

# DEVELOPMENT DATA

TOTAL SITE ACREAGE	40.05	INCLUDING F/W
EXISTING ZONING	R-12	
PROPOSED ZONING	R-15MF (CD)	
PROPOSED ZONING	R-20MF (INNOVATIVE)	

<b>R-15MF(CD)</b>		
TOTAL R-15MF(CD) ACREAGE (NET OF F/W)	10.75	
TOTAL TOWNHOUSES PROPOSED	86	
NET DENSITY	8.0 per AC.	
PARKING SPACES PER UNIT	2	

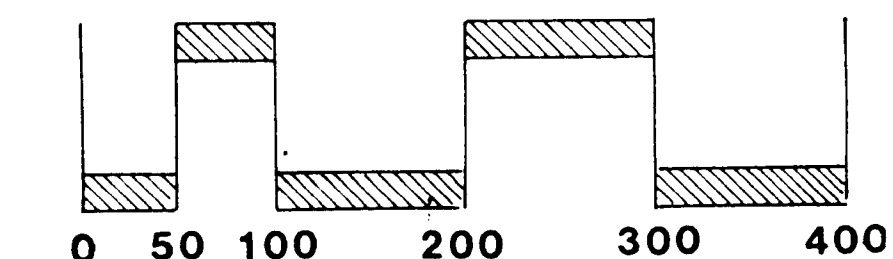
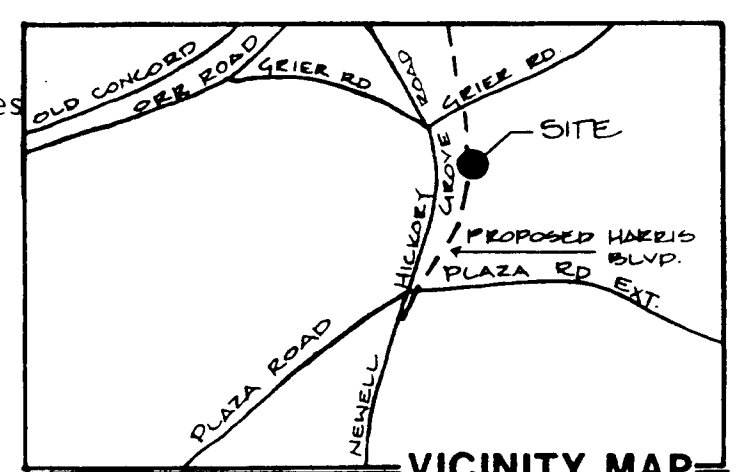
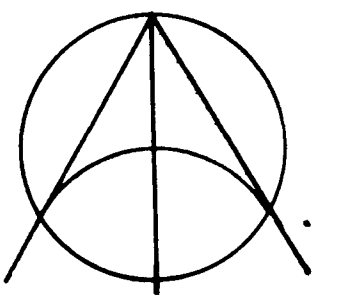
<b>R-20MF (INNOVATIVE)</b>		
TOTAL R-20MF ACREAGE (NET OF F/W)	21.32	
TOTAL LOTS PROPOSED	79	
NET DENSITY	3.7 per AC.	
TOTAL OPEN SPACE	10%	

### DIMENSIONAL REQUIREMENTS (INNOVATIVE)

1. STREET - PRIVATE
2. STREET RIGHT-OF-WAY - 30' CLEAR OF OBSTRUCTIONS
3. MINIMUM LOT SIZE - 5,000 S.F.
4. MINIMUM LOT WIDTH - 50'
5. MINIMUM LOT DEPTH - 100'
6. MINIMUM BUILDING SEPARATION - 14'
7. MINIMUM FRONT YARD SETBACK - 20' FROM EDGE OF PAVEMENT
8. MINIMUM REAR YARD SETBACK - 25' (REAR OF YARD @ EXTERIOR PROPERTY LINE SHALL BE 45 FEET.)

