.
 Gateway buffer entrances shall be designed to ensure adequate screening and privacy between single-family and multi-family development areas.
 Building orientation and elevation shall be considered in the site design, with the goal of minimizing screening privacy.
 Building type shall be appropriate to the specific density.
 The design of the individual development areas shall give attention and consideration to the preservation of the existing site drainage, trees, no vegetation, and topography.
 Site plans for the individual development areas shall be designed to maximize large parking areas. This shall be accomplished by parking layout, grading, landscaping, and retention of existing trees wherever possible.
 Provision shall be made for permanent maintenance of all private spaces including buffers.
 Public streets in single-family area shall be designed as follows: There shall be no more than 4 single family lots. Lots will be included in the 100' undisturbed buffer area shall be a minimum of 100' in depth.
 The house shall be a minimum of a 1 1/2 story detached or town house with a minimum of 2 bedrooms.

GENERAL NOTES

Existing Zoning: R-15
 Proposed Zoning: R-12MFCO
 Site Area: 13.74 Ac.
 No. of Units: Multi-Family: 18, Single Family: 45
 Density: 4.01 Units per ac.
 Condominium and Single Family homes for sale.
 Sign/Parking shall be accordance with the applicable zoning ordinance provisions.
 Acceleration and/or deceleration lanes on Highway 51 shall be provided as allowed/required by N.C. Department of Transportation.
 COMMON AREAS AND BUFFERS TO BE MAINTAINED BY HOMEOWNER ASSOCIATION.
 BUILDINGS ARE TWO STORY TOWNHOUSES OF BRICK CONSTRUCTION.

R12MFCO 22.06 AC - A single family area of not more than 49 lots.
 Lots along the 100 ft. undisturbed buffer shall be 300 ft. in depth.
 Streets within single family area shall be public streets.

100 FT. UNDISTURBED BUFFER WILL REMAIN AS IS TO PROVIDE A NATURAL VISUAL SCREEN BETWEEN SINGLE FAMILY HOUSES AND ADJACENT PROPERTY. NO UTILITIES SHALL PENETRATE BUFFER.

J. KENNETH DOWD JR & W. LINDA F.
 1230 ALEXANDER RD.
 MATTHEWS N.C. 28105
 DEED 44% 621

JOHN HUITT PARKER & DOROTHY B.
 500 MAMMOTH CREEK DR.
 CHARLOTTE N.C. 28211
 DEED 2930-007

THE 35 FT. BUFFER WILL REMAIN AS IS, UNDISTURBED TO PROVIDE A NATURAL VISUAL SCREEN BETWEEN TOWN HOUSE UNITS AND ADJACENT PROPERTY. NO UTILITIES SHALL PENETRATE BUFFER.

100 FT. BUFFER - NO CONSTRUCTION ACTIVITY - LEAVE NATURAL. NO DIRECT VEHICULAR ACCESS ONTO NC 51 FROM LOTS 1-6.

PROPOSED R12MFCO - 13.74 AC.
 100' BUFFER-NO CONSTRUCTION ACTIVITY- LEAVE NATURAL.

APPROVED BY COUNTY COMMISSION
 DATE 2/3/86

NO.	DATE	REVISION	BY
1	3-17-85	ADDED PAVED DRIVEWAY	SW
2	12-31-85	REMOVED SELOTS	SW
3	12-31-85	NOTATIONS	SW
4	12-31-85	REVISED LAYOUT	SW
5	12-31-85	ADD TO THE PLAN	SW

8A-46(c)

PRELIMINARY STUDY

PROJECT: NC 51 and ALEXANDER ROAD PROPERTY
 MCKENNESVILLE, LOUNGS, N.C.
 WATERS CONSTRUCTION CO

DESIGNED BY: John R. Yarbrough & Associates, Inc.
 PLANNING - SURVEYING - ENGINEERING - DEVELOPMENT
 3229 SOUTH BLVD. SUITE 150 CHARLOTTE, NC 28209
 (704) 525-8884

SCALE: AS SHOWN
 SHEET NO: 24 OF 24
 DRAWN BY: SW
 CHECKED BY: SW
 DATE: 12-31-85

16-007

OF 1 SHEETS