

**SITE DATA**

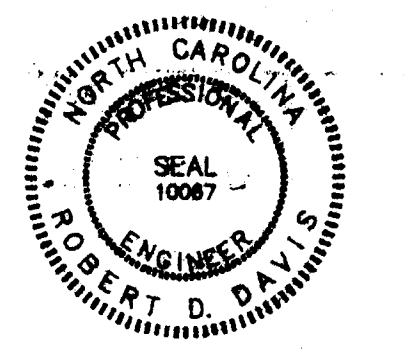
TOTAL SITE SIZE: 26.27 ACRES  
 EXISTING ZONING: C-C(CD), R-22MF(CD)  
 PROPOSED ZONING: R-17MF(CD), C-C(CD)  
 PROPOSED USES: MULTI-FAMILY DWELLINGS  
 MAXIMUM No. OF UNITS: 350 DWELLING UNITS

**NOTES:**

1. THE PRELIMINARY ILLUSTRATIVE SITE PLAN REPRESENTS A PROPOSED GENERALIZED DEVELOPMENT SCENARIO WITH RESPECT TO THE NUMBER AND ARRANGEMENT OF BUILDINGS, BUILDING FOOTPRINTS, PARKING AND CIRCULATION AREAS, ETC. THE PLAN IS INTENDED TO DEPICT THE ANTICIPATED DEVELOPMENT RELATIONSHIPS AND OVERALL LAYOUT OF THE SITE, BUT CHANGES TO THE PLAN MAY OCCUR DEPENDING UPON TOPOGRAPHY OR OTHER SITE CONSTRAINTS, TENANT NEEDS, ZONING ORDINANCE STANDARDS, FINAL DESIGN CRITERIA, ETC.
2. INDIVIDUAL CURB CUT(S) TO THE PROPOSED PUBLIC STREET WHICH PROVIDE PRIVATE STREET INGRESS/EGRESS TO THE PROPOSED MULTI-FAMILY UNITS SHALL BE DETERMINED AS FINAL CONSTRUCTION AND DESIGN DRAWINGS DICTATE. ALL CURB CUTS AND DRIVEWAY ENTRANCES SHALL BE REVIEWED AND APPROVED IN ACCORDANCE WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION REGULATIONS.
3. ALL PROPOSED DEVELOPMENT SHALL CONFORM WITH ORDINANCE REGULATIONS PERTAINING TO SIGNAGE, OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, TREE ORDINANCE, STORMWATER DETENTION AND SCREENING/LANDSCAPING/BUFFERS.
4. THE REQUIRED 75' BUFFER BETWEEN THE PROPOSED R-17MF(CD) AND THE EXISTING C-C(CD) PARCEL (047-191-03) SHALL BE LOCATED ON THE PROPOSED REZONING SITE. THE BUFFER SHALL BE REDUCED BY 20% (56.25') AS PERMITTED BY THE ZONING ORDINANCE WITH THE ERECTION OF A SOLID WOODEN FENCE ALONG THE COMMON PROPERTY LINE. THE BUFFER SHALL BE ZONED C-C(CD).
5. THE PETITIONER SHALL ERECT A SPECIAL PRIVACY FENCE CONSTRUCTED AS EITHER A SOLID WOODEN FENCE 6' IN HEIGHT OR A 6" HIGH FENCE FEATURING A WROUGHT IRON-LIKE AND BRICK COLUMN DESIGN. THIS FENCE SHALL BE LOCATED AS SHOWN ON THE SITE PLAN ALONG THE PROPERTY LINE IN THE VICINITY OF THE WELWYN CLUSTER HOMES.
6. THE ATTACHED BUILDING/ARCHITECTURAL ELEVATIONS ARE INTENDED TO SHOW THE GENERAL ARCHITECTURAL STYLE AND FINISHING DETAILS OF THE PROPOSED BUILDINGS. MINOR ALTERATIONS WHICH DO NOT CHANGE THE FUNDAMENTAL STYLE AND ARCHITECTURAL CHARACTER OF THE BUILDINGS IS PERMITTED BASED UPON FINAL DESIGN NEEDS.
7. REQUIRED YARDS:  
 30' SETBACK (FROM PROPOSED PUBLIC STREET)  
 40' REAR YARD
8. IF INSUFFICIENT R/W EXISTS CURRENTLY, THE PETITIONER WILL DEDICATE SUFFICIENT R/W ALONG THE SITE'S FRONTAGE ADJACENT TO US HIGHWAY 29 MEASURING 50' FROM THE CENTERLINE OF THE ROADWAY.
9. THE PETITIONER WILL CONSTRUCT A LEFT-TURN LANE IN BOTH DIRECTIONS ALONG US HIGHWAY 29 AT THE SITE'S ENTRANCE. AT THE PROPOSED PUBLIC STREET, THESE LANES WILL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CHARLOTTE D.O.T. STANDARDS.
10. THE 56.25' CLASS B BUFFER, ZONED C-C, IS REQUIRED TO SEPARATE THE R-17MF(CD) SITE FROM THE ADJOINING C-C SITE. THIS BUFFER IS A REQUIREMENT OF THE DEVELOPMENT OF THE C-C SITE. HOWEVER, IN THIS CASE, THE BUFFER SHALL BE ESTABLISHED, MAINTAINED, AND OWNED BY THE PETITIONER IN LIEU OF THE OWNER/DEVELOPER OF THE ADJOINING C-C PARCEL. IN THE EVENT THE DEVELOPMENT OF THE C-C PARCEL PROCEEDS THE DEVELOPMENT OF THIS SITE, THEN THE REQUIRED BUFFER SHALL BE ESTABLISHED BY THE OWNER OF THE BUFFER AREA IN CONJUNCTION WITH THE DEVELOPMENT AND BUILDING PERMIT PROCESS RELATING TO THE C-C SITE. IN EITHER EVENT, THE BUFFER SHALL BE ESTABLISHED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCE STANDARDS, INCLUDING THE PROVISIONS TO REDUCE THE WIDTH OF 75' TO 56.25' AS SHOWN ON THE PLAN. THE BUFFER SHALL NOT BE REMOVED OR REDUCED FROM THAT SHOWN.
11. THE 25' BUFFER AS SHOWN ON THE PLAN IS A REQUIRED BUFFER AND SHALL BE ESTABLISHED IN ACCORDANCE WITH SECTION 12.302(4) AND ALL OTHER APPLICABLE BUFFER REQUIREMENTS.
12. THE PETITIONER AGREES TO ESTABLISH A PEDESTRIAN PATHWAY SYSTEM THROUGH THE SITE AND WILL COORDINATE WITH THE ADJOINING PROPERTY OWNERS IN ORDER TO PROVIDE A CONVENIENT LOCATION SUITABLE TO THE PETITIONER AND THE ADJOINING PROPERTY OWNERS (SUMMIT PROPERTIES & FIRST UNION NATIONAL BANK).

