

# CHALLIS FARM REZONING

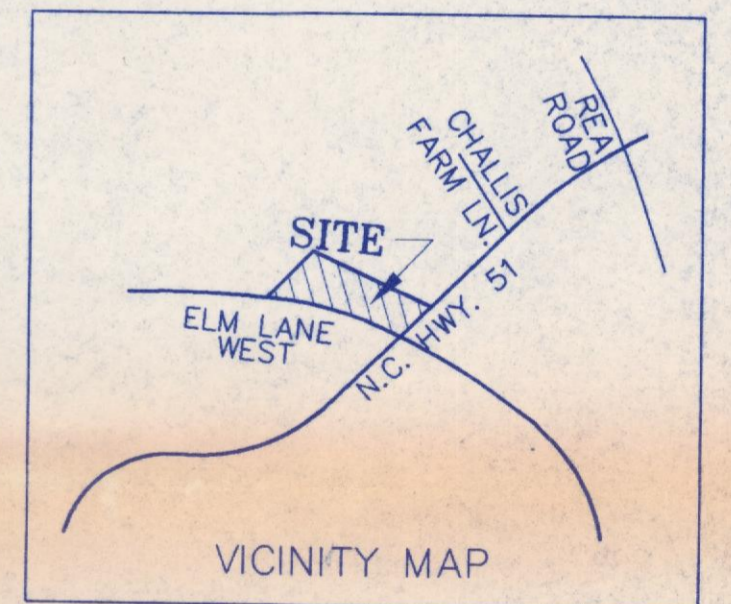
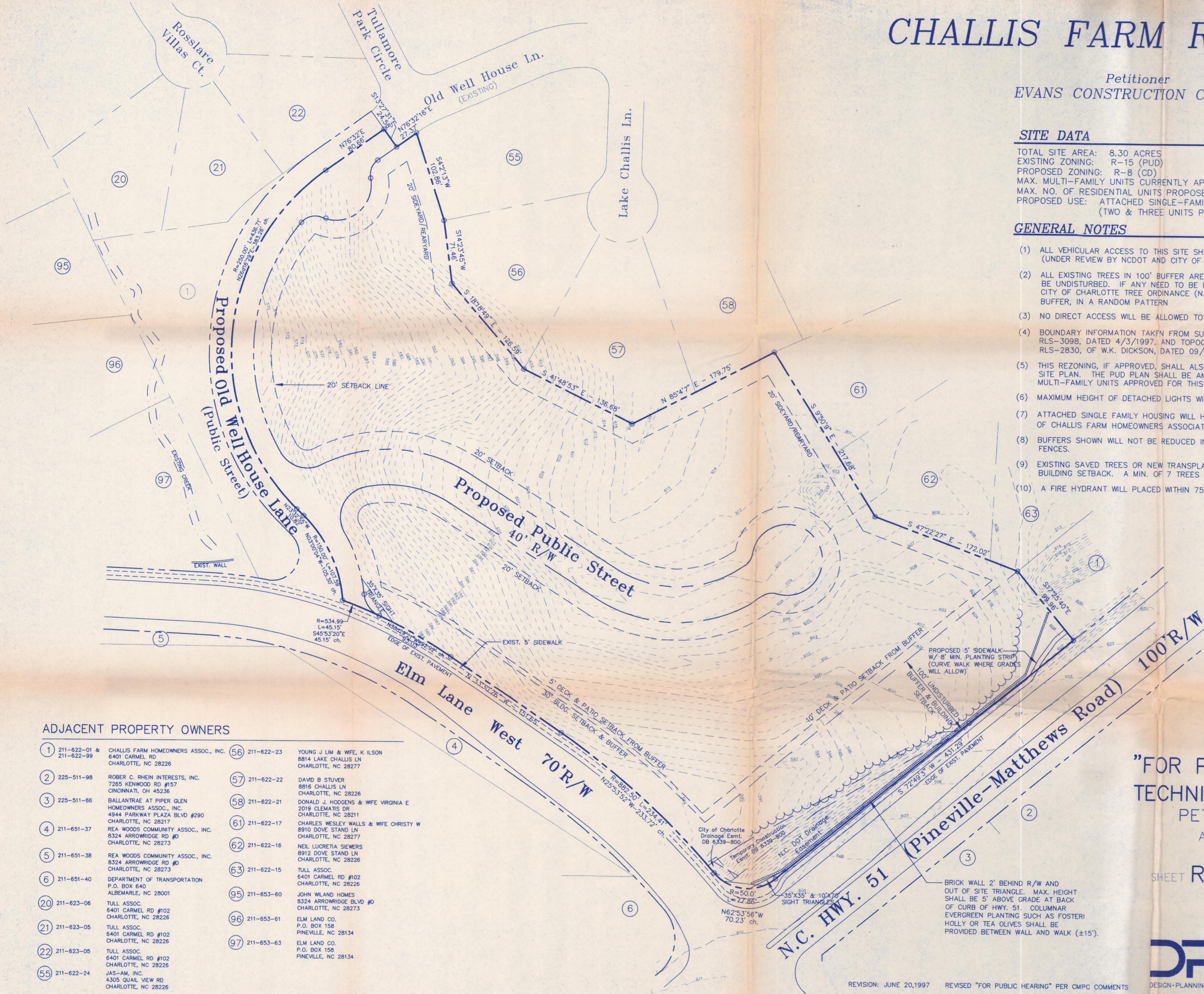
Petitioner  
EVANS CONSTRUCTION COMPANY

