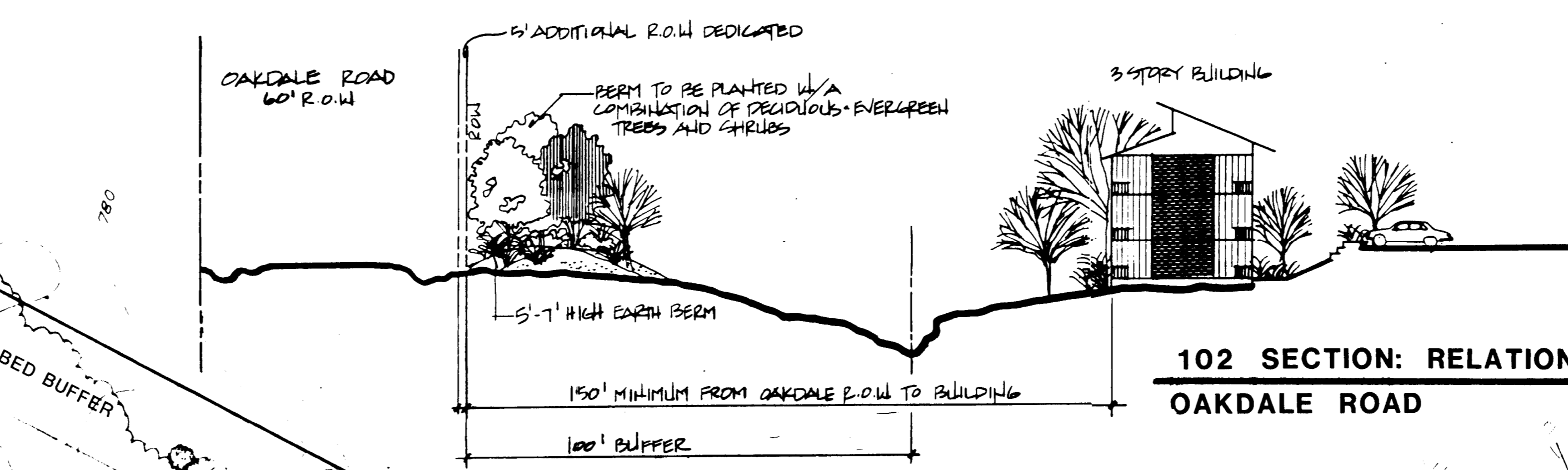


PARCEL A: MULTI-FAMILY
R-12 MF(CD)
22.88 ACRES
196 DWELLING UNITS PROPOSED