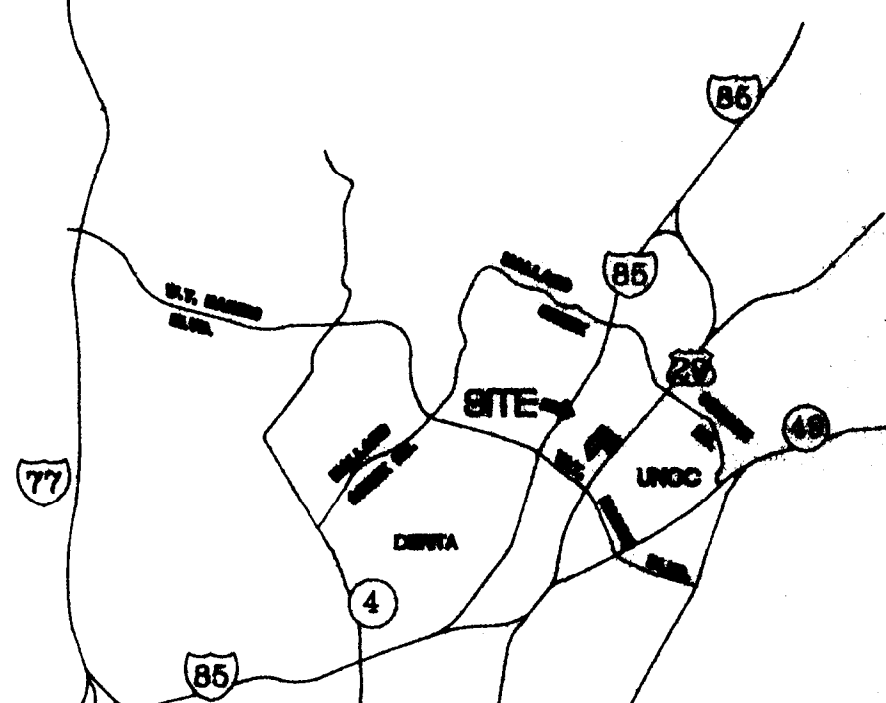
NOTE:  
 THIS PLAT IS NOT THE RESULT OF A FIELD SURVEY BUT WAS COMPILED FROM DEEDS AND MAPS FROM PREVIOUS SURVEYS. THIS PLAT DOES NOT COMPLY WITH G.S. 47-30.

