

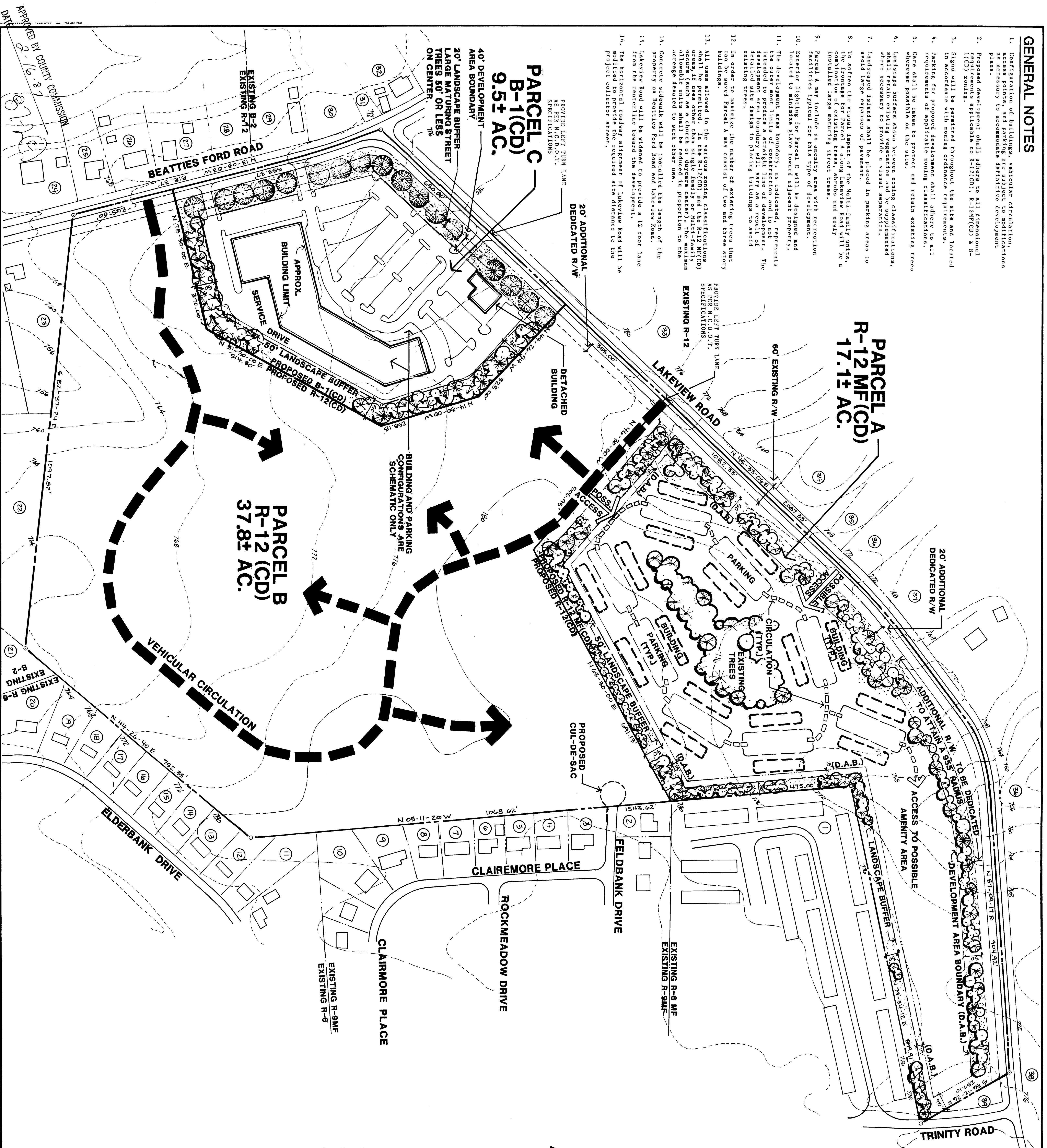
GENERAL NOTES

1. Configuration of buildings, vehicular circulation, access points, and parking are subject to modifications necessary to accommodate definitive development plans.
2. Proposed development shall adhere to all International Code zoning. Signs will be permitted throughout the site and located in accordance with zoning ordinance requirements.
3. Parking for proposed development shall adhere to all requirements of applicable zoning classifications.
4. Care shall be taken to protect and retain existing trees wherever possible on the site.
5. Landscaping buffers shown between zoning classifications shall retain existing vegetation and be supplemented, where necessary, to provide a visual separation.
6. Landscaped islands shall be placed in parking areas to avoid large expanses of pavement.
7. To soften the visual impact of the Multi-family units, the frontage for Parcel A along Lakeview Road will be a landscaped large maturing street trees.
8. Parcel A may include an amenity area with recreation facilities typical for this type of development.
9. Exterior lighting for Parcel C will be designed and located to minimize glare toward adjacent property.
