

ADJACENT PROPERTY OWNERS

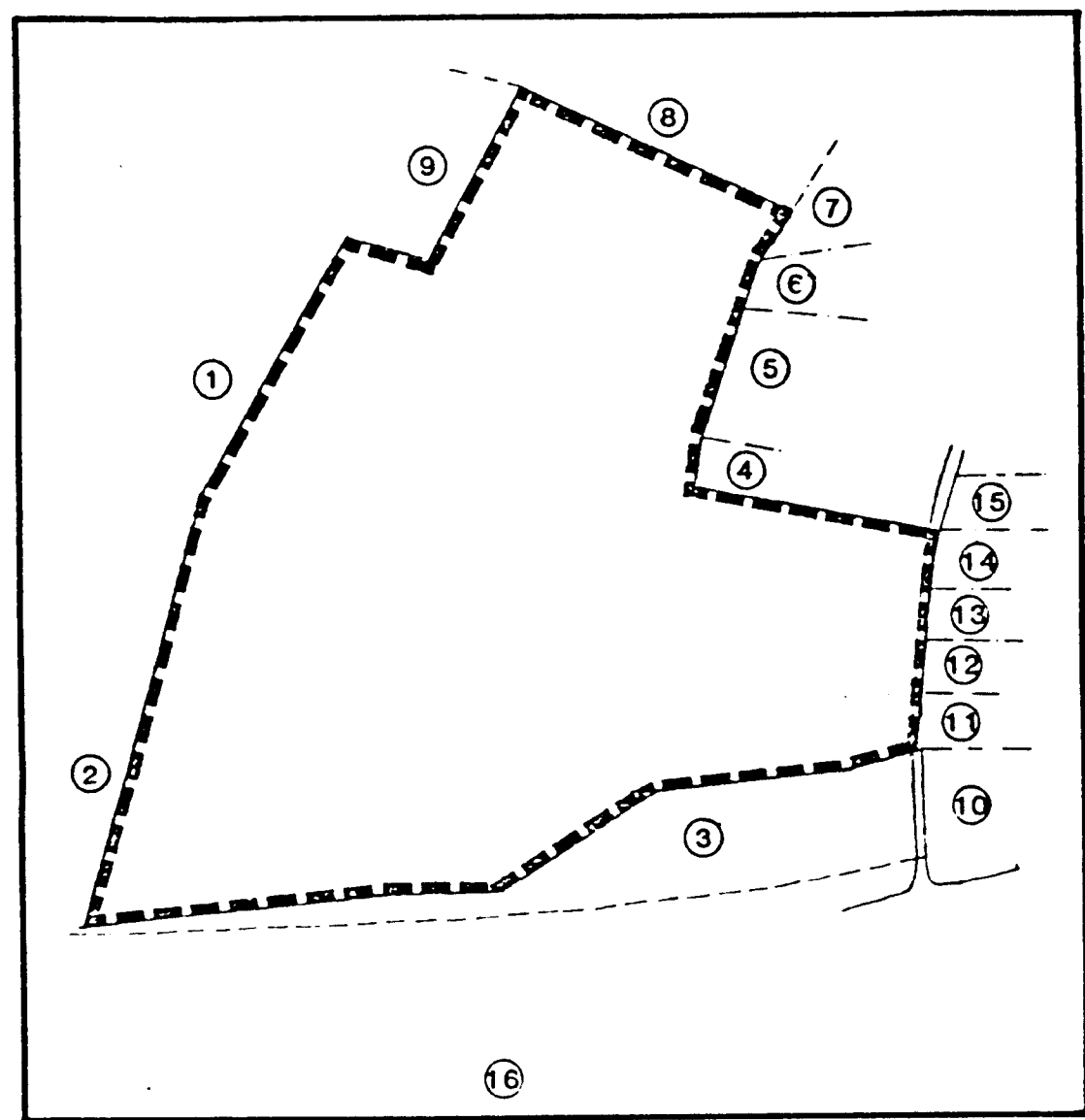
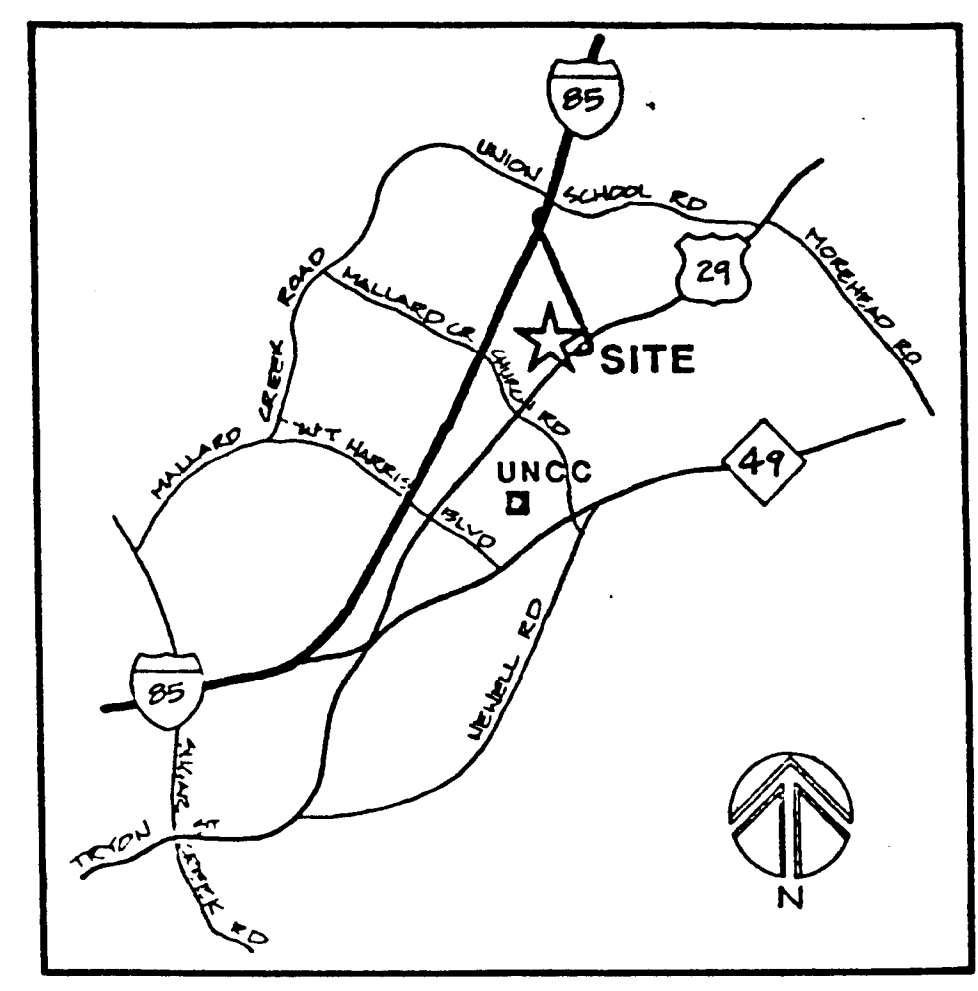
NAME AND ADDRESS	TAX PARCEL #	TAX PARCEL #
1 Robert F. Alexander & wife Carrie 3128 Eastburn Road Charlotte, NC 28226	029-031-14A	029-031-12
2 McKays Architects Inc. 3521 Monroe Road Charlotte, NC 28205	029-031-14C	029-041-37A
3 Robert F. Alexander 3128 Eastburn Road Charlotte, NC 28226	029-031-15	029-041-37B
4 James Frost Alexander 701 Cherokee Road Charlotte, NC 28207	029-041-01A	029-041-18
Susan Burr Boone 255 Colville Road Charlotte, NC 28220	029-041-01B	029-041-29
5 Westcott M. Gillette & wife Sarah Rose 1627 Sir Anthony Drive Charlotte, NC 28213	029-041-02	029-041-28
6 Alton S. Calowell & wife Marilyn B. 1101 Sir Anthony Drive Charlotte, NC 28220	029-041-02	029-041-16
7 Randy Louis Tready & wife Deborah Ann 2225 N. Loper Street Charlotte, NC 28226	029-041-35	029-041-17
