

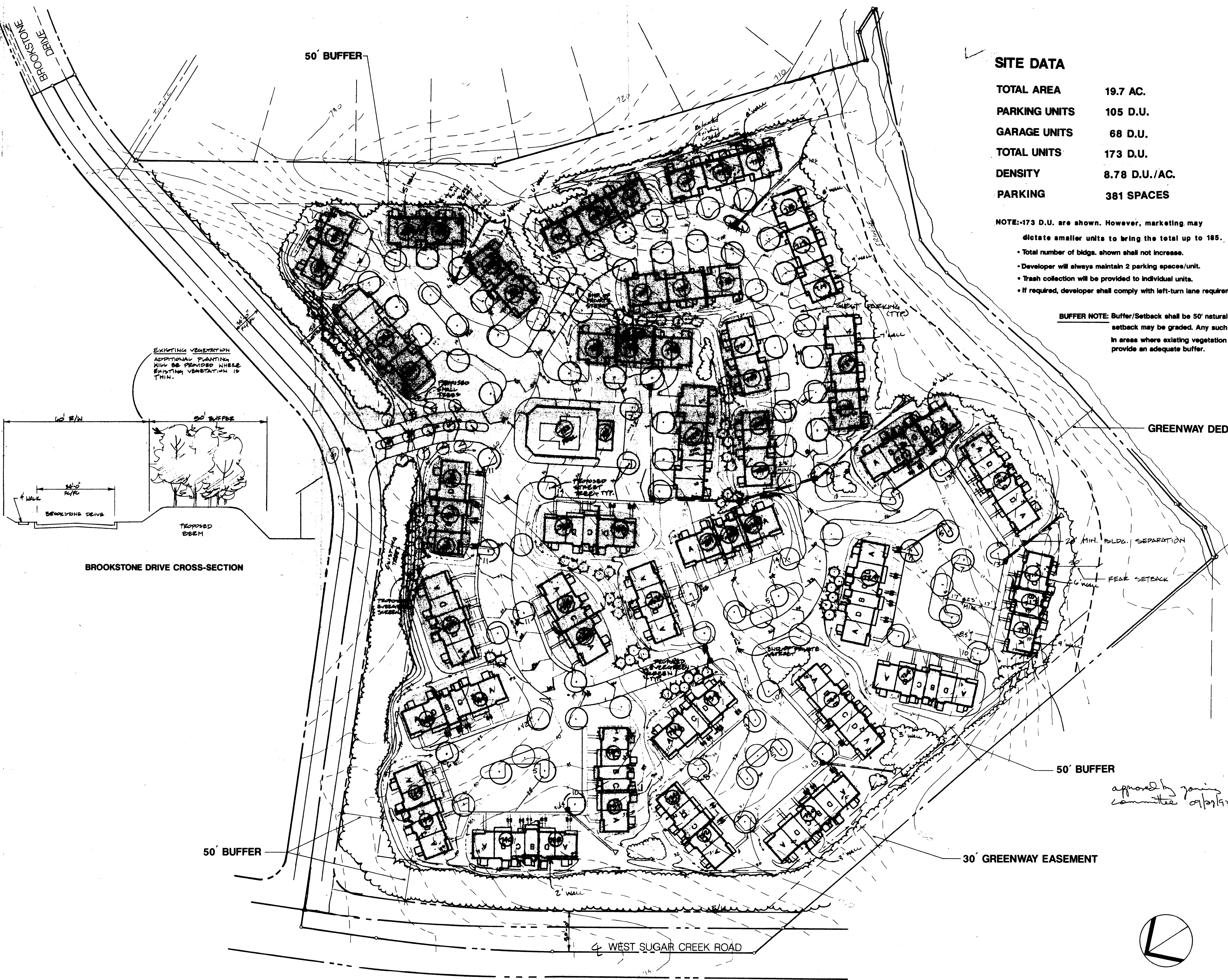
SITE DATA

TOTAL AREA	19.7 AC.
PARKING UNITS	105 D.U.
GARAGE UNITS	68 D.U.
TOTAL UNITS	173 D.U.
DENSITY	8.78 D.U./AC.
PARKING	381 SPACES

NOTE: 173 D.U. are shown. However, marketing may dictate smaller units to bring the total up to 185.

- Total number of bldgs. shown shall not increase.
- Developer will always maintain 2 parking spaces/unit.
- Trash collection will be provided to individual units.
- If required, developer shall comply with left-turn lane requirements on West Sugar Creek Rd. @ Brookstone.

BUFFER NOTE: Buffer/Setback shall be 50' natural areas, except that a minimum of 10' of buffer setback may be graded. Any such graded area shall be replanted. In areas where existing vegetation is thin, additional vegetation will be planted to provide an adequate buffer.



