

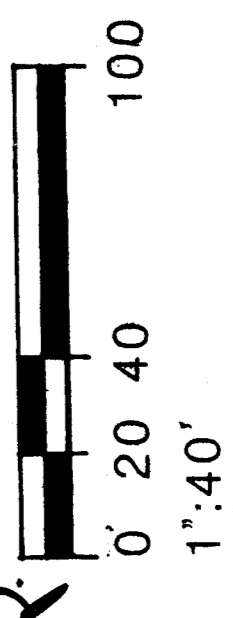


Coblenest
 Land Planning
 Landscape Architecture
 417 East Blvd. Suite 206
 Charlotte, NC 28203

ONEIDA WOODS APARTMENTS

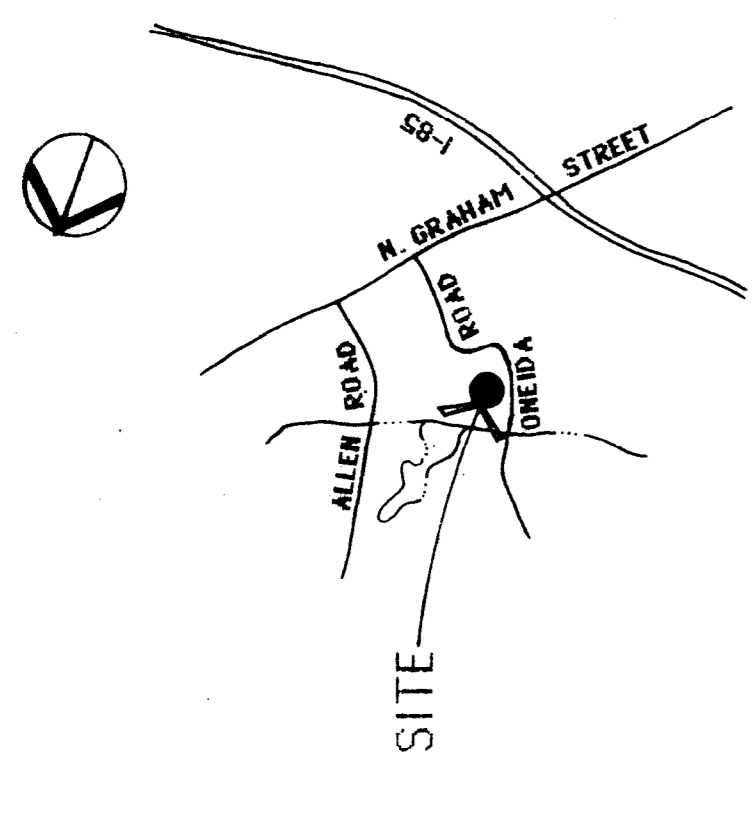
CONDITIONAL MASTER PLAN

*for related to the
 long term
 development*

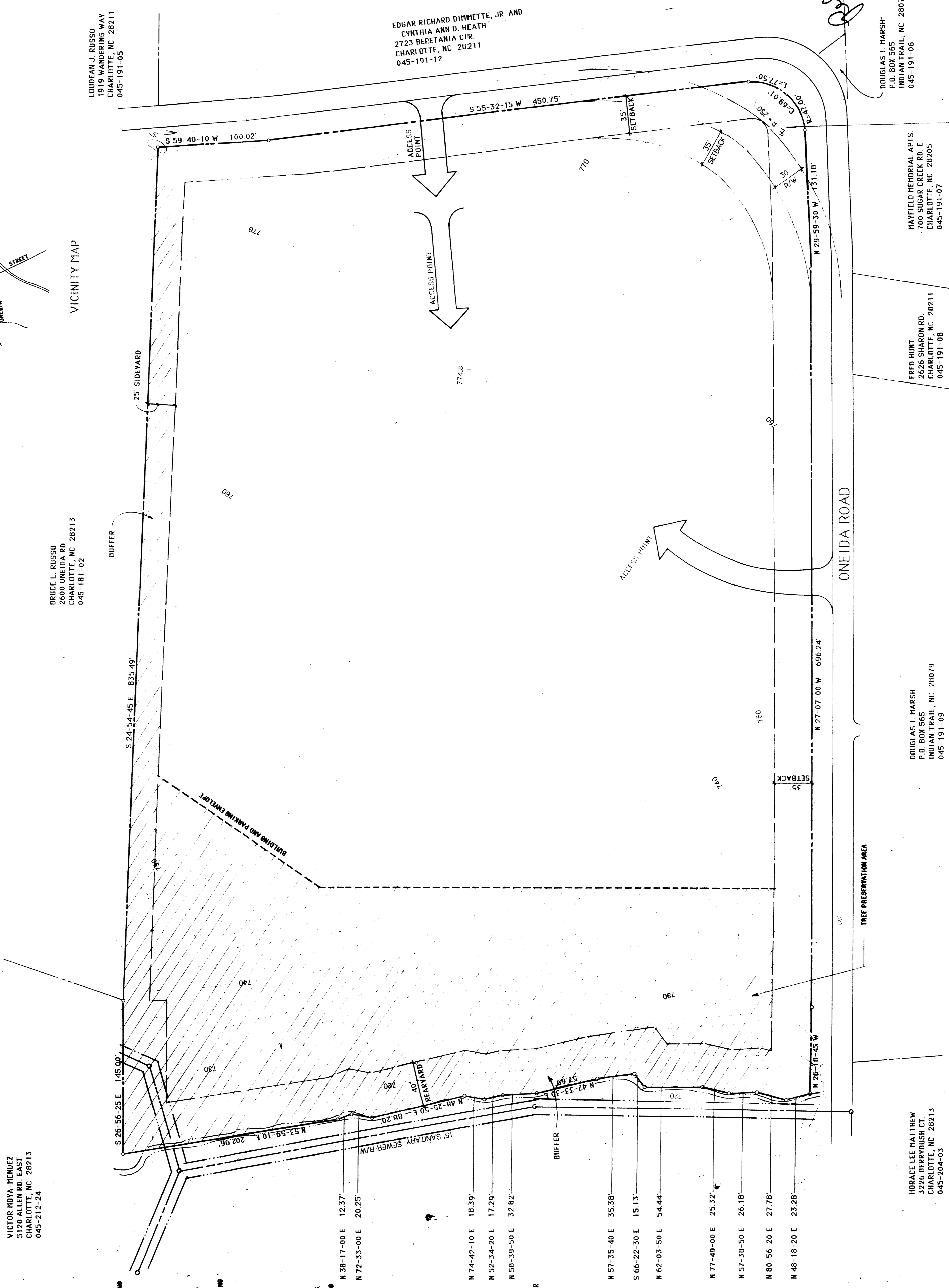


209

SEPTEMBER 28, 1989
 NOVEMBER 27, 1989



VICINITY MAP



VICTOR NOVA-MENDEZ
 5120 ALLEN RD. EAST
 CHARLOTTE, NC 28213
 045-212-24

BRUCE L. RUSSO
 2000 ONEIDA RD.
 CHARLOTTE, NC 28213
 045-161-02

LOUDEAN J. RUSSO
 1919 WANDERING WAY
 CHARLOTTE, NC 28211
 045-191-05

EDGAR RICHARD DIMMETTE, JR. AND
 CYNTHIA ANN D. HEATH
 2723 BERETANIA CIR.
 CHARLOTTE, NC 28211
 045-191-12

DOUGLAS I. MARSH
 P.O. BOX 565
 INDIAN TRAIL, NC 28079
 045-191-06

MAYFIELD MEMORIAL APTS.
 700 SUGAR CREEK RD. E
 CHARLOTTE, NC 28205
 045-191-07

FRED HUNT
 2626 SHARON RD.
 CHARLOTTE, NC 28211
 045-191-08

DOUGLAS I. MARSH
 P.O. BOX 565
 INDIAN TRAIL, NC 28079
 045-191-09

HORACE LEE MATTHEW
 3226 BERRYBUSH CT.
 CHARLOTTE, NC 28213
 045-204-03

BASED ON CHARLOTTE-RECKLENGER LAND DEVELOPMENT
 STANDARDS MANUAL MINIMUM RADIUS FOR 30 MPH LOCAL
 STREET DESIGN

NOTES