8.56 D.U./ACRE

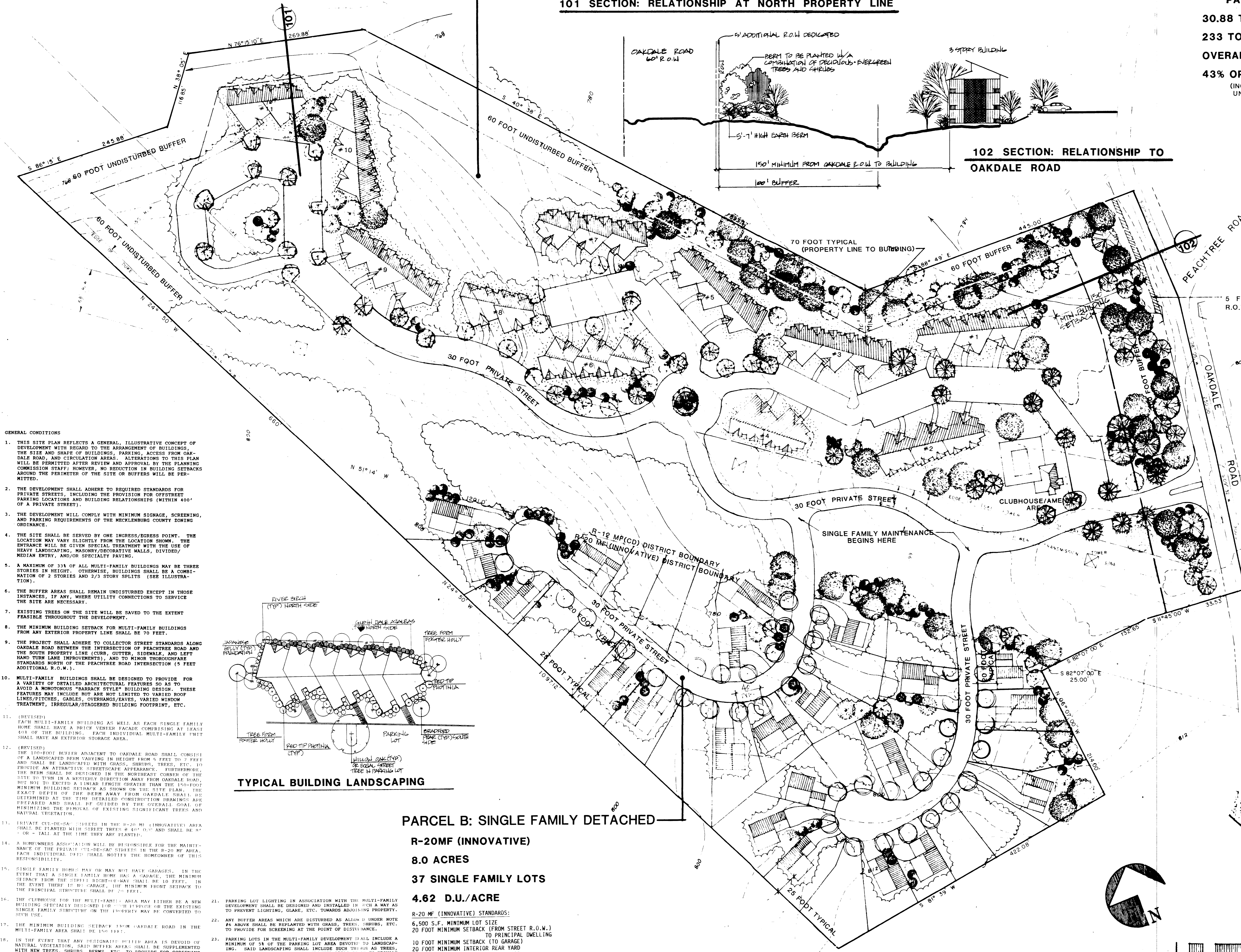
101 SECTION: RELATIONSHIP AT NORTH PROPERTY LINE



