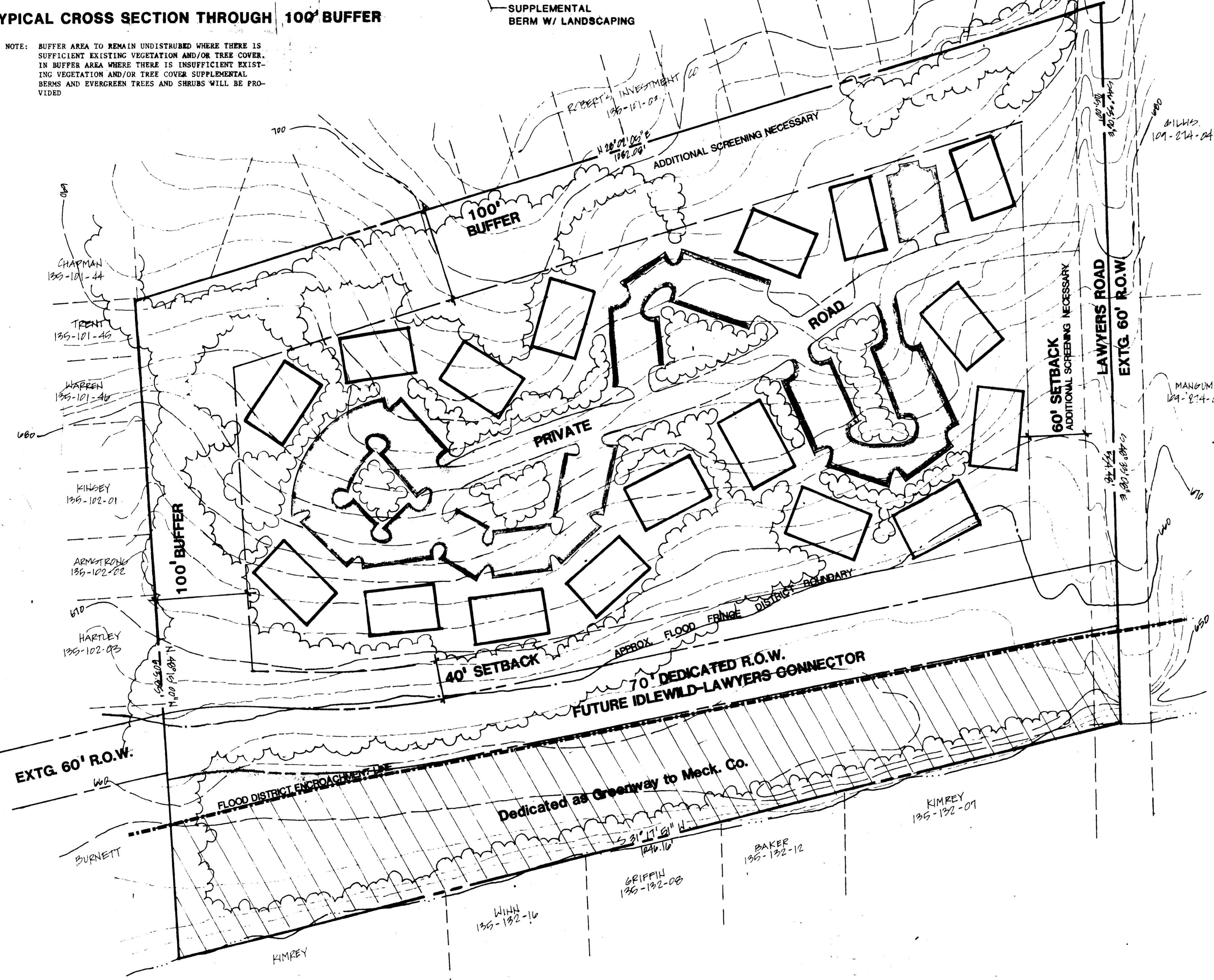


**TYPICAL CROSS SECTION THROUGH 100' BUFFER**

NOTE: BUFFER AREA TO REMAIN UNDISTURBED WHERE THERE IS SUFFICIENT EXISTING VEGETATION AND/OR TREE COVER. IN BUFFER AREA WHERE THERE IS INSUFFICIENT EXISTING VEGETATION AND/OR TREE COVER SUPPLEMENTAL BERMS AND EVERGREEN TREES AND SHRUBS WILL BE PROVIDED



