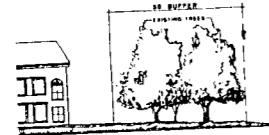




75 BUFFER - VEGETATED CONDITION
NOT TO SCALE



75 BUFFER - OPEN FIELD CONDITION
NOT TO SCALE



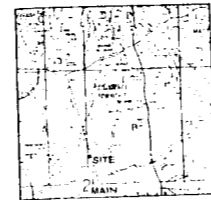
30 BUFFER - VEGETATED CONDITION
NOT TO SCALE

Note: If existing plant material does not meet adequate screening requirements as determined by City of Charlotte Planning Staff, additional plant material will be added per proposed screening plans.

PROPOSED SCREENING NOTES FOR OPEN BUFFER CONDITIONS

Buffer 75' or 10' buffer does not meet adequate screening requirements as determined by Planning Staff, the following planned material will be added to provide screening:
 - 20 evergreen shrubs at maximum overall height of 24' and maximum canopy height of 5' every 100'
 - 10 evergreen trees at maximum overall height of 24' and maximum canopy height of 5' every 100'
 - 10 deciduous trees at maximum overall height of 24' and maximum canopy height of 5' every 100'

VICINITY MAP



SITE DATA

TOTAL SITE AREA: 78.23 AC
 EXISTING ZONING: R-15
 PROPOSED ZONING: R-12 (CD), R-15MF (CD), R-20MF (CD) INNOVATIVE

PARCEL A: 4 R-12 (CD)
 • 39.34 AC
 • 91 LOTS
 • 2.37 DUA

PARCEL B: R-15MF (CD)
 • 21.02 AC
 • 250 UNITS
 • 11.89 DUA

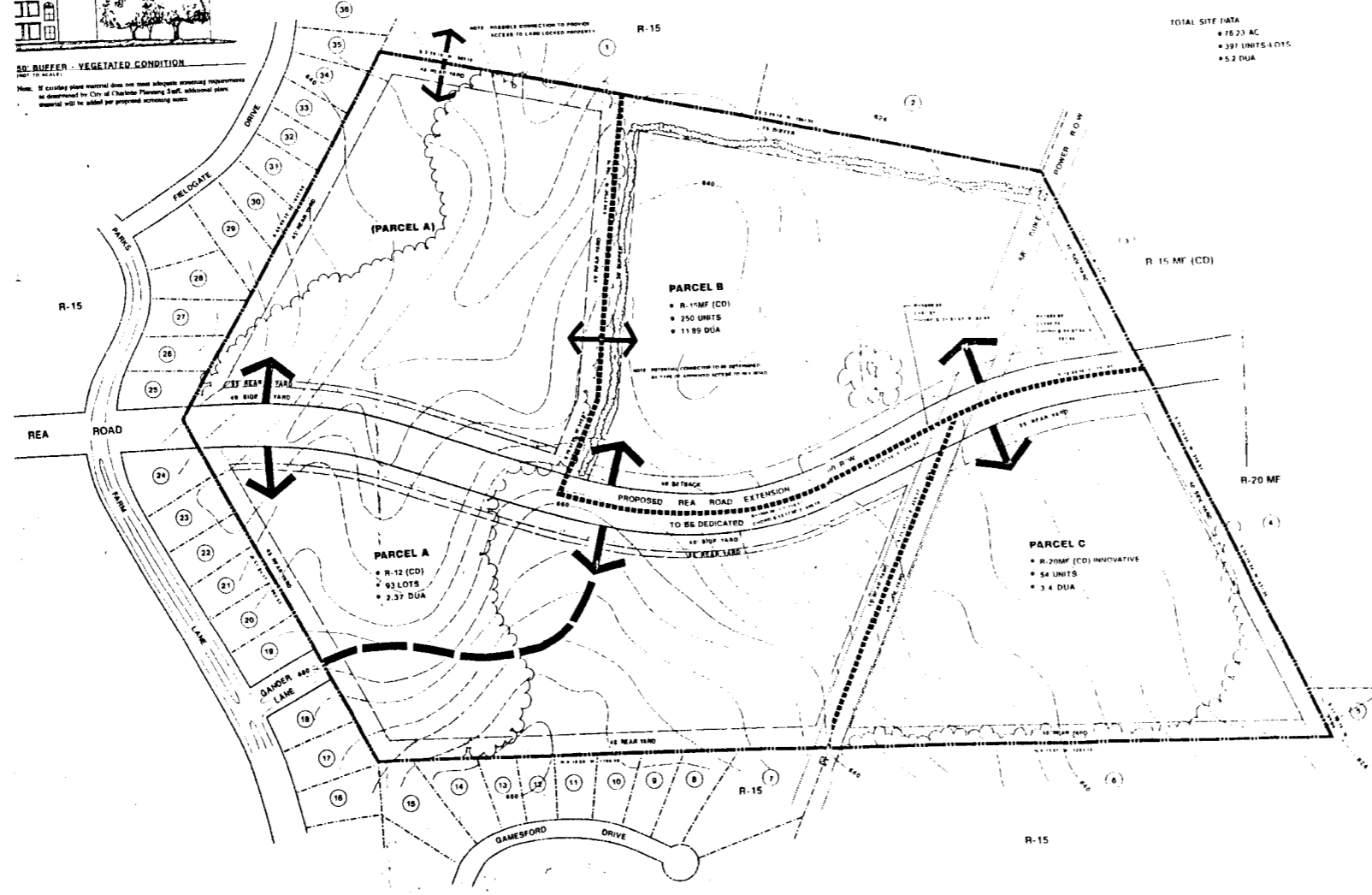
PARCEL C: R-20MF (CD) INNOVATIVE
 • 15.86 AC
 • 54 UNITS
 • 3.4 DUA