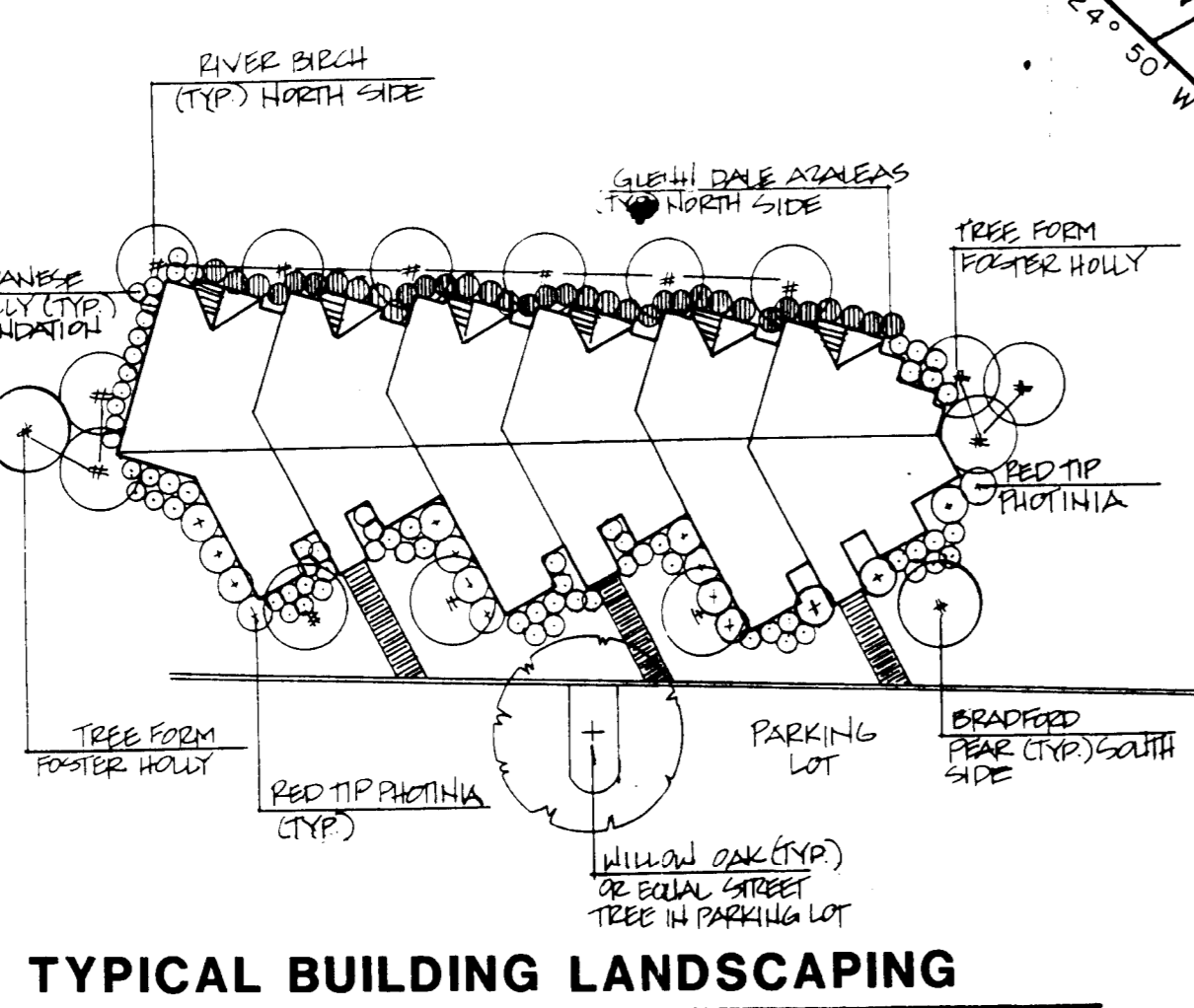
DEVELOPMENT DATA

EXISTING ZONING — R-9
PROPOSED ZONING
PARCEL A — R-12MF(CD)
PARCEL B — R-20MF (INNOVATIVE)
30.88 TOTAL ACRES
233 TOTAL DWELLING UNITS PROPOSED
OVERALL DENSITY — 7.54 D.U./ACRE
43% OPEN SPACE
 (INCLUDES BUFFERS/POWER LINE EASEMENT/
 UNDISTURBED AREAS)

