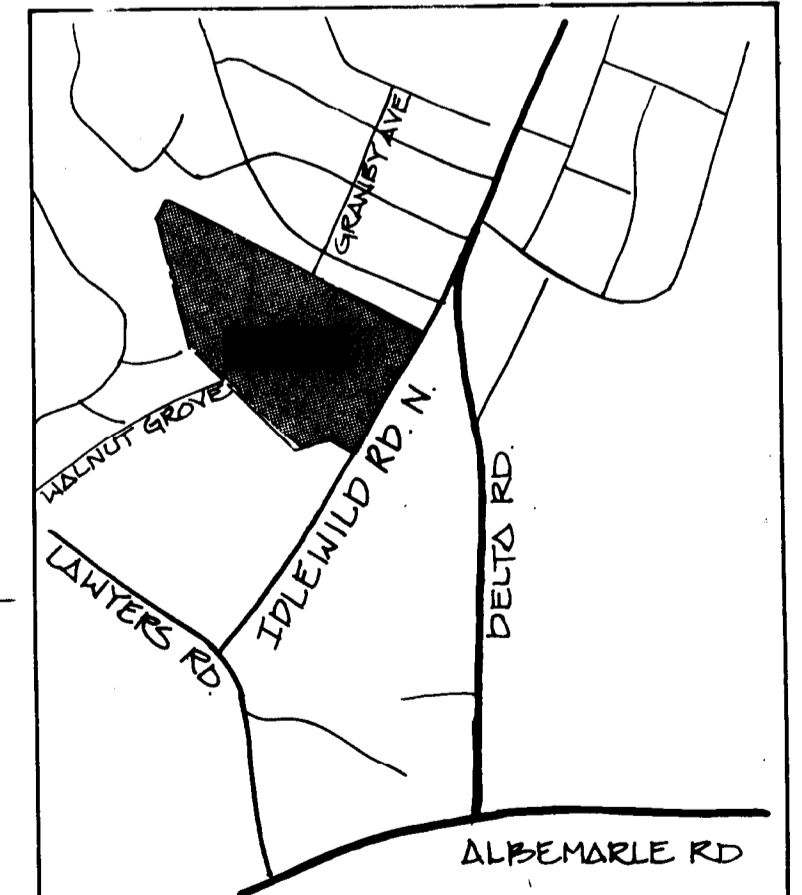


DENSITY BASED UPON EXISTING ZONING	DENSITY PROPOSED BY THIS REZONING
R-9MF, (18.7 Ac.) = 323 D.U.	R-9MF(CD), (27.5 Ac.) = 360 D.U.
* R-9 at 4.06/Ac. (49.2 Ac.) = 199 D.U.	R-9(CD), (40.3 Ac.) = 145 D.U.
<b>TOTAL 522 D.U.</b>	
* $\frac{43,560 \text{ S.F.} - (16\% \text{ for roads})}{9000 \text{ S.F.}} = 4.06 \text{ D.U./Ac.}$	

- NOTES:**
- NO VEHICULAR CONNECTION FROM MULTI-FAMILY TO SINGLE-FAMILY PORTIONS WILL BE MADE.
  - NO MORE THAN TWO (2) POINTS OF ACCESS WILL BE PROVIDED ONTO IDLEWILD ROAD NORTH.
  - FOR ADJACENT PROPERTY OWNERS AND BOUNDARY DESCRIPTION BETWEEN PARCELS, SEE ATTACHED BOUNDARY SURVEY (DRW. # 16-041) DATED 11-27-84 BY JOHN YARBROUGH & ASSOCIATES.
  - A MAX. OF 7 BLDGS. WILL BE FRONTING DIRECTLY ONTO IDLEWILD ROAD NORTH.
  - PARKING WITHIN 100' OF THE R/W OF IDLEWILD ROAD WILL BE SCREENED FROM THE STREET BY EITHER GRADING, EXISTING TREES, NEW EVERGREEN PLANTING OR A COMBINATION OF THESE.
  - PARKING AREAS SHALL BE DESIGNED TO AVOID MASSIVE PAVING AREAS, AND NO MORE THAN 12 SPACES SHALL BE TOGETHER ON ANY ONE SIDE OF A LOT WITHOUT BEING SEPARATED BY A PLANTING ISLAND. PLANTED AREAS IN AND AROUND PARKING AREAS SHALL EQUAL AT LEAST 10% OF THE AREA OF THE PARKING LOTS.
  - THE BUFFER AREAS NEXT TO SINGLE-FAMILY WILL NOT BE USED FOR STORMWATER DETENTION, POWER OR OTHER UTILITY EASEMENTS, EXCEPT WHERE UTILITIES MUST CROSS THIS BUFFER FOR REASONABLE SERVICE TO THE PROJECT. OTHER SCREENING MEASURES WILL BE PROVIDED IF SUCH CROSSINGS ARE NECESSARY.



APPROVED BY CITY COUNCIL  
 DATE 4/15/85

Project Manager  
 Drawn By  
 Checked By  
 Date  
 Project Number

Revisions  
 3-6-85: ADDED FIRE TREE LN. & 40' SETBACK  
 3-10-85: DELETE CONNECTION TO GRANBY AVE., ADDED NOTES 4 & THUR. 7  
 3-12-85: CHANGED UNDISTURBED TO NATURAL, NOTES 4 & 7

**DPR ASSOCIATES**  
 Landscape Architects  
 Design • Planning • Research  
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 Charlotte, NC 28204  
 704/332-1204

**PROPOSED REZONING**  
**WESTBURY CROSSING**  
 FOR: JOHN CROSLAND Co.

Scale 1" = 100'  
 Sheet Number  
**1**  
 Of 2 Total