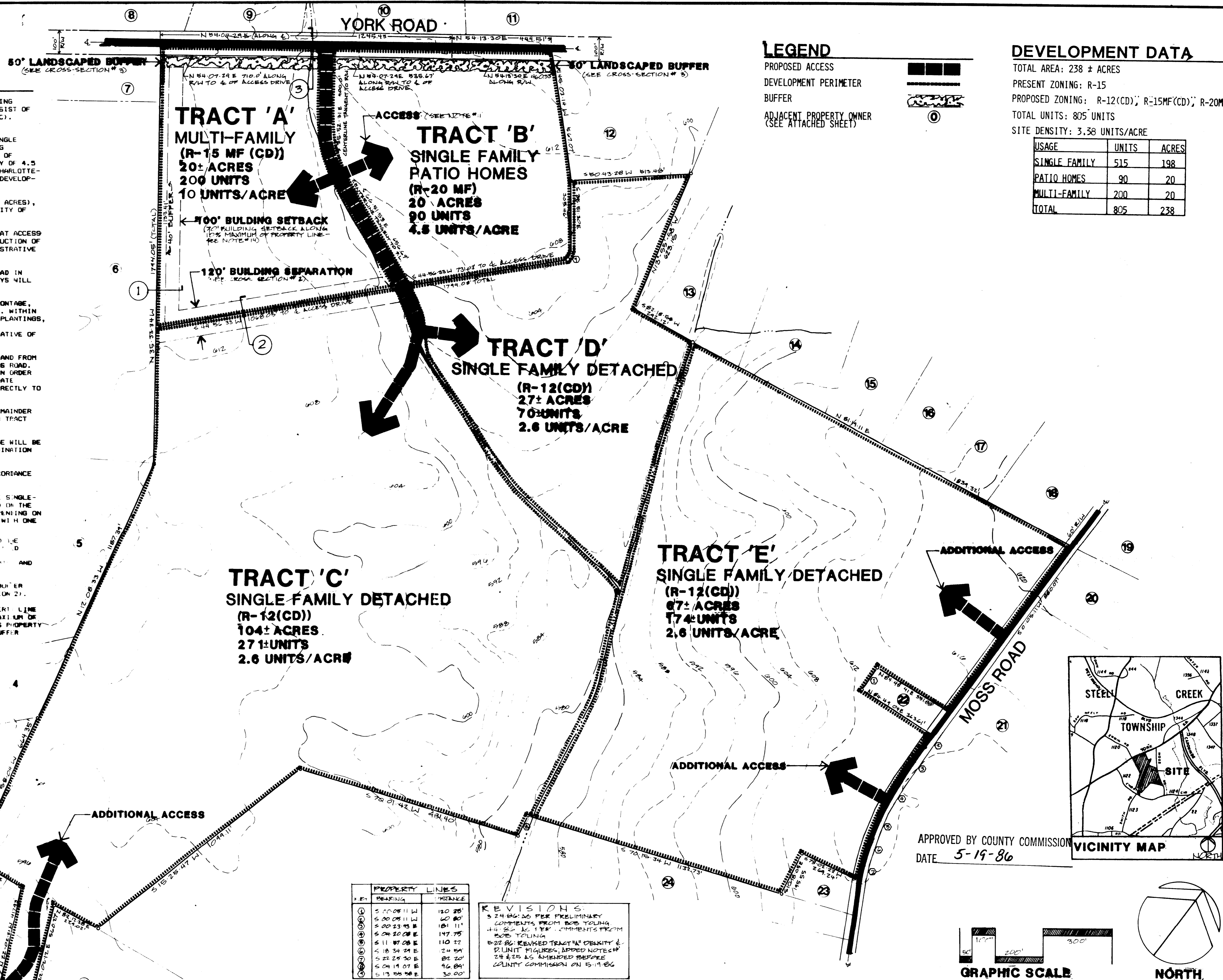


Apr. Site Plan

DEVELOPMENT NOTES

- ALTHOUGH HIGHER DENSITIES WOULD BE PERMITTED UNDER AN R-15 MF ZONING CLASSIFICATION, THE MULTI-FAMILY DEVELOPMENT (TRACT "A") WILL CONSIST OF NO MORE THAN 200 UNITS ON THE 20-ACRE MULTI-FAMILY TRACT (10 DU/AC). MAXIMUM BUILDING HEIGHT SHALL BE NO GREATER THAN TWO STORIES.
- THE PARCEL DESIGNATED R-20MF (TRACT "B") SHALL BE DEVELOPED AS SINGLE FAMILY DETACHED HOUSING AND WILL CONFORM TO THE INNOVATIVE HOUSING PROVISIONS OF THE MECKLENBURG COUNTY ZONING ORDINANCE. THE NUMBER OF HOUSES TO BE LOCATED ON TRACT "B" WILL NOT EXCEED 90, OR A DENSITY OF 4.5 UNITS PER ACRE. AS PER MECKLENBURG COUNTY ZONING ORDINANCE, THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION WILL REVIEW AND APPROVE SPECIFIC DEVELOPMENT PLANS FOR THIS SITE PRIOR TO CONSTRUCTION.
- THE REMAINDER OF THE SITE (TRACTS "C", "D", "E") APPROXIMATELY 197 ACRES, DESIGNATED R-12 (CD), WILL CONTAIN A MAXIMUM OF 515 HOMES, A DENSITY OF 2.6 DWELLING UNITS PER ACRE.
- THE MAIN ENTRANCE TO THE DEVELOPMENT WILL BE ON YORK ROAD, AND THAT ACCESS WILL RECEIVE SPECIAL ATTENTION THROUGH LANDSCAPING AND THE CONSTRUCTION OF BRICK ENTRY GATES. THE RENDERING WHICH IS ATTACHED HERETO IS ILLUSTRATIVE OF THE ATTENTION WHICH THIS ENTRANCE WILL RECEIVE.
- REVERSE FRONTAGE WILL BE USED FOR THE HOMES LOCATED ALONG YORK ROAD IN ORDER TO PREVENT DRIVEWAY ACCESS TO YORK ROAD. NO PRIVATE DRIVEWAYS WILL BE PERMITTED TO CONNECT DIRECTLY TO YORK ROAD.
- A 50-FOOT BUFFER/BETBACK SHALL BE PROVIDED ALONG ALL YORK ROAD FRONTAGE, AND NO DEVELOPMENT WILL BE PERMITTED TO OCCUR WITHIN THIS 50 FEET. WITHIN THIS 50-FOOT BUFFER/BETBACK SCREENING WILL BE ACCOMPLISHED WITH PLANTINGS, BERMS OR SOME COMBINATION THEREOF. THIS TREATMENT OF THE BUFFER WILL CREATE A DESIRABLE STREETScape. CROSS SECTION 3 IS ILLUSTRATIVE OF SUCH SCREENING.
