

Mr. and Mrs. John G. Pribas  
525 Scofield Rd.  
Charlotte, NC 28209  
Tel: (704) 525-1254

Mr. and Mrs. Frank G. Pierpont  
3935 Barclay Downs Dr.  
Charlotte, NC 28209  
Tel: (704) 523-2500

Mrs. Sparos Kokena  
2500 Sayre Road  
Charlotte, NC 28209  
Tel: (704) 523-4988

LOT 8 BLOCK 1  
BARCLAY DOWNS  
MB 11 P.237

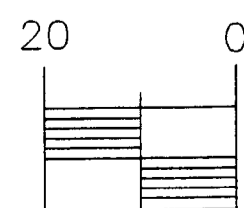
Mr. and Mrs. Roger A Shelor  
524 Scofield Road  
Charlotte, NC 28209  
Tel: (704) 523-5153

38,337 sq.ft.  
0.88 acres

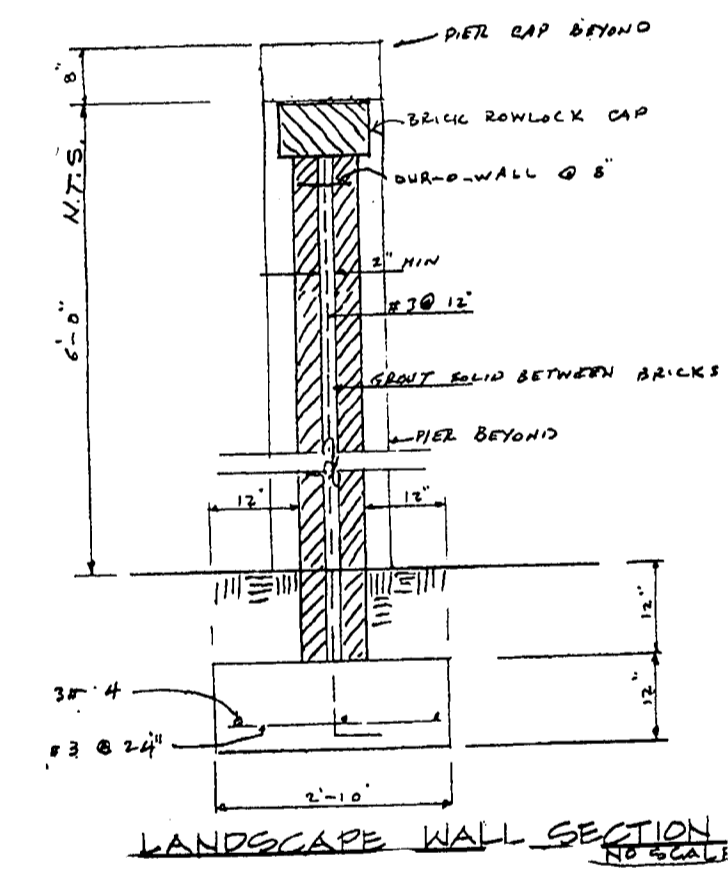
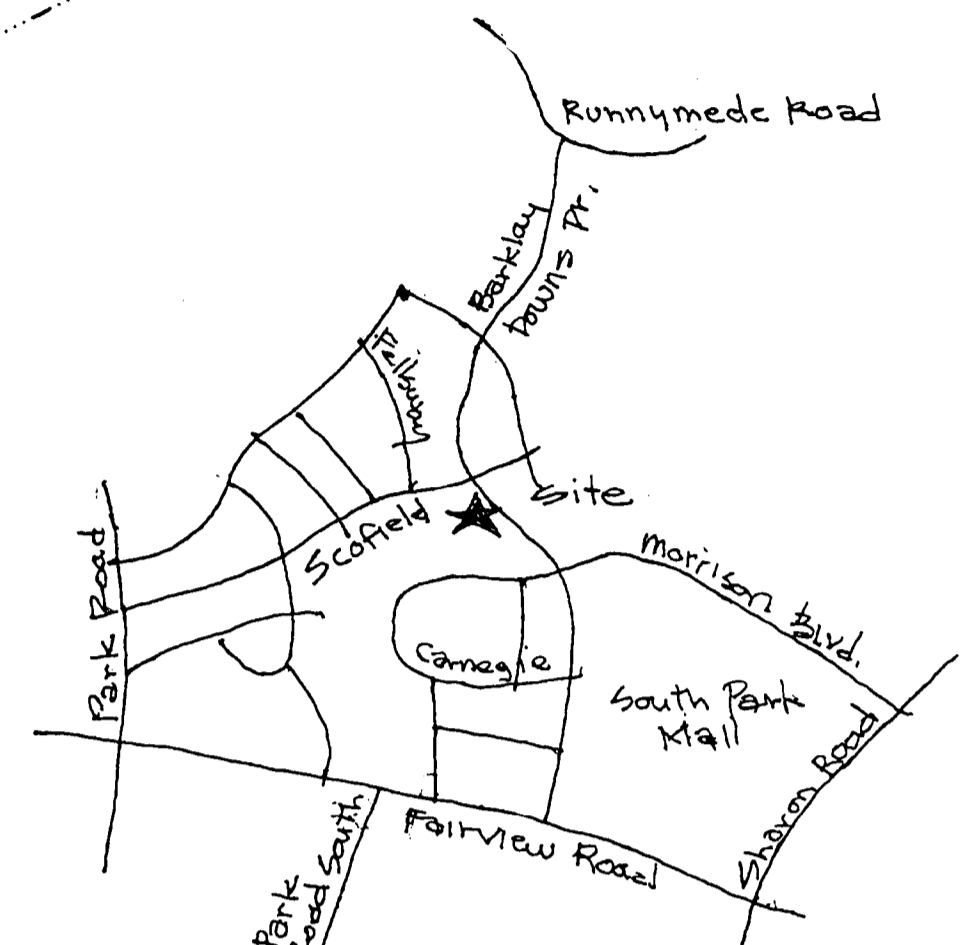
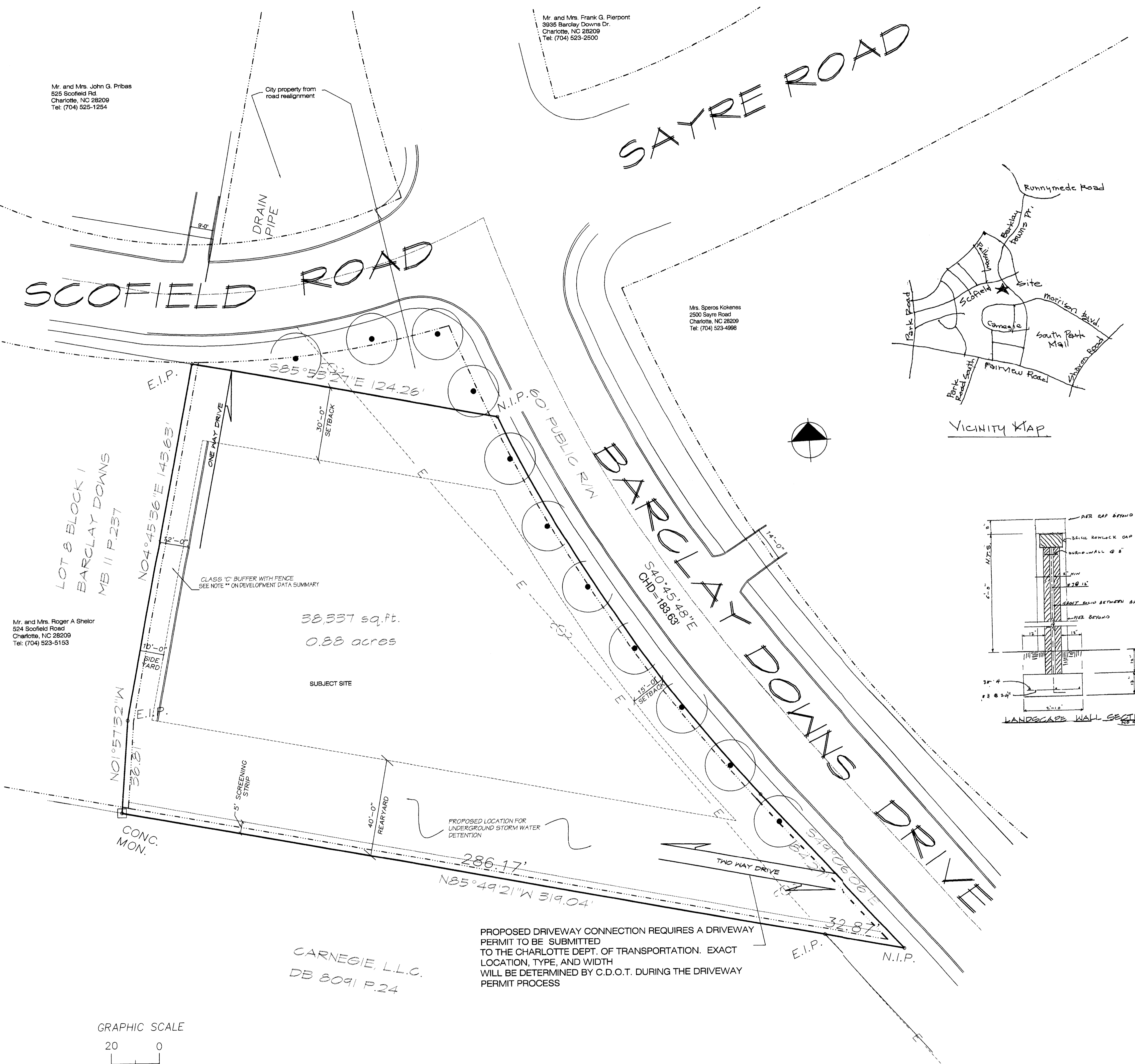
CARNEGIE, L.L.C.  
DB 8091 P.24

