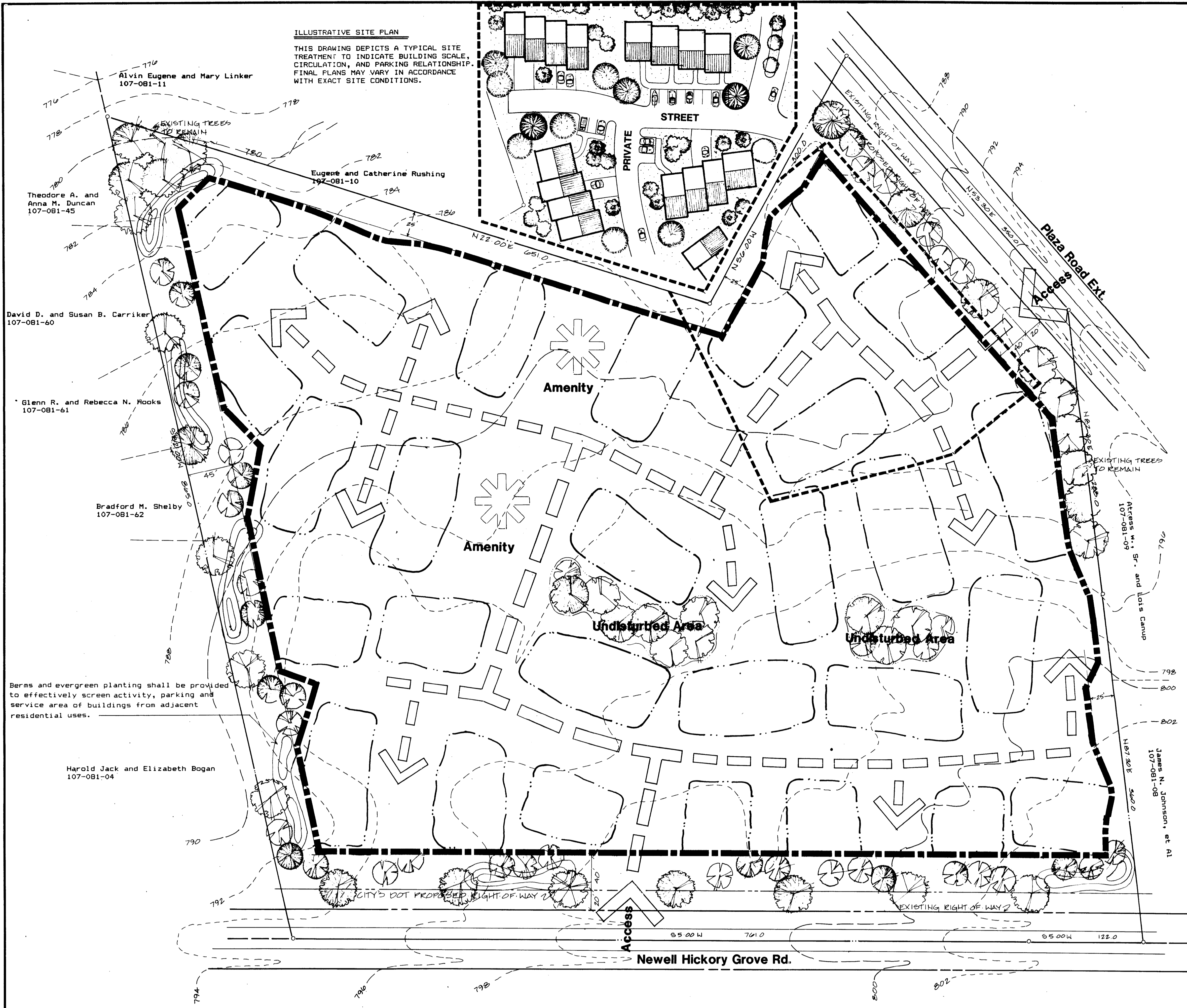


ILLUSTRATIVE SITE PLAN

THIS DRAWING DEPICTS A TYPICAL SITE TREATMENT TO INDICATE BUILDING SCALE, CIRCULATION, AND PARKING RELATIONSHIP. FINAL PLANS MAY VARY IN ACCORDANCE WITH EXACT SITE CONDITIONS.



