

Vicinity Map
NOT TO SCALE

BOUNDARY DATA

NUMBER	DIRECTION	RADIUS	LENGTH	CHORD
C1	S 54°35'06" W	123.75	95.04	92.72
C2	N 60°01'50" W	231.34	250.08	238.08
C3	N 51°36'35" W	231.34	182.08	177.42
C4	N 82°34'42" W	231.34	68.00	67.76
C5	N 79°05'46" W	474.40	197.11	195.70
C6	N 85°48'26" W	244.21	158.68	155.90

NUMBER	DIRECTION	DISTANCE
L1	S 32°35'01" W	44.00'
L2	N 29°03'43" W	75.23'
L3	S 89°00'02" W	20.00'
L4	N 67°11'35" W	153.04'
L5	N 13°33'18" W	88.58'
L6	N 20°57'12" W	174.71'

Development Data:

Total Area: _____ 12.47 ACRES
(EXISTING PUBLIC R/W EXCLUDED)

Existing Zoning: _____ R-15MF(CD)

Proposed Zoning: _____ R-12MF(CD)

Maximum Density: _____ 11.54 UNITS PER ACRE GROSS
(TO EXISTING R/W LINES)

Number of Units Presently Allowed: _____ 126 MULTI-FAMILY

Number of Additional Units Proposed: _____ 18 MULTI-FAMILY

Total Number of Units Proposed: _____ 144 MULTI-FAMILY

Development Standards:

- Development of the site will be controlled by the standards depicted on this rezoning plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the rezoning plan.
- Buffer areas adjacent to single-family homes will be developed in accordance with Sect. 12.302 and will remain undisturbed, except as necessary for the installation of utilities and storm drainage facilities and minor hand clearing of underbrush, debris, and trees less than 2 inches in caliper. In such cases the utilities will cross the buffer as near to perpendicular to the buffer as is reasonably possible. Buffer widths will not be reduced from the dimensions shown on the plan. The Petitioner will recognize the widths of the buffer areas shown on the previously approved site plan which are in excess of the buffers required by the Ordinance.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No storm water detention will occur within any required buffer or setback area.
- Any detached lighting on the site will be limited to 20 feet in height.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance. All permanent garbage/trash disposal facilities (i.e. dumpsters or compactors if provided) will be screened with a solid enclosure with gates.
- The use of the site will be for the construction of a multi-family housing development.
- All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
- Petitioner will dedicate additional right-of-way at Thorne Grove Lane as noted on the plan, prior to issuance of the first certificate of occupancy.
- Access to the site will be provided by an existing public collector street which connects to Albemarle Road, and via an existing private street connection to Sharon Amity Road.
- Boundary from survey by Carolina surveyors, Inc. Dated August 13, 1998.
- Internal sidewalks will be installed to provide pedestrian access from all buildings to existing sidewalks along Amity Springs Drive and Thorne Grove Lane.
- Parking will be provided to meet the following minimum standards:
1 parking space for each bedroom, but no less than 1.5 space per unit, in addition to the existing parking spaces adjacent to the pool and clubhouse building at the Southeast corner of the property.

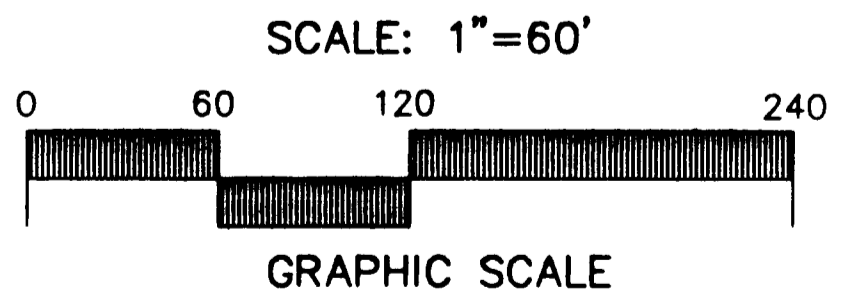
APPROVED BY CITY COUNCIL
DATE 2-15-99

FIRETHORNE REZONING

PETITION #98-120
Petitioner:
PS & L, LLC.
DATE: 9-22-98 DPR # 96086.2

- REVISED - 9/25/98: ADD TREES
- REVISED - 11/19/98: FOR PUBLIC HEARING
- REVISED - 12/11/98: ADD NOTE #13

REZONING PLAN FOR PUBLIC HEARING



DPR DESIGN-PLANNING-RESEARCH
DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
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Charlotte, NC 28204
704/332-1204

SHEET NO.
RZ-1 OF 1

SERVER: V:\96086\FIRTHREZONING.DWG