## SITE DATA

TOTAL SITE AREA: 8.30 ACRES  
EXISTING ZONING: R-15 (PUD)  
PROPOSED ZONING: R-8 (CD)  
MAX. MULTI-FAMILY UNITS CURRENTLY APPROVED: 51  
MAX. NO. OF RESIDENTIAL UNITS PROPOSED: 36  
PROPOSED USE: ATTACHED SINGLE-FAMILY  
(TWO & THREE UNITS PER BLDG.)

## GENERAL NOTES

- (1) ALL VEHICULAR ACCESS TO THIS SITE SHALL BE FROM PROPOSED OLD WELL HOUSE ROAD (UNDER REVIEW BY NCDOT AND CITY OF CHARLOTTE, ENGINEERING DEPARTMENT).
- (2) ALL EXISTING TREES IN 100' BUFFER AREA WILL BE PRESERVED. IF ANY TREES IN BUFFER NEED TO BE UNDISTURBED. IF ANY NEED TO BE REPLACED, THE MITIGATION STANDARDS SHALL FOLLOW CITY OF CHARLOTTE TREE ORDINANCE (NATIVE MATERIAL SIMILAR TO WHAT IS EXISTING IN THE BUFFER, IN A RANDOM PATTERN).
- (3) NO DIRECT ACCESS WILL BE ALLOWED TO ELM LANE WEST OR N.C. 51 FROM DEVELOPMENT.
- (4) BOUNDARY INFORMATION TAKFN FROM SURVEYS BY ANDREW G. ZOUTEWELLE, RLS-3098, DATED 4/3/1997, AND TOPOGRAPHIC INFORMATION BY JAMES COBB, RLS-2830, OF W.K. DICKSON, DATED 09/1994.
- (5) THIS REZONING, IF APPROVED, SHALL ALSO CONSTITUTE AN AMENDMENT TO THE EXISTING R-15 PUD SITE PLAN. THE PUD PLAN SHALL BE AMENDED TO DELETE THIS LAND AND ALL 51 OF THE MULTI-FAMILY UNITS APPROVED FOR THIS AREA OF CHALLIS FARMS.
- (6) MAXIMUM HEIGHT OF DETACHED LIGHTS WILL BE 20 FEET.
- (7) ATTACHED SINGLE FAMILY HOUSING WILL HAVE A HOMEOWNERS ASSOCIATION WHICH WILL NOT BE PART OF CHALLIS FARM HOMEOWNERS ASSOCIATION.
- (8) BUFFERS SHOWN WILL NOT BE REDUCED IN WIDTH BY THE INSTALLATION OF BERMS, WALLS, OR FENCES.
- (9) EXISTING SAVED TREES OR NEW TRANSPLANTED EVERGREENS FROM SITE WILL BE PROVIDED WITHIN ELM LANE BUILDING SETBACK. A MIN. OF 7 TREES PER 100 LINEAR FEET OF BUFFER SHALL BE RETAINED OR PLANTED.
- (10) A FIRE HYDRANT WILL PLACED WITHIN 750' OF MOST REMOTE POINT OF BUILDING AS TRUCK TRAVELS.