TOTAL SITE DATA:
 • 78.23 AC
 • 397 UNITS/4 OTS
 • 5.2 DUA

DEVELOPMENT CONDITIONS

- The technical data sheet shall be a form prepared for development. Except for the areas specifically noted on this sheet and the minimum standards shown herein, all minimum requirements of the applicable ordinances shall be met or exceeded.
- The attached illustration sheet shows the general character of proposed development. While the exact layout may change, street and overall relationships shall be maintained.
- The following minimum standards shall apply to the R-20MF Innovative Parcel:

A. Lot Area	Single Family Unattached
B. Minimum Lot Size	6,000 Sq Ft
C. Minimum Lot Width	35 Ft
D. Minimum Building Footprint	22 Ft
E. Minimum Setback	20 Ft
F. Minimum Front Yard	15 Ft
G. Minimum Side Yard	10 Ft
- The Plan shall show the maximum number of access points from Rea Road. Exact location and design of access points and final street layout shall be submitted for approval by the Planning Commission and the Charlotte-Mecklenburg Engineering Department and NE 3411.
- A 100' R-15 (R-15) Buffer shall be dedicated either upon request of the applicant or as a development condition. In any event, such requirements shall be included as part of the Charlotte-Mecklenburg Engineering Department's final approval.
- Buffer areas shall contain unobstructed space as required for ventilation of vehicles. Also, such areas shall not be partially within the buffer area. Open buffer areas shall be retained or replaced as follows:
- Parking lots shall be landscaped to meet City of Charlotte Landscaping Ordinance.
- Signage and parking shall adhere to all pertinent ordinance requirements.
- Maximum building height of Parcel B shall be 3 story.
- The water system will be connected to the Charlotte-Mecklenburg Utility System. The water system will follow the criteria set by the Charlotte-Mecklenburg Utility System and will be installed by the applicant. The water system will be installed by the applicant. The water system will be installed by the applicant.
- Parcel C (R-20 MF (CD) Innovative) has been submitted to the City of Charlotte for review.



FOR PUBLIC HEARING
 PETITION NO. 91-4-0(C)

