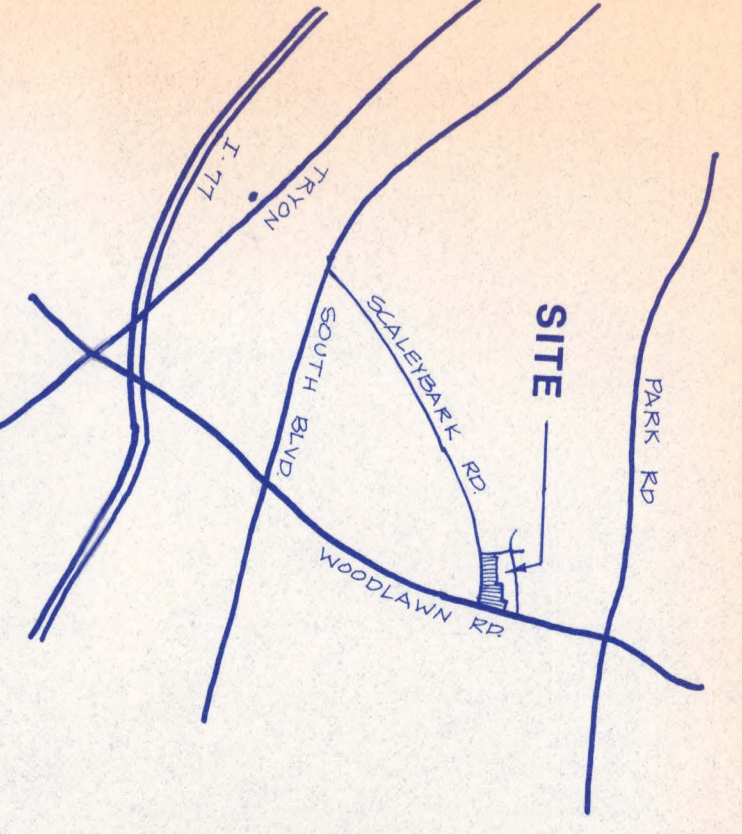


**AREA "B"**  
1.55± AC. - EXISTING ZONING R-9 MF TO REMAIN

**AREA "A"**  
0.65 AC± - EXISTING R-9 TO BE REZONED R-9 MF(CD)  
EXISTING R-9 MF TO BE REZONED R-9 MF(CD)

TREES SHOWN IN PARKING LOTS ARE REPRESENTATIVE OF TYPICAL TREATMENT; EXACT LOCATIONS OF TREES WILL BE DETERMINED AT A LATER TIME.

**Location Map**



**LEGEND**

- APPROXIMATE LIMITS OF PROPOSED TOWNHOUSE BUILDINGS.
- EXISTING TREES WITHIN THIS AREA TO REMAIN.
- SCREENING TO BE PROVIDED AS DESCRIBED IN SECTION 23-56 OF ZONING ORDINANCE AND TO PROVIDE OTHER DESIRED SCREENING AS SHOWN.
- RETAINED EXISTING TREES TO BE SUPPLEMENTED WITH PROPOSED NEW SHADE AND FLOWERING TREES, GARDEN TOOLS, ETC.
- PROPOSED ACCESSORY BUILDINGS FOR STORAGE OF GARDEN TOOLS, ETC.
- EXISTING CONTOUR
- KEY TO ADJACENT PROPERTY OWNERS (SEE ATTACHED LIST)

**NOTES**

1. AREA "A" IS THE ONLY AREA BEING REQUESTED FOR REZONING BY THIS PETITION.
2. AREA "B" IS ALREADY ZONED R-9 MF; HOWEVER, IT IS A CONDITION OF THIS SUBMITTAL THAT THE DEVELOPMENT (INCLUDING BUILDING LAYOUT, DENSITY, SCREENING, ETC.) OF BOTH AREAS "A" AND "B" WILL BE COORDINATED IN THE MANNER SHOWN ON THIS PLAN.
3. UNITS ARE TO BE FOR-SALE, SINGLE-FAMILY-ATTACHED DWELLINGS SOLD WITH LAND.
4. EVERGREEN SCREENING WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE. IN SOME AREAS WHERE EVERGREEN SCREENING IS SHOWN, A SOLID FENCE MAY BE PROVIDED IF SUCH A FENCE WOULD BETTER ACCOMPLISH THE SCREENING OBJECTIVE. SURVEY BY BOBBY RAYE, SURVEY DATED APRIL, 1985.
5. ENTRANCE AND IDENTIFICATION SIGNS WILL BE PROVIDED AND LOCATED IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS.
6. ACCESSORY USES NORMALLY ASSOCIATED WITH THIS TYPE DEVELOPMENT (SUCH AS FENCES, SCREENED SERVICE AREAS, ETC.) WILL BE ALLOWED THROUGH NOT SHOWN ON THIS PLAN.
7. SEE ATTACHED LIST FOR NAMES AND ADDRESSES OF ADJACENT PROPERTY OWNERS.
8. SCREENING WILL BE PROVIDED TO IMMEDIATELY BLOCK HEADLIGHTS IN PARKING AREAS FROM ADJACENT SINGLE-FAMILY PROPERTY.

**SITE DATA**

- AREA TO BE REZONED = 3.00 ± ACRES
- NUMBER OF UNITS IN REZONED AREA = 39
- PROPOSED DENSITY OF AREA TO BE REZONED = 13.0 UNITS/AC.
- TOTAL DEVELOPMENT AREA = 4.72 AC.
- TOTAL # OF UNITS = 58
- TOTAL DENSITY = 12.3 UNITS/AC.
- PARKING RATIO = 2 SPACES/UNIT MINIMUM
- MAX. NUMBER OF CONDO UNITS OR M.F. RENTAL UNITS ON LAND ALREADY ZONED R-9 M.F. = 64

**PROPOSED TOWNHOUSES**

SITE DEVELOPMENT BY:  
**First Colony Corporation - Charlotte, N.C.**

PROPOSED REZONING  
Petition # 83-42

REV. 6-17-83 NUMBER OF UNITS, ADDITIONAL NOTES  
W. Williams | Scaleybank

DRD # 1395-Z  
Approved by  
Council 7/18/83

SCALE 1" = 30'  
DATE MAY 5, 83  
DRAWN AHS  
CHECKED LEM

LANDSCAPE ARCHITECTS