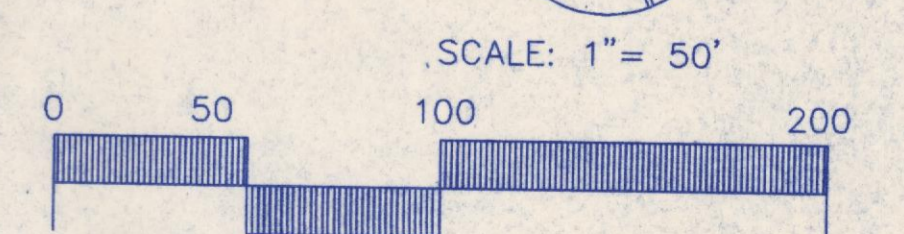


### ADJACENT PROPERTY OWNERS

1 211-622-01 & 211-622-99	CHALLIS FARM HOMEOWNERS ASSOC., INC. 6401 CARMEL RD CHARLOTTE, NC 28226	56 211-622-23	YOUNG J LIM & WIFE, K ILSON 8814 LAKE CHALLIS LN CHARLOTTE, NC 28277
2 225-511-98	ROBER C. REHN INTERESTS, INC. 7265 KENWOOD RD #157 CINCINNATI, OH 45236	57 211-622-22	DAVID B STUVER 8816 CHALLIS LN CHARLOTTE, NC 28226
3 225-511-66	BALLANTRAE AT PIPER GLEN HOMEOWNERS ASSOC., INC. 4944 PARKWAY PLAZA BLVD #290 CHARLOTTE, NC 28217	58 211-622-21	DONALD J. HODGENS & WIFE VIRGINIA E 2019 CLEMATIS DR CHARLOTTE, NC 28211
4 211-651-37	REA WOODS COMMUNITY ASSOC., INC. 8324 ARROWRIDGE RD #0 CHARLOTTE, NC 28273	61 211-622-17	CHARLES WESLEY WALLS & WIFE CHRISTY W 8910 DOVE STAND LN CHARLOTTE, NC 28277
5 211-651-38	REA WOODS COMMUNITY ASSOC., INC. 8324 ARROWRIDGE RD #0 CHARLOTTE, NC 28273	62 211-622-16	NEL LUCRETIA SEWERS 8912 DOVE STAND LN CHARLOTTE, NC 28226
6 211-651-40	DEPARTMENT OF TRANSPORTATION P.O. BOX 640 ALBEMARLE, NC 28001	63 211-622-15	TULL ASSOC. 6401 CARMEL RD #102 CHARLOTTE, NC 28226
20 211-623-06	TULL ASSOC. 6401 CARMEL RD #102 CHARLOTTE, NC 28226	95 211-653-60	JOHN WILAND HOMES 8324 ARROWRIDGE BLVD #0 CHARLOTTE, NC 28273
21 211-623-05	TULL ASSOC. 6401 CARMEL RD #102 CHARLOTTE, NC 28226	96 211-653-61	ELM LAND CO. P.O. BOX 158 PINEVILLE, NC 28134
22 211-623-05	TULL ASSOC. 6401 CARMEL RD #102 CHARLOTTE, NC 28226	97 211-653-63	ELM LAND CO. P.O. BOX 158 PINEVILLE, NC 28134
55 211-622-24	JAS-AM, INC. 4305 QUAIL VIEW RD CHARLOTTE, NC 28226		