- SECONDARY ACCESS TO THE SITE WILL BE PROVIDED FROM CHLOATE CIRCLE AND FROM MOSS ROAD. NOT MORE THAN TWO ACCESS POINTS WILL BE LOCATED ON MOSS ROAD. REVERSE FRONTAGE WILL BE USED FOR HOMES LOCATED ALONG MOSS ROAD IN ORDER TO PREVENT A MULTIPLICITY OF DRIVEWAY ACCESS TO MOSS ROAD. NO PRIVATE DRIVES TO THE SINGLE FAMILY HOMES WILL BE PERMITTED TO CONNECT DIRECTLY TO MOSS ROAD.
- NO VEHICULAR ACCESS WILL BE PROVIDED BETWEEN TRACT "E" AND THE REMAINDER OF THE DEVELOPMENT. THE ONLY ACCESS TO THE SINGLE FAMILY HOMES IN TRACT "E", WILL BE PROVIDED FROM MOSS ROAD (AS SHOWN ON THE PLAN).
- IN ORDER TO CREATE A DESIRABLE STREETScape, THE MOSS ROAD FRONTAGE WILL BE SCREENED AND LANDSCAPED WITH PLANTINGS, WALLS, BERMS OR SOME COMBINATION OF THESE.
- ENTRANCE IDENTIFICATION SIGNS WILL BE PROVIDED AND LOCATED IN ACCORDANCE WITH MECKLENBURG COUNTY ZONING ORDINANCE REQUIREMENTS.
- THE ACCESS POINTS INTO THE MULTI-FAMILY SITE (TRACT "A"), AND THE SINGLE-FAMILY PATIO HOMES (TRACT "B") WILL BE APPROXIMATELY AS INDICATED ON THE SCHEMATIC SITE PLAN, HOWEVER, THEIR PRECISE LOCATION MAY VARY DEPENDING ON SITE CONDITIONS, AND THE ACCESS POINTS MAY OR MAY NOT BE ALIGNED WITH ONE ANOTHER.
- EXISTING VEGETATION BETWEEN THE MULTI-FAMILY SITE (TRACT "A") AND THE ADJACENT SITES ZONED FOR SINGLE FAMILY WILL BE MAINTAINED AND ENHANCED THROUGH ADDITIONAL PLANTINGS, BERMS OR WALLS. SCREENING WILL BE PROVIDED IN ORDER TO PROVIDE AN EFFECTIVE VISUAL SCREEN BETWEEN THE MULTI-FAMILY AND SINGLE FAMILY DEVELOPMENT. (SEE CROSS SECTIONS 1 AND 2).
- A 120' MINIMUM BUILDING SEPARATION AND A MINIMUM 40' OF PLANTED BUFFER WILL BE PROVIDED BETWEEN TRACT "A" AND TRACT "C" (SEE CROSS SECTION 2).
