

Development Data

EXISTING ZONING	R-12 MF (CD)
EXISTING APPROVED UNITS	220±
PROPOSED ZONING	R-20 MF (INNOVATIVE)
PROPOSED USE	SINGLE FAMILY DETACHED
MINIMUM LOT SIZE	4700 SF
MINIMUM LOT WIDTH	50'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	25'
ACREAGE IN BUFFER	.56± Ac.
TOTAL ACREAGE	18.67± Ac.
ACREAGE IN COMMON OPEN SPACE (SEE NOTE #1)	1.13± Ac.
MAXIMUM # OF LOTS	105
SUBMITTED SETBACKS ON CORNER LOTS	(AS NOTED)

Adjoining Property Owners

1. Selwyn Farms Communities One Tryon Center #1500 Charlotte, NC 28284	149-122-97 Common Open Space	6. Hunters Run Homeowners Ass. c/o Cline and Co., Inc. 1711 East Blvd. Charlotte, N.C. 28203	149-122- Common Open Space
2. Slate Stone Hills, Inc. First Union Plaza Charlotte, NC 28288	149-122-96 Common Open Space	7. Selwyn Farms Communities One Tryon Center Charlotte, N.C. 28284	147-111-96 Common Open Space
3. Hobb's Ridge Homeowners Ass. c/o Cline and Co., Inc. 1711 East Blvd. Charlotte, NC 28203	149-122- Common Open Space	8. Stone Orchard Homeowners Assoc. c/o Homeowners Management Co. 8037 Knight's Bridge Rd. Charlotte, NC 28210	149-111- Common Open Space
4. Slate StoneHills, Inc. First Union Plaza Charlotte, NC 28288	149-121-02 Common Open Space	9. Slate StoneHills, Inc. First Union Plaza Charlotte, NC 28284	149-101-69 Common Open Space
5. Selwyn Farms Communities One Tryon Center #1500 Charlotte, NC 28284	149-222-96 Common Open Space		

GENERAL NOTES (cont.)

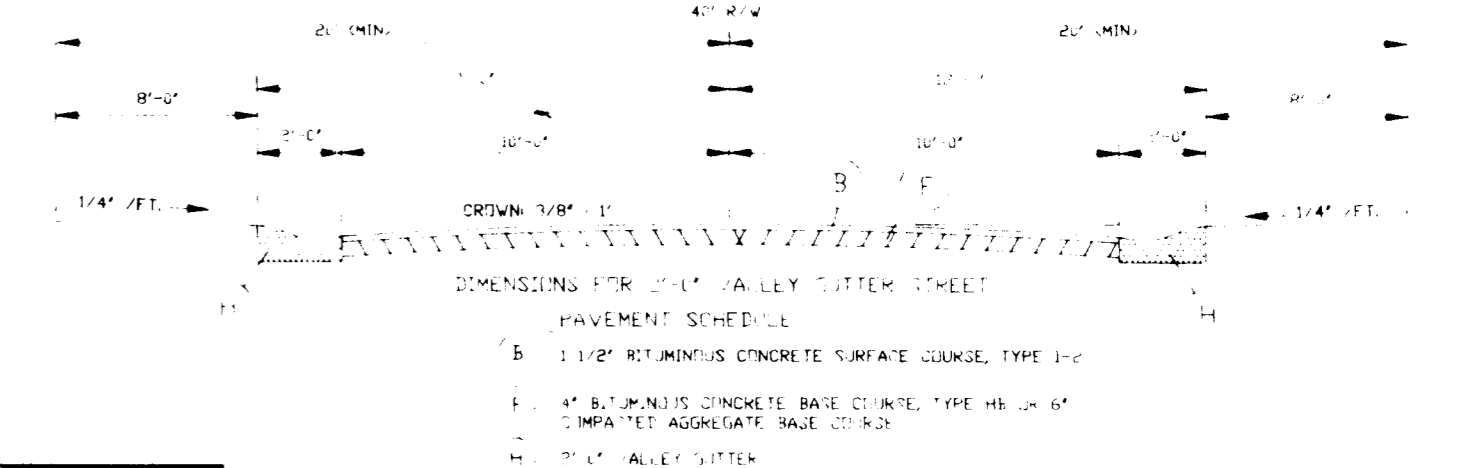
- Each bannerhead area shown within the development will be designed and constructed on an appropriate base for the anticipated use. The bannerhead will be designed and constructed in accordance with the standards established and approved by the City.
- The plan will acknowledge right of egress to existing parking within bannerhead as any new curb forms. This to be necessary for the safety and welfare of residents within the development.

General Notes (cont.)