"FOR PUBLIC HEARING"  
TECHNICAL DATA PLAN  
PETITION NO. 97-61  
APRIL 25, 1997

SHEET RZ-1



APPROVED BY CITY COUNCIL  
DATE 9/15/97

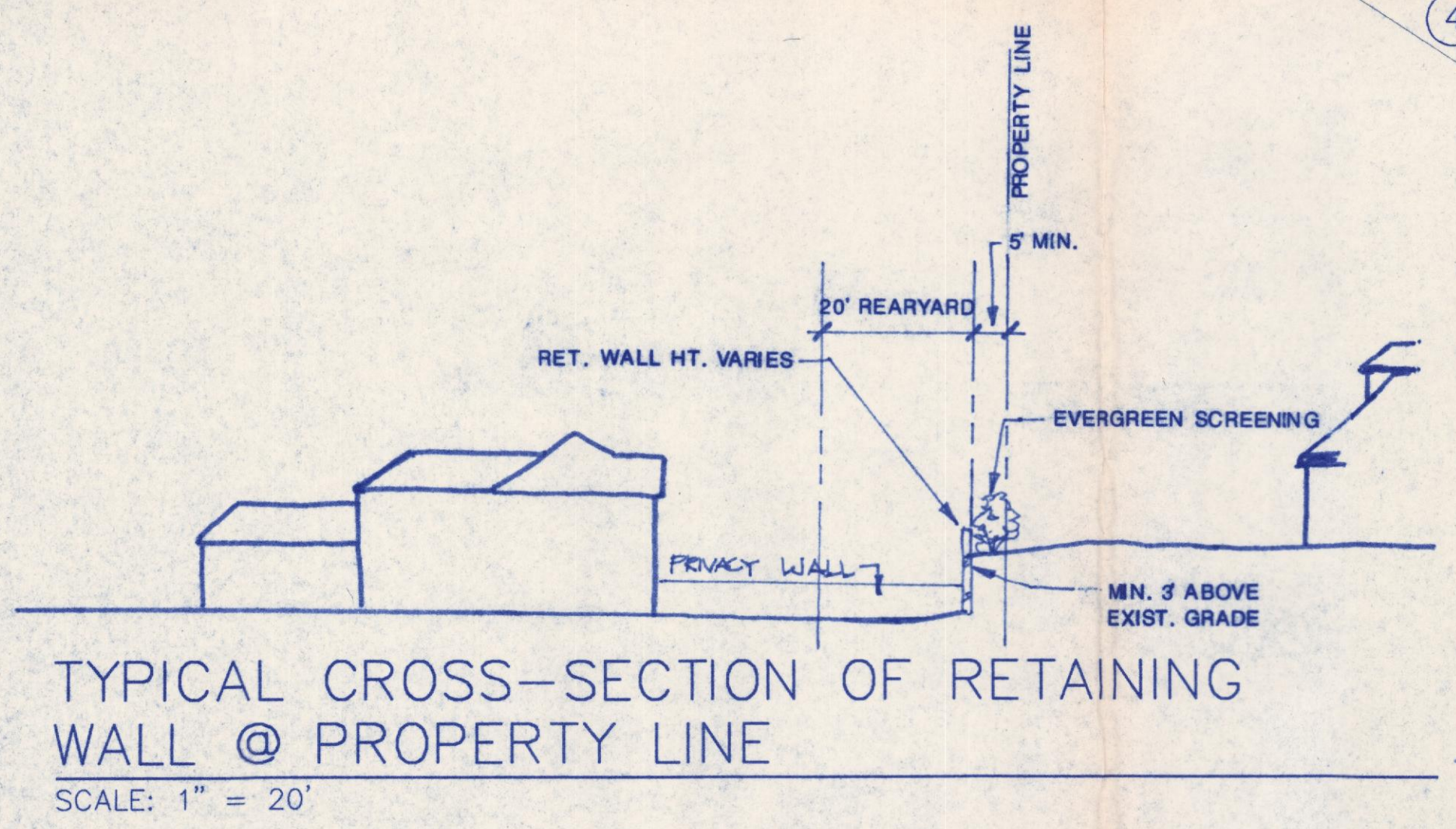
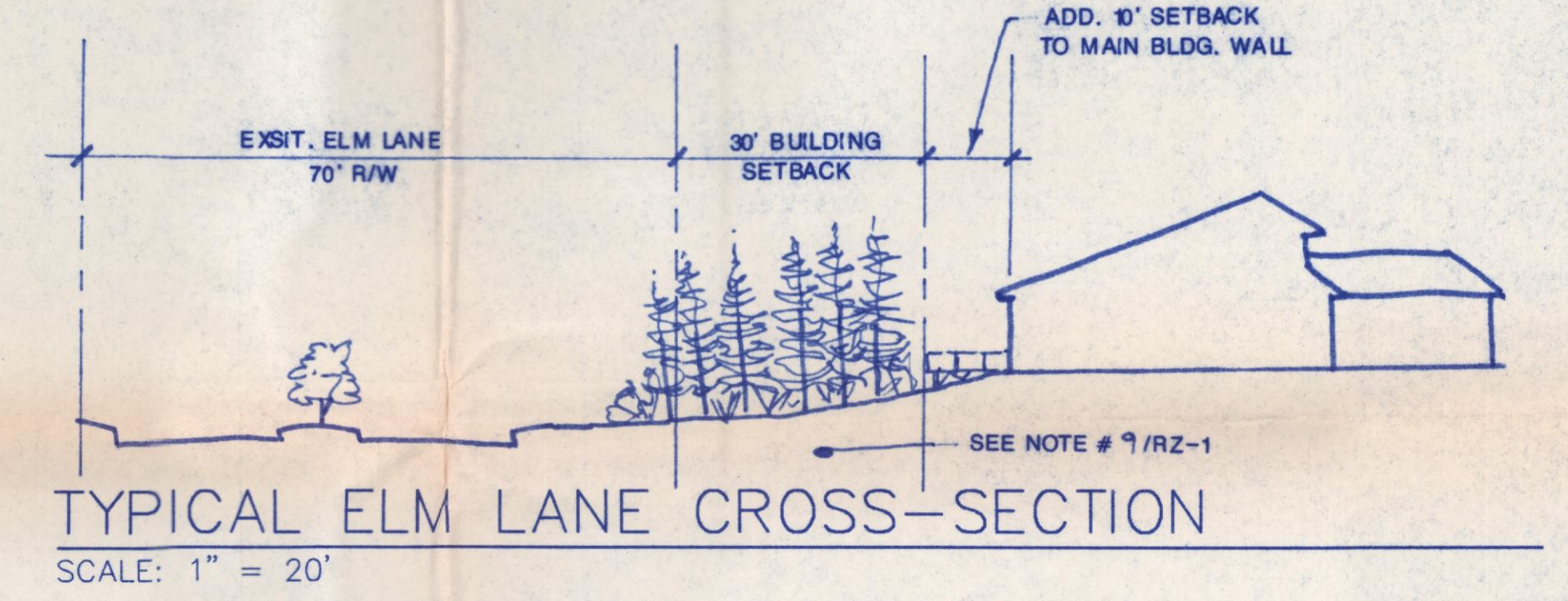
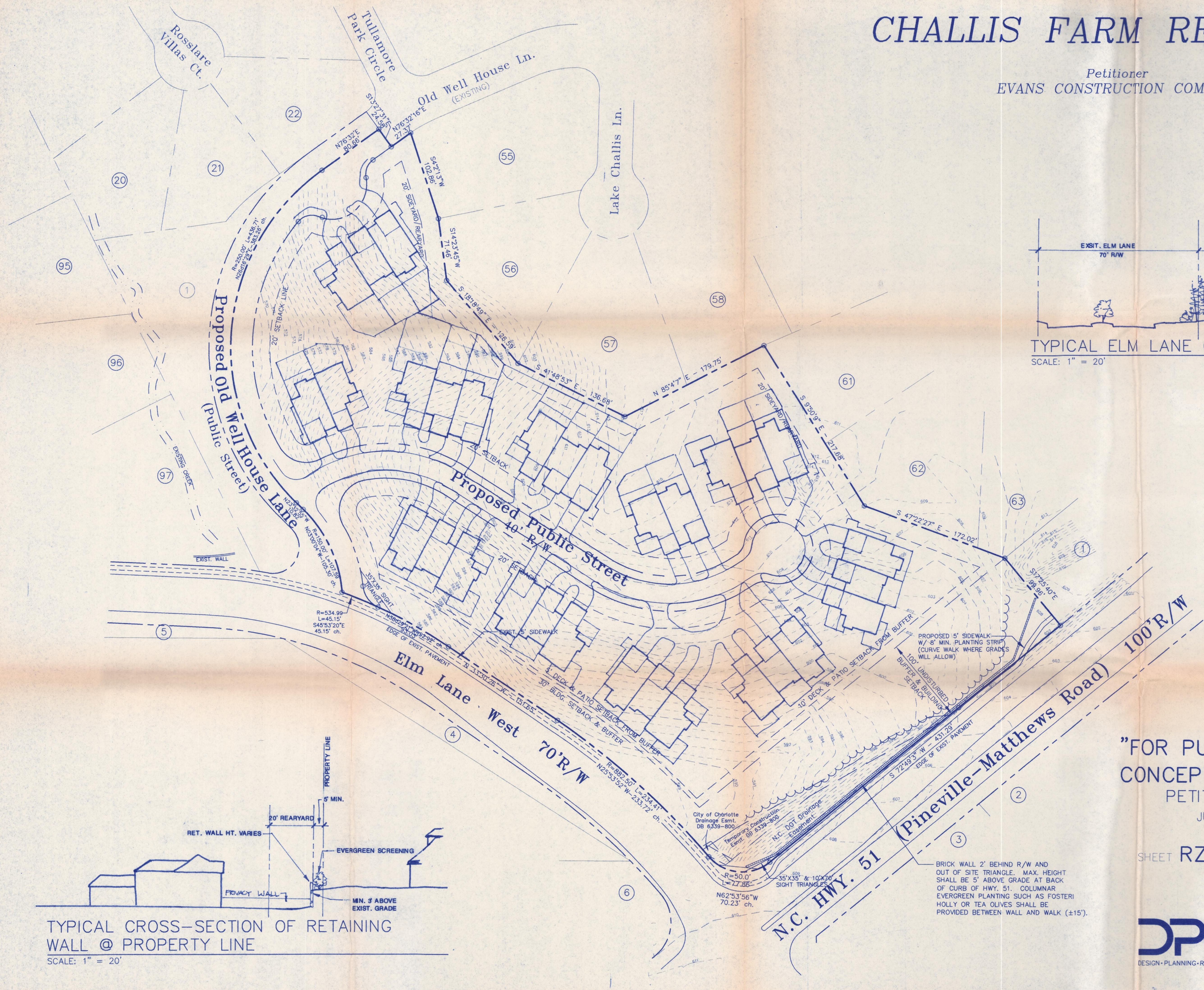