- A 100' MINIMUM BUILDING SETBACK SHALL BE PROVIDED ALONG THE PROPERTY LINE ADJACENT TO EXISTING OFF-SITE SINGLE FAMILY, EXCEPT THAT FOR A MAXIMUM OF 10% OF THIS LINE, THE END OF A BUILDING MAY BE WITHIN 70' OF THIS PROPERTY LINE. THE FIRST 40' OF THIS SETBACK SHALL BE PLANTED BERM AND BUFFER (SEE CROSS SECTION 1 AND NOTE 12).
- WATER AND SEWER WILL BE EXTENDED TO THE PROJECT BEFORE ANY UNITS OF ANY TYPE ARE OCCUPIED.
- THE DEVELOPER SHALL SET ASIDE TWO TO FIVE ACRES FOR THE CONSTRUCTION OF A RACQUET AND SWIM CLUB CONSISTING OF TENNIS COURTS, SWIMMING POOL AND CLUB HOUSE.
- STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE MECKLENBURG COUNTY ORDINANCE REQUIREMENTS.
- THE DEVELOPMENT WILL ADHERE TO ALL DIMENSIONAL REQUIREMENTS SET FORTH FOR THEIR RESPECTIVE DISTRICTS IN THE MECKLENBURG COUNTY ZONING ORDINANCE.
- PARKING, AMENITIES, SERVICE AREAS AND OTHER SUCH USES TYPICALLY ASSOCIATED WITH THE PROPOSED DISTRICTS WILL BE ALLOWED IN ACCORDANCE WITH APPLICABLE ORDINANCE REQUIREMENTS.
- BOUNDARY INFORMATION TAKEN FROM A SURVEY BY DAVID M. LUCAS, DATED NOVEMBER 10, 1984 & NOVEMBER 11, 1984.
- BOUNDARY DESCRIPTION OF TRACT "A" AND TRACT "B" BY BOBBY J. RAYE.
- ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO STATE STANDARDS IN ORDER TO BE DEDICATED PUBLIC ROADWAYS.
- THE DEVELOPMENT ON TRACT A SHALL CONSIST OF UNITS CONSTRUCTED "FOR SALE" (CONDOMINIUMS OR TOWNHOUSES) RATHER THAN "FOR RENT." IT IS THE INTENT OF THE DEVELOPER TO SELL INDIVIDUAL UNITS WHEN CONSTRUCTION OF THOSE UNITS IS COMPLETED. HOWEVER, IF MARKET CONDITIONS ARE SUCH THAT SALE OF THOSE UNITS IS NOT FEASIBLE, THE UNITS MAY BE RENTED. IF SALES ARE NOT FEASIBLE, THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSULTING WITH THE STEELE CREEK RESIDENTS ASSOC., OR AN APPROPRIATE COMMITTEE THEREOF, BEFORE DETERMINING IF UNITS WILL BE OFFERED FOR RENT.
- THE UNITS TO BE CONSTRUCTED ON TRACT A SHALL NOT BE OCCUPIED BEFORE MAY, 1989.