PROPOSED DRIVEWAY CONNECTION REQUIRES A DRIVEWAY PERMIT TO BE SUBMITTED TO THE CHARLOTTE DEPT. OF TRANSPORTATION. EXACT LOCATION, TYPE, AND WIDTH WILL BE DETERMINED BY C.D.O.T. DURING THE DRIVEWAY PERMIT PROCESS

GRAPHIC SCALE



TECHNICAL DATA PLAN



FOR PUBLIC HEARING

PETITION # 98-96

DEVELOPMENT DATA SUMMARY

TOTAL SITE AREA: .88 Acres  
EXISTING ZONING: O-1 OFFICE/R-3  
PROPOSED ZONING: R-12 MF (CD)  
PROPOSED DENSITY: 8 TOWNHOMES  
PROPOSED OPEN SPACE: 50%  
PROPOSED PARKING: 2 CARS PER UNIT (16)  
REQUIRED PARKING: 1.5 CARS PER UNIT (12)

Storm water detention will not be located in the setbacks or buffers.

All proposed trees, berms, walls, or fences must not interfere with sight distances at entrances.

Site shall conform to Zoning Ordinance, Tree Ordinance, Storm Water Detention Ordinance, Parking and Driveway Ordinance.

All trees will be preserved in buffer areas. Where necessary, trees and shrubbery planting in buffer areas shall meet the requirements of the zoning ordinance.

Signage shall be permitted as regulated by the zoning ordinance.

A fire hydrant will be located within 750' of the most remote location designated for fire truck access per Charlotte Fire Marshall.

The maximum building height shall not exceed (2) stories or 40' in height.

\*\* A masonry wall, 6 feet in height, will be constructed within the required buffer on the west side of the site and the buffer may be reduced as provided by the Zoning Ordinance. The exact placement of the wall within the buffer will be established to accommodate the wishes of the adjoining property owner not inconsistent with the provisions of the Zoning Ordinance. The petitioner reserves the right to apply for a variance from the provisions regulating the placement of the wall if the wishes of the adjoining property owner can not be accommodated by the standard provisions.

The petitioner reserves the right to apply for a variance from the provisions of the Zoning Ordinance relating to the provision of a buffer along the south side of the site adjoining existing office zoned land.

The Petitioner will preserve the existing trees along Barclay Downs Drive and at the intersection of Barclay Downs and Scofield Rd.

Trash collection will be provided with roll-out containers.

Detached exterior lighting, if provided will not exceed 10' in height.

The Petitioner will work with CDOT to maintain a residential scale for the driveway which connects to Scofield Rd.

The Petitioner agrees that there will be a maximum of 8 units on the subject property.

The Petitioner agrees that parking spaces will not be established on Scofield Road or Barclay Downs Drive.

The Petitioner agrees to all brick construction, with no use of vinyl or aluminum siding.

The Petitioner agrees to construct ingress and egress to parking areas with decorative paving materials. -Such as: Bomanite, stamped or scored design, brick pavers or similar mediums.

Storm water retention will not be located in the front setbacks or buffers.

APPROVED BY CITY COUNCIL  
DATE 11-16-98

98-96

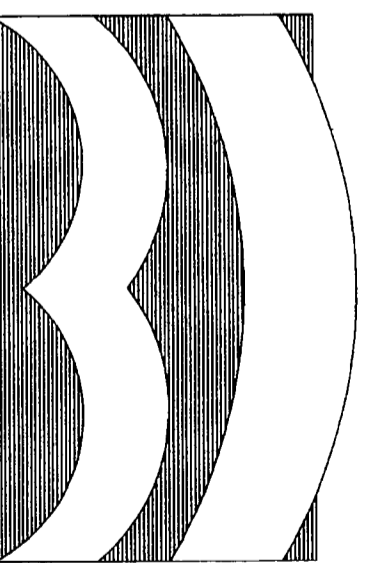


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TOWNHOMES for  
**BARCLAY DOWNS**  
Barclay Downs Drive & Scofield Road  
Charlotte NC

