

PROPOSED ROAD ACCESS
(SEE ALT. #1 BELOW)

ROBERT W. MASON
02T-051-05

PRIVATE DRIVE ENTRANCE

RECREATIONAL AMENITY

50' BUFFER ALONG HARRIS BLVD.
(IN ADDITION TO REQUIRED SETBACK)

AREA FOR MAX. 2/3 SPLIT AND/OR 3-STORY BUILDINGS

UNIVERSITY RESEARCH
PARK
02T-052-01

AREA FOR 1-STORY AND/OR 2-STORY BUILDINGS

HARRIS BLVD. WEST

O-15(CD)

EXISTING TREES TO REMAIN
AND NEW PLANTINGS, TYP

UNIVERSITY RESEARCH
PARK
02T-051-04

PROPOSED PUBLIC STREET W/ SIDEWALK
PUBLIC STREET SHALL BE CONSTRUCTED TO
AVOID A STRAIGHT STREET IT WILL GENERALLY
BE ON THE OPPOSITE SIDE OF THE "PANHANDLE"
OF THIS PROPERTY LEAVING THE SINGLE
FAMILY SIDE AS A BUFFER.

MALLARD CREEK ROAD

O-15(CD)

MALLARD CREEK ROAD

NEWKIRK ST.

R-12

APPROVED BY COUNTY COMMISSION

DATE 10-21-85

NO ACCESS ONTO BAUCOM RD.

EDGAR H. BAUCOM
02T-022-04

R-12

GARY M. NANCE
02T-051-02

STEVEN D. TERRY
02T-051-015

A MAXIMUM OF TWO
ACCESS POINTS TO
ADJACENT PROPERTY
(SEE NOTE #10.)
LOCATIONS TO BE
DETERMINED LATER.

ROBERT L. HARTIS
02T-051-03

ELIZABETH MASON
04T-122-06
(APPROX. LOCATION)

ROBERT F. Houser
04T-122-010 &
04T-122-011
(APPROX. LOCATION)