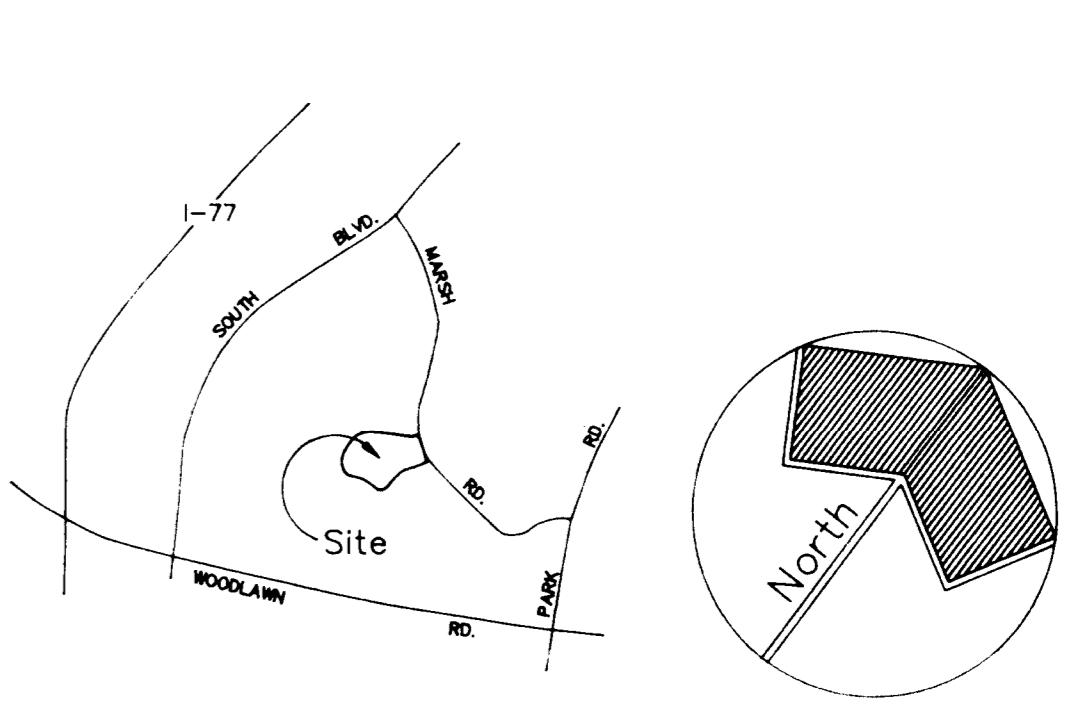
- Streets and driveways shall be located to provide adequate sight distance on Selwyn Farms Lane.
- Developer will work with City Engineering staff to study possible off-site drainage problems generated by development of the property. Storm water detention or off-site drainage improvements will be provided if necessary, to contain runoff water in areas of that needed by the development of the property under R-20 zoning conditions.
- Fire hydrants shall be located to meet current Fire Department standards.

(cont.)

Street Cross-Section



Location Map



General Notes

- Existing house will be donated, as is, to the Selwyn Farms Communities Association, Inc. If by June 1, 1990, the General of Stone Orchard, Hobb's Ridge, Hunter's Run, and the property subject to this petition have successfully executed the Deed, Declaration of Covenants, Conditions and Restrictions and any other corporate documents to allow the conveyance and maintenance of the house, the Developer and/or the builder of houses in the subdivision shall have the right to use the house for a new home sales facility and construction administration office throughout the period of new home sales until the last house is closed. Upon successful amendment to the documents, the donation shall be made no later than the date of the record plat approval for the final section of lots.
- If the Association has not received the votes necessary to amend all necessary documents by June 1, 1990, the Developer shall have the right to use the house in any manner allowed by zoning, including but not limited to renting the house and constructing up to 7 lots in its place or selling as a duplex or operating as a bed & breakfast. Developer shall have the right to impose reasonable use restrictions on the house to protect the surrounding neighborhood.
- Boundary survey information taken from survey dated August 5, 1988 by John R. Farbrother & Associates, Inc. titled "Selwyn Farms Parcel #2".
- Public (CMUD) water and sewer shall be provided.
- No parking or building will be constructed within the 60 foot buffer along Marsh Road.
- Streets as shown shall be dedicated for public use.
- There shall be no more than two (2) street access points off located approximately where shown but may vary slightly in design. The lot layout on this plan is shown as schematic in nature and may vary slightly during final design. The total number of units may vary from 90 to 105 at the discretion of the Developer.
- Screening shall conform to the City/County Zoning Ordinance. Screening other than indicated entrance signage may be provided in accordance with applicable zoning ordinances.
- Lots fronting Selwyn Farms Lane shall each have two parking spaces constructed such that each space may be accessed directly from Selwyn Farms Lane.

(cont.)

Project Manager
GER
Drawn by
DEW
Checked by
GER
Date
7-12-89
Project Number
89032

- Revisions:
- 8-7-89: REVISED NOTES. ADDED LOTS TO EXISTING HOUSE AREA.
 - 9-27-89: REVISED PER CLIENT COMMENTS.
 - 11-10-89: REVISED PER CLIENT COMMENTS.
 - 11-21-89: REVISED PER CLIENT COMMENTS.



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
2036 East Seventh Street
Charlotte, NC 28204
704/332-1204

Rezoning Plan • Petition No. 89-80

Selwyn Farms Lane Property
For: Crosland Land Company
Charlotte, North Carolina

APPROVED BY CITY COUNCIL
DATE 11/20/89

Scale: 1" = 40'
Sheet Number
RZ-1
of ONE total ONE

Pet 89-80 (B) (Seal)