

SITE DATA	
TOTAL SITE AREA:	135.4 ± ACRES
AREA REZONED:	81.0 ± ACRES
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-15 MF(CD)
TOTAL UNITS PROPOSED:	274 D.U.
DENSITY OF REZONED AREA:	4.49 ± DU/AC.
SINGLE FAMILY AREA:	19.2 ± AC. (32% OF SITE)
BUFFER AREA:	11.2 ± AC. (18% OF SITE)

NOTE: SEE ATTACHED SHEET FOR LISTING OF ADJACENT PROPERTY OWNERS.

100' UNDISTURBED OR LANDSCAPED BUFFER PLUS 40' SETBACK ALONG ATTACHED HOMES FRONTAGE.

100' UNDISTURBED OR LANDSCAPED BUFFER

LONG SIDEWALK TO BE PROVIDED ALONG HWY 51 FRONTAGE. FINAL LOCATION TO BE DETERMINED AT A LATER TIME.

ENTRANCE ENLARGEMENT  
SCALE: 1"=100'  
ENTRANCE TREATMENT SHOWN IS SCHEMATIC IN NATURE ONLY TO SHOW GENERAL INTENT OF ENTRANCE. MODIFICATIONS MAY BE REQUIRED AS FINAL DESIGN AND SITE ENGINEERING PROCEED.

**ADDITIONAL CONDITIONS OF PLAN**

- At the time NC 51 is improved to four lanes, a deceleration lane shall be installed by the developer at the street entrance to this project, if approved by the North Carolina Department of Transportation.
- The portion of land owned by the petitioner and located to the southeast of the area included in this request shall be developed for single-family purposes as allowed within the R-15 District.
- Up to 25 feet of the area shown within the 100 foot buffer along NC 51 will be dedicated for roadway widening purposes if requested by the North Carolina Department of Transportation.
- Building permits for the multi-family uses shall not be approved until NC 51 has been improved to four lanes from Sardis Road to Providence Road.
- Along any part of the western side buffer of the multi-family tract that is not substantially wooded, a combination of berms and landscaping shall be installed within one year of the date of approval of this petition.

**NOTES**

- ACCESS FROM HIGHWAY 51 INTO THE PROJECT SHALL BE TREATED AS GATEWAY ENTRANCES AND SHALL BE DESIGNED TO COMPLEMENT BUFFER AREAS BY INCORPORATING SUCH THINGS AS MEDIANS AND LANDSCAPING. (SEE ENTRANCE ENLARGEMENT PLAN.)
- IMPROVEMENTS TO THE BUFFER ALONG HIGHWAY 51 SHALL BE MADE IN ACCORDANCE WITH THE HIGHWAY 51 POLICY TO PROVIDE ADEQUATE SCREENING.
- INTERNAL BUFFER RELATIONSHIPS SHALL BE DESIGNED TO INSURE ADEQUATE SCREENING AND PRIVACY BETWEEN SINGLE-FAMILY AND ATTACHED HOMES DEVELOPMENT AREAS, BUILDING ORIENTATION AND ELEVATION SHALL BE CONSIDERED IN THE SITE DESIGN, WITH THE GOAL OF ENHANCING SCREENING AND PRIVACY.
- OVERALL DEVELOPMENT IS EXPECTED TO INCLUDE A MIXTURE OF BUILDING STYLES AND TYPES. ARCHITECTURAL BUILDING FEATURES SHALL AVOID EXCESSIVE REpetition OF BUILDING DESIGN, BUILDING HEIGHTS, SCALE, ROOF LINES, AND MATERIALS ARE IMPORTANT DESIGN FEATURES TO BE CONSIDERED.
- THE DESIGN OF THE INDIVIDUAL DEVELOPMENT AREAS SHALL GIVE CAREFUL CONSIDERATION TO THE PRESERVATION OF THE EXISTING SITE DRAINAGE, TREES AND VEGETATION, AND TOPOGRAPHY.
- SITE PLANS FOR THE INDIVIDUAL DEVELOPMENT AREAS SHALL BE DESIGNED TO MINIMIZE LARGE PARKING AREAS. THIS SHALL BE ACCOMPLISHED BY PARKING LAYOUT, GRADING, LANDSCAPING, AND RETENTION OF EXISTING TREES WHEREVER POSSIBLE TO AVOID MASS PAVED AREAS. THERE SHALL BE A MINIMUM OF 10% OF SPACE WITHIN AND IMMEDIATELY ADJACENT TO PARKING AREAS DEVOTED TO LANDSCAPING.
- PROVISIONS SHALL BE MADE FOR PERMANENT MAINTENANCE OF ALL PRIVATE SPACES INCLUDING BUFFERS.
- CONSTRUCTION OF THE ATTACHED HOMES IN THIS PETITION SHALL NOT BEGIN PRIOR TO JANUARY 1, 1990. NO MORE THAN 150 ATTACHED HOMES MAY BE CONSTRUCTED PRIOR TO JANUARY 1, 1991.
- PROJECT SIGNAGE SHALL CONFORM TO THE HECKLENBURG COUNTY ZONING ORDINANCE.