10. The development area boundary, as indicated, represents the outer most limits of construction and is not intended to produce a straight line of development. The detailed site design in placing buildings to avoid existing trees.
11. In order to maximize the number of existing trees that can be saved Parcel A may consist of two and three story buildings.
12. All uses allowed in the various zoning classifications shall be permitted. In the R-12(CD) and the R-12(MF(CD)) zoning, it uses other than single family or Multi-family units shall be reduced in proportion to the acreage devoted to such other use.
13. Concrete sidewalk will be installed the length of the property on Beatties Ford Road and Lakeview Road.
14. Lakeview Road will be widened to provide a 12 foot lane from the centerline toward the development.
15. The horizontal roadway alignment of Lakeview Road will be project collector street.

**PARCEL A
R-12MF(CD)
17.1± AC.**

**PARCEL C
B-1(CD)
9.5± AC.**

**PARCEL B
R-12(CD)
37.8± AC.**



SITE DEVELOPMENT DATA

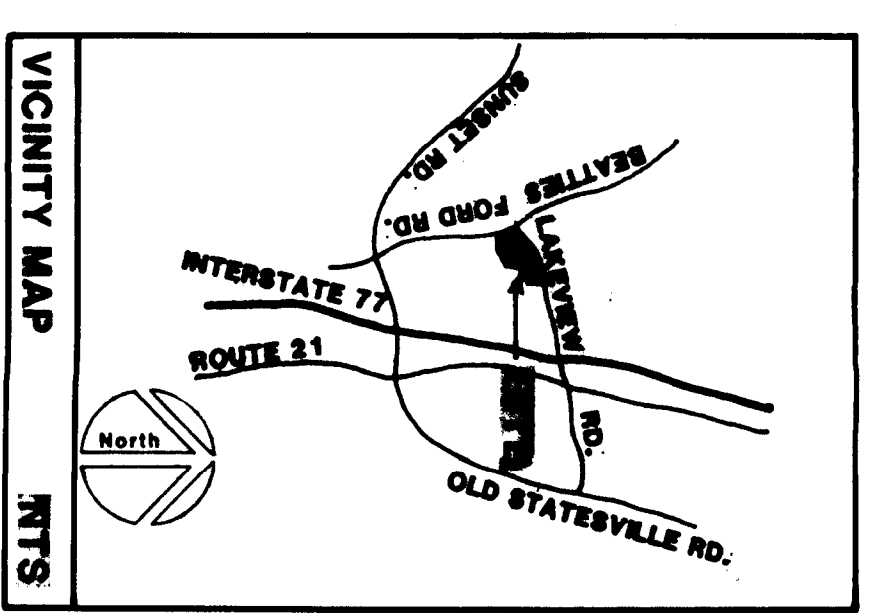
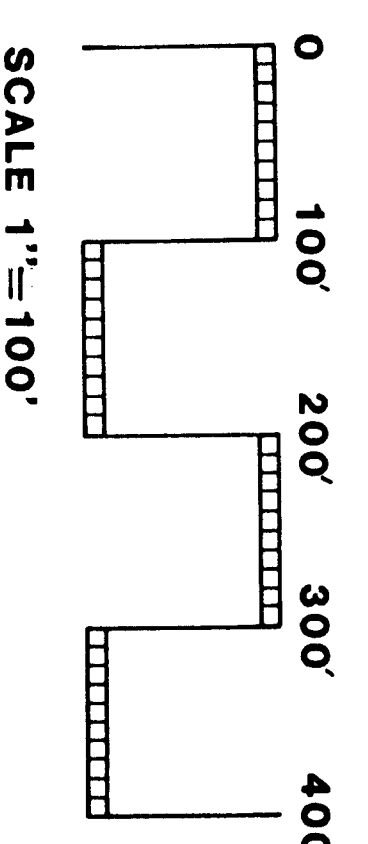
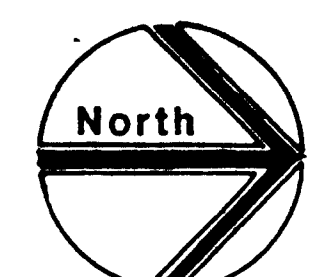
TOTAL EXISTING SITE	ACRES	68.6 ±
20' ADDITIONAL R/W TO BE DEDICATED		- 1.7 ±
EXISTING R/W		- 2.5 ±
NET SITE		64.4 ±
EXISTING ZONING	R-12	
PROPOSED ZONING AS SHOWN		
PARCEL A	R-12MF(CD)	17.1 ±
PARCEL B	R-12(CD)	37.8 ±
PARCEL C	B-1(CD)	9.5 ±
TOTAL PARCELS		64.4 ±

