

APPROVED BY CITY COUNCIL
DATE 11-18-85

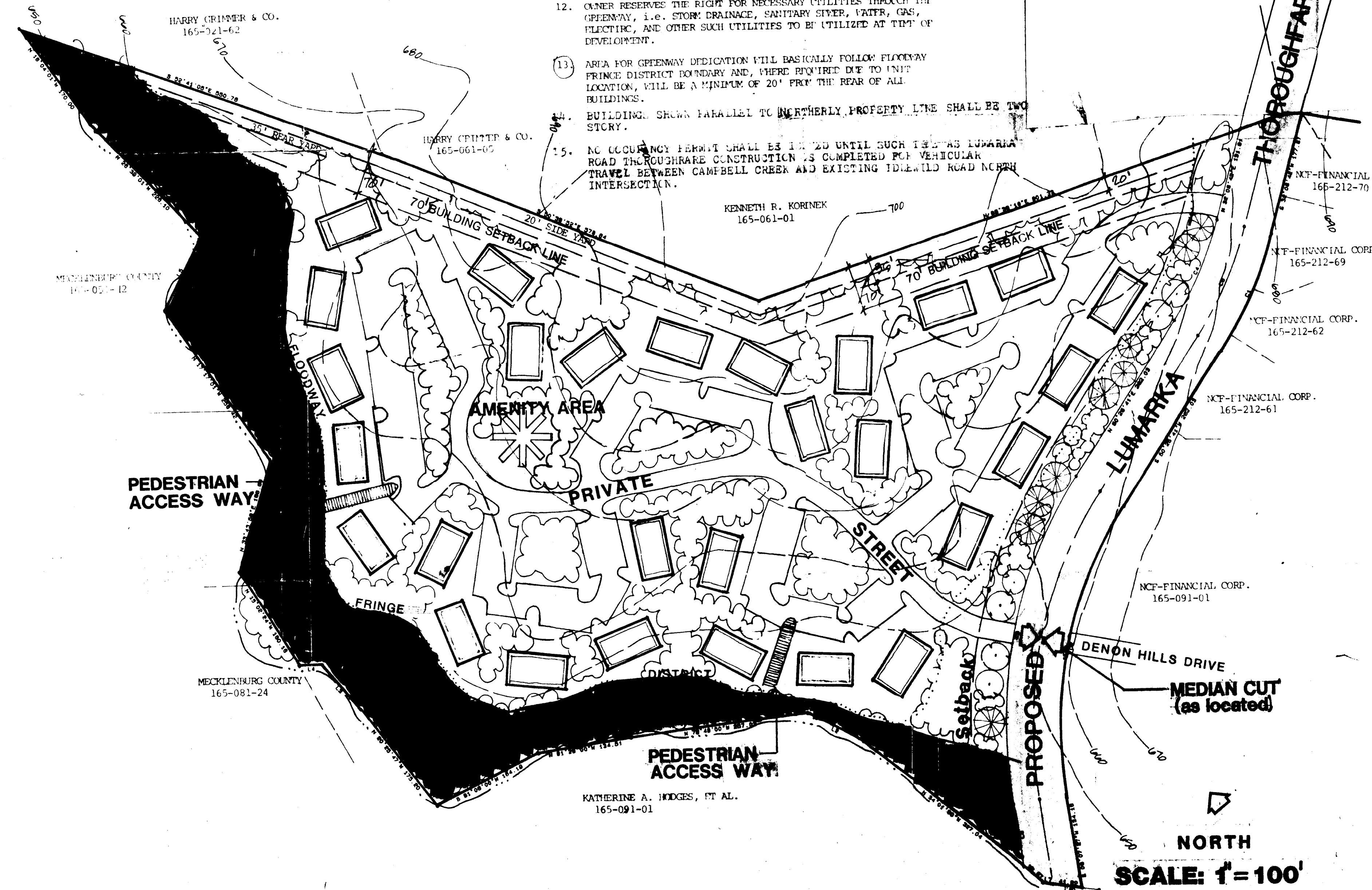
LINE	BEARING	DISTANCE
1	N 64°55'00"W	81.77
2	N 45°43'00"W	81.02
3	N 23°03'41"W	83.58
4	N 75°08'32"W	35.38
5	N 44°03'58"E	117.59
6	N 67°05'50"E	70.52
7	N 64°55'00"W	18.09
8	N 08°07'27"E	80.08
9	N 88°38'10"E	65.46

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	18°18'59"	588.87	181.53	91.54	180.76	S 41°17'12"W
2	42°14'55"	578.90	426.87	223.66	417.26	S 29°18'14"W
3	42°15'19"	658.90	485.84	254.61	475.00	N 29°18'04"E
4	18°18'59"	488.87	156.00	78.87	155.34	N 41°17'12"E
5	18°18'59"	528.87	188.78	95.10	188.05	S 41°17'12"W
6	42°15'08"	618.90	456.40	239.14	448.13	S 29°18'07"W

GENERAL NOTES: FOR R-9 MF (CD)