8 Augusta J. Alexander & wife Cula Mae 12151 Sir Anthony Drive Charlotte, NC 28213	029-041-34	051-041-02A
9 Kratt Interiors 723 Lee Building Charlotte, NC 28220	029-041-07	051-041-02B
10 Terry A. Crowell 4010 East 35th St Charlotte, NC 28213	029-041-37A	
11 James Frost Alexander 701 Cherokee Road Charlotte, NC 28207	029-041-01A	
Susan Burr Boone 255 Colville Road Charlotte, NC 28220	029-041-01B	
12 Alfred Calowell & wife Bessie 447 Wood Hill Church Road Concord, NC 28025	029-041-18	
13 Anthony Alexander, Jr. & wife Lois 1628 Jennings Street Charlotte, NC 28220	029-041-29	
14 Willie Nell Alexander (Mrs. C.I. by Est.) 3301 Graymont Drive Charlotte, NC 28220	029-041-28	
15 Edward Alexander & wife Marge 11621 Sir Anthony Drive Charlotte, NC 28220	029-041-16	
16 Isaac C. Alexander & wife Rebecca E. 201 S. East St Shelby, NC 28150	029-041-17	
17 James Frost Alexander 701 Cherokee Road Charlotte, NC 28207	051-041-02A	
Susan Burr Boone 255 Colville Road Charlotte, NC 28220	051-041-02B	

