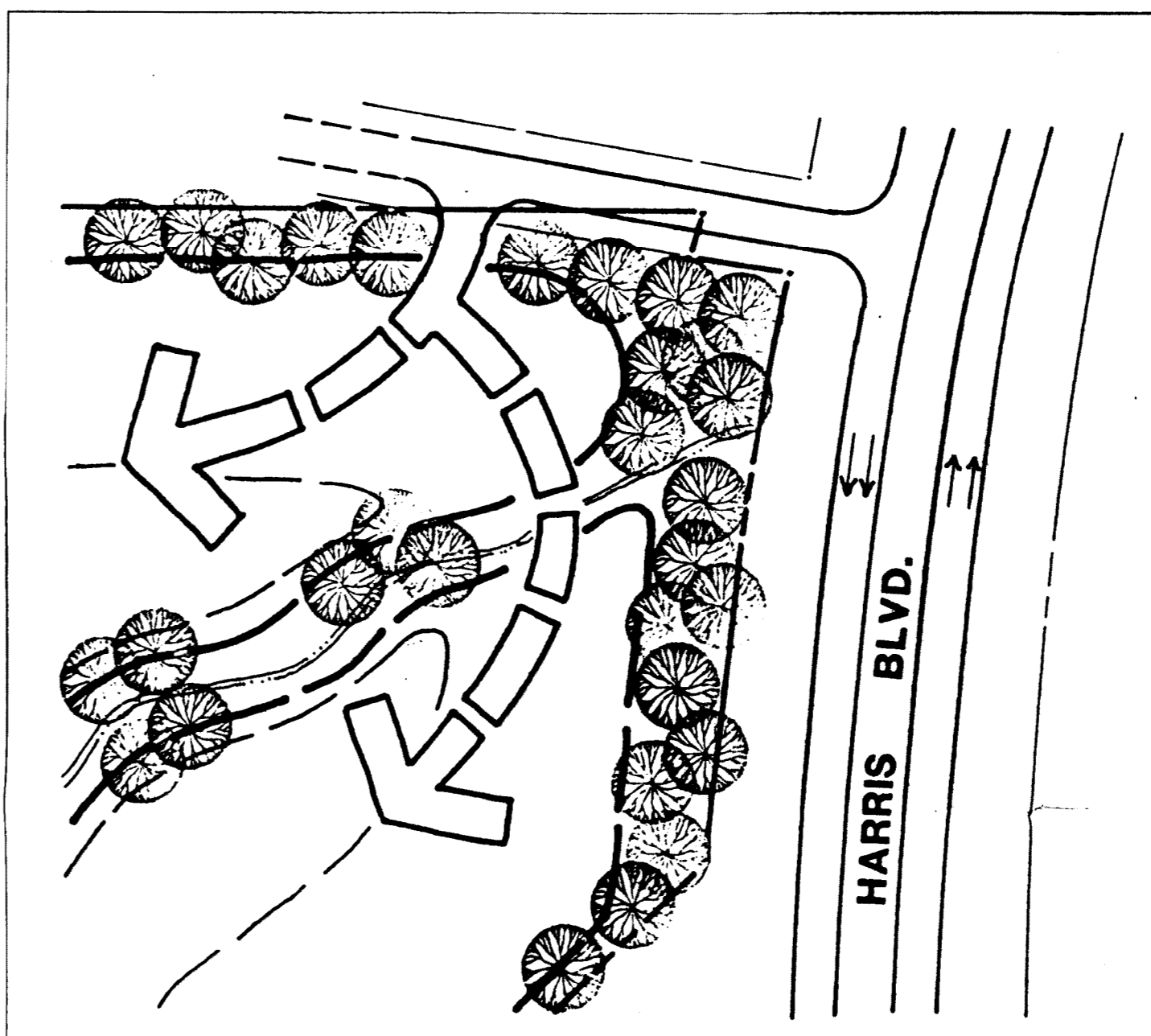


**DEVELOPMENT DATA**

TOTAL SITE ACREAGE:-----18.48 ACRES  
 TOTAL DWELLING UNITS:-----184  
 DENSITY:-----10 D.U./AC.  
 EXISTING ZONING:-----R-12  
 PROPOSED ZONING:-----R-15MF(CD)