### GENERAL NOTES

1. Except for the exterior buffers/setbacks which shall exceed the setback requirements for R-12 MF, all other site planning criteria will meet the Planned Multi-Family requirements per the Mecklenburg County Zoning Ordinance.
2. The R-12 MF buffers/setback shown shall retain existing vegetation (if any) and be supplemented by berms and planting where necessary to provide a visual screening from adjacent roads.
3. Care shall be taken to protect and retain existing trees wherever possible on the site.
4. In the R-12 MF parcel, landscaped islands shall be placed in the parking areas to avoid large expanses of pavement.
5. Configuration of buildings, vehicular circulations, access points and parking are subject to minor adjustments to accommodate final design.
6. Signage shall be permitted as per Mecklenburg County sign ordinance.
7. Boundary information taken from survey by John R. Yarbrough & Associates, Inc., dated 5/21/87.
8. Buildings shall be a maximum of two stories.
9. Parking shall meet or exceed minimum ordinance requirements.
10. Medians and streets will be landscaped and street trees will be provided at 50' +/- 0.0.

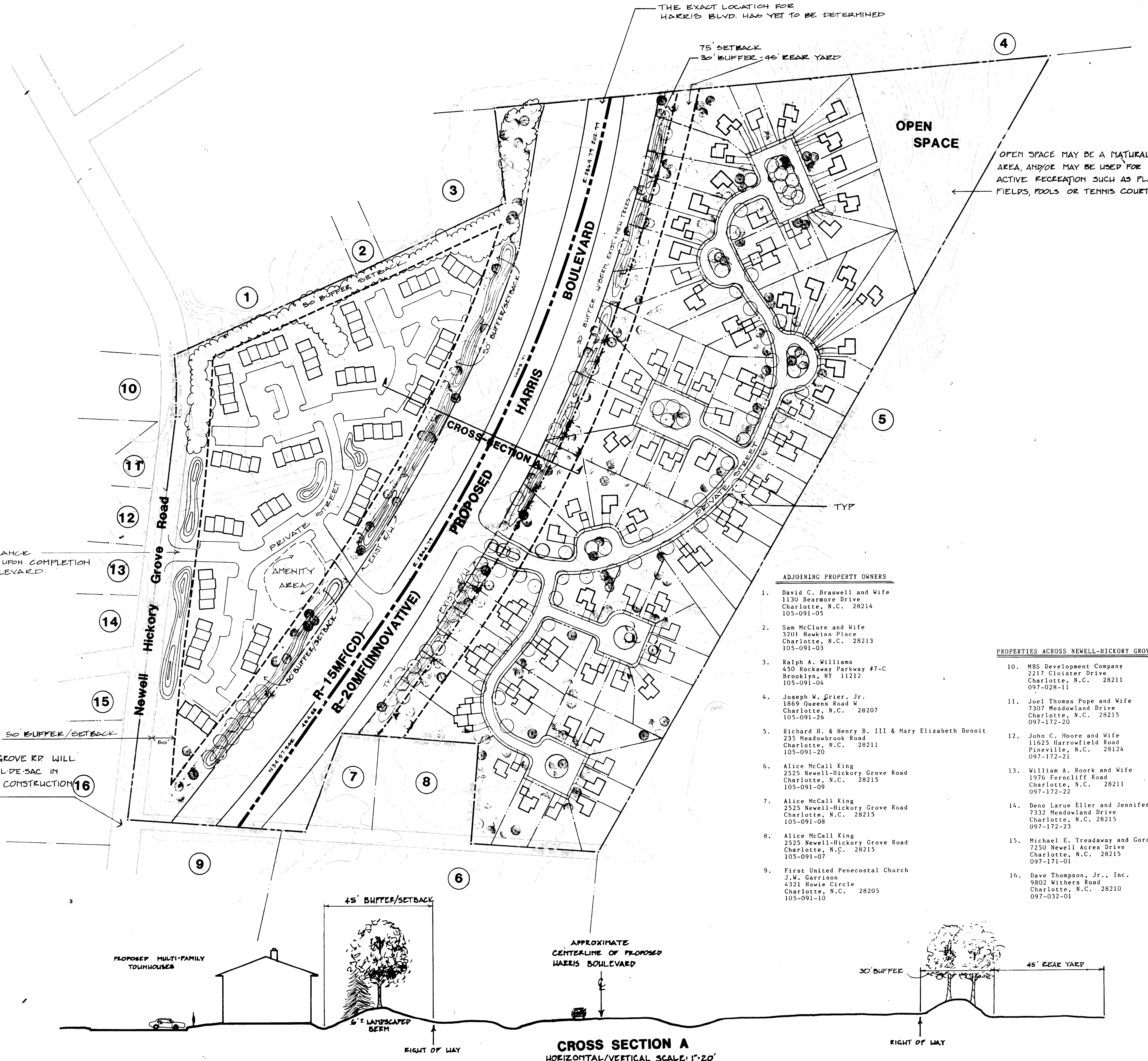


## HARRIS BOULEVARD REZONING FOR HOBERT SMITH CONSTRUCTION COMPANY

SCALE: 1" = 100'	COMM. NO. 86105	SITE PLAN PROPOSAL
DATE: 5/22/87	DRAWN: KW	
	CHECKED: GA	

	LANDSCAPE ARCHITECTS	SHEET NO. RZ-1
	DESIGN - PLANNING - RESEARCH	
704/332-1204 · 2036 E SEVENTH STREET		OF
CHARLOTTE, NORTH CAROLINA 28204		

PETITION #87-36(C) APPROVED BY COUNTY COMMISSION DATE 8-17-87



THE EXACT LOCATION FOR HARRIS BLVD. HAS YET TO BE DETERMINED

75' SETBACK  
30' BUFFER - 45' REAR YARD

OPEN SPACE

OPEN SPACE MAY BE A NATURAL AREA, AND/OE MAY BE USED FOR ACTIVE RECREATION SUCH AS PLAY FIELDS, POOLS OR TENNIS COURTS.