1. REFER TO SUMMARY DESCRIPTION FOR EXISTING CONDITIONS, SETBACKS AND ZONING.
2. ALL PARTS REQUIRED AND OTHER CRITERIA FOR THE PARALLEL R-12 PD DISTRICT SHALL COMPLY TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. REFER TO OWNER'S MAPS, ADDRESSES AND THE TAX PARCEL MAPS OF ALL ADJACENT PROPERTIES. INFORMATION DATED 9-12-89.
4. A MINIMUM TWENTY-FIVE (25) FOOT BUFFER SHALL BE MAINTAINED WHERE THE PROPERTY ADJUTS THE ADJACENT RESIDENTIAL PROPERTY. ANY UTILITIES AND STORM DRAINAGE LINES SHALL BE PERPENDICULAR THROUGH BUFFER TO PROPERTY LINE.
5. ALL DISHWATER BUFFER AREAS SHALL BE STAKED FOR REVIEW PRIOR TO CONSTRUCTION BY CITY TREE TECHNICIAN.
6. ALL PARKING SHALL COMPLY TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
7. DEVELOPER SHALL MAKE BEST EFFORTS TO PRESERVE ALL EXISTING VEGETATION; ANY UTILITIES AND STORM DRAINAGE REQUIRED SHALL BE PERPENDICULAR TO PROPERTY LINE.
8. EXISTING VEGETATION TO REMAIN AND/OR PROPOSED PLANTING SHALL COMPLY TO THE CITY OF CHARLOTTE TREE ORDINANCE.
9. UTILITIES ACCESS TO THE PROJECT SHALL BE LIMITED TO TWO HANDS AND CROSSING POINTS AS INDICATED.
10. ALL SCREENING SHALL COMPLY TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
11. NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY. STORM DRAINAGE SHALL COMPLY TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
12. ALL SCREENING SHALL COMPLY TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
13. DEVELOPER OWNERS SHALL DEPOSIT \$100,000 WITH THE CITY OF CHARLOTTE TO COVER THE COST OF A 3.5 MPH SOUTHWEST HORIZONTAL CURVE ON ONEIDA TO A 3.5 MPH DESIGN SPEED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
14. SITE PLAN SHALL COMPLY WITH ALL CHARLOTTE-RECKLENGER ZONING REQUIREMENTS.
15. SEE ILLUSTRATIVE PLAN FOR COMMON OPEN SPACE, TREE PRESERVATION AREAS AND SPECIFIED LOCATIONS.
16. THE FRONT 25' OF THE 35' SETBACK ALONG ONEIDA ROAD WILL REMAIN UNDISTURBED.
17. DEVELOPER WILL INSTALL 4-HOUR FIREWALLS IN EACH BUILDING.

AREA-13.462 ACRES
 EXISTING ZONING - R-15MF
 PROPOSED ZONING - R-12MF(CD)
 192 UNITS

WILLIAM JUNIUS PROCTOR
 3005 CITADEL PL.
 CHARLOTTE, NC 28213
 045-213-68

NOTES

1. THIS PLAN IS ILLUSTRATIVE IN NATURE AND SERVES AS A GENERAL MASTER PLAN. NO OTHER DIMENSIONS OF THE CONSTRUCTION VEGETATION REFERENCING OR ULTIMATE CONDITIONS AT THE TIME OF CONSTRUCTION.

VICTOR HOVA-HENDEZ
5120 ALLEN RD. EAST
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045-212-24

