

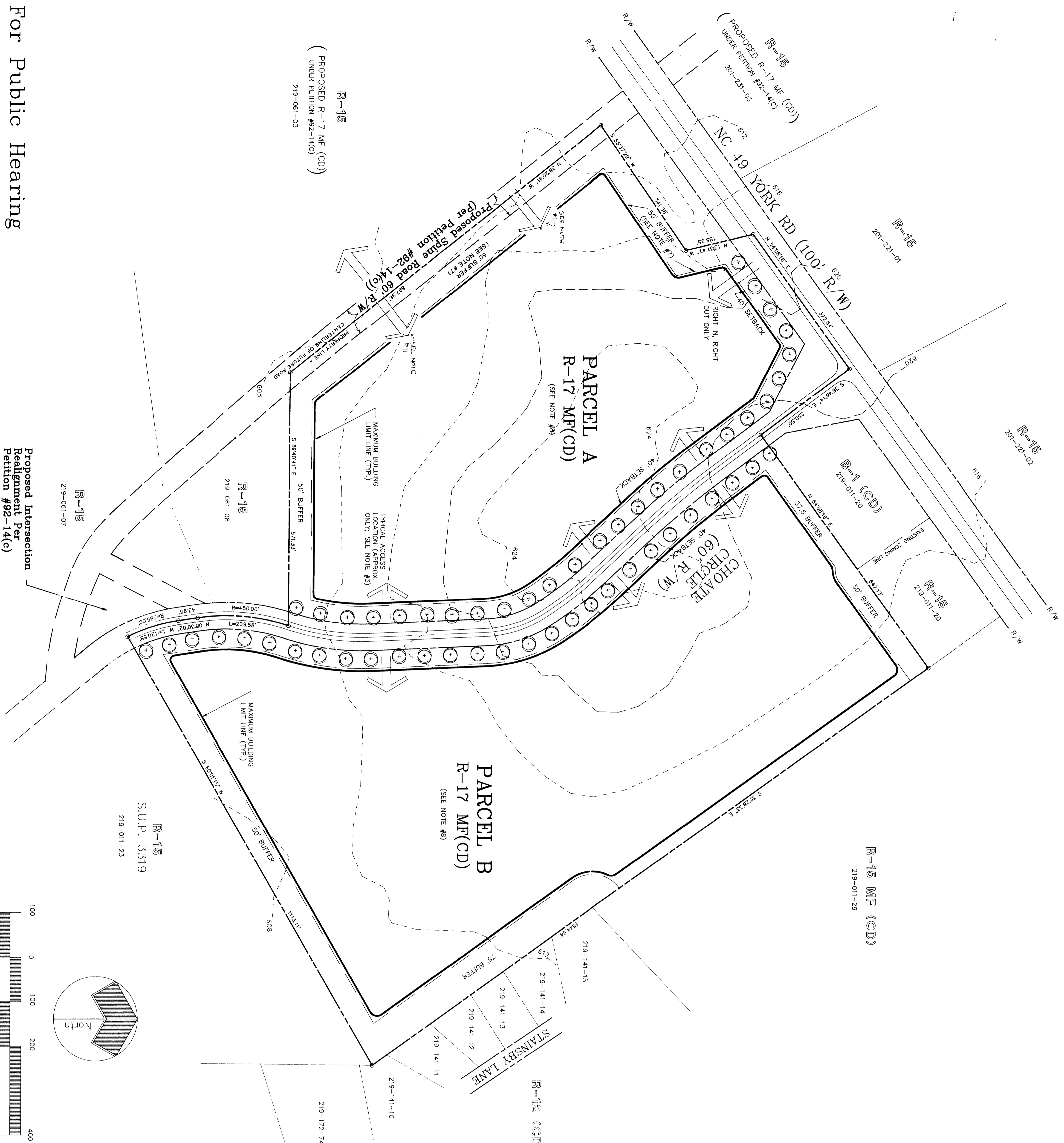
