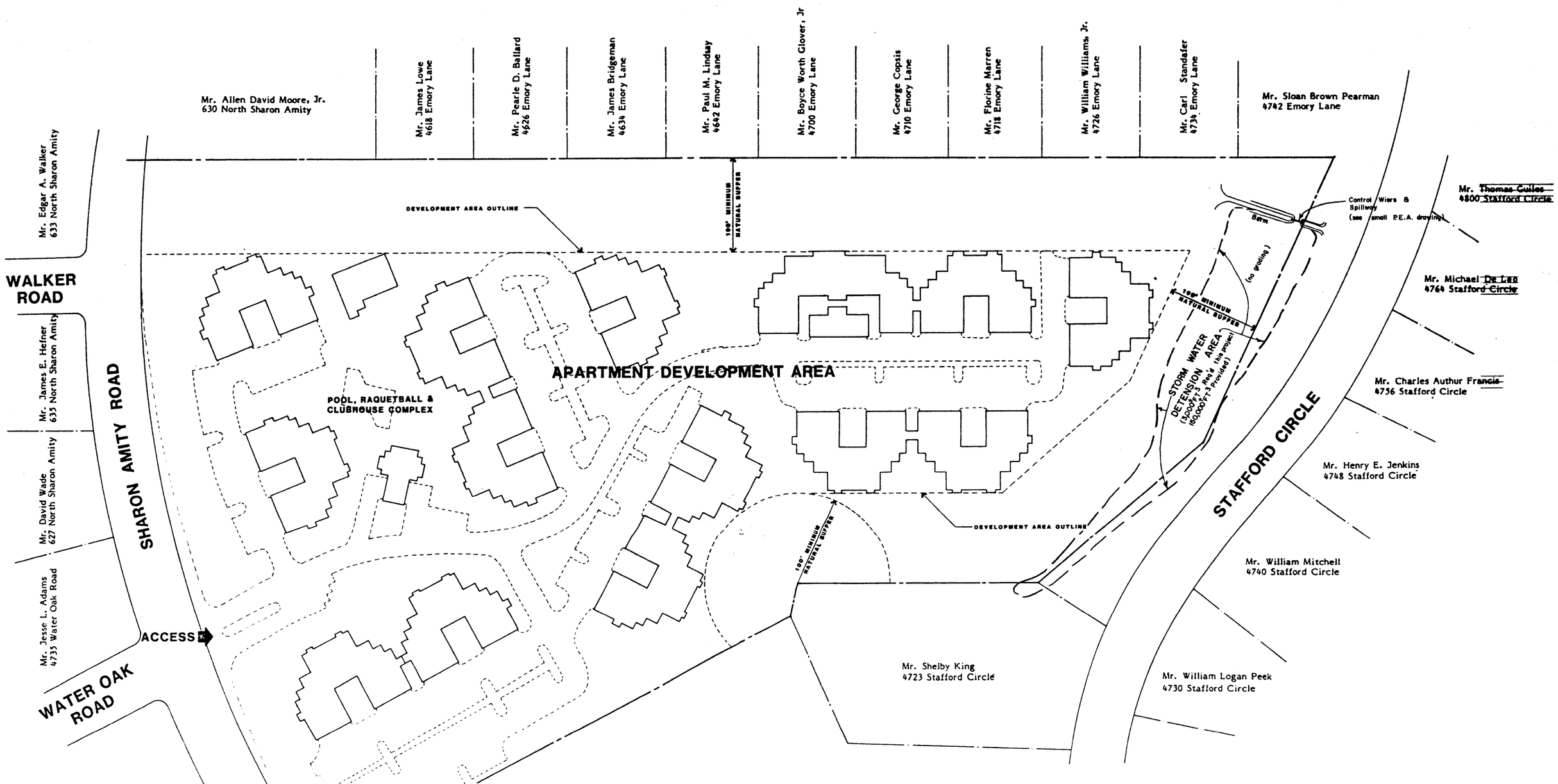
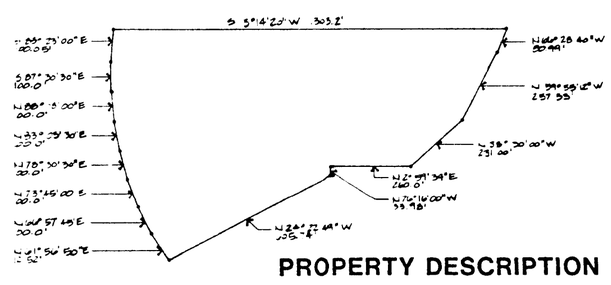