KEITH A. MACLEAN FUND THIS SITE PLAN TO BE A TRUE COPY OF THE SITE PLAN FOR UNIVERSITY VIEW AS APPROVED BY THE COUNTY COMMISSIONERS 01/07/85 2:21 PM.

APPROVED BY COUNTY COMMISSION DATE 9/16/85

- GENERAL INFORMATION
1. Development site is located within 1000 ft. of a thoroughfare.
 2. Development site is located within 1/4 mile of a proposed district park.
 3. Areas and dimensions of areas may vary due to road alignment, topography, landscaping, buffering and other conditions.

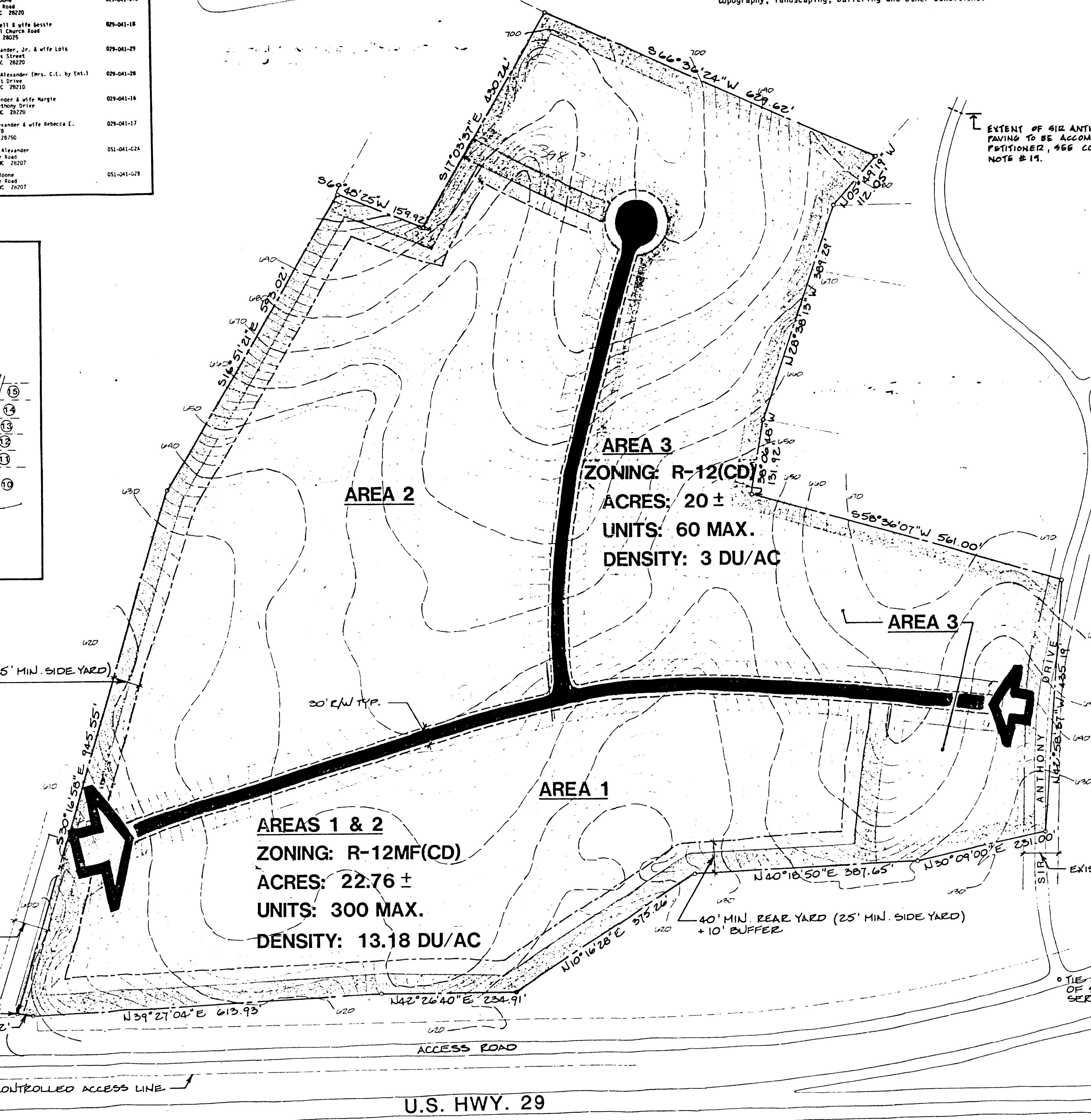
SITE LOCATION



40' MIN. REAR YARD (25' MIN. SIDE YARD) + 10' BUFFER

DEDICATED 60' R/W & PUBLIC STREET

THIS POINT S40°56'01"E 1795.83' FROM TIE POINT
N47°51'15"E 27.22'