APPROVED BY CITY COMMISSION
DATE

DEVELOPMENT DATA

TOTAL SITE ACREAGE:	15.27± Ac.	APPROVED BY CITY COMMISSION
TOTAL DWELLING UNITS:	121	DATE 12/17/84
DENSITY:	7.9 D.U./AC.	
TOTAL D.U. PARKING SPACES:	291	
PARKING SPACES PER D.U.:	2.4 (incl. garages & driveways)	
EXISTING ZONING:	R-9	
PROPOSED ZONING:	R-15 MF CD	
TOTAL SITE OPEN SPACE:	55% Min.	

NOTES

- 1.) Building locations are approximate and subject to slight adjustments following preparation of final construction documents.
- 2.) Interior circulation shall be organized so as to discourage cut-through traffic.
- 3.) Development shall meet the requirement of the Charlotte stormwater detention ordinance.
- 4.) Signage shall be per Charlotte sign ordinance.
- 5.) Parking shall be accommodated through the use of a combination of garages, driveways and small lots. There will be no large massed paved areas created.
- 6.) Landscaping shall be provided to screen development area from existing residential sites. This screening will be accomplished through the use of grading and planting (new or retained).
- 7.) Building heights shall be a combination of one & two story dwellings.
- 8.) Dwelling units are one-family attached for sale, with private open space.
- 9.) 20' Rights Of Way shall be dedicated subject to negotiation with City Engineering Dept. in lieu of required public street improvements.

Adjacent Property owners across Newell Hickory Grove Road

Thomas E. and Dorothy Porter
107-091-07

James N. and Nancy C. Porter
107-091-08

Fannie May Porter (Mrs. J. N. by will)
107-091-06

Adjacent Property owners across Plaza Road

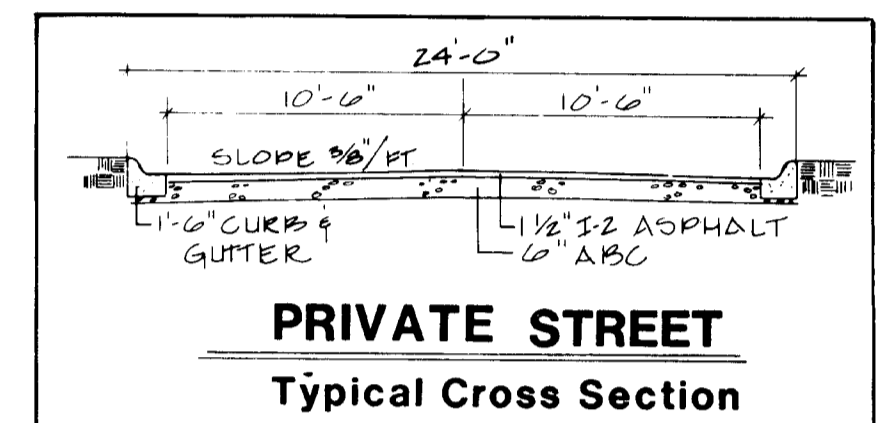
Avery Williamson, Jr. and Hilda Lemmond
097-031-02