**NOTES**

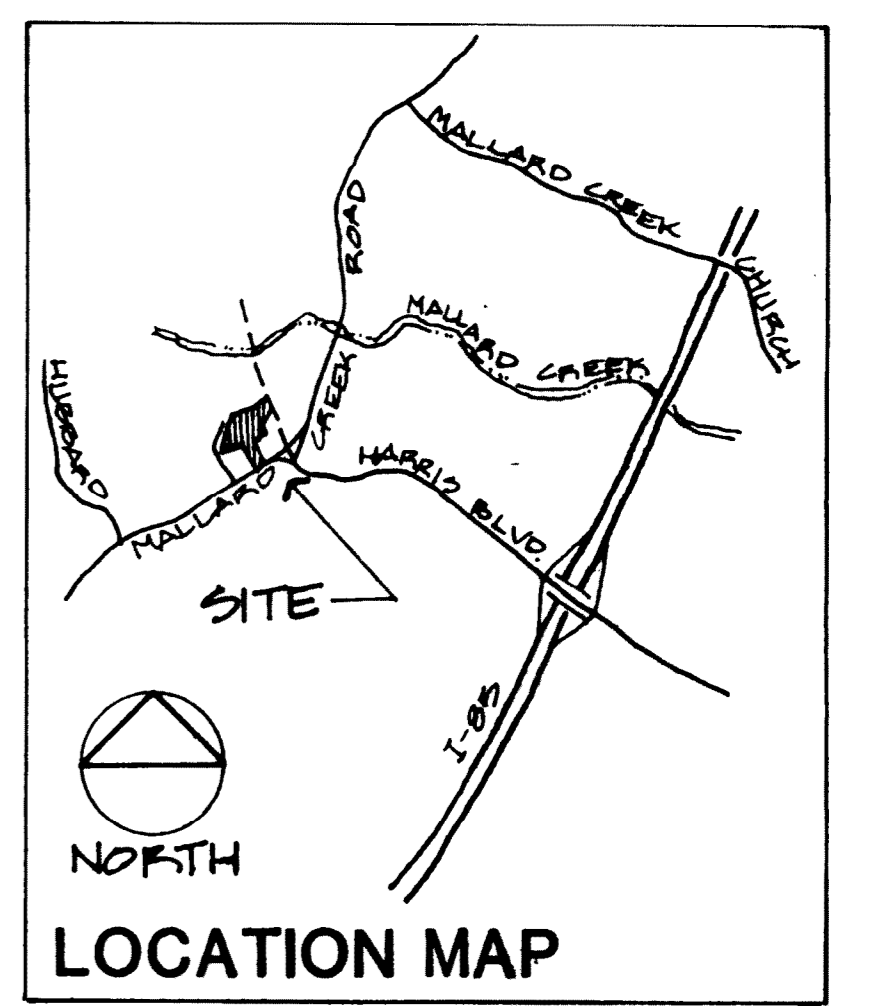
- BOUNDARY INFORMATION TAKEN FROM DEEDS BY CONCORD ENGINEERING AND SURVEYING, INC., CONCORD, NORTH CAROLINA AND DATED JUNE 18, 1985.
- ALL UNITS SHALL BE MULTI-FAMILY.
- PROJECT SIGNAGE SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.
- AREA OUTSIDE OF THE BUILDING AREAS SHALL BE UNDISTURBED EXCEPT WHEN NECESSARY FOR ROADS AND UTILITIES TO CROSS AND/OR FOR LANDSCAPING.
- THE DESIGN OF THE INDIVIDUAL DEVELOPMENT AREAS SHALL GIVE CAREFULL CONSIDERATION TO THE PRESERVATION OF THE EXISTING SITE DRAINAGE, TREES AND VEGETATION, AND TOPOGRAPHY.
- BUFFER RELATIONSHIPS SHALL BE DESIGNED TO INSURE ADEQUATE SCREENING AND PRIVACY BETWEEN EXISTING SINGLE-FAMILY AND PROPOSED MULTI-FAMILY DEVELOPMENT.
- SITE PLANS FOR THE INDIVIDUAL DEVELOPMENT AREAS SHALL BE DESIGNED TO MINIMIZE LARGE PARKING AREAS. THIS SHALL BE ACCOMPLISHED BY PARKING LAYOUT, GRADING, INTERIOR LANDSCAPING (MINIMUM 10%), AND RETENTION OF EXISTING TREES WHEREVER POSSIBLE.
- AN ACTIVE RECREATION AMENITY MAY BE PROVIDED ALONG EXISTING CREEK.
- PLANTING AND TREE PRESERVATION WILL BE PROVIDED WITHIN THE DEVELOPMENT TO PROVIDE SHADE, A RESIDENTIAL/PEDESTRIAN SCALE, SCREENING OF THE PRIVATE LIVING AREAS OF THE UNITS, AND TO SCREEN PARKING AND SERVICE AREAS WHERE APPROPRIATE TO AVOID OBJECTIONAL VIEWS. BERMS, FENCING, ETC. MAY BE COMBINED WITH PLANTING TO ACHIEVE THESE GOALS.
- IF AND WHEN THE INTERVENING PROPERTY LOCATED BETWEEN BAUCOM ROAD AND THE "PANHANDLE" IS DEVELOPED FOR HF UNITS PURSUANT TO AN APPROVED CD SITE PLAN, AT THE REQUEST OF CMPC STAFF, PETITIONER WILL PROVIDE WITHOUT COST THE RIGHTS-OF-WAY REQUIRED TO ESTABLISH A MAXIMUM OF TWO POINTS OF ACCESS FROM THE WESTERLY LINE OF THE INTERVENING PROPERTY TO THE PUBLIC STREET IN THE "PANHANDLE". HOWEVER, ALL COSTS RELATED TO THE ACCESS IMPROVEMENTS SHALL BE BORNE BY THE OWNERS/DEVELOPERS OF THE HF UNITS.
- UNITS WILL BE DEVELOPED UTILIZING REVERSE FRONTAGE WITH RESPECT TO HARRIS BOULEVARD AND OTHER PUBLIC STREETS.