GREENWAY DEDICATION

50' BUFFER

30' GREENWAY EASEMENT

approved by zoning committee 09/29/93

BROOKSTONE DRIVE CROSS-SECTION

SITE PLAN

CHESHIRE COMMONS

for PORTRAIT HOMES

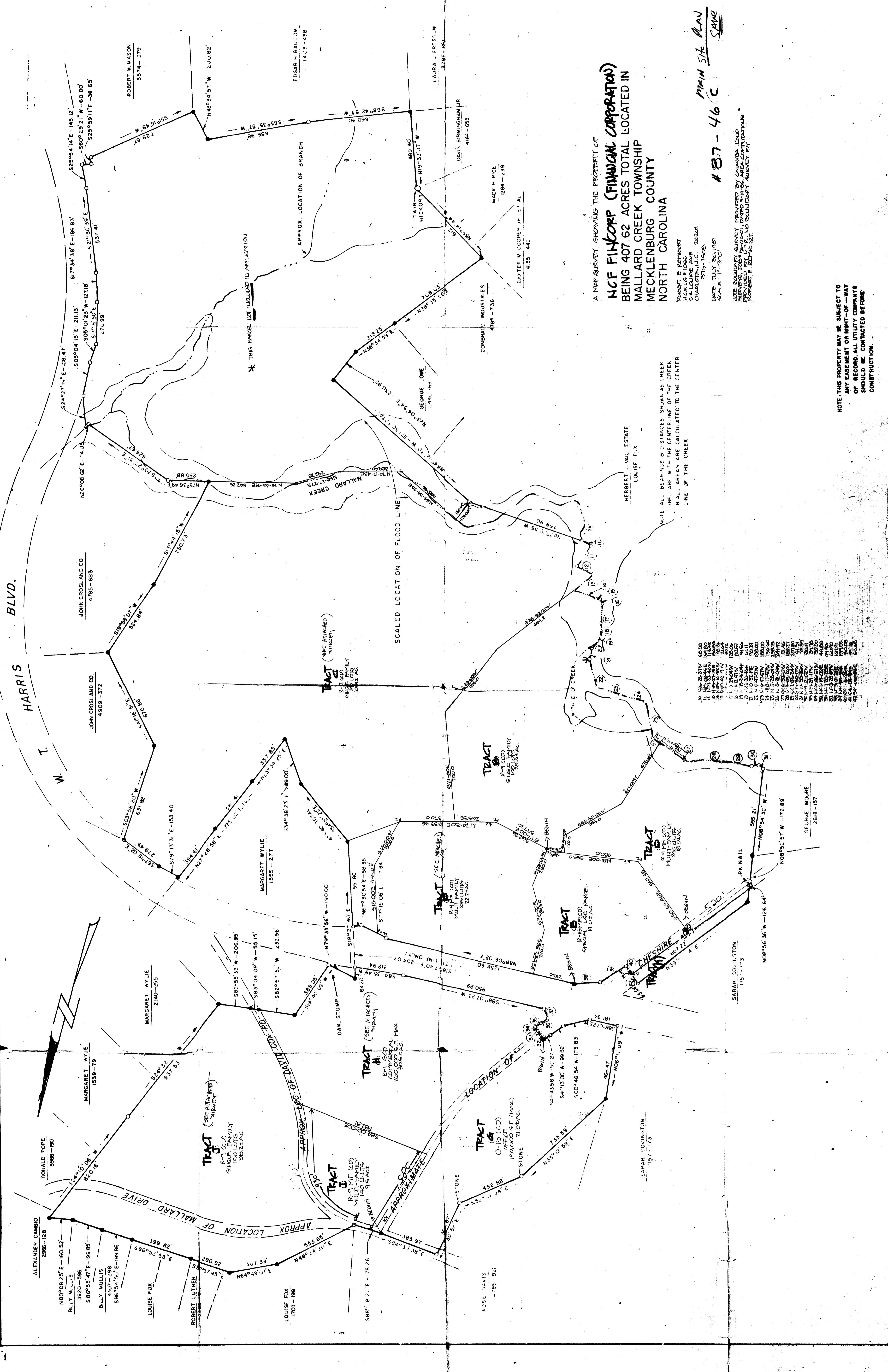
CHARLOTTE, N.C.