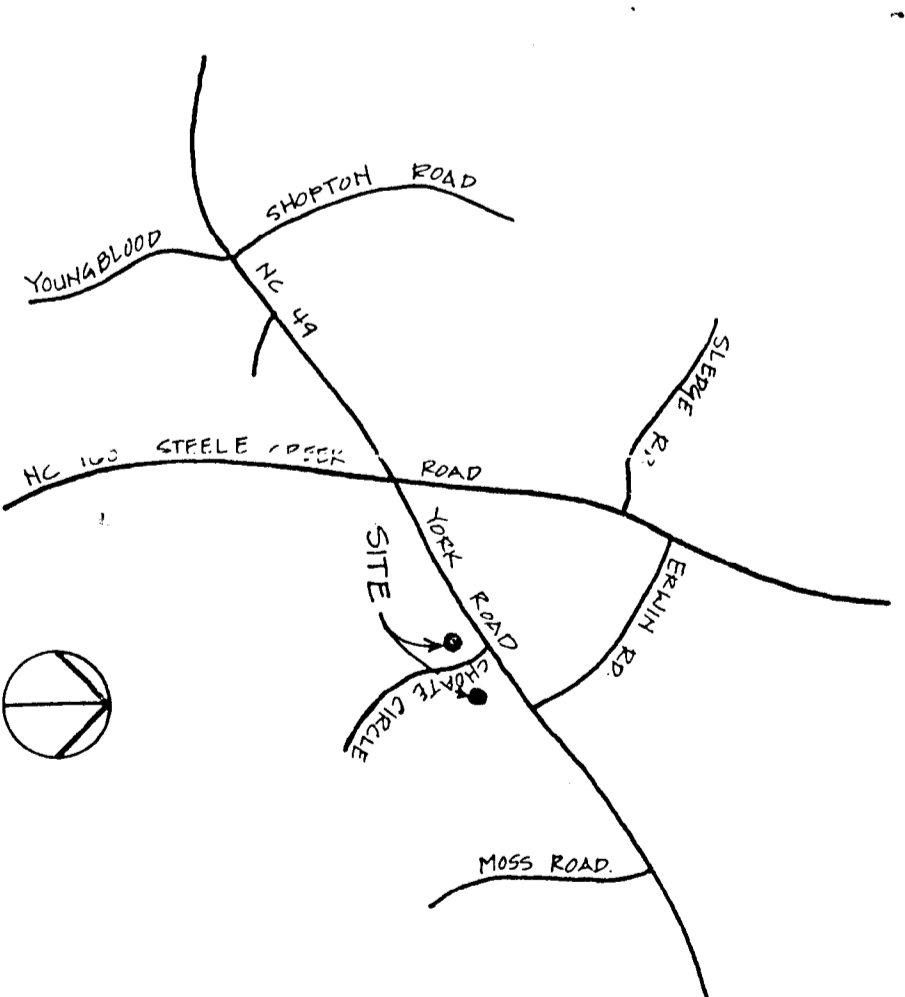
Development Data