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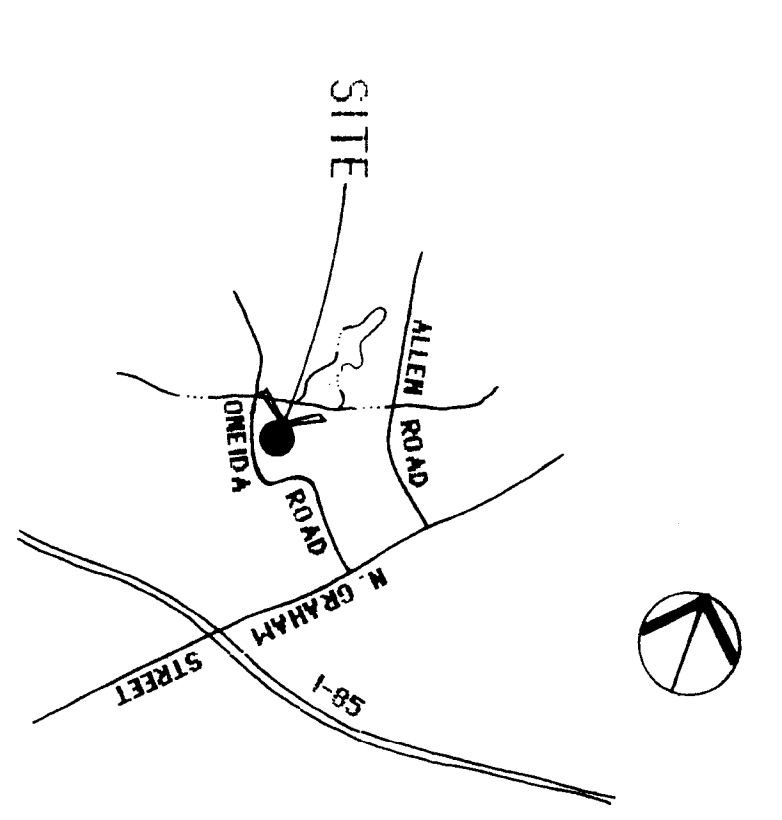
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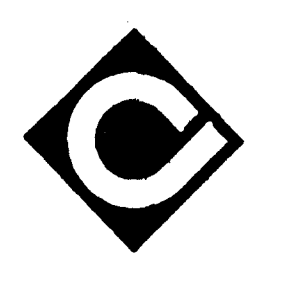
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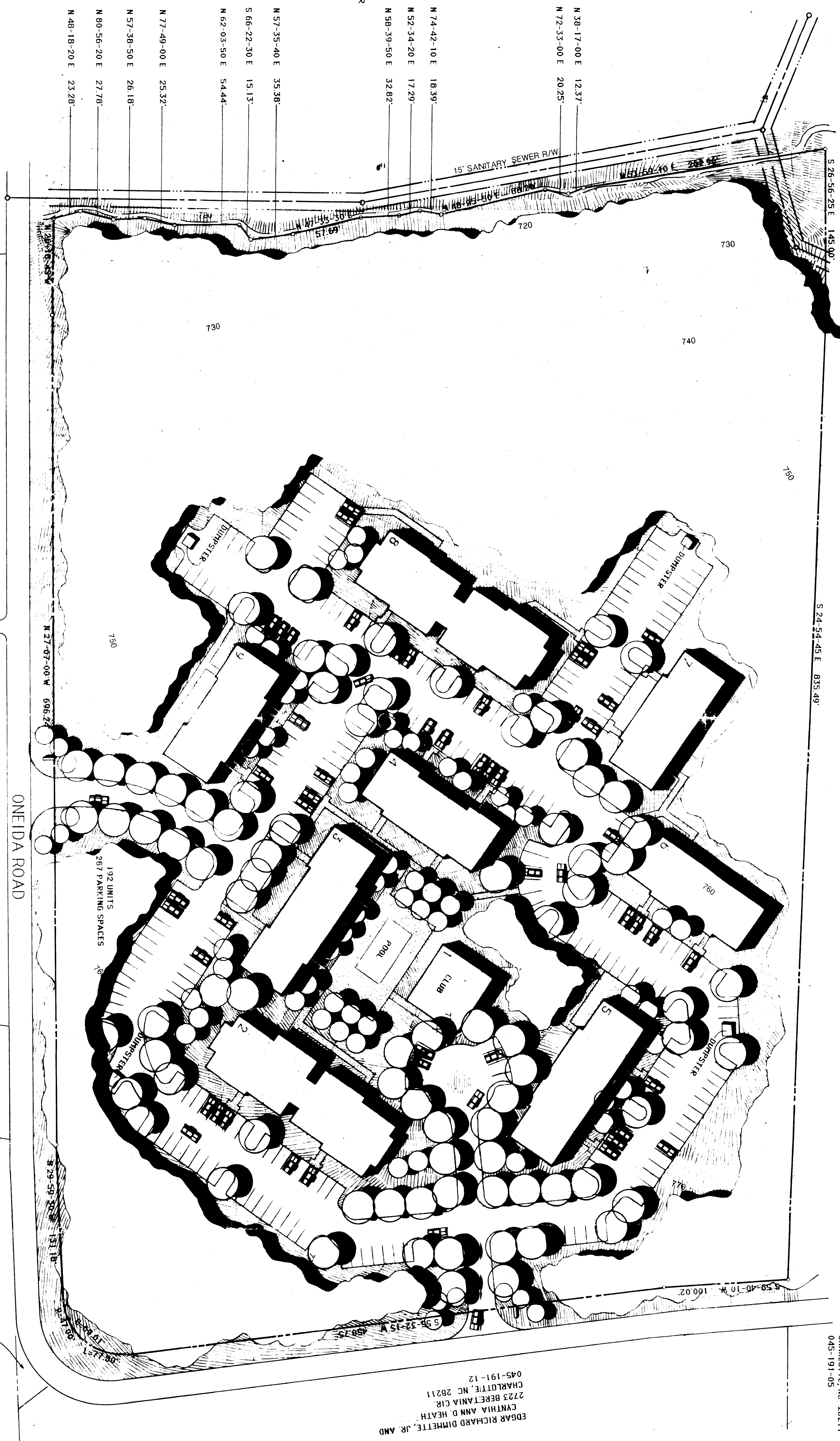
DOUGLAS I. HARKSH
P.O. BOX 565
INDIAN TRAIL, NC 28079
045-191-06



APPROVED BY CITY COUNCIL
on January 14, 1990
Rick Lambert
89-94



Coblenest
Land Planning
Landscape Architecture
417 East Blvd, Suite 206
Charlotte, NC 28203



ONEIDA WOODS
APARTMENTS
ILLUSTRATIVE
MASTER PLAN