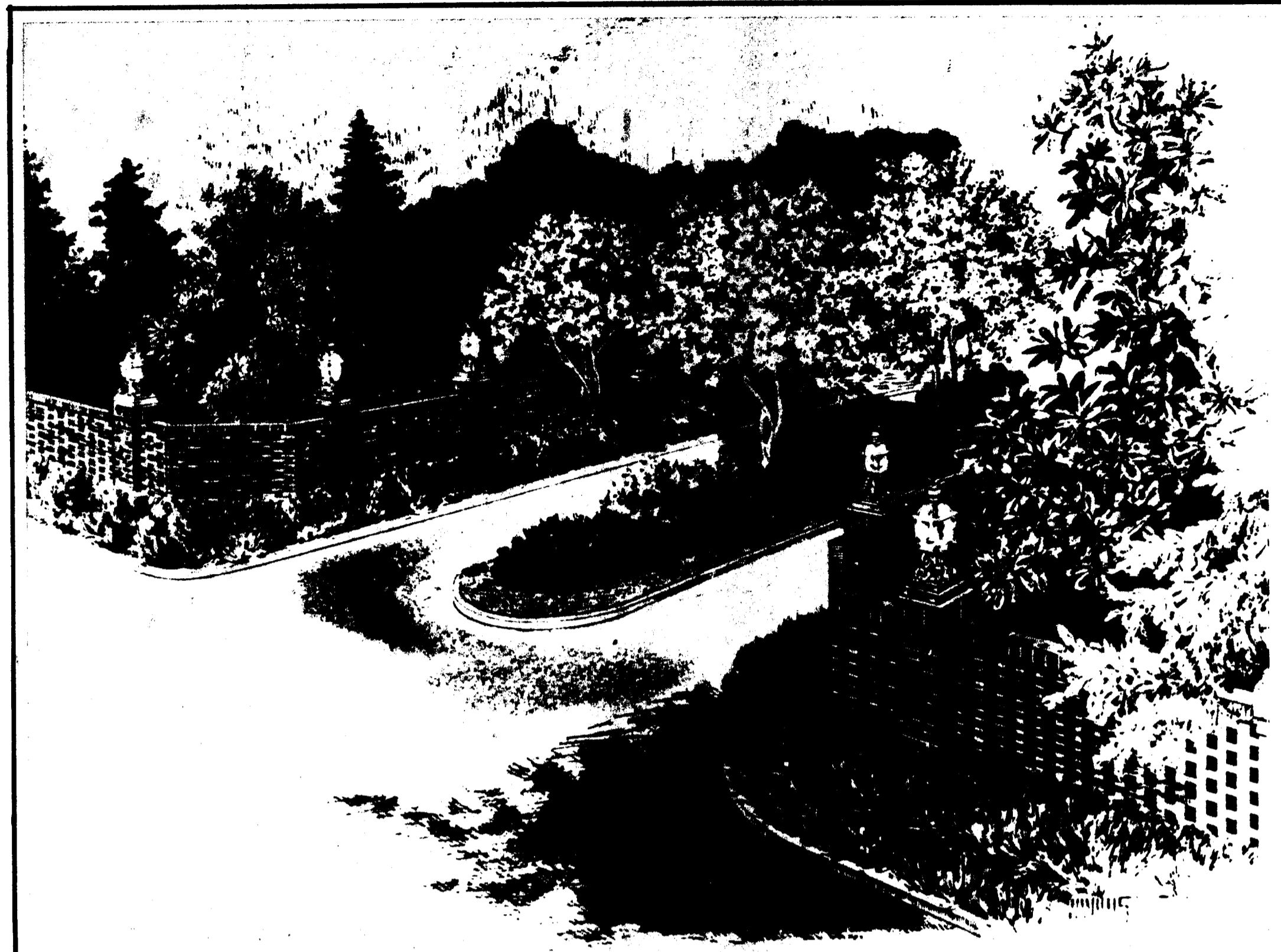
Project Manager: **LRM**
 Drawn By: **SLA**
 Checked By:
 Date: **5/24/86**
 Project Number: **85101**

