

APPROVED BY COUNTY COMMISSION

DATE 10/15/84

051-051-02

MR. & MRS. LOUIS M. HELMS
RD #10
CHARLOTTE, N.C. 28213

PROPOSED ZONING: R-12 MF (CD)
15.2 AC.±

CARMEL LAND CO.
(PETITIONER)

051-051-03

ANNA M. BOYCE, SARAH M. BOYCE, AND
SAMUEL A. BOYCE
RD #10, BOX 421
CHARLOTTE, N.C. 28213

PROPOSED ZONING: R-12 MF (CD)
1.3 AC.±

CARMEL LAND CO.
(PETITIONER)

CARMEL LAND CO.
(PETITIONER)

051-051-03

ANNA M. BOYCE, SARAH M. BOYCE, AND
SAMUEL A. BOYCE
RD #10, BOX 421
CHARLOTTE, N.C. 28213

051-051-04

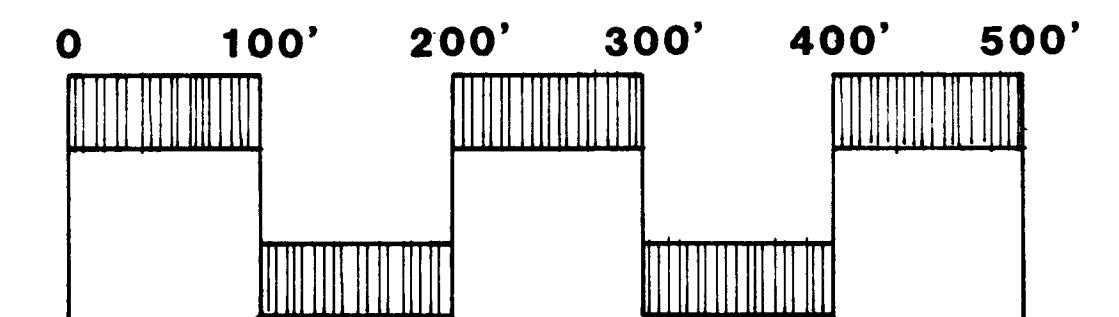
FRANK SPURRIER HEIRS
1201 BERRYHILL ROAD
CHARLOTTE, N.C. 28208

DEVELOPMENT DATA

SITE AREA: 16.5 AC.±
EXISTING ZONING: R-12
PROPOSED ZONING: R-12 MF (CD)

NOTES

1. A 50' UNDISTURBED BUFFER SHALL BE MAINTAINED ALONG HIGHWAY 49 IN ADDITION TO THE 25' REARYARD SETBACK REQUIRED IN R-12 MF PLANNED MULTI FAMILY DEVELOPMENT. SUPPLEMENTAL BUFFER TREATMENT SHALL BE PROVIDED WHERE NEEDED FOR ADEQUATE SCREENING.
2. A MINIMUM 30' BUFFER SHALL BE PROVIDED WHERE THE R-12 MF (CD) AREA AJAINS THE R-12 TO THE WEST. ADDITIONAL FENCES, PLANTING OR BERMS WILL BE ADDED TO SUPPLEMENT EXISTING TREES AS NEEDED TO PROVIDE EFFECTIVE SCREENING.
3. A 40' BUFFER SHALL BE PROVIDED ALONG OAK LEIGH DRIVE, AT LEAST 35' OF WHICH SHALL REMAIN UNDISTURBED EXCEPT TO PROVIDE DRIVEWAY AND UTILITY ACCESS AND TO MAINTAIN SAFE SIGHT DISTANCES. SUPPLEMENTAL BUFFER TREATMENT SHALL BE PROVIDED WHERE NEEDED FOR ADEQUATE SCREENING.
4. NO BUILDING OR PARKING SHALL OCCUR WITHIN SETBACKS OR BUFFERS FROM UNIVERSITY CITY BLVD. AND OAK LEIGH DRIVE.
5. ACCESS SHALL BE FROM OAK LEIGH DRIVE ONLY. NO ACCESS SHALL BE PROVIDED FROM HIGHWAY 49. NO MORE THAN 2 ACCESS POINTS SHALL BE PERMITTED FROM OAK LEIGH DRIVE.
6. DENSITY SHALL NOT EXCEED 10 D.U./ACRE.
7. PARKING AREAS SHALL BE DESIGNED TO MINIMIZE LARGE EXPANSES OF PAVING. IT WILL BE BROKEN INTO SMALLER AREAS TO REFLECT A PEDESTRIAN ORIENTED SCALE WITH A MINIMUM OF 10% INTERIOR LANDSCAPING.
8. TREES ARE CONSIDERED AN ASSET TO THE SITE AND SHALL BE PRESERVED WHERE POSSIBLE. SITE DESIGN AND GRADING SHALL REFLECT THIS CONSIDERATION.
9. PLANTING AND TREE PRESERVATION WILL BE PROVIDED WITHIN THE DEVELOPMENT TO PROVIDE SHADE, A RESIDENTIAL/PEDESTRIAN SCALE, SCREENING OF THE PRIVATE LIVING AREAS OF THE UNITS, AND TO SCREEN PARKING AND SERVICE AREAS WHERE APPROPRIATE TO AVOID OBJECTIONABLE VIEWS. BERMS, FENCING, ETC. MAY BE COMBINED WITH PLANTING TO ACHIEVE THE ABOVE GOALS.



SCALE: 1"=100'



Project Manager	LRM
Drawn By	RLE
Checked By	
Date	4/3/84
Project Number	84030

Revisions	4-10-84 - CORRECTED LOCATION OF NC HWY 49; ADJUSTED ACREAGE ACCORDINGLY.
	4-18-84 - CORRECTED METES & BOUNDS.
	7-31-84 - ELIMINATED PROPOSED A-1S & B-1 REZONING; ADDED BOYCE PROPERTY TO PROPOSED R-12 MF (CD) REZONING; ADDED NOTES
	9-7-84 - ADDED SETBACKS; REVISED NOTES

DPR ASSOCIATES
Landscape Architects
Design • Planning • Research
2036 East Seventh Street
Charlotte, NC 28204
704/332-1204

PROPOSED REZONING
For: **CARMEL LAND COMPANY**
Petition No.

Scale	1"=100'
Sheet Number	
Of	Total