**GIFFORD
 NIELSON
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- GENERAL CONDITIONS**
- THIS SITE PLAN REFLECTS A GENERAL, ILLUSTRATIVE CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF BUILDINGS, THE SIZE AND SHAPE OF BUILDINGS, PARKING, ACCESS FROM OAKDALE ROAD, AND CIRCULATION AREAS. ALTERATIONS TO THIS PLAN WILL BE PERMITTED AFTER REVIEW AND APPROVAL BY THE PLANNING COMMISSION STAFF; HOWEVER, NO REDUCTION IN BUILDING SETBACKS AROUND THE PERIMETER OF THE SITE OR BUFFERS WILL BE PERMITTED.
 - THE DEVELOPMENT SHALL ADHERE TO REQUIRED STANDARDS FOR PRIVATE STREETS, INCLUDING THE PROVISION FOR OFF-STREET PARKING LOCATIONS AND BUILDING RELATIONSHIPS (WITHIN 40' OF A PRIVATE STREET).
 - THE DEVELOPMENT WILL COMPLY WITH MINIMUM SIGNAGE, SCREENING, AND PARKING REQUIREMENTS OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
 - THE SITE SHALL BE SERVED BY ONE INGRESS/EGRESS POINT. THE LOCATION MAY VARY SLIGHTLY FROM THE LOCATION SHOWN. THE ENTRANCE WILL BE GIVEN SPECIAL TREATMENT WITH THE USE OF HEAVY LANDSCAPING, MASONRY/DECORATIVE WALLS, DIVIDED MEDIAN ENTRY, AND/OR SPECIALTY PAVING.
 - A MAXIMUM OF 33% OF ALL MULTI-FAMILY BUILDINGS MAY BE THREE STORIES IN HEIGHT. OTHERWISE, BUILDINGS SHALL BE A COMBINATION OF 2 STORIES AND 2 1/2 STORY SPLITS (SEE ILLUSTRATION).
 - THE BUFFER AREAS SHALL REMAIN UNDISTURBED EXCEPT IN THOSE INSTANCES, IF ANY, WHERE UTILITY CONNECTIONS TO SERVICE THE SITE ARE NECESSARY.
 - EXISTING TREES ON THE SITE WILL BE SAVED TO THE EXTENT FEASIBLE THROUGHOUT THE DEVELOPMENT.
 - THE MINIMUM BUILDING SETBACK FOR MULTI-FAMILY BUILDINGS FROM ANY EXTERIOR PROPERTY LINE SHALL BE 70 FEET.
 - THE PROJECT SHALL ADHERE TO COLLECTOR STREET STANDARDS ALONG OAKDALE ROAD BETWEEN THE INTERSECTION OF PEACHTREE ROAD AND THE SOUTH PROPERTY LINE (CURB, GUTTER, SIDEWALK, AND LEFT HAND TURN LANE IMPROVEMENT), AND TO MINOR THROUGHFARE STANDARDS NORTH OF THE PEACHTREE ROAD INTERSECTION (5 FEET ADDITIONAL R.O.W.).
 - MULTI-FAMILY BUILDINGS SHALL BE DESIGNED TO PROVIDE FOR A VARIETY OF DETAILED ARCHITECTURAL FEATURES SO AS TO AVOID A MONOTONOUS "BARACK STYLE" BUILDING DESIGN. THESE FEATURES MAY INCLUDE BUT ARE NOT LIMITED TO VARIOUS ROOF LINES/PITCHES, CABLES, OVERHANGS/EAVES, VARIOUS WINDOW TREATMENT, IRREGULAR/STAGGERED BUILDING FOOTPRINT, ETC.
 - (REVISED) EACH MULTI-FAMILY BUILDING AS WELL AS EACH SINGLE FAMILY HOME SHALL HAVE A DRICK CURB SIDE FACADE COMBINING AT LEAST 50% OF THE BUILDING. EACH INDIVIDUAL MULTI-FAMILY UNIT SHALL HAVE AN EXTERIOR STORAGE AREA.
 - (REVISED) THE 100-FOOT BUFFER ADJACENT TO OAKDALE ROAD SHALL CONSIST OF A LANDSCAPED BERM CARVED IN HEIGHT FROM 5 FEET TO 7 FEET AND SHALL BE LANDSCAPED WITH GRASS, SHRUBS, TREES, ETC. TO PROVIDE AN ATTRACTIVE STREETSCAPE APPEARANCE. FURTHERMORE, THE BERM SHALL BE DESIGNED IN THE NORTHEAST CORNER OF THE SITE TO TURN IN A WESTWARD DIRECTION AWAY FROM OAKDALE ROAD. THE BERM TO EXCEED A MINIMUM LENGTH GREATER THAN THE 100-FOOT MINIMUM BUILDING SETBACK AS SHOWN ON THE SITE PLAN. THE EXACT DEPTH OF THE BERM AWAY FROM OAKDALE SHALL BE DETERMINED AT THE TIME DETAILED CONSTRUCTION DRAWINGS ARE PREPARED AND SHALL BE GOVERNED BY THE OVERALL GOAL OF MAINTAINING THE REMOVAL OF EXISTING SIGNIFICANT TREES AND NATURAL VEGETATION.