**GENERAL NOTES:**

1. THIS PLAN INDICATES GENERAL LAYOUT AND CHARACTER OF PROPOSED DEVELOPMENT. BUILDING LOCATIONS AND PARKING CONFIGURATION ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT FOLLOWING THE PREPARATION OF FINAL CONSTRUCTION DOCUMENTS.
2. EXISTING TREES AND NATURAL VEGETATION TO REMAIN IN SETBACK AREAS EXCEPT WHERE NECESSARY AND/OR REQUIRED FOR UTILITIES (I.E. SEWER, GAS, ELECTRIC, TELEPHONE, STORM DRAINAGE LINES) AND DETENTION AREAS ARE TO BE LOCATED. DEVELOPER WILL ENDEAVOR TO RETAIN EXISTING TREE COVER WHERE FEASIBLE.
3. SUPPLEMENTARY SCREENING AND LANDSCAPING TO BE PROVIDED ALONG PERIMETER OF PROPERTY (IN AREA WHERE THERE IS INSUFFICIENT NATURAL VEGETATION), ADJACENT TO EXISTING AND PROPOSED SINGLE FAMILY DEVELOPMENT AND IN THE SETBACK AREA ALONG LAWYERS ROAD. SCREENING SHALL BE ACCOMPLISHED BY USING A COMBINATION OF BERMS, EVERGREEN SHRUBS AND CANOPY TREES. THE SETBACK AREAS WILL REMAIN UNDISTURBED WHERE VEGETATION IS SUFFICIENT FOR SCREENING PURPOSES.
4. ALL OTHER SCREENING SHALL CONFORM TO CITY OF CHARLOTTE ZONING REQUIREMENTS.
5. SIGNAGE AND SERVICE AREAS (IF APPLICABLE) SHALL BE AS PER CITY OF CHARLOTTE ZONING ORDINANCE.
6. PARKING SHALL COMPLY WITH REQUIRED RATIO'S FOR UNIT SIZE AS PER CITY OF CHARLOTTE ZONING ORDINANCE.
7. TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM 1" = 200' AERIAL TOPO SHEETS FROM THE CITY OF CHARLOTTE.
8. BOUNDARY SURVEY AND FLOOD BOUNDARY INFORMATION WAS OBTAINED FROM INFORMATION BY SAM MALONE AND ASSOCIATES, NCRLS #12610 AND DATED 6/10/85.
9. INGRESS/EGRESS LOCATION IS GENERAL, AND EXACT LOCATION AND DESIGN OF ACCESS POINTS OFF LAWYERS ROAD SUBJECT TO APPROVAL BY CITY OF CHARLOTTE D.O.T.
10. 3.60+ ACRES OF PROPERTY WITHIN THE FLOODWAY FRINGE TO BE DEDICATED AS GREENWAY TO NECKLEBURG COUNTY.

**DEVELOPMENT DATA:**

<b>TOTAL SITE ACREAGE:</b>	<b>17.52 ACRES</b>
<b>ACREAGE DEDICATED FOR R.O.W.'s:</b>	<b>1.88 ACRES</b>
<b>ACREAGE DEDICATED TO CO. GREENWAY:</b>	<b>3.60 ACRES</b>
<b>TOTAL DWELLING UNITS:</b>	<b>144</b>
<b>DWELLING UNITS PERMITTED:</b>	<b>271</b>
<b>DENSITY:</b>	<b>(minus 1.88 acres to ROW) 9.2 DU/AC</b>
	<b>(GROSS DENSITY) 8.2 DU/AC</b>
<b>EXISTING ZONING:</b>	<b>R-9</b>
<b>PROPOSED ZONING:</b>	<b>R-9MF(CD)</b>
<b>SETBACKS/SIDEYARDS:</b>	
<b>100' BUFFER includes:</b>	<b>20 FT. SIDE YARD 35 FT. REAR YARD</b>
<b>60' SETBACK includes:</b>	<b>20 FT. DEDICATED R.O.W. 40 FT. REQUIRED SETBACK</b>

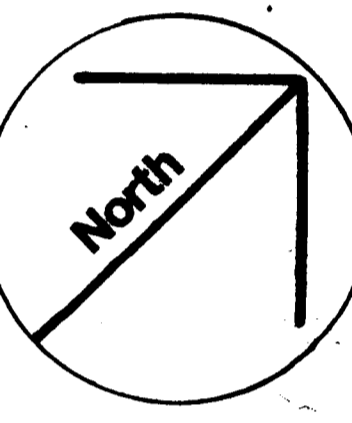
**BERM REQUIREMENTS:**

- INSTALL 300 L.F. OF SHADOW BOX FENCING ALONG NORTHERN PROPERTY LINE (BEGINNING AT THE LAWYERS ROAD R.O.W.)
- INSTALL BERM WITH THE FOLLOWING PROVISIONS FOR THE NEXT 300 L.F.:
  - ONE OF BERM TO BE A MINIMUM OF 10 FEET OFF PROPERTY LINE TO ALLOW FOR DRAINAGE
  - PLANT BERM WITH RED TIP POTTOSIAS @ 3 FEET O.C.
  - FILL IN POTTOSIAS WITH MASS EVERGREEN PLANTINGS (MINIMUM 6 FEET IN HEIGHT)
  - ADDITIONAL SHRUBBERY TO BE ADDED BASED UPON SITE CONDITIONS IN ORDER TO PRESENT OPAQUE SCREEN AS SHOWN BY DETAIL
  - IN THE LAST 300 L.F. 5 FEET OF THE 100 FOOT BUFFER TO REMAIN UNDISTURBED EXCEPT AS ABSOLUTELY NECESSARY FOR UTILITY, TELEPHONE CONNECTIONS



APPROVED BY CITY COUNCIL  
DATE 12-16-85

S·D·A SITE DESIGN ASSOCIATES  
CHARLOTTE, N.C.  
P.O. BOX 65391



**PROPOSED REZONING**  
LAWYERS ROAD at McALPINE  
MULTI-FAMILY

8/28/85
REVISIONS
PROJECT
SHEET
<b>1</b>