DPR ASSOCIATES, INC.  
Landscape Architects  
Planners & Engineers  
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Charlotte, NC 28204  
704/332-1204 96016\CHALRZ-1.dwg

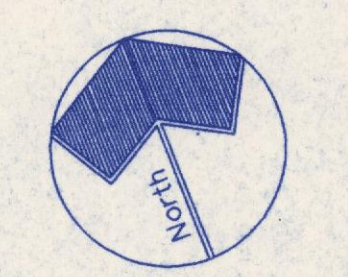
REVISION: JUNE 20,1997 REVISED "FOR PUBLIC HEARING" PER CMPC COMMENTS

# CHALLIS FARM REZONING

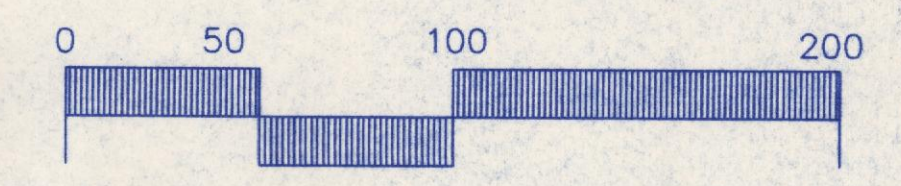
Petitioner  
EVANS CONSTRUCTION COMPANY



"FOR PUBLIC HEARING"  
CONCEPTUAL SITE PLAN  
PETITION NO. 97-61  
JUNE 20, 1997



SCALE: 1" = 50'



SHEET RZ-2

BRICK WALL 2' BEHIND R/W AND OUT OF SITE TRIANGLE. MAX. HEIGHT SHALL BE 5' ABOVE GRADE AT BACK OF CURB OF HWY. 51. COLUMNAR EVERGREEN PLANTING SUCH AS FOSTER HOLLY OR TEA OLIVES SHALL BE PROVIDED BETWEEN WALL AND WALK (±15').

**DPR**  
DESIGN • PLANNING • RESEARCH

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704/332-1204

96016\CHALRZ-1.dwg