TAX PARCEL # 047-201-30



**PRELIMINARY DRAWINGS  
 DO NOT USE FOR  
 CONSTRUCTION**

DR. JAMES F. ALEXANDER, et al.  
 701 CHEROKEE ROAD  
 CHARLOTTE, NORTH CAROLINA 28207  
 TAX PARCEL # 047-181-14



**LOCATION MAP**

APPROVED BY CITY COUNCIL  
 DATE July 18, 1994  
 94-54

CRESCENT RESOURCES  
 400 S. TRYON ST.  
 CHARLOTTE, N.C.  
 TAX PARCEL # 047-191-08

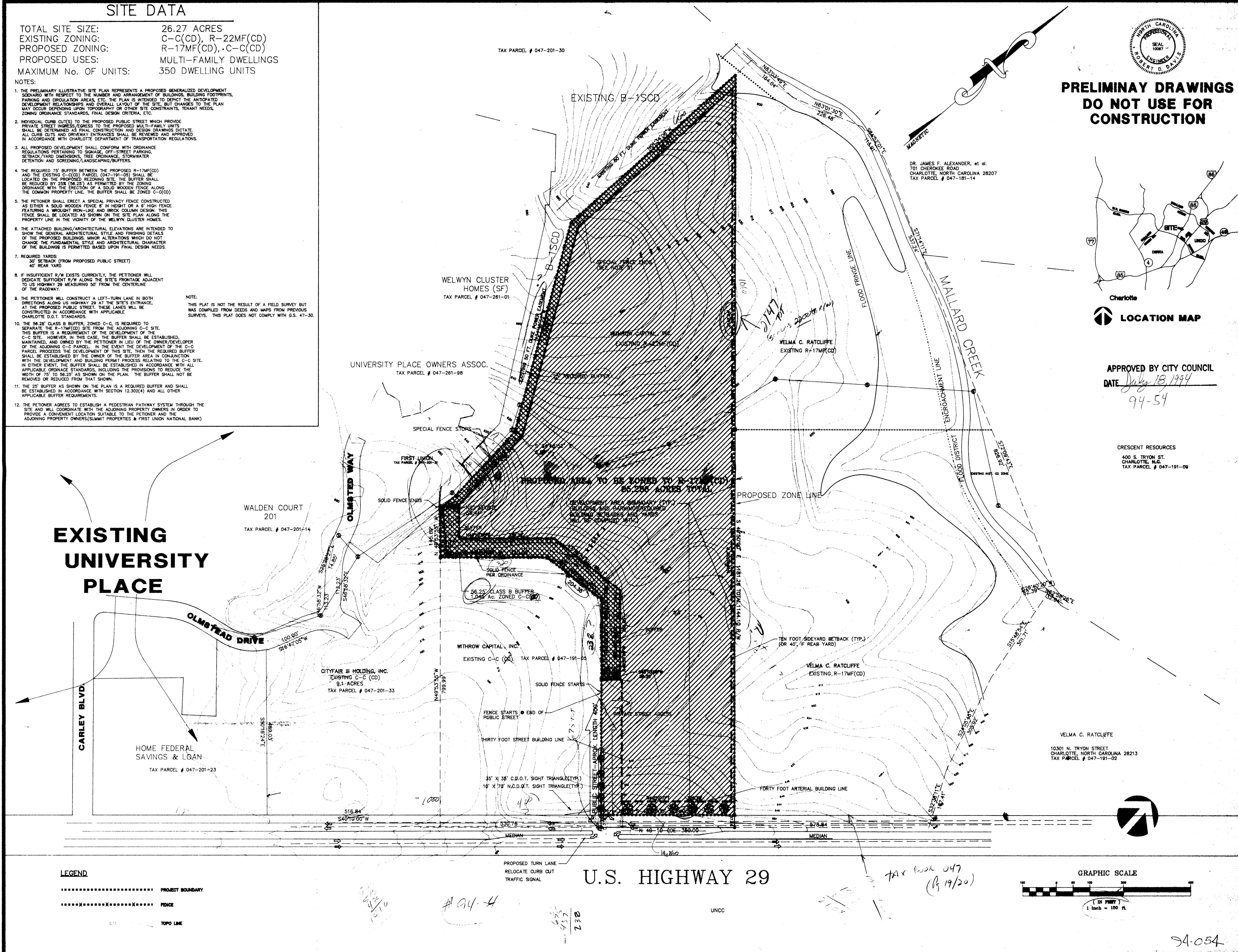
**R. D. DAVIS**  
 CONSULTING ENGINEER

**SCHAEDLE  
 WORTHINGTON  
 RESIDENTIAL**

**MULTI-FAMILY  
 DEVELOPMENT AT US 29  
 2nd REZONING PLAN**

RD ENGINEER	
Drawn By	
Date Drawn	
CADD File Name	
FOR PUBLIC HEARING	
Revisions	
No. 1	Date 7/18/94
No. 2	Date 8/18/94
No. 3	Date 8/28/94
No. 4	Date
Issue Date	4-4

Project Number  
 110.006  
 Sheet  
 RZ1



**EXISTING  
 UNIVERSITY  
 PLACE**

**U.S. HIGHWAY 29**

**LEGEND**

-----	PROJECT BOUNDARY
-----X-----	FENCE
-----	TOPO LINE

#94-4

Tax Book 047  
 (8/19/20)

94-054