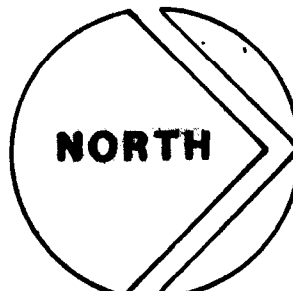
**NOTES (CONTINUED)**

- MINOR ADJUSTMENTS TO SINGLE-FAMILY LOT LAYOUT MAY OCCUR DUE TO SITE CONDITIONS, WITH NO INCREASE IN NUMBER OF LOTS PROPOSED.
- REQUIREMENTS OF HECKLENBURG COUNTY STORMWATER ORDINANCE WILL BE MET. TRACT WILL BE DEVELOPED IN A MANNER THAT, IN THE OPINION OF THE COUNTY ENGINEER, NO SIGNIFICANT ADVERSE EFFECTS FROM STORMWATER RUNOFF ONTO ADJACENT WILL RESULT FROM DEVELOPMENT.
- FIRE HYDRANTS AND ACCESS THROUGHOUT THE PROPOSED DEVELOPMENT FOR FIRE FIGHTING APPARATUS WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REQUIREMENTS.
- A STREET STUB FOR POTENTIAL FUTURE ACCESS TO ELIZABETH LANE WILL BE PROVIDED.

APPROVED BY COUNTY COMMISSION  
DATE 5/19/86

86-0066

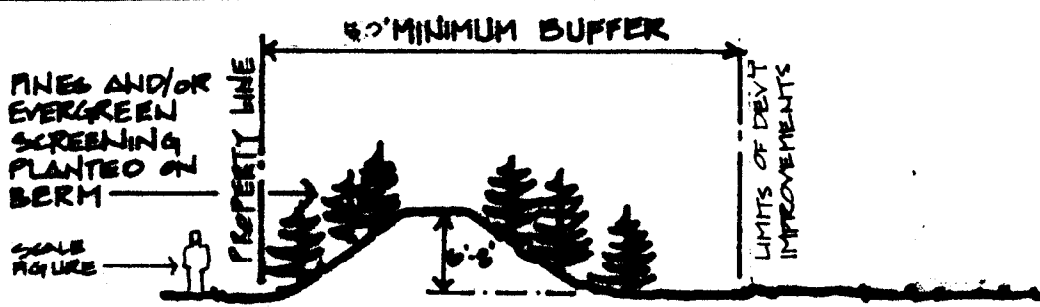
SCALE: 1" = 200'