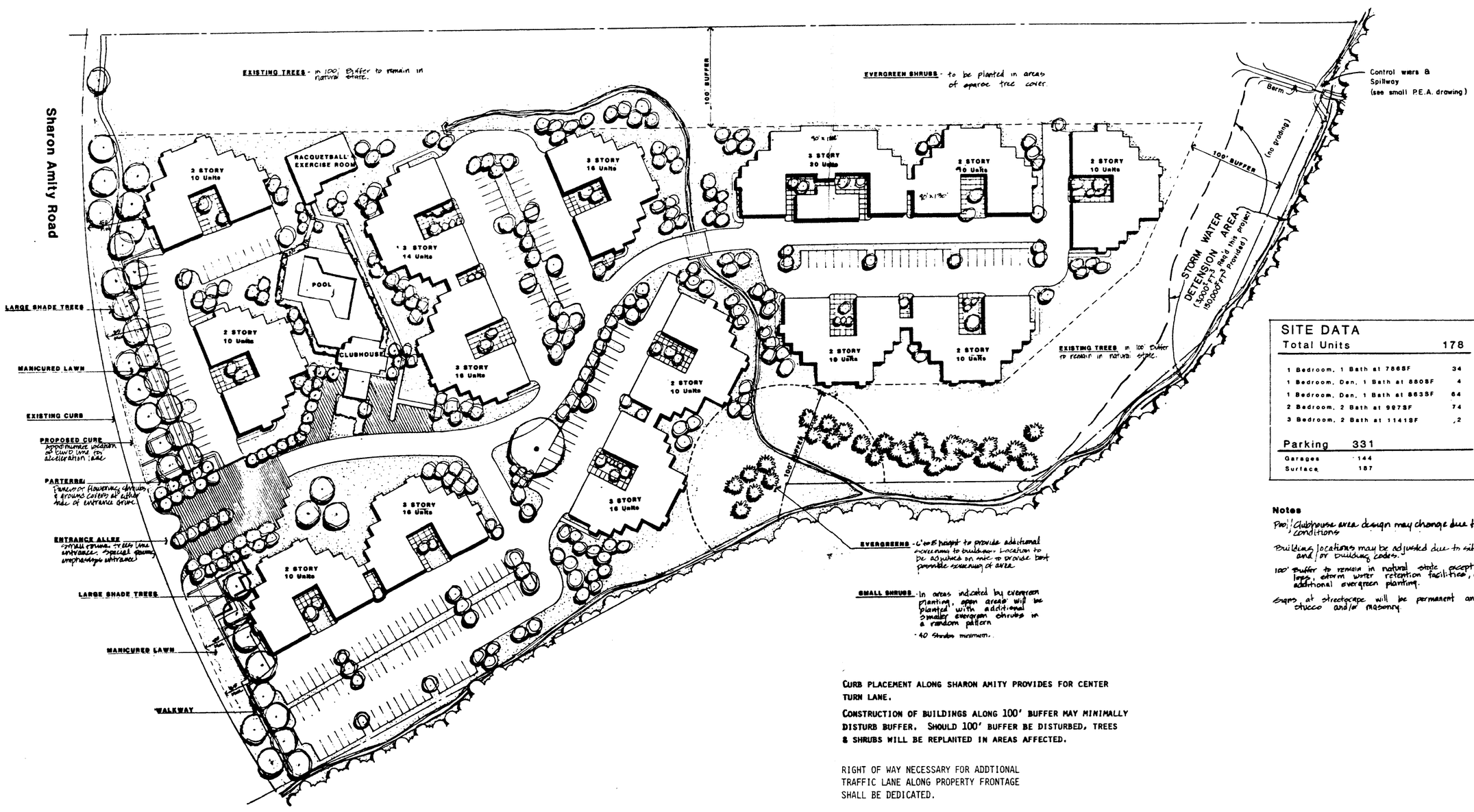
PROPERTY DESCRIPTION

SITE DATA

SITE AREA——15.16 ACRES
NUMBER OF PROPOSED UNITS——178
UNIT TYPE——APARTMENTS
DENSITY——11.74 UNITS PER ACRE
EXISTING ZONING——R-15
PROPOSED ZONING——R-12 MF(CD)

NOTES

1. PROPOSED BUILDINGS SHALL BE A COMBINATION OF TWO AND THREE STORY ELEMENTS.
2. TREE COVER AND NATURAL FEATURES SHALL BE PRESERVED FOR ALL AREAS OUTSIDE DEVELOPMENT OUTLINE, (NOTE EXCEPTION FOR STREETSCAPE DESIGN ALONG SHARON AMITY ROAD), WITH THE EXCEPTION OF UTILITY LINES AND STORM WATER DETENTION FACILITY(S) NEEDED FOR DEVELOPMENT OF THE PROPERTY AND THE POOL/CABANA AREA. ADDITIONALLY, NATURAL TREE COVER AND FEATURES WILL BE PRESERVED, TO THE EXTENT FEASIBLE INSIDE THE DEVELOPMENT AREA, BY CAREFUL LOCATION OF BUILDINGS AND STREETS.
3. STORMWATER DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ORDINANCE REQUIREMENTS.
4. PROPOSED DEVELOPMENT SHALL ADHERE TO ALL DIMENSIONAL REQUIREMENTS APPLICABLE TO R-12 MF(CD).
5. THIS PLAN DEPICTS A FIRM CONCEPT OF BUILDING CIRCULATION ARRANGEMENT. HOWEVER, MINOR ADJUSTMENTS IN BUILDING SHAPES AND LOCATION OR CIRCULATION DESIGN MAY COME TO ACCOMMODATE SPECIFIC SITE CONDITIONS ONLY WITHIN DEVELOPMENT AREA OUTLINE.