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

SITE PLAN FOR PROPOSED REZONING

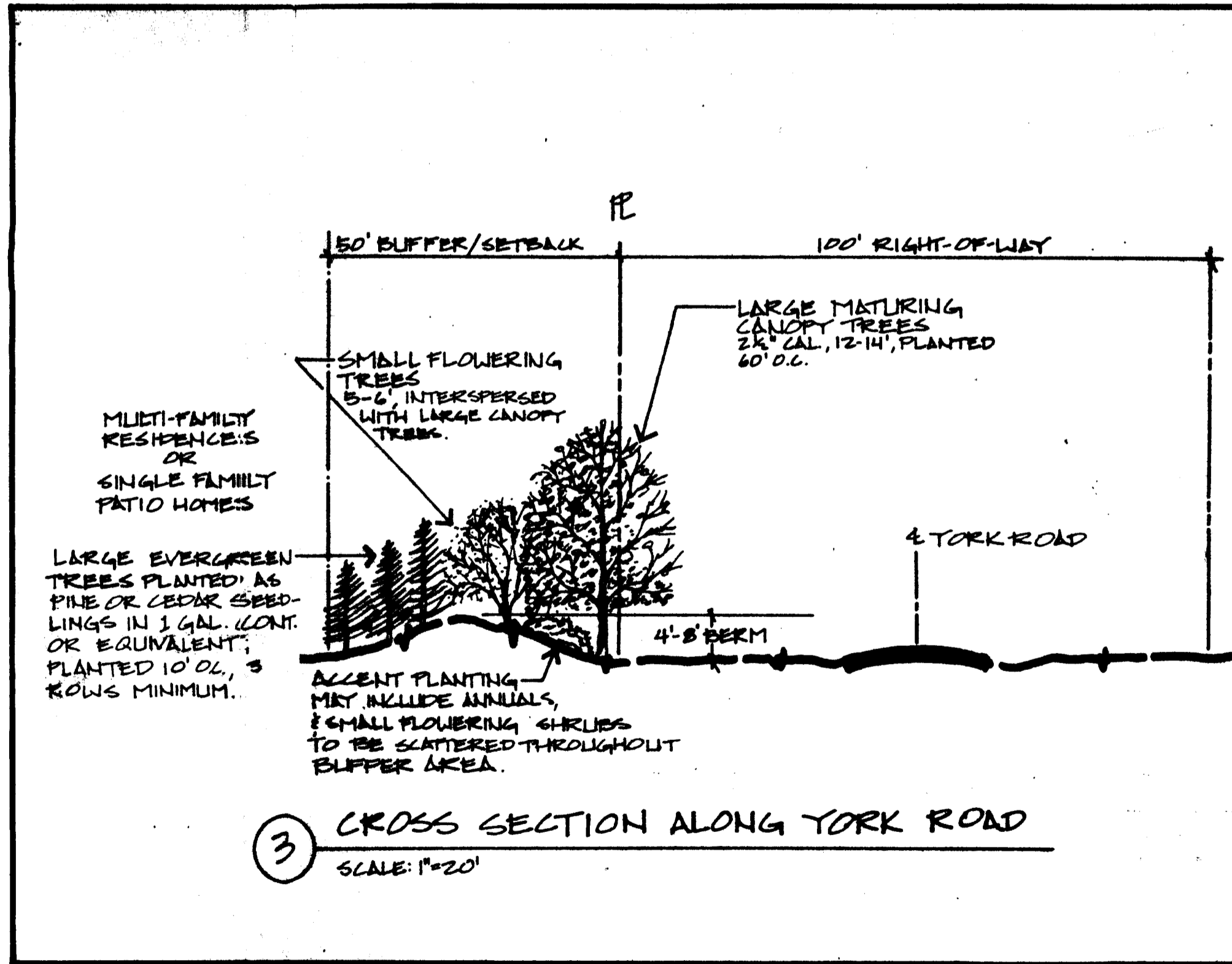
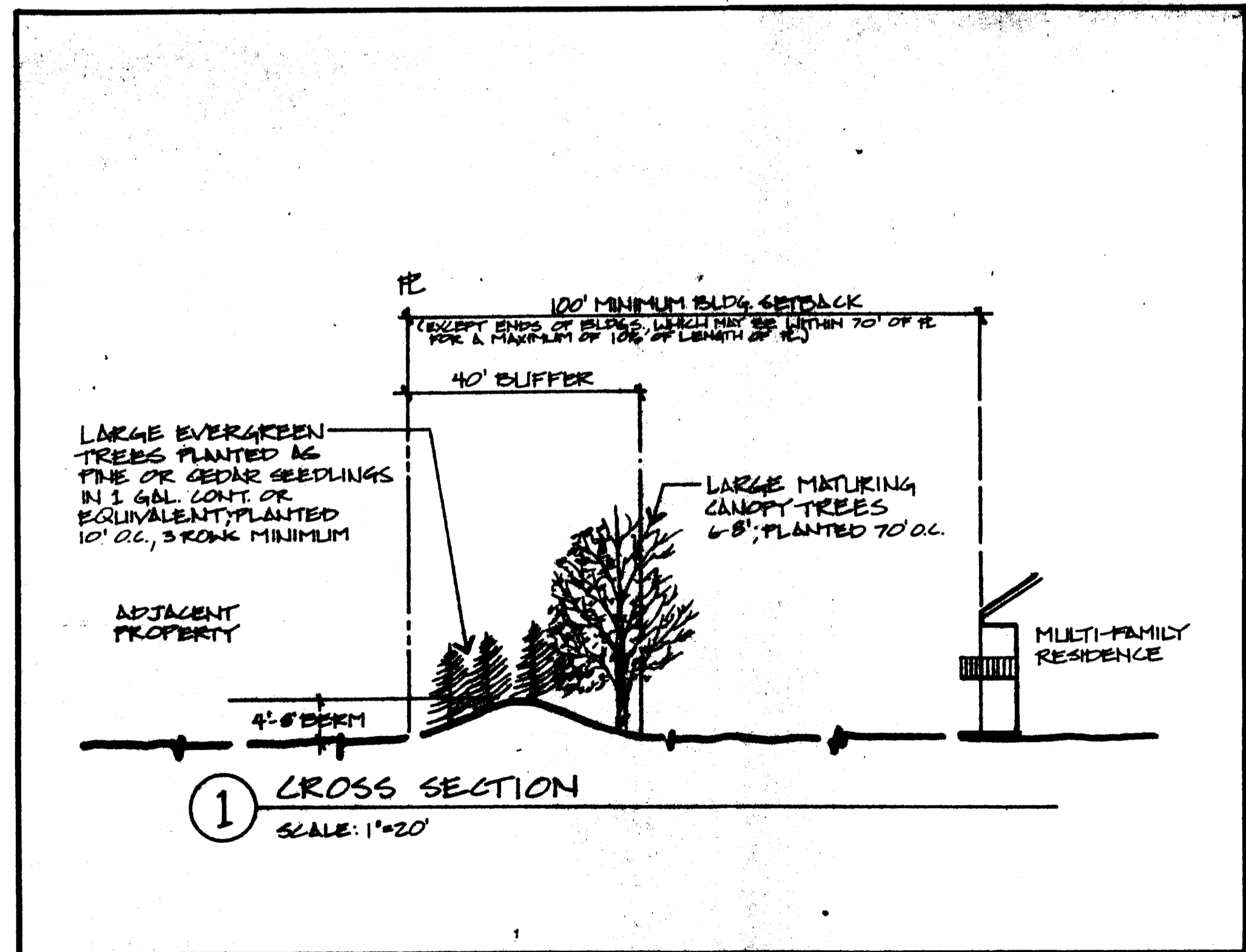
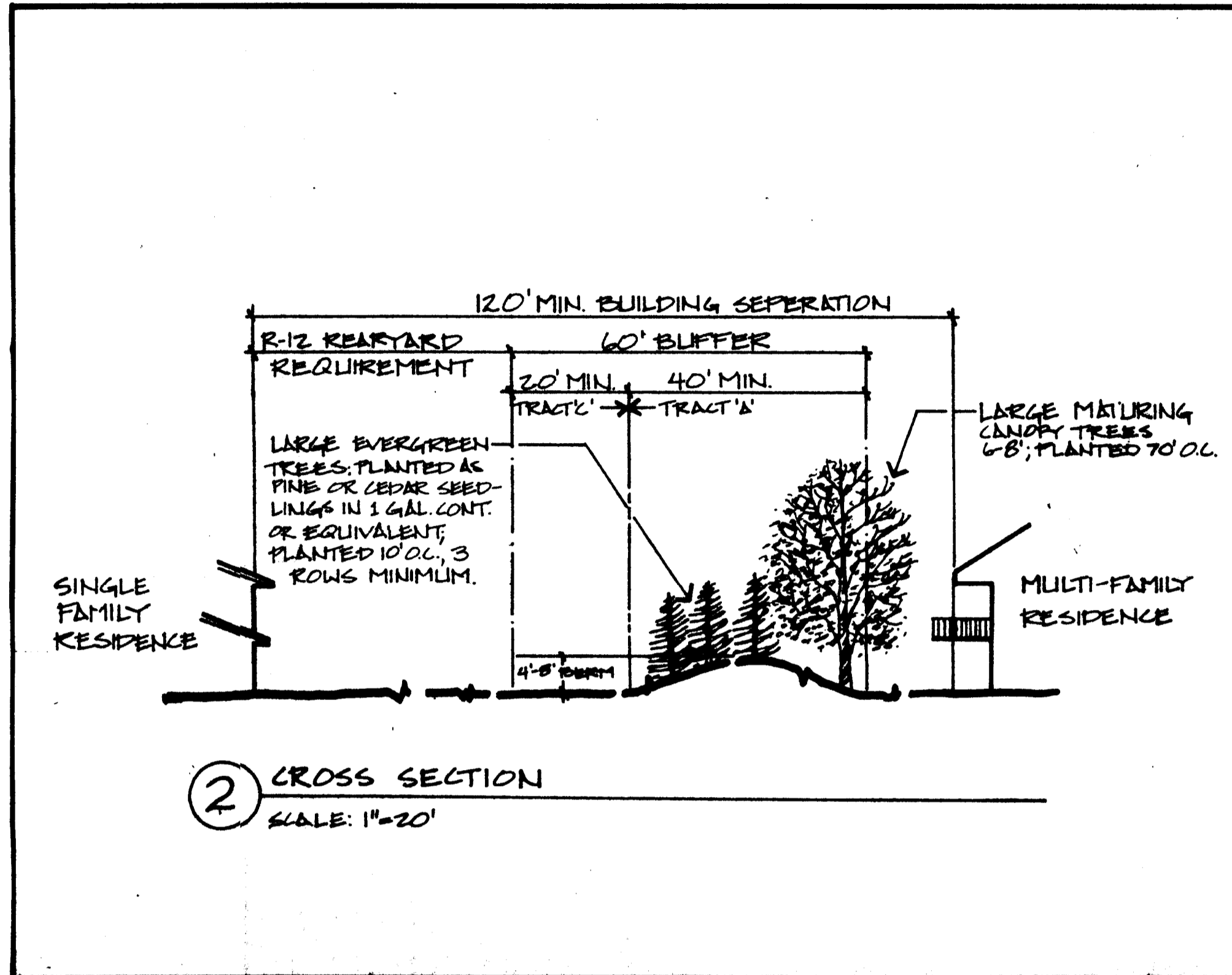
MOSS/YORK ROAD SITE
 FOR THE DOWD COMPANY

Scale: **1 INCH = 200 FT**
 Sheet Number:
 Of Total:



YORK ROAD ENTRY SKETCH

NOTE: THIS SKETCH IS REPRESENTATIVE OF THE DEGREE OF DETAIL AND PLANTING TO BE PROVIDED AT THE PROJECT ENTRANCE. IT DOES NOT ACCURATELY REFLECT THE RELATIONSHIP OF THE ENTRY WALLS TO THE STREET.



APPROVED BY COUNTY COMMISSION
DATE _____

Project Manager	LWM
Drawn By	SLA
Checked By	
Date	4/2/00
Project Number	85381

Revisions	
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GROSS SECTIONS AND ENTRY PERSPECTIVE

MOSS/YORK ROAD SITE
FOR THE DOWD COMPANY

Scale	AS SHOWN
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Of	Total