 - PRIVATE CUL-DE-SAC STREETS IN THE R-20 MF (INNOVATIVE) AREA SHALL BE PLANTED WITH STREET TREES @ 40' O.C. AND SHALL BE 6" OR 8" TALL AT THE TIME THEY ARE PLANTED.
 - A HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE CUL-DE-SAC STREETS IN THE R-20 MF AREA. EACH INDIVIDUAL DEED SHALL NOTIFY THE HOMEOWNER OF THIS RESPONSIBILITY.
 - SINGLE FAMILY HOMES MAY OR MAY NOT HAVE GARAGES. IN THE EVENT THAT A SINGLE FAMILY HOME HAS A GARAGE, THE MINIMUM SETBACK FROM THE STREET RIGHT-OF-WAY SHALL BE 10 FEET. IN THE EVENT THERE IS NO GARAGE, THE MINIMUM FRONT SETBACK TO THE PRINCIPAL STREETSCAPE SHALL BE 20 FEET.
 - THE CEMETERY FOR THE MULTI-FAMILY AREA MAY EITHER BE A NEW BUILDING SPECIALLY DESIGNED FOR SUCH PURPOSE OR THE EXISTING SINGLE FAMILY STRUCTURE ON THE PROPERTY MAY BE CONVERTED TO SUCH USE.
 - THE MINIMUM BUILDING SETBACK FROM PARADE ROAD IN THE MULTI-FAMILY AREA SHALL BE 150 FEET.
 - IN THE EVENT THAT ANY DESIGNATED BUFFER AREA IS DEVOID OF NATURAL VEGETATION, SAID BUFFER AREAS SHALL BE SUPPLEMENTED WITH NEW TREES, SHRUBS, BERMS, ETC. TO PROVIDE FOR SCREENING TO ADJACENT PROPERTIES.
 - CONSTRUCTION TECHNIQUES FOR BOTH PROJECTS SHALL EMPLOY ON-SITE "STICK BUILT" TYPE CONSTRUCTION METHODS IN LIEU OF PREFABRICATED OR MODULAR UNITS.
 - THE MULTI-FAMILY AREA SHALL INCLUDE A CLUBHOUSE/SWIMMING POOL/TENNIS COURT(S) AMENITY AREA.
 - PARKING LOT LIGHTING IN ASSOCIATION WITH THE MULTI-FAMILY DEVELOPMENT SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY AS TO PREVENT LIGHTING, GLEAM, ETC. TOWARDS ADJACENT PROPERTIES.
 - ANY BUFFER AREAS WHICH ARE DISTURBED AS ALLOWED UNDER NOTE #6 ABOVE SHALL BE REPLANTED WITH GRASS, TREES, SHRUBS, ETC. TO PROVIDE FOR SCREENING AT THE POINT OF DISTURBANCE.
 - PARKING LOTS IN THE MULTI-FAMILY DEVELOPMENT SHALL INCLUDE A MINIMUM OF 5% OF THE PARKING LOT AREA DEDICATED TO LANDSCAPING. SAID LANDSCAPING SHALL INCLUDE SUCH THINGS AS TREES, SHRUBS, FLOWERS, GRASS AND/OR MULCHED AREAS SO AS TO PROVIDE FOR AN ATTRACTIVE, MANICURED APPEARANCE.
 - IN THE EVENT THAT BUILDINGS #2, 4, AND 6 ARE CONSTRUCTED WITHIN CLOSE PROXIMITY TO THE DUNE POWER R.O.W. AS SHOWN ON THE SITE PLAN, THEN THE DEVELOPER AGREES TO INSTALL A SPRINKLER SYSTEM FOR FIREPROOFING PURPOSES WITHIN THOSE THREE BUILDINGS.



PARCEL B: SINGLE FAMILY DETACHED
R-20MF (INNOVATIVE)
8.0 ACRES
37 SINGLE FAMILY LOTS
4.62 D.U./ACRE

R-20 MF (INNOVATIVE) STANDARDS:
 6,500 S.F. MINIMUM LOT SIZE
 20 FOOT MINIMUM SETBACK (FROM STREET R.O.W.)
 TO PRINCIPAL DWELLING
 10 FOOT MINIMUM SETBACK (TO GARAGE)
 20 FOOT MINIMUM INTERIOR REAR YARD
 25 FOOT MINIMUM EXTERIOR REAR YARD
 14 FOOT MINIMUM BUILDING SEPARATION

89-23(c)
 APPROVED BY COUNTY COMMISSION
 DATE 11/6/89

C.D. REZONING SITE PLAN
GODLEY FAMILY PROPERTY

PROJECT	26136
DATE	4/8/89
DESIGN	TLH
DRAWN	TLH
CHECK	
REVISIONS	
●	5/19/89
●	6/23/89
●	6/29/89
●	6/30/89
SHEET	1 of 1