Revisions

9/22/93	: REV. PER CMPC COMMENTS
9/24/93	: REV. BUFFER NOTE AS PER CMPC

Proj. No. _____ Dwg. by: _____
 Date: **AUGUST 23, 1993** Scale: **1"=50'**
Environmental Design, P.A.
 Landscape Architecture Land Planning
 Civil Engineering Hydrologic Design
 P.O. BOX 309, DAVIDSON, NC 28036
 (704) 895-8020 FAX (704) 892-5479

Sheet _____ of _____



A MAP SURVEY SHOWING THE PROPERTY OF
NGF FINCORP (FINANCIAL CORPORATION)
 BEING 407.62 ACRES TOTAL LOCATED IN
 MALLARD CREEK TOWNSHIP
 MECKLENBURG COUNTY
 NORTH CAROLINA

ROBERT E. REMBERT
 L.C.R. 14-1-105
 514 LOUISE AVE
 CHARLOTTE, N.C. 28204
 DATE: JULY 20, 1983
 SCALE: 1"=200'

MAIN SITE PLAN
 # 87-46C

NOTE: SURVEY PROVIDED BY GRANVA LAND SURVEYING & CONSULTANTS PROVIDED BY DORIS LOU BOUNDARY SURVEY, INC. ROBERT E. REMBERT

NOTE: THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENT OR RIGHT-OF-WAY OF RECORD. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE CONSTRUCTION.

NOTE: ALL BEARINGS & DISTANCES SHOWN AS CREEK MEASUREMENTS WITH THE CENTERLINE OF THE CREEK. ALL AREAS ARE CALCULATED TO THE CENTERLINE OF THE CREEK.

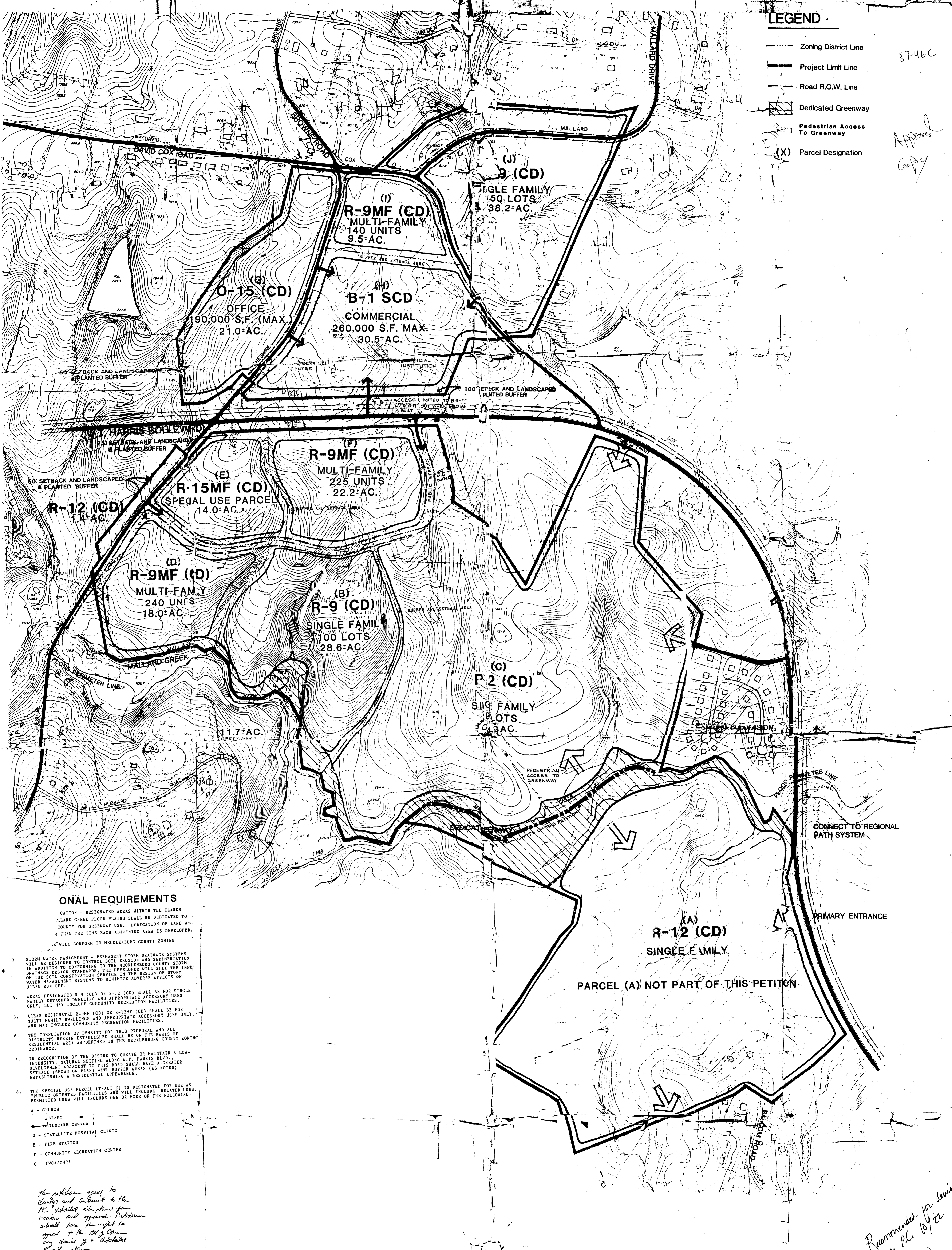
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100	10.00	10.00