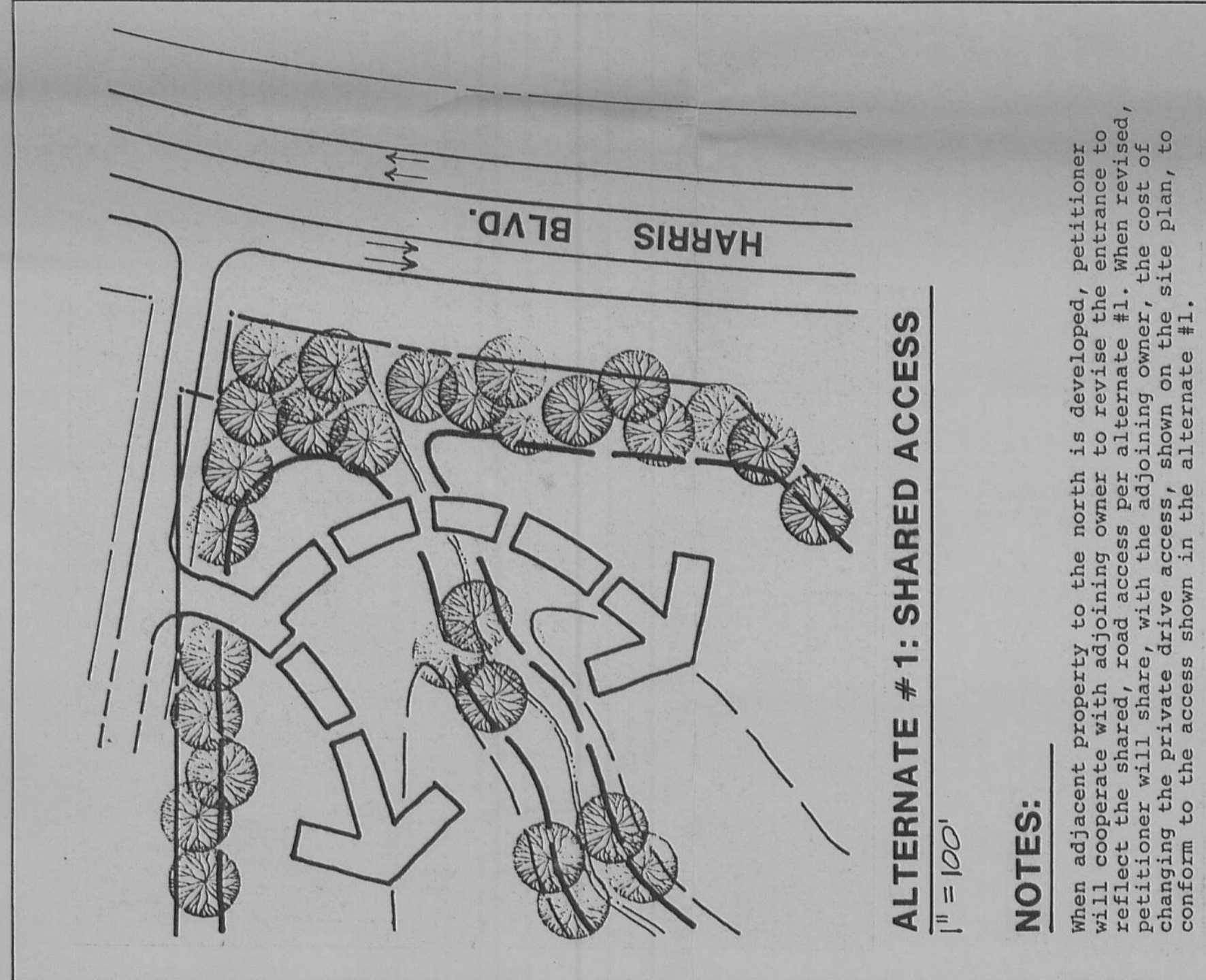
H.S. KATZLIFF
02T-022-07

DEVELOPMENT DATA

TOTAL SITE AREA: 18.48 ACRES
TOTAL DWELLING UNITS: 184
DENSITY: 10 D.U./AC.
EXISTING ZONING: R-15MF (CD)
PROPOSED ZONING: R-15MF (CD)

NOTES

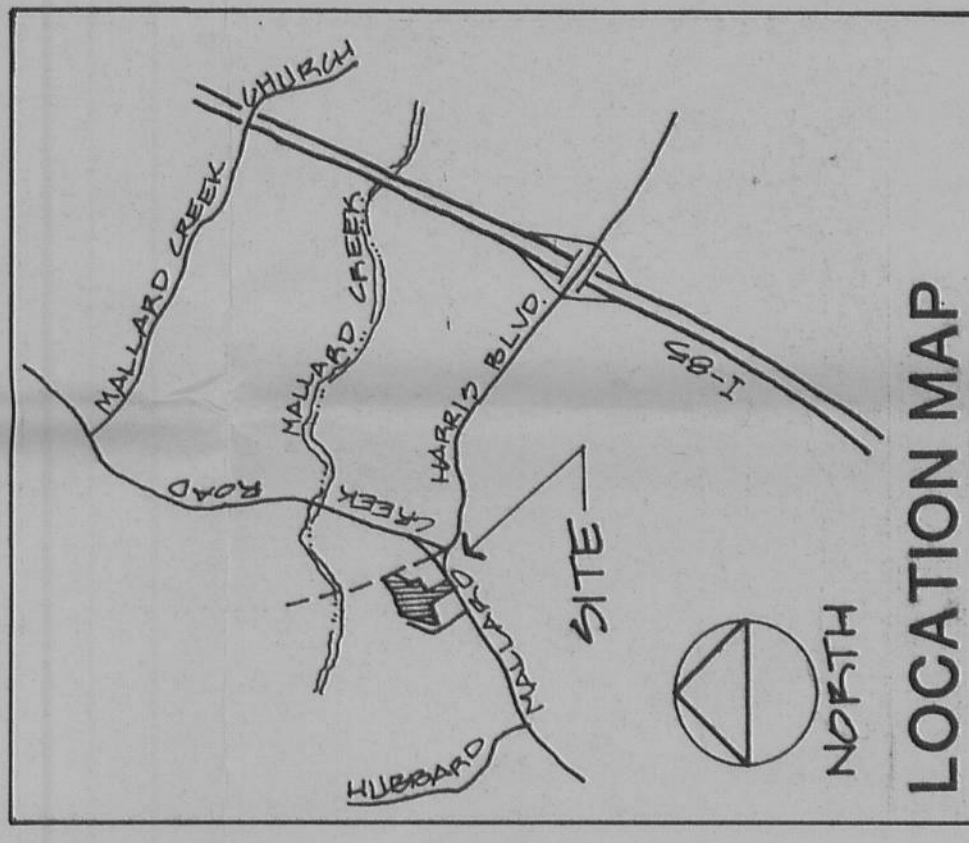
- BOUNDARY INFORMATION TAKEN FROM DEEDS BY CONCORD ENGINEERING AND SURVEYING, INC., CONCORD, NORTH CAROLINA AND DATED JUNE 18, 1985.
- ALL UNITS SHALL BE MULTI-FAMILY.
- PROJECT SIGNAGE SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.
- AREA OUTSIDE OF THE BUILDING AREAS SHALL BE UNDISTURBED EXCEPT WHEN NECESSARY FOR ROADS AND UTILITIES TO CROSS AND/OR FOR LANDSCAPING.
- THE DESIGN OF THE INDIVIDUAL DEVELOPMENT AREAS SHALL GIVE CAREFULL CONSIDERATION TO THE PRESERVATION OF THE EXISTING SITE DRAINAGE, TREES AND VEGETATION, AND TOPOGRAPHY.
- BUFFER RELATIONSHIPS SHALL BE DESIGNED TO INSURE ADEQUATE SCREENING AND PRIVACY BETWEEN EXISTING SINGLE-FAMILY AND PROPOSED MULTI-FAMILY DEVELOPMENT.
- SITE PLANS FOR THE INDIVIDUAL DEVELOPMENT AREAS SHALL BE DESIGNED TO MINIMIZE LARGE PARKING AREAS. THIS SHALL BE ACCOMPLISHED BY PARKING LAYOUT, GRADING, INTERIOR LANDSCAPING (MINIMUM 10%), AND RETENTION OF EXISTING TREES WHEREVER POSSIBLE.
- AN ACTIVE RECREATION AMENITY MAY BE PROVIDED ALONG EXISTING CREEK.
- 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 OBJECTIONAL VIEWS, BERMS, FENCING, ETC. MAY BE COMBINED WITH PLANTINGS TO ACHIEVE THESE GOALS.
- IF AND WHEN THE INTERVENING PROPERTY LOCATED BETWEEN BAUCOM ROAD AND THE "PANHANDLE" IS DEVELOPED FOR MF UNITS PURSUANT TO AN APPROVED CD SITE PLAN, AT THE REQUEST OF CMPC STAFF, PETITIONER WILL PROVIDE WITHOUT COST THE RIGHTS-OF-WAY REQUIRED TO ESTABLISH A MAXIMUM OF TWO POINTS OF ACCESS FROM THE WESTERLY LINE OF THE INTERVENING PROPERTY TO THE PUBLIC STREET IN THE "PANHANDLE". HOWEVER, ALL COSTS RELATED TO THE ACCESS IMPROVEMENTS SHALL BE BORNE BY THE OWNERS/DEVELOPERS OF THE MF UNITS.
- UNITS WILL BE DEVELOPED UTILIZING REVERSE FRONTAGE WITH RESPECT TO HARRIS BOULEVARD AND OTHER PUBLIC STREETS.