Site Area	Parcel A...20.1 +/- Ac. (Inc. R/W)	Parcel B...26.1 +/- Ac. (Inc. R/W)	Maximum No. Dwelling Units	Parcel A...314 D.U.	Parcel B...425 D.U.	Total...739 D.U.
Existing Zoning	R-15					
Proposed Zoning	R-17 MF(CD)					

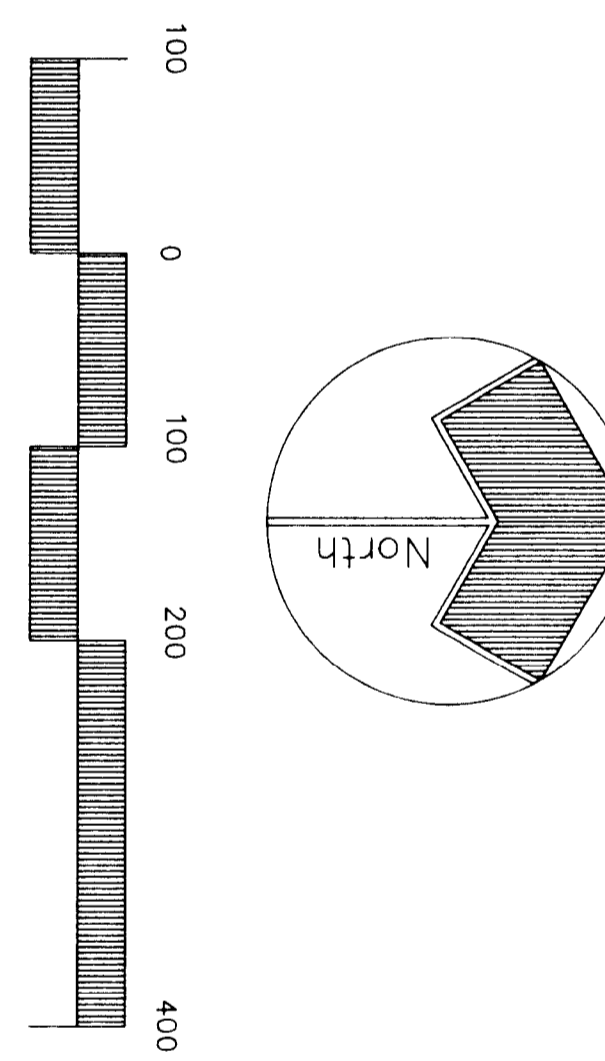
Development Notes

1. SITE BOUNDARY FROM TWO SEPARATE SURVEYS BY GENERAL SURVEYORS, P.A., NORTH CAROLINA REGISTERED LAND SURVEYORS, DECEMBER, 1991.
2. ALL USES GENERALLY PERMITTED IN R-17MF DISTRICT WILL BE PERMITTED.
3. THERE WILL BE A MAXIMUM OF ONE DRIVEWAY FROM PARCEL A ONTO CHOAATE CIRCLE. DRIVEWAY LOCATIONS AND TYPES SHALL ADHERE TO NC807 REQUIREMENTS.
4. BUFFERS, SCREENING, PARKING AND STORAGE UTIL. MUST BE APPLICABLE ZONING ORDINANCE REQUIREMENTS.
5. SEE SEPARATE SHEETS OF NOTES FOR CONDITIONS ON THE FOLLOWING ITEMS: YORK ROAD STREETScape, STREET, AND LANDSCAPE DESIGN; CONCRETS; AND STORMWATER MANAGEMENT.
6. SEE SEPARATE SHEET FOR LISTING OF ADJACENT PROPERTY OWNERS.
7. 50' REQUIRED BUFFER ON SOUTHWEST AND NORTHWEST SIDES OF PARCEL A. THIS BUFFER SHALL BE CONSTRUCTED TO A MULTI-PARTY CLASSIFICATION, (PENDING REZONING PETITION #92-14 (C)) WOULD ZONE THIS PROPERTY TO R-17MF (CD).
8. STREET TREES SHALL BE PLANTED ALONG CHOAATE CIRCLE AT 60 FEET SPACING. TREES SHALL BE PLANTED TO A MINIMUM OF 12 FEET WITHIN THE SETBACKS SHALL BE COUNTED TOWARD THESE REQUIREMENTS.
9. CHOAATE CIRCLE WILL BE CONSTRUCTED TO COLLECTOR ROAD STANDARD WIDTH OF ANY ADDITIONAL RIGHT OF WAY IN DEVELOPMENT.
10. DEVELOPMENT SHALL MEET ALL ZONING REQUIREMENTS REGARDING SETBACKS, REARWARDS, AND SIDEWAYS FOR R-17 MF ZONING CLASSIFICATION.
11. AT SUCH TIME AS THE PROPOSED OFF-SITE SPINE ROAD SOUTHWEST OF PARCEL A IS BUILT, A MAXIMUM OF TWO DRIVEWAYS MAY BE CONSTRUCTED TO PARCEL A. LOCATIONS AND TYPES WILL ADHERE TO NC807 REQUIREMENTS.
12. THE PETITIONER WILL RESERVE AN AREA ALONG THE SOUTHWEST CORNER OF CHOAATE CIRCLE FOR THE REALIGNMENT OF CHOAATE CIRCLE. THE REALIGNMENT OF CHOAATE CIRCLE SHALL BE MADE BY NC807 AND MECKLENBURG COUNTY. ITS 91.47(C) HAVE AGREED TO SIGNETS FOR BOTH 92.11(C) AND 92.11(D) HAVE AGREED TO SIGNETS FOR BOTH 92.11(C) AND 92.11(D) HAVE AGREED TO COMMENT ON EITHER SUCH PROPERTY ALIGNMENT, THE OTHER WOULD DEBATE THE RIGHT-OF-WAY FOR ACCOMMODATE THE DEVELOPMENT.

Location Map



Proposed Intersection Realignment Per Petition #92-14(c)



Project Manager
RILEY

Drawn By
SSM

Checked By
LRV

Date
9-19-91

Project Number
91041

Revisions:
12-20-91: REVISED SITE BOUNDARY AND AREA, PER STAFF COMMENTS
7-8-92: REVISED SETBACKS, STREETScape, AND NOTES PER STAFF COMMENTS
2-15-93: ADDED NOTE #12 & MOVED SPINE RD. 50' TO EAST (E-E)
9-19-91

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

CHOATE PROPERTY REZONING
APPROVED BY COUNTY COMMISSION
DATE December 7, 1992
RZ-1

Scale: 1" = 100'

Sheet Number
of Total

For Public Hearing