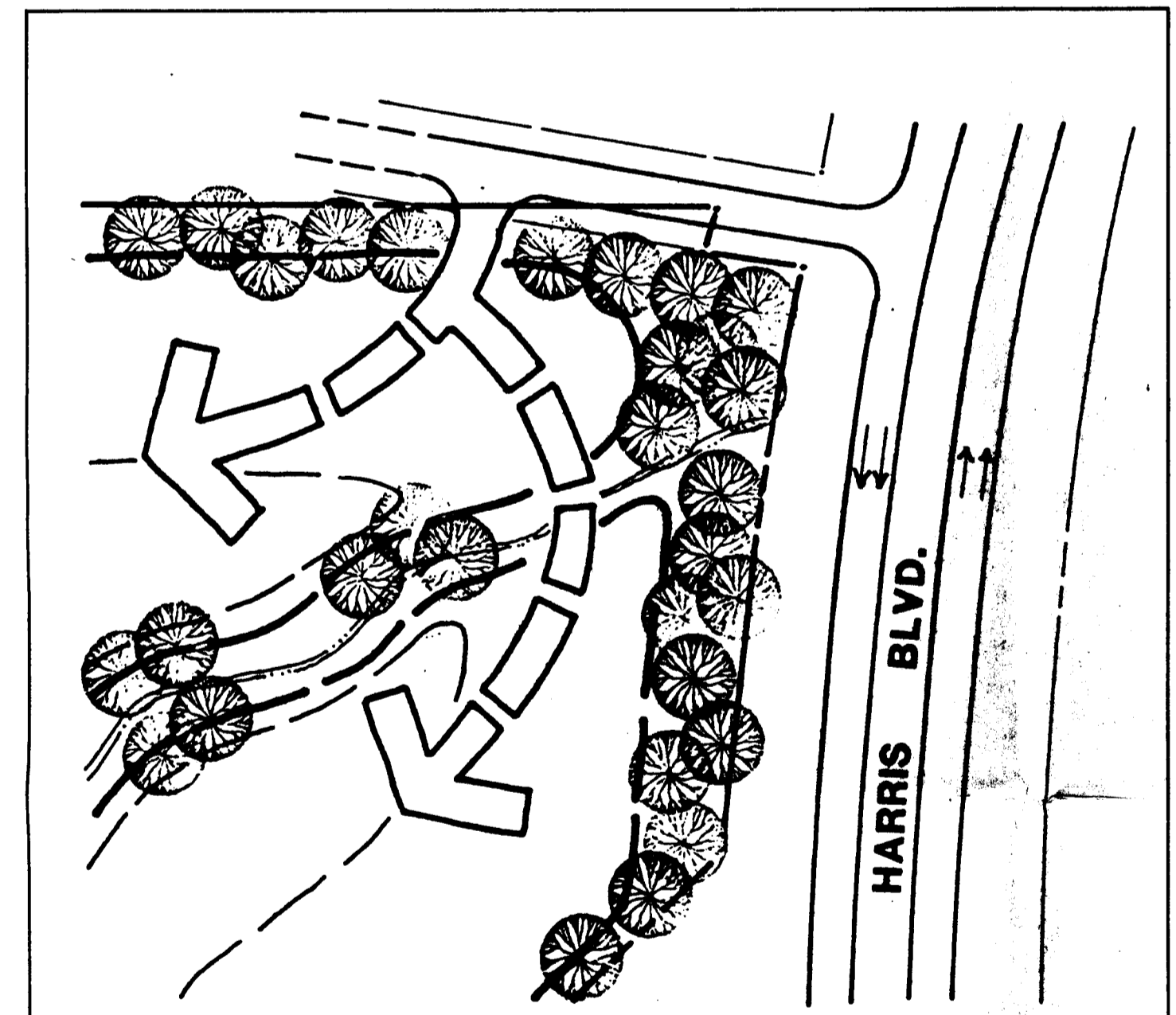


DEVELOPMENT DATA

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

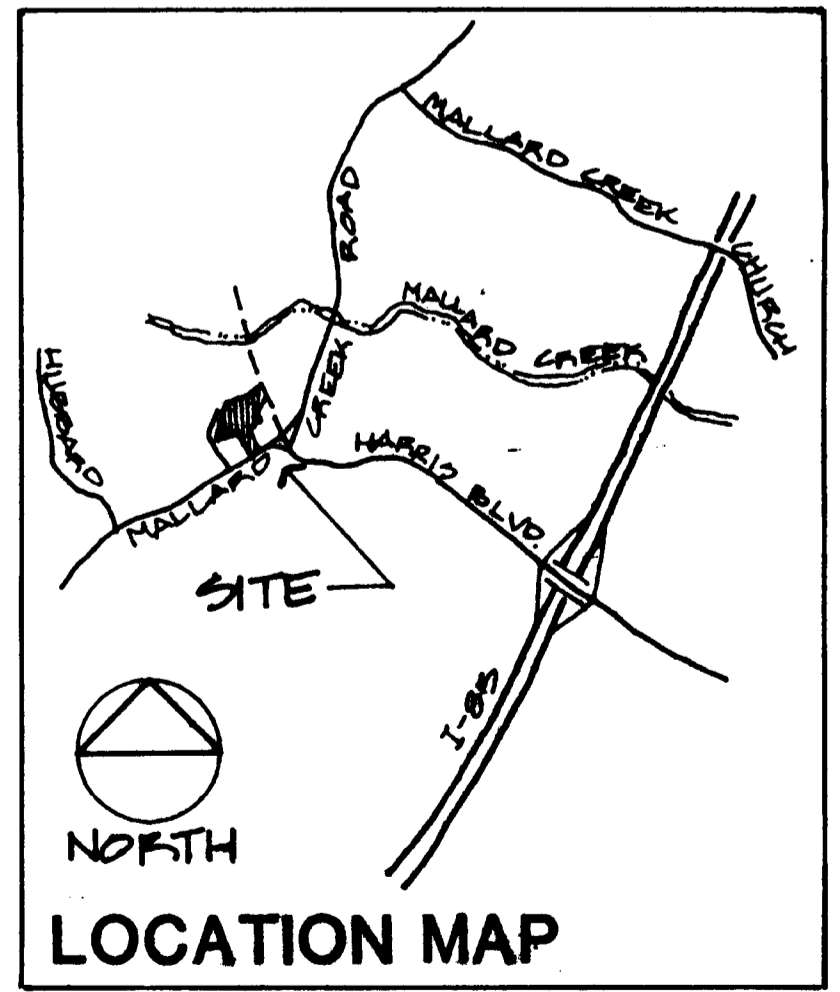
- BOUNDARY INFORMATION TAKEN FROM DEEDS BY CONCORD ENGINEERING AND SURVEYING, INC., CONCORD, NORTH CAROLINA AND DATED JUNE 18, 1985.
- ALL UNITS SHALL BE MULTI-FAMILY.
- PROJECT SIGNAGE SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.
- AREA OUTSIDE OF THE BUILDING AREAS SHALL BE UNDISTURBED 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 MF 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 MF UNITS.
- UNITS WILL BE DEVELOPED UTILIZING REVERSE FRONTAGE WITH RESPECT TO HARRIS BOULEVARD AND OTHER PUBLIC STREETS.



ALTERNATE # 1: SHARED ACCESS
 1" = 100'

NOTES:

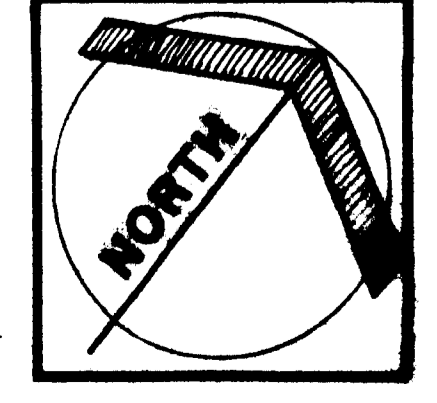
When adjacent property to the north is developed, petitioner will cooperate with adjoining owner to revise the entrance to reflect the shared, road access per alternate #1. When revised, petitioner will share, with the adjoining owner, the cost of changing the private drive access, shown on the site 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 **85-45**
Z-1
 Of Total

APPROVED BY COUNTY COMMISSION
 DATE 10-21-85