EXTENT OF SIR ANTHONY DR. PAVING TO BE ACCOMPLISHED BY PETITIONER, SEE CONDITIONAL NOTE # 19.

EXISTING ZONING : R-12
 PROPOSED ZONING : R-12(CD),
 R-12MF(CD)
 ACREAGE : 42.76
 UNITS : 360 MAX.
 OVERALL DENSITY : 8.42 DU/AC

- REQUIREMENTS
1. Natural preservation of natural topography and vegetation is a preeminent design factor.
 2. Preserve existing natural vegetation at edge conditions on property and supplement with landscape screening if necessary to obtain a visual screen from adjacent parcels.
 3. Project slope shall conform to the Mecklenburg County zoning ordinance. Screening and buffering shall also conform to ordinance requirements.
 4. Development of all parcels shall comply with all applicable zoning ordinances at the time of development.
 5. Even though the development is located in Mecklenburg County, the petitioner shall comply with the Charlotte Tree Ordinance which includes credit for preservation of existing trees.
 6. If Area 3, units may be developed as R-12 or utilize the cluster subdivision as outlined in the Mecklenburg County Zoning Ordinance for the said district.
- (AREAS 1 & 2 ONLY)
7. Innovative design and site integration of buildings and parking as it relates to existing topography is a major objective for each development area.
 8. Site building units to reflect existing grades which will require the minimal amount of grading as possible. Paving areas to be as small as possible with landscaped areas equal to 10% of the paved area. Paving areas should reflect a residential scale.
 9. Internal buffer relationships shall be designed to insure adequate screening and privacy between building areas. Site relationships such as building orientation and elevation shall be designed to enhance privacy and screening requirements.
 10. Three story buildings will not be permitted adjacent to development.
 11. It is a design objective to avoid rows of parking adjacent to the streets shown on the site plan. If parking does occur adjacent to the street or street frontage, earth berms at least 4' high and adequate landscaping shall be utilized to provide visual screening. Also, parking areas are to be screened from highway 29 and access roads. It is intended that a residential streetscape character be developed.
 12. Landscaping planting shall be provided between buildings, parking areas, and streets.
 13. Building type shall be appropriate to specific topography.
 14. Each development area shall have its own building style and scale. Important design features to assure a variety between areas are such factors as scale, roof lines, materials, and color.
 15. The number of units within a development area are not transferable to other areas.
 16. Provide the following road improvements (by petitioner):
 - a. A left turn lane for traffic northbound on U.S. 29 onto the Access Road.
 - b. Right and left turn lanes out of the Access Road onto U.S. 29.
 17. When 550' E.R.W. are completed, no additional units shall be built until a 60' R/W of travel on the north side of U.S. 29 between the Access Road and Millard Creek Church Road is provided.
 18. The Planning Commission shall be informed of all development plan amendments and given an opportunity to review the overall results being achieved by the conditions placed on the plan. Upon Planning Commission approval, normal administrative procedures for the development plan shall proceed.

BUILDING OCCUPANCY PERMITS SHALL NOT BE ISSUED UNTIL THE ROAD SHOWN EXTENDING THRU THE SITE FROM SIR ANTHONY DRIVE TO THE WESTERN BOUNDARY OF THE SITE IS COMPLETED.

TIE POINT: CENTERLINE INTERSECTION OF SIR ANTHONY DRIVE & U.S. HWY. 29 SERVICE ROAD

PROPOSED ZONING PLAN
 SCALE: 1" = 100'

Ferebee Walters
 Architecture
 Planning
 Design
 Landscape Design
 1000 South Tryon Street, Suite 104
 Charlotte, NC 28202
 704-375-1996
 704-375-1997
 Research Triangle Park, NC 27709
 919-487-8181

UNIVERSITY VIEW
 Highway 29, Charlotte, N.C.

7/23/85	1196.D1
8/3/85	16 JUL 85
8/13/85	JRS
8/22/85	GRA
8/26/85	