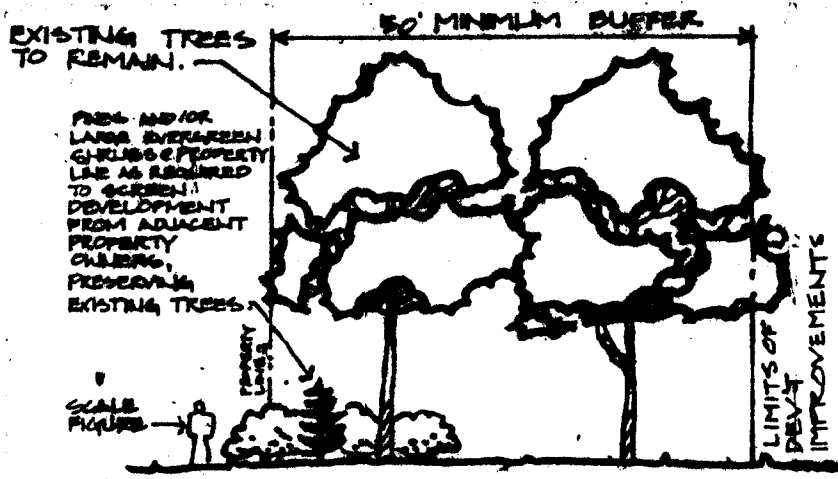
**PROPOSED REZONING**  
for WILLIAM TROTTER COMPANY

DPR ASSOCIATES, INC.  
85007 12-10-85

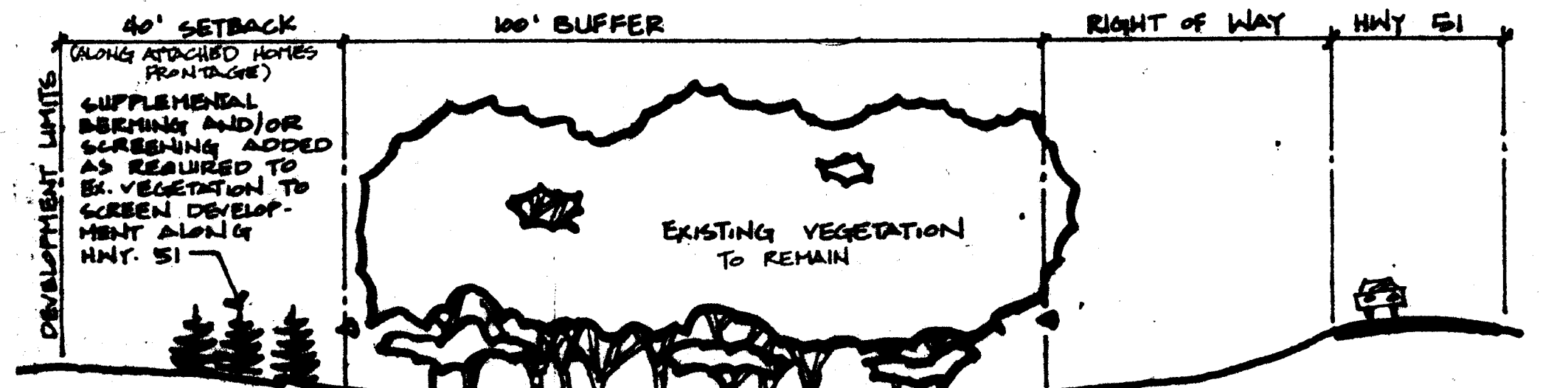
REV. 7.5.84: ADD ADDITIONAL CONDITIONS OF PLAN  
REV. 3.13.84: GENERAL TO SF & M-F AREAS NOTES & DETAILS  
REV. 1.31.84: GENERAL PER REVIEW COMMENTS  
REV. 12.19.85: ADD BEARINGS & DISTANCES, ADJ. PROPERTY OWNERS, NOTES 10-13, REV. SITE DATA



1 Landscaped/bermed Buffer  
Scale: 1"=20'  
NOTE: THIS DETAIL TO BE USED WHERE THERE ARE NO SIGNIFICANT EXISTING TREES.



2 Evergreen Screening at Wooded Property Line  
Scale: 1"=20'



3 Hwy. 51 Buffer Treatment  
Scale: 1"=20'