

LEGEND

- PROPOSED ZONING LINE
- ➔ ACCESS POINT
- ▣ PROPOSED COLLECTOR 60' R/W
- Ⓜ ADJACENT PROPERTY OWNER
- CMUD EASEMENT
- ▭ LIMITS OF BUILDING (PARCELS D & E ONLY)

DEVELOPMENT DATA

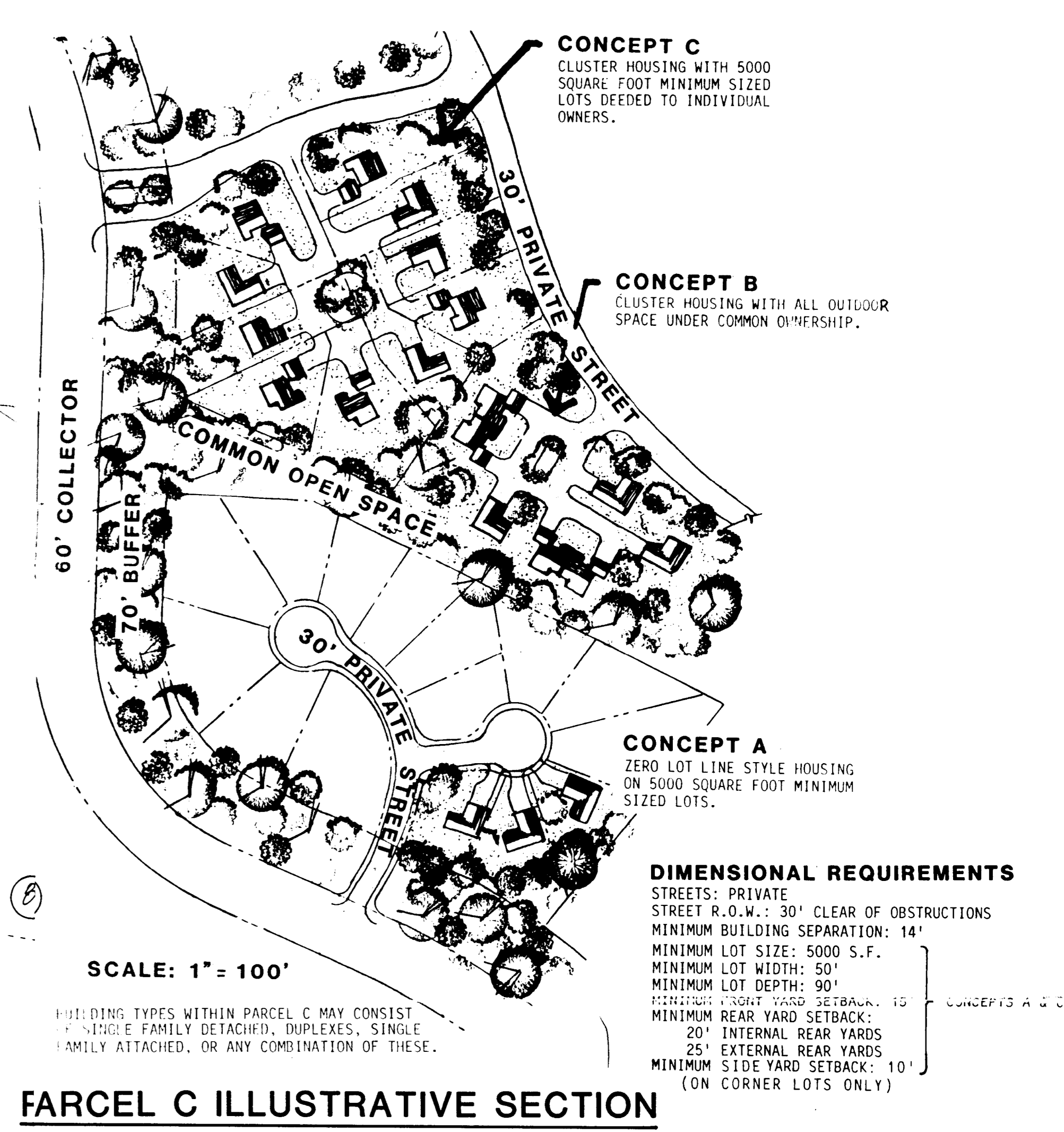
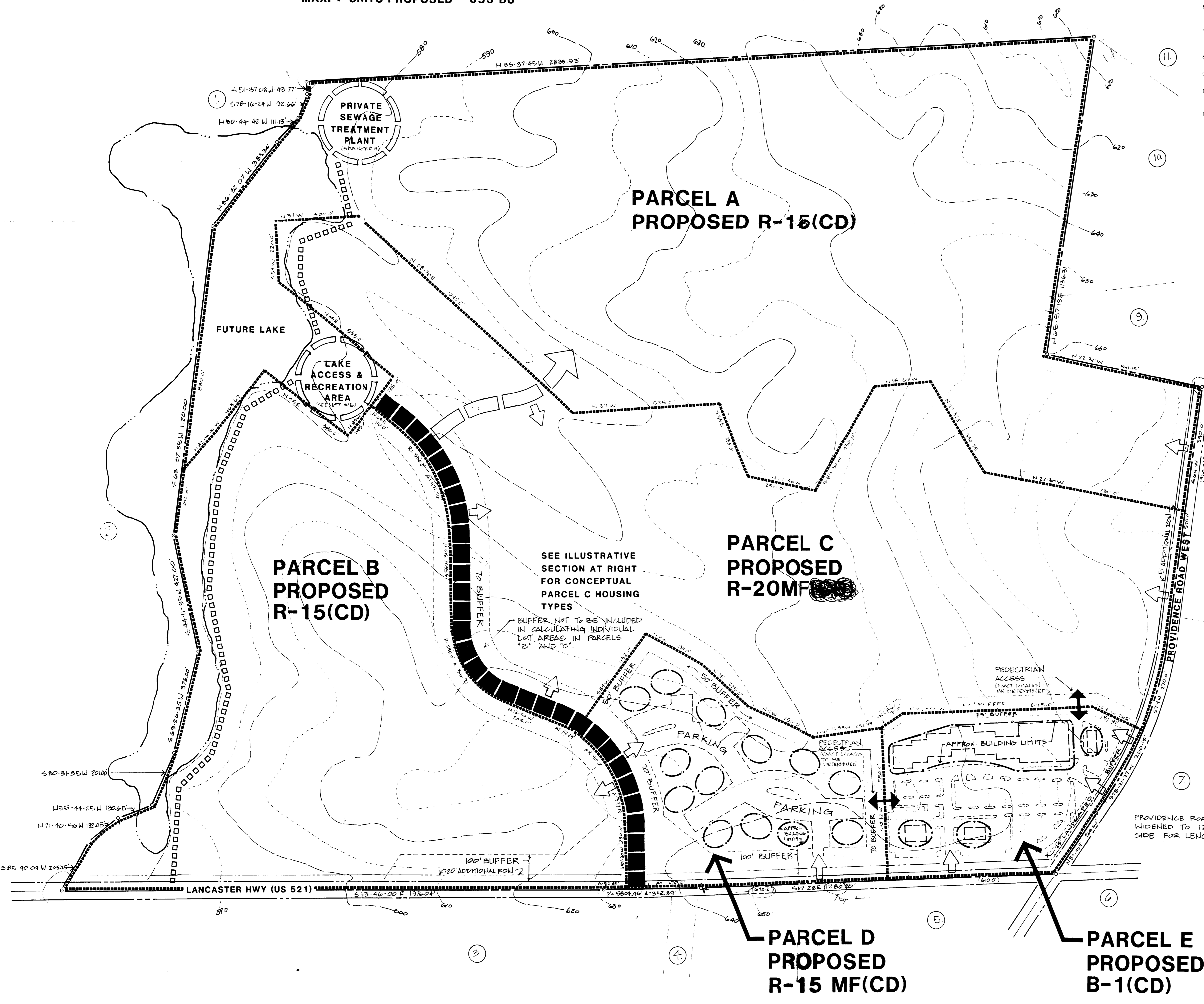
TOTAL SITE AREA 222.62 AC.± (Including Existing R.O.W.)
EXISTING ZONING R-15 & B-1(CD)
PROPOSED ZONING R-15(CD), R-20MF(CD), R-15MF(CD), B-1(CD)