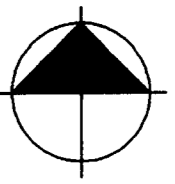


JULY 22, 1998  
Rev. : September 18, 1998

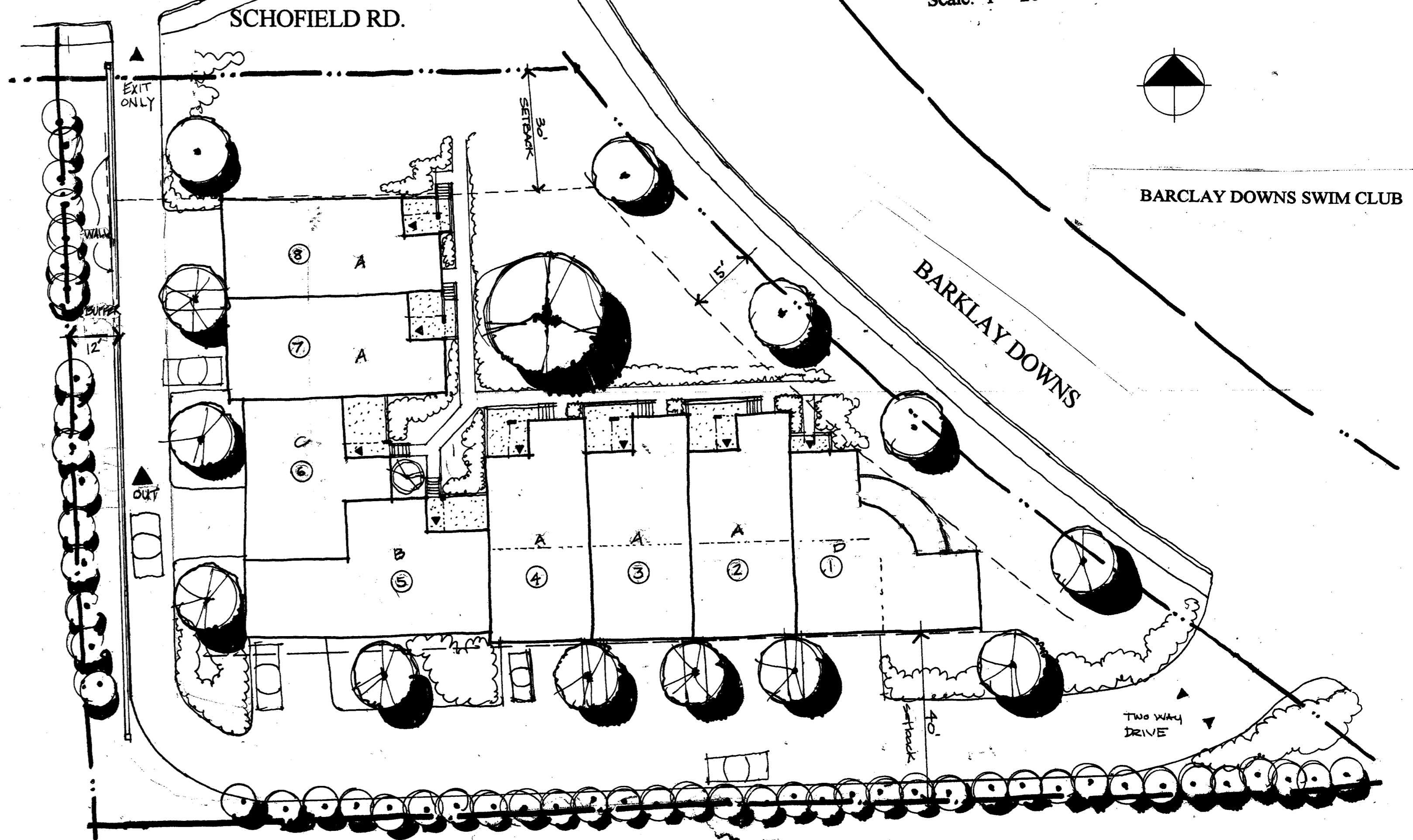
REDRAWN BY: D.A.G.

# SCHEMATIC SITE PLAN STUDY - 8 T. HOMES

Scale: 1"= 20'



BARCLAY DOWNS SWIM CLUB



NOTE: The building configuration, placement, and size as well as the location of internal drives and parking areas shown on the Schematic Site Plan are schematic in nature and may be altered or modified within the limits prescribed by the Ordinance during the development and construction document phases within the development area depicted.



## BARCLAY DOWNS Townhomes