**ALTERNATE #1: SHARED ACCESS**  
 1" = 100'

**NOTES:**

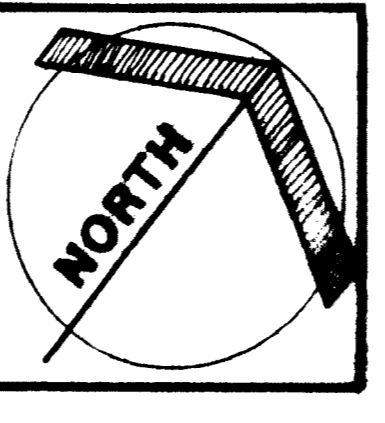
When adjacent property to the north is developed, petitioner will cooperate with adjoining owner to revise the entrance to reflect the shared, road access per alternate #1. When revised, petitioner will share, with the adjoining owner, the cost of changing the private drive access, shown on the site plan, to conform to the access shown in the alternate #1.



**LOCATION MAP**

Project Manager  
**LRM**  
 Drawn By  
**WCT**  
 Checked By  
 Date  
**7/1/85**  
 Project Number  
**85054**

Revisions  
 REV. 8-5-85 ADDED ALT. #1 AND NOTES  
 REV. 8-9-85 ADDED PUBLIC STREET ACCESS AND RELATED NOTES  
 REV. 8-21-85 REVISED NOTE #10  
**LAST REVISION DATE THIS SHEET: 8/21/85**      **PRINTED DATE: 8/21/85**



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

**PROPOSED REZONING SITE PLAN**  
**BAUCOM ROAD**  
**ELLISON PROPERTIES GROUP**

Scale 1" = 100'  
 Sheet Number  
**Z-1**  
 Of Total

CONCORD ENGINEERING AND SURVEYING, INC., CHARLOTTE, NC