6. SIGNS SHALL BE PERMITTED AS ALLOWED BY APPROPRIATE REGULATIONS. SIGNS AT STREETSCAPE WILL BE PERMANENT AND CONSIST OF STUCCO AND/OR MASONRY.



SITE DATA	
Total Units	178
1 Bedroom, 1 Bath at 756SF	34
1 Bedroom, Den, 1 Bath at 880SF	4
1 Bedroom, Den, 1 Bath at 863SF	64
2 Bedroom, 2 Bath at 997SF	74
3 Bedroom, 2 Bath at 1141SF	2
Parking	331
Garages	144
Surface	187

Notes

Pool/Clubhouse area design may change due to site conditions

Buildings locations may be adjusted due to site conditions and/or building codes.

100' buffer to remain in natural state except for utility lines, storm water retention facilities, and additional evergreen planting.

Signs at streetscape will be permanent and consist of stucco and/or masonry

CURB PLACEMENT ALONG SHARON AMITY PROVIDES FOR CENTER TURN LANE.

CONSTRUCTION OF BUILDINGS ALONG 100' BUFFER MAY MINIMALLY DISTURB BUFFER. SHOULD 100' BUFFER BE DISTURBED, TREES & SHRUBS WILL BE REPLANTED IN AREAS AFFECTED.

RIGHT OF WAY NECESSARY FOR ADDTIONAL TRAFFIC LANE ALONG PROPERTY FRONTAGE SHALL BE DEDICATED.

PETITIONER AGREES TO SHARE COST WITH CITY OF CHARLOTTE TO CONSTUCT NEW LANE.

APPROVED BY CITY COUNCIL
DATE 8/20/84

THE REGENCY

Rae Nimmer
The Architectural Group PA

Site Plan
THE REGENCY
Charlotte, North Carolina

0 25 50 100 150
NORTH