MAX. DEVELOPMENT	
R-12 MF(CD)	177 UNITS
R-12(CD)	110 LOTS
B-1(CD)	287 D.U.
TOTAL MAX. # OF D.U.	70,000 MAX. SQ. FT.

ADJACENT PROPERTY OWNERS LIST

1. 037-124-04 2116 Shaw Valley Road Charlotte, NC 28205	14. 037-124-12 Mr. and Mrs. Robert B. Bailey 5313 Edgewood Drive Charlotte, NC 28215	28. 037-120-10 Mr. and Mrs. Allen B. Williams 676 Williams Drive Charlotte, NC 28215
2. 037-124-01 Thompson Landscaping Charlotte, NC 28215	15. 037-124-12 Mr. and Mrs. Randolph Ferguson 5313 Edgewood Drive Charlotte, NC 28215	29. 037-120-14 C/O Bank of America 108 S. Charlotte Street Charlotte, NC 28202
3. 037-124-14 John Stearns, Jr. 10119 Clearstone Place Charlotte, NC 28215	16. 037-124-11 Janice L. Smith 3507 Edgewood Drive Charlotte, NC 28215	30. 037-120-13 C/O Bank of America 108 S. Charlotte Street Charlotte, NC 28202
4. 037-124-13 Mr. and Mrs. George T. Dunlap 10113 Clearstone Place Charlotte, NC 28215	17. 037-124-10 Mr. and Mrs. George T. Dunlap 3507 Edgewood Drive Charlotte, NC 28215	31. 037-120-11 James F. Elisei 408 From Road Charlotte, NC 28208
5. 037-124-12 Mr. and Mrs. Campbell Price 10113 Clearstone Place Charlotte, NC 28215	18. 037-124-09 Mr. and Mrs. Campbell Price 3507 Edgewood Drive Charlotte, NC 28215	32. 037-120-12 William K. Caldwell, Jr. & Al 108 S. Charlotte Street Charlotte, NC 28202
6. 037-124-11 Mrs. L. Ladd 3525 Edgewood Drive Charlotte, NC 28215	19. 037-124-08 Mr. and Mrs. Gordon K. Reid 3525 Edgewood Drive Charlotte, NC 28215	33. 037-120-13 John F. Elisei 408 From Road Charlotte, NC 28208
7. 037-124-10 Mr. and Mrs. Johnny Cunningham 10201 Clairemore Place Charlotte, NC 28215	20. 037-124-07 Mr. and Mrs. Edward E. Heaver 3525 Edgewood Drive Charlotte, NC 28215	34. 037-120-14 Paul H. Gray, ET AL 408 From Road Charlotte, NC 28208
8. 037-124-09 Miss Charlotte Price 10113 Clearstone Place Charlotte, NC 28215	21. 037-124-06 Mr. and Mrs. George T. Dunlap 3507 Edgewood Drive Charlotte, NC 28215	35. 037-120-12 Elyse S. Smothers 4525 Clairemore Road Charlotte, NC 28215