ALTERNATE #1: SHARED ACCESS
1" = 100'

NOTES:

When adjacent property to the north is developed, petitioner will cooperate with adjoining owner to revise the entrance to reflect the shared, road access per alternate #1. When revised, the shared, road access shall be shown on the site plan, to changing the private drive access shown on the site plan, to conform to the access shown in the alternate #1.

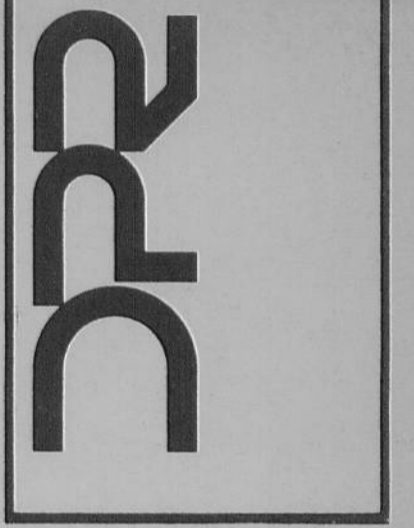
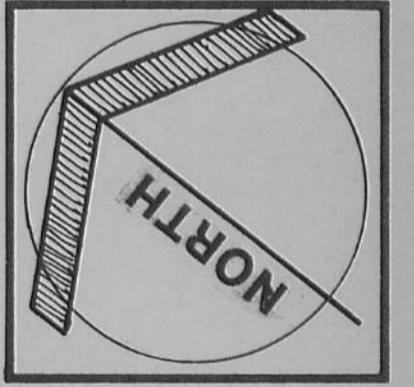


LOCATION MAP

Project Manager	LRM
Drawn By	WCT
Checked By	
Date	7/1/85
Project Number	85054

Revisions
REV. 8/1/85 ADDED ALT. #1 AND NOTES
REV. 8/1/85 ADDED PUBLIC STREET ACCESS AND RELATED NOTES
REV. 8/21/85 REVISED NOTE #10

LAST REVISION DATE THIS SHEET: 8/21/85
PRINTED DATE: 8/21/85



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PROPOSED REZONING SITE PLAN

BAUCOM ROAD
ELLISON PROPERTIES GROUP

Scale 1" = 100'
Sheet Number **Z-1**
Of Total