LEGEND

- Zoning District Line
- Project Limit Line
- Road R.O.W. Line
- ▨ Dedicated Greenway
- Pedestrian Access To Greenway
- (X) Parcel Designation

87-46C

Approved
Copy



GENERAL REQUIREMENTS

1. DESIGNATED AREAS WITHIN THE CLASSES OF ZONING DISTRICTS SHALL BE DEDICATED TO THE COUNTY FOR GREENWAY USE. DEDICATION OF LAND SHALL BE MADE AT THE TIME EACH ADJOINING AREA IS DEVELOPED. DEVELOPMENT SHALL CONFORM TO MECKLENBURG COUNTY ZONING ORDINANCE.

2. STORM WATER MANAGEMENT - PERMANENT STORM DRAINAGE SYSTEMS SHALL BE DESIGNED TO CONTROL SOIL EROSION AND SEDIMENTATION. IN ADDITION TO CONFORMING TO THE MECKLENBURG COUNTY STORM DRAINAGE DESIGN STANDARDS, THE DEVELOPER WILL SEEK THE INPUT OF THE SOIL CONSERVATION SERVICE IN THE DESIGN OF STORM WATER MANAGEMENT SYSTEMS TO MINIMIZE ADVERSE EFFECTS OF URBAN RUN OFF.
3. AREAS DESIGNATED R-9 (CD) OR R-12 (CD) SHALL BE FOR SINGLE FAMILY DETACHED DWELLING AND APPROPRIATE ACCESSORY USES ONLY, BUT MAY INCLUDE COMMUNITY RECREATION FACILITIES.
4. AREAS DESIGNATED R-9MF (CD) OR R-15MF (CD) SHALL BE FOR MULTI-FAMILY DWELLINGS AND APPROPRIATE ACCESSORY USES ONLY, AND MAY INCLUDE COMMUNITY RECREATION FACILITIES.
5. THE COMPUTATION OF DENSITY FOR THIS PROPOSAL AND ALL DISTRICTS HEREIN ESTABLISHED SHALL BE ON THE BASIS OF RESIDENTIAL AREA AS DEFINED IN THE MECKLENBURG COUNTY ZONING ORDINANCE.
6. IN RECOGNITION OF THE DESIRE TO CREATE OR MAINTAIN A LOW-INTENSITY, NATURAL SETTING ALONG W.T. HARRIS BLVD., DEVELOPMENT ADJACENT TO THIS ROAD SHALL HAVE A GREATER SETBACK (SHOWN ON PLAN) WITH BUFFER AREAS (AS NOTED) ESTABLISHING A RESIDENTIAL APPEARANCE.
7. THE SPECIAL USE PARCEL (TRACT E) IS DESIGNATED FOR USE AS "PUBLIC ORIENTED FACILITIES AND WILL INCLUDE RELATED USES. PERMITTED USES WILL INCLUDE ONE OR MORE OF THE FOLLOWING:
 - A - CHURCH
 - B - DAYCARE CENTER
 - C - STATELITE HOSPITAL CLINIC
 - D - FIRE STATION
 - E - COMMUNITY RECREATION CENTER
 - F - YWCA/YWCA

The petition goes to Council and submit to the PC. Petitioner will plan for review and approval. Petitioner shall have the right to appeal to the Board of Commissioners if denied by a vote of 2/3.

CONNECT TO REGIONAL PATH SYSTEM

PRIMARY ENTRANCE

PARCEL (A) NOT PART OF THIS PETITION

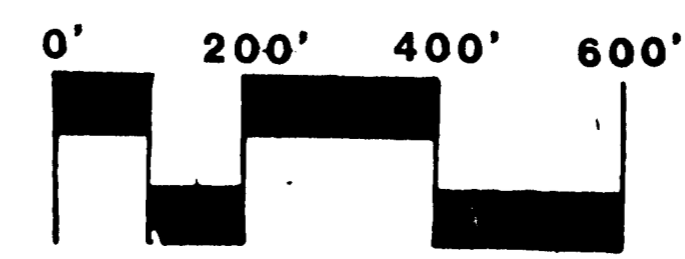
Recommended for denial by PC 10/22 87-46C

Recommended for denial by PC 10/22

Approved by County Commission 11/16/87

CONDITIONAL ZONING

W.T. HARRIS BLVD. / CHESAPEAKE RD. PROPERTY
 CHARLOTTE, NORTH CAROLINA
 Property of NCF FINANCIAL CORPORATION



JULY 27, 1987
 (REVISED JULY 28, 1987)
 (REVISED OCT. 20 1987)