9. 037-124-08 Charlotte A. McGuffee 10113 Clearstone Place Charlotte, NC 28215	22. 037-124-05 VILLAGE 211 5313 Edgewood Drive Charlotte, NC 28215	36. 037-120-11 Mr. and Mrs. Gordon K. Reid 3525 Edgewood Drive Charlotte, NC 28215
10. 037-124-07 Mr. and Mrs. Walter Kennedy 10113 Clearstone Place Charlotte, NC 28215	23. 037-124-04 Mr. and Mrs. Claver and Matthew E. Caldwell 4501 Lakeview Road Charlotte, NC 28215	37. 037-120-10 Mr. and Mrs. Larry T. Sawyer 4501 Lakeview Road Charlotte, NC 28215
11. 037-124-15 Mr. and Mrs. Francis Williams 5313 Edgewood Drive Charlotte, NC 28215	24. 037-124-06 Mr. and Mrs. Francis Williams 5313 Edgewood Drive Charlotte, NC 28215	38. 037-120-13 Mr. and Mrs. Jerry R. Oltner 501 Ardmore Drive Charlotte, NC 28210
12. 037-124-14 Mr. and Mrs. Silvester Gurrene 5313 Edgewood Drive Charlotte, NC 28215	25. 037-124-05 Mr. and Mrs. Silvester Gurrene 4607 Beatties Ford Road Charlotte, NC 28215	
13. 037-124-14 Mr. and Mrs. Silvester Gurrene 5313 Edgewood Drive Charlotte, NC 28215	26. 037-124-04 Mr. and Mrs. Silvester Gurrene 4607 Beatties Ford Road Charlotte, NC 28215	

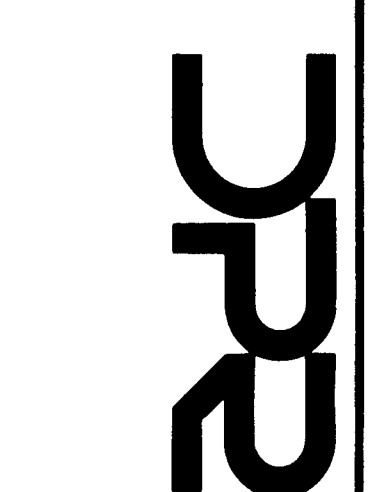
PRINTED
DEC 3 1986
DPR ASSOCIATES



APPROVED BY COUNTY COMMISSION
DATE 12/16/86

Project Manager	RHM
Drawn By	LAH
Checked By	RHM
Project Number	13/14/86
	85099

Revisions:
12-31-86 - CHANGED AND ADDED TO GENERAL NOTES - CHANGED LOCATION OF ACCESS TO PARCEL A, B & C ON LAKEVIEW RD. CHANGED DEVELOPMENT AREA BOUNDARY TO SO. ON LAKEVIEW RD. & TO 40' WEST OF TRINITY RD. CHANGED R/W CURVE ON LAKEVIEW ROAD. REVISED PARKING LAYOUT OF PARCEL C. SHOW SCHEMATIC SITE PLAN FOR PARCEL A.



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

PROPERTY OWNED BY GRANVILLE TOWNHOUSE APARTMENTS
PROPOSED REZONING PLAN

Scale 1" = 100'
Sheet Number
87-a(c)
RZ-1
of Total