- THIS PLAN INDICATES GENERAL LAYOUT AND CHARACTER OF PROPOSED DEVELOPMENT. BUILDING LOCATIONS AND PARKING CONFIGURATION ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT FOLLOWING THE PREPARATION OF FINAL CONSTRUCTION DOCUMENTS.
- EXISTING TREES AND NATURAL VEGETATION TO REMAIN IN SETBACK AREAS EXCEPT WHERE NECESSARY AND/OR REQUIRED FOR UTILITIES (I.E. SEWER, GAS, ELECTRIC, TELEPHONE, STORM DRAINAGE LINES). DEVELOPER WILL ENDEAVOR TO RETAIN EXISTING TREE COVER WHERE FEASIBLE.
- SUPPLEMENTARY SCREENING AND LANDSCAPING TO BE PROVIDED ALONG PERIMETER OF PROPERTY (IN AREA WHERE THERE IS INSUFFICIENT NATURAL VEGETATION) AND IN THE SETBACK AREA ALONG PROPOSED LUMARKA THOROUGHFARE. SCREENING SHALL BE ACCOMPLISHED BY USING A COMBINATION OF BERMS, EVERGREEN SHRUBS AND CANOPY TREES.
- ALL SCREENING SHALL CONFORM TO CITY OF CHARLOTTE ZONING REQUIREMENTS.
- SIGNAGE AND SERVICE AREAS (IF APPLICABLE) SHALL BE AS PER CITY CHARLOTTE ZONING ORDINANCE.
- PARKING SHALL COMPLY WITH REQUIRED RATIOS AS PER CITY CHARLOTTE ZONING ORDINANCE.
- TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM 1" = 200' AERIAL TOPO SHEETS FROM THE CITY OF CHARLOTTE.
- BOUNDARY SURVEY AND FLOOD BOUNDARY INFORMATION WAS OBTAINED AS FOLLOWS:
 *TRACT A: R.B. PHARR DATED MARCH 2, 1979 AND REPRODUCED FOR PRELIMINARY SUBDIVISION PLAN BY DPR ASSOCIATES AND STAMPED "APPROVED FOR CONSTRUCTION CMPC 11/23/83"
 *TRACT B: DUDLEY D. STONE, P.E. NORTH CAROLINA SEAL #8461
- INGRESS/EGRESS LOCATIONS ARE GENERAL, AND EXACT LOCATION AND DESIGN OF ACCESS POINTS OFF LUMARKA THOROUGHFARE SUBJECT TO APPROVAL BY CITY CHARLOTTE D.O.T.
- 4.76 ACRES OF PROPERTY WITHIN THE FLOODWAY FRINGE TO BE DEDICATED AS GREENWAY TO MECKLENBURG COUNTY.
- AMENITY AREA TO INCLUDE POTENTIAL SWIMMING POOL, TENNIS COURT AND/OR CLUBHOUSE.
- OWNER RESERVES THE RIGHT FOR NECESSARY UTILITIES THROUGH THE GREENWAY, I.E. STORM DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, AND OTHER SUCH UTILITIES TO BE UTILIZED AT TIME OF DEVELOPMENT.
- AREA FOR GREENWAY DEDICATION WILL BASICALLY FOLLOW FLOODWAY FRINGE DISTRICT BOUNDARY AND, WHERE REQUIRED DUE TO UNIT LOCATION, WILL BE A MINIMUM OF 20' FROM THE REAR OF ALL BUILDINGS.
- BUILDING SHOWN PARALLEL TO NORTHERLY PROPERTY LINE SHALL BE TWO STORY.
- NO OCCUPANCY PERMIT SHALL BE ISSUED UNTIL SUCH TIME AS LUMARKA ROAD THOROUGHFARE CONSTRUCTION IS COMPLETED FOR VEHICULAR TRAVEL BETWEEN CAMELLA CREEK AND EXISTING IDLEWILD ROAD NORTH INTERSECTION.

MEDIAN CUT (as located this area)



DEVELOPMENT DATA:

TOTAL SITE ACREAGE	22.58 AC
ACREAGE TO GREENWAY	4.76 ± AC
ACREAGE FOR R.O.W.	4.03 AC TOTAL
TOTAL DWELLING UNITS	264
Dwelling Units Permitted (Minus R.O.W. Acreage But Including Greenway Acreage)	353
DENSITY	12.90 DU/AC
EXISTING ZONING	R-9
PROPOSED ZONING	R-9MF (CD)
SETBACKS/SIDEYARDS	50' Setback from Thoroughfare R.O.W. 35' Rear Yard 20' Side Yard (except as noted otherwise)

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NCF - FINANCIAL CORPORATION
 Proposed Rezoning For
PINEY GROVE MULTI-FAMILY

PROJECT	25002.60
DATE	8/1/85
DESIGN TLH	
DRAWN	
CHECK	
REVISIONS	
●	8/2/85
●	9/12/85
●	10/3/85
●	10/13/85
SHEET	1
	1 OF 1