### ADJOINING PROPERTY OWNERS

1. David C. Braswell and Wife  
1130 Bearmore Drive  
Charlotte, N.C. 28214  
105-091-05
2. Sam McClure and Wife  
3201 Hawkins Place  
Charlotte, N.C. 28213  
105-091-03
3. Ralph A. Williams  
450 Rockaway Parkway #7-C  
Brooklyn, NY 11212  
105-091-04
4. Joseph W. Grier, Jr.  
1859 Queens Road W  
Charlotte, N.C. 28207  
105-091-26
5. Richard H. & Henry B. III & Mary Elizabeth Benoit  
235 Meadowbrook Road  
Charlotte, N.C. 28211  
105-091-20
6. Alice McCall King  
2525 Newell-Hickory Grove Road  
Charlotte, N.C. 28215  
105-091-09
7. Alice McCall King  
2525 Newell-Hickory Grove Road  
Charlotte, N.C. 28215  
105-091-08
8. Alice McCall King  
2525 Newell-Hickory Grove Road  
Charlotte, N.C. 28215  
105-091-07
9. First United Penecostal Church  
J.W. Garrison  
4321 Howie Circle  
Charlotte, N.C. 28205  
105-091-10

### PROPERTIES ACROSS NEWELL-HICKORY GROVE ROAD

10. MBS Development Company  
2217 Cloister Drive  
Charlotte, N.C. 28211  
097-028-11
11. Joel Thomas Pope and Wife  
7307 Meadowland Drive  
Charlotte, N.C. 28215  
097-172-20
12. John C. Moore and Wife  
11625 Harrowfield Road  
Pineville, N.C. 28124  
097-172-21
13. William A. Rook and Wife  
1976 Ferncliff Road  
Charlotte, N.C. 28211  
097-172-22
14. Dene Larue Eller and Jennifer E. Smith  
7332 Meadowland Drive  
Charlotte, N.C. 28215  
097-172-23
15. Michael E. Treadaway and Gordon N. Titcomb  
7250 Newell Acres Drive  
Charlotte, N.C. 28215  
097-171-01
16. Dave Thompson, Jr., Inc.  
9802 Withers Road  
Charlotte, N.C. 28210  
097-032-01

CROSS SECTION A  
HORIZONTAL/VERTICAL SCALE: 1"=20'

TEMPORARY ENTRANCE WILL BE REMOVED UPON COMPLETION OF HARRIS BOULEVARD.

NEWELL/HICKORY GROVE RD WILL BE EMPED IN A CUL-DE-SAC IN CONJUNCTION WITH CONSTRUCTION OF HARRIS BLVD

PROPOSED MULTI-FAMILY TOWNHOUSES