88-45

H.S. RATCLIFFE
 027-022-07

NO ACCESS ONTO BAUCOM RD.

PROPOSED ROAD ACCESS
 (SEE ALT. #1 BELOW)

PRIVATE DRIVE ENTRANCE

RECREATIONAL AMENITY

50' BUFFER ALONG HARRIS BLVD.
 (IN ADDITION TO REQUIRED SETBACK)

AREA FOR MAX. 2/3 SPLIT AND/OR 3-STORY BUILDINGS

UNIVERSITY RESEARCH
 PARK
 027-032-01

AREA FOR 1-STORY AND/OR 2-STORY BUILDINGS

HARRIS BLVD. WEST

MALLARD CREEK ROAD

MALLARD CREEK ROAD

NEWKIRK ST.

O-15(CD)

O-15(CD)

BAUCOM ROAD (APPROX. ALIGNMENT)

EDGAR H. BAUCOM
 027-022-09

CARY M. NANCE
 027-031-02

STEVEN D. TERRY
 027-031-015

ROBERT L. HARTIS
 027-031-03

ELIZABETH MASON
 047-122-06
 (APPROX. LOCATION)

ROBERT F. HOUWER
 047-122-010 &
 047-122-011
 (APPROX. LOCATION)

A MAXIMUM OF TWO ACCESS POINTS TO ADJACENT PROPERTY (SEE NOTE #10.) LOCATIONS TO BE DETERMINED LATER.

EXISTING TREES TO REMAIN AND NEW PLANTINGS, TYP.
 BB+T
 027-031-04
 UNIVERSITY RESEARCH PARK
 027-031-09
 PROPOSED PUBLIC STREET W/ SIDEWALK.
 PUBLIC STREET SHALL BE CONSTRUCTED TO AVOID A STRAIGHT STREET. IT WILL GENERALLY BE ON THE OFFICE SIDE OF THE "PANHANDLE" OF THIS PROPERTY, LEAVING THE SINGLE FAMILY SIDE AS A BUFFER.

HATTIE S. RATCLIFFE
 027-022-011

ROBERT W. MASON
 027-031-05

R-12

R-12