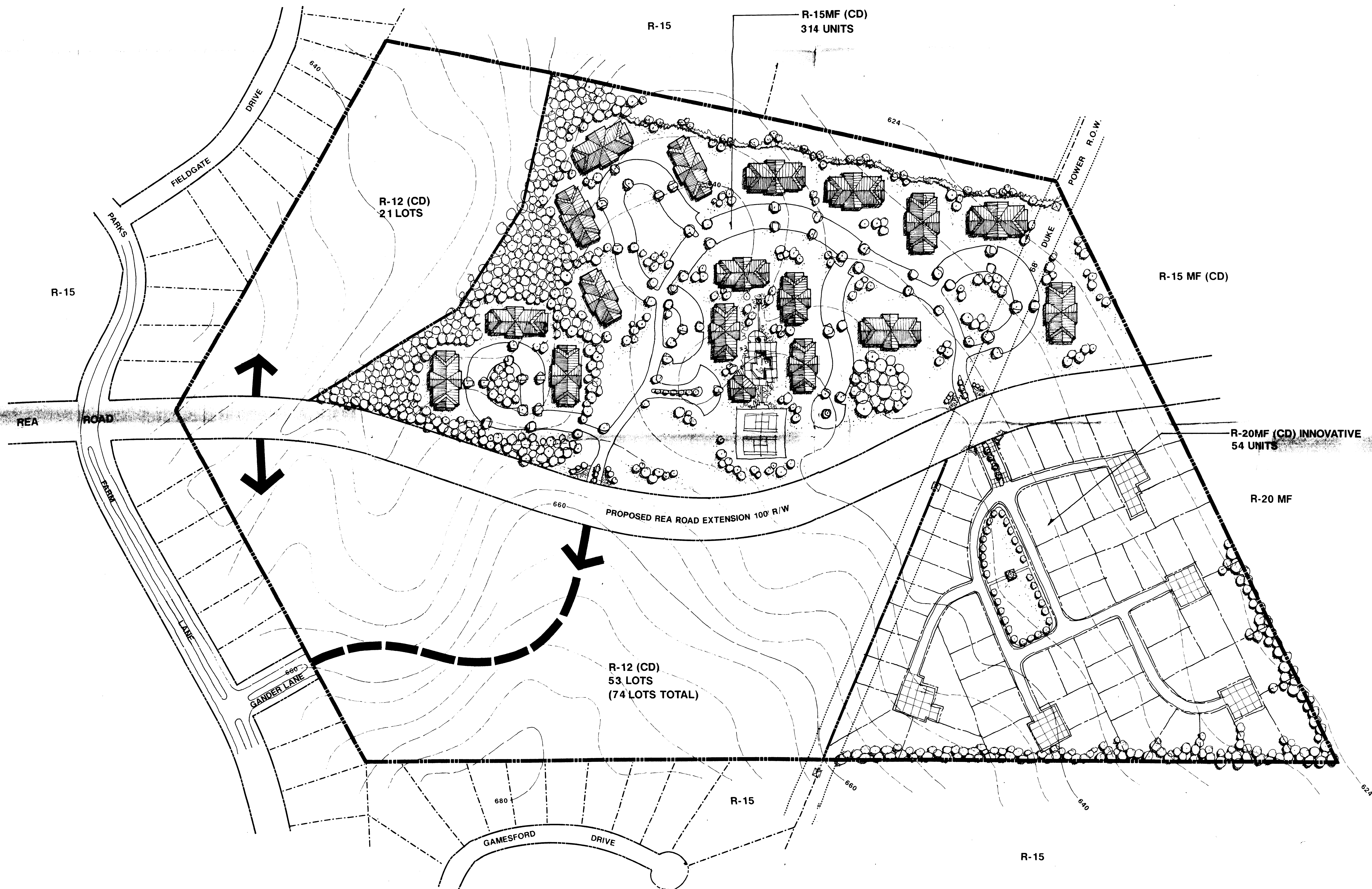
TECHNICAL DATA SHEET
 REZONE PETITION
 FOR
 PROPERTY
 MECKLENBURG CO., NC

Form 10-100-100
 DATE: SEPT 4, 1991
 REVISED PER PLANNING COMMISSION COMMENTS
 DATE: APR 21, 1992

APPROVED BY: [Signature]
 PLANNING COMMISSION

LAND DESIGN
 LAND DESIGN ARCHITECTS
 1115 SOUTH BROADWAY
 CHARLOTTE, NC 28202
 (704) 333-1111

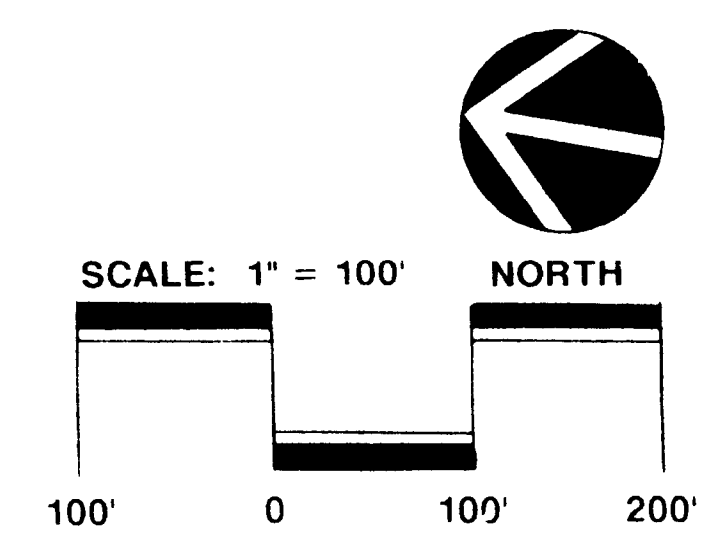
SCALE: 1" = 100'
 NORTH



FOR PUBLIC HEARING
 PETITION NO. 91-4.0(C)

ILLUSTRATIVE CONCEPT
 REZONE PETITION
 FOR
 JOSEPHS PROPERTY
 MECKLENBURG CO., NC

Land Design
 DATE: SEPT. 4, 1991
 PROJECT NO: 90729
 REVISIONS:
 10/17/91 - REVISED PER
 PLANNING COMMISSION
 COMMENTS



Land Design
 Landscape Architecture Land Planning
 Urban Design Civil Engineering