Lafayette M. and Julia Alexander
097-031-02

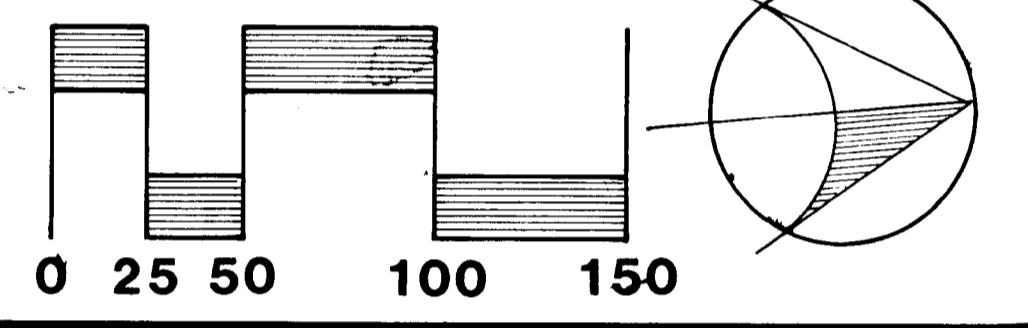
Kiutts Realty and Construction Company, Inc.
097-031-30

LEGEND

- LIMITS OF BUILDINGS
- CIRCULATION PATTERNS
- UNDISTURBED AREA
- LIMITS OF DEVELOPMENT



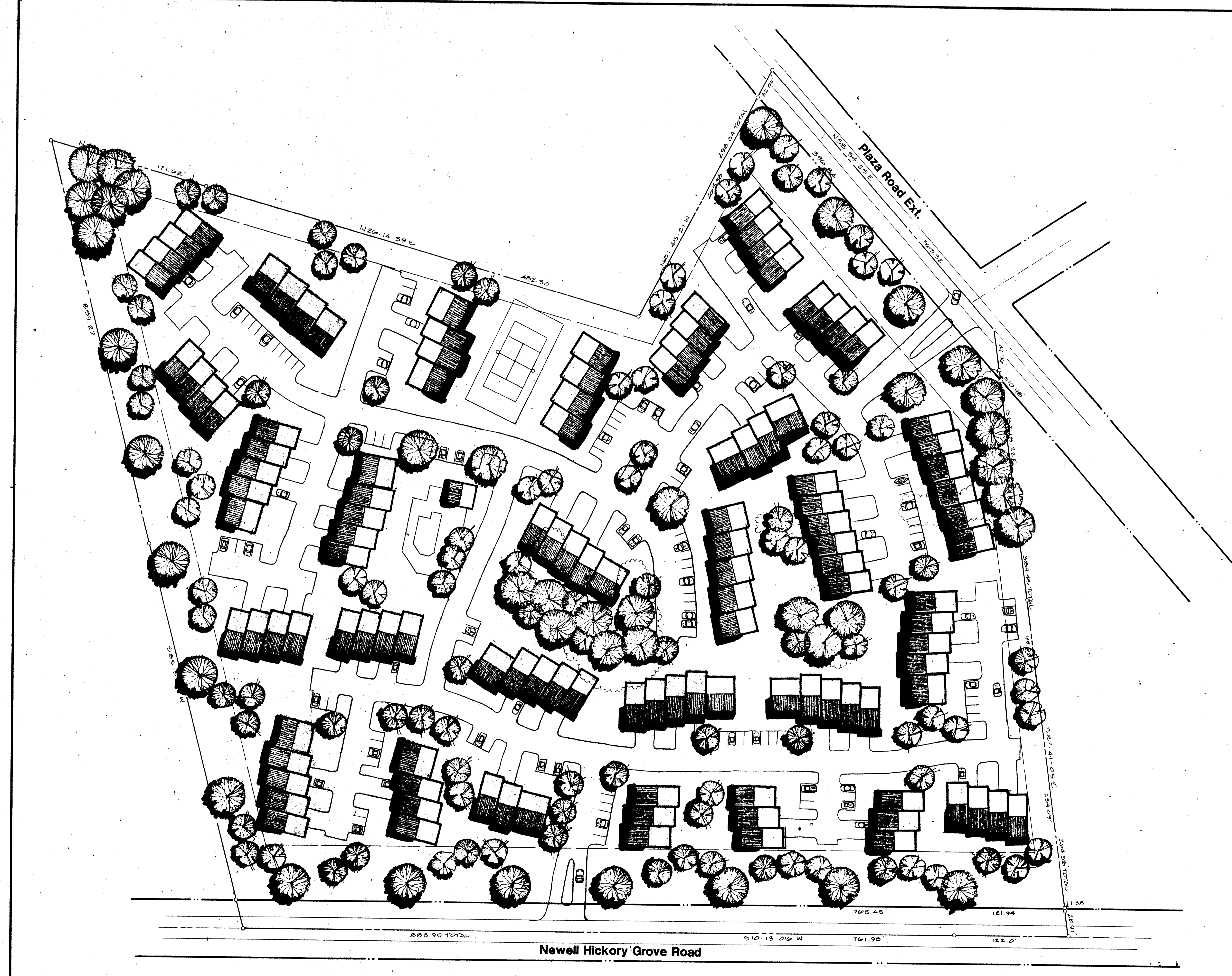
VICINITY MAP



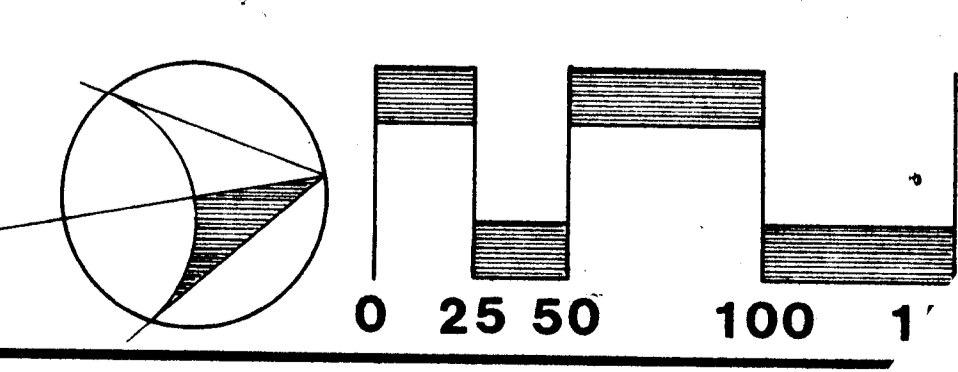
Project Manager	Revisions
Drawn By	9-24-84 SETBACKS, DEV DATA NOTES
Checked By	10-10-84 PRIVATE DRIVE SECTION, ILLUSTRATIVE CLUSTER, NOTE 9
Date	11-06-84 REVISED SITE PLAN, DEVELOPMENT DATA
Project Number	
84068	

DPR ASSOCIATES	
Landscape Architects	
Design • Planning • Research	
2036 East Seventh Street	
Charlotte, NC 28204	
704/332-1204	

PROPOSED REZONING PLAN	
Scale: 1" = 50'	
WOODRUN	
For: M.B. LEWIS CONSTRUCTION COMPANY, INC.	
Petition No.	
Sheet Number	
1	
Of Two Total	



NOTE:
THIS PLAN INDICATES GENERAL CHARACTER OF PROPOSED DEVELOPMENT. IT IS NOT INTENDED TO DEPICT PRECISE LOCATION OR CONFIGURATION OF PROPOSED BUILDINGS OR PARKING. LAYOUT DOES DEPICT THEME OF BUILDING ARRANGEMENT AND THE RELATIONSHIPS OF BUILDINGS TO PARKING AND DRIVES. REFER TO REZONING PLAN REVISED 11-06-84 FOR SPECIFIC DEVELOPMENT OBJECTIVES.



Project Manager	Revisions
Drawn By	
Checked By	
Date	
Project Number	
84068	

DPR ASSOCIATES	
Landscape Architects	
Design • Planning • Research	
2036 East Seventh Street	
Charlotte, NC 28204	
704/332-1204	

Supplemental Schematic Site Plan	
Scale: 1" =	
WOODRUN	
For: M. B. LEWIS CONSTRUCTION COMPANY, INC.	
Sheet #	