PARCEL A ±84.63 AC. at 2.48 DU/AC. = 210 DU
PARCEL B ±49.01 AC. at 0.71 DU/AC. = 35 DU
PARCEL C ±63.05 AC. at 4.63 DU/AC. = 292 DU
PARCEL D ±15.55 AC. at 7.79 DU/AC. = 116 DU
PARCEL E ±10.38 AC. with 50,000S.F. MAX. BLDG. AREA

MAX. # UNITS PROPOSED — 653 DU

GENERAL NOTES

1. Signs will be permitted throughout the site and located in accordance with the zoning ordinance requirements in effect at the time of development.
2. Parking for proposed development shall adhere to all requirements of applicable zoning classifications.
3. Care shall be taken to protect and retain existing trees wherever possible on the site.
4. Landscape buffers shown between zoning classifications shall retain existing vegetation wherever possible and be supplemented as necessary to provide a visual separation.
5. Landscaped islands shall be placed in parking areas to avoid large expanses of pavement. Large maturing trees shall be planted in islands to supplement existing trees to remain.
6. Configuration of buildings, vehicular circulation, access points, and parking are subject to modifications as necessary to accommodate definitive development plans.
7. Proposed development shall adhere to all dimensional requirements applicable to particular zoning classification. Parcel "C" shall adhere to dimensional requirements specified in illustrative section.
8. Exterior lighting for Parcels "D" and "E" will be designed and located to minimize glare toward adjacent property.
9. Access shall be provided only as shown on plan. Parcel "B" shall be accessed only from proposed collector road.
10. Common open space, including buffer areas and private streets, shall be owned and maintained by a homeowners association.
11. Building locations, parking and circulation shown on Parcel "C" illustrative section are for illustrative purposes only and do not represent a final site plan. The Planning Commission shall review and approve Parcel "C" site plans prior to construction.
12. In order to maximize the number of existing trees that can be saved, Parcel "D" may consist of two and three story buildings.
13. Boundary information from survey by James McGovern & Assoc., revised dated 4/22/87.
14. Private sewage treatment plant has been approved by the State of North Carolina to accept a flow of 50,000 gallons per day, serving approximately 120 dwelling units. The remainder of the development shall be serviced either by a connection to Carolina Water Service, Inc. of North Carolina or the Charlotte-Hecklenburg Utility Dept.
15. Lake access and recreation area shall include picnic tables, pier, and parking area. It may further contain other amenities such as a pool or tennis courts as determined by development needs. Area shall be accessible to owners/residents in Parcels "A", "B", and "C".
16. All buildings within Parcel "E" shall be architecturally compatible with each other. Use of one of the detached buildings shall be limited to a financial institution or sit down restaurant.
17. Screening for Parcel "E" shall conform to Section 1601 of the Hecklenburg County Zoning Ordinance. Screening shall be in place prior to the issuance of any certificate of occupancy for businesses.
18. Permitted uses within Parcel "E" shall exclude "adult" type bookstores, theatres, or lounges.
19. A left turn lane shall be provided from US 521 into Parcel. Also provided onto the collector road.



REVISIONS:
 5-29-87: PER PLANNING STAFF REVIEW
Revised for approval 12/23/87

VICINITY MAP
 SCALE: 1" = 150'

SCALE: 1" = 100'

PRINT:
 JUN 01 1987
 DPR ASSOCIATES

REZONING PLAN
 for The Republic Group