

# Technical Data Sheet

**Rezoning Petition #95-30(c)**  
**Charter Properties, Inc.**

## Tabulation

AREA	±24.4 AC
EXISTING ZONING	I-1
PROPOSED ZONING	R-12 MF CD
DWELLING UNITS	264
DENSITY	10.8 UNITS/AC

## General Notes

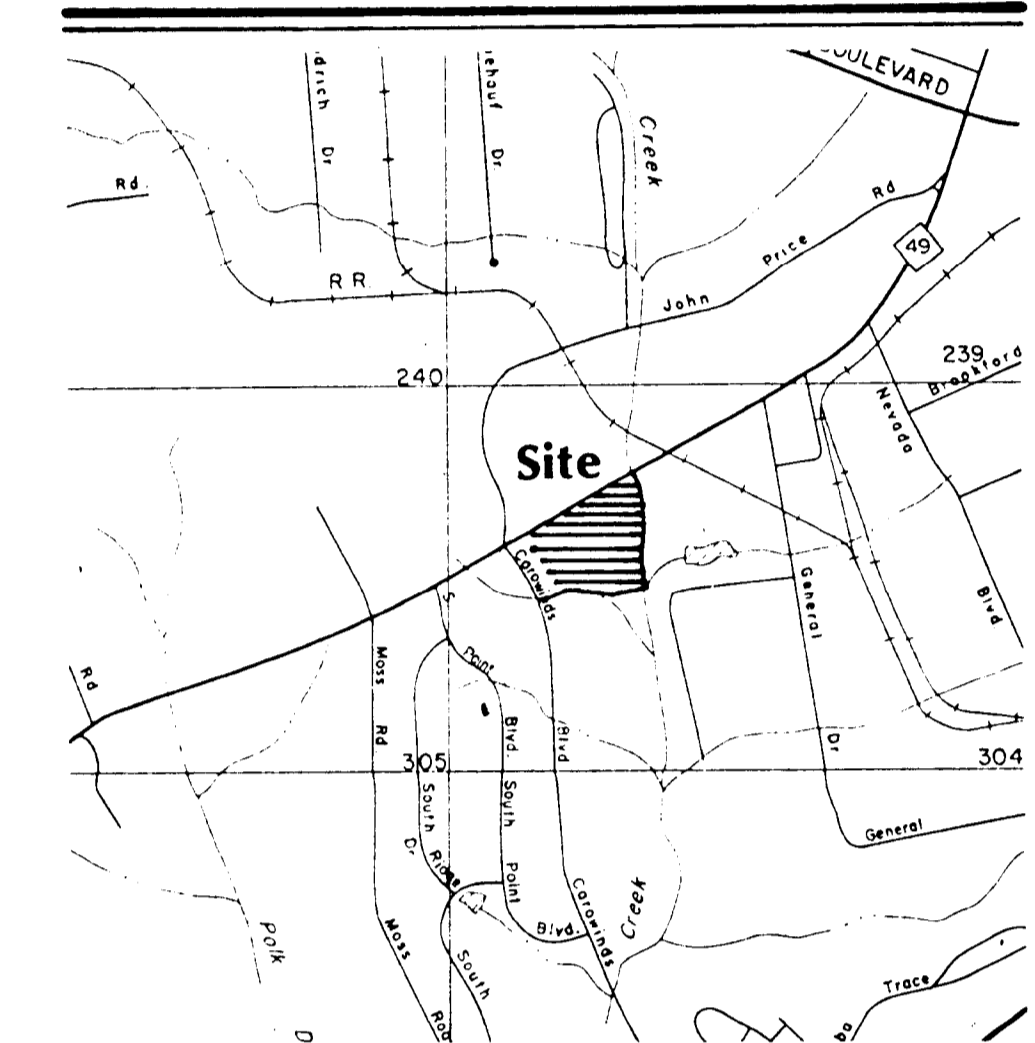
- This technical data sheet represents a firm development commitment as to setbacks, development area, access points (1 maximum per street), and maximum number and height (3 stories maximum) of dwelling units.
- All applicable sections of the Mecklenburg County Subdivision Ordinance, Zoning Ordinance, and Land Development Standards shall be met.
- A right-of-way of 150' exists at Carowinds Boulevard. A right-of-way of 100' exists at York Road.
- The 20' Accessory Structure Limit along the land currently owned by George Katsanos (#203-152-01) exceeds the Buffer Requirements of Section 12.302(24).
- Left-turn lanes will be provided in accordance with Mecklenburg County Engineering and North Carolina Department of Transportation Policy on both York Road and Carowinds Boulevard.
- Along those areas adjacent to the rights-of-ways which, after development, do not retain existing vegetation, supplemental vegetation is to be planted as follows:
  - Large Trees— 25 per 100 linear feet
  - Small Trees— 3 per 100 linear feet
  - Large Shrubs— 6 per 100 linear feet
  - Small Shrubs— 10 per 100 linear feet
 Those areas retaining existing vegetation are to be supplemented by a mixture of evergreen and deciduous plant material.

APPROVED BY COUNTY COMMISSION

DATE August 8, 1995

95-30(c)

## Vicinity Map



**Brian Sigmon**  
 Landscape Architecture PA

1212 South Boulevard  
 Suite 201  
 Charlotte, NC 28203-4208  
 704/375 0725

DATE 3 April 1995

REVISIONS As per comments 11 May 1995

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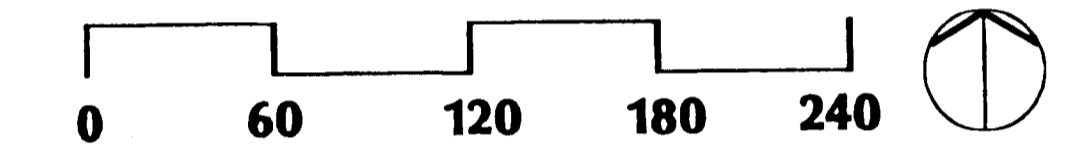
As per comments 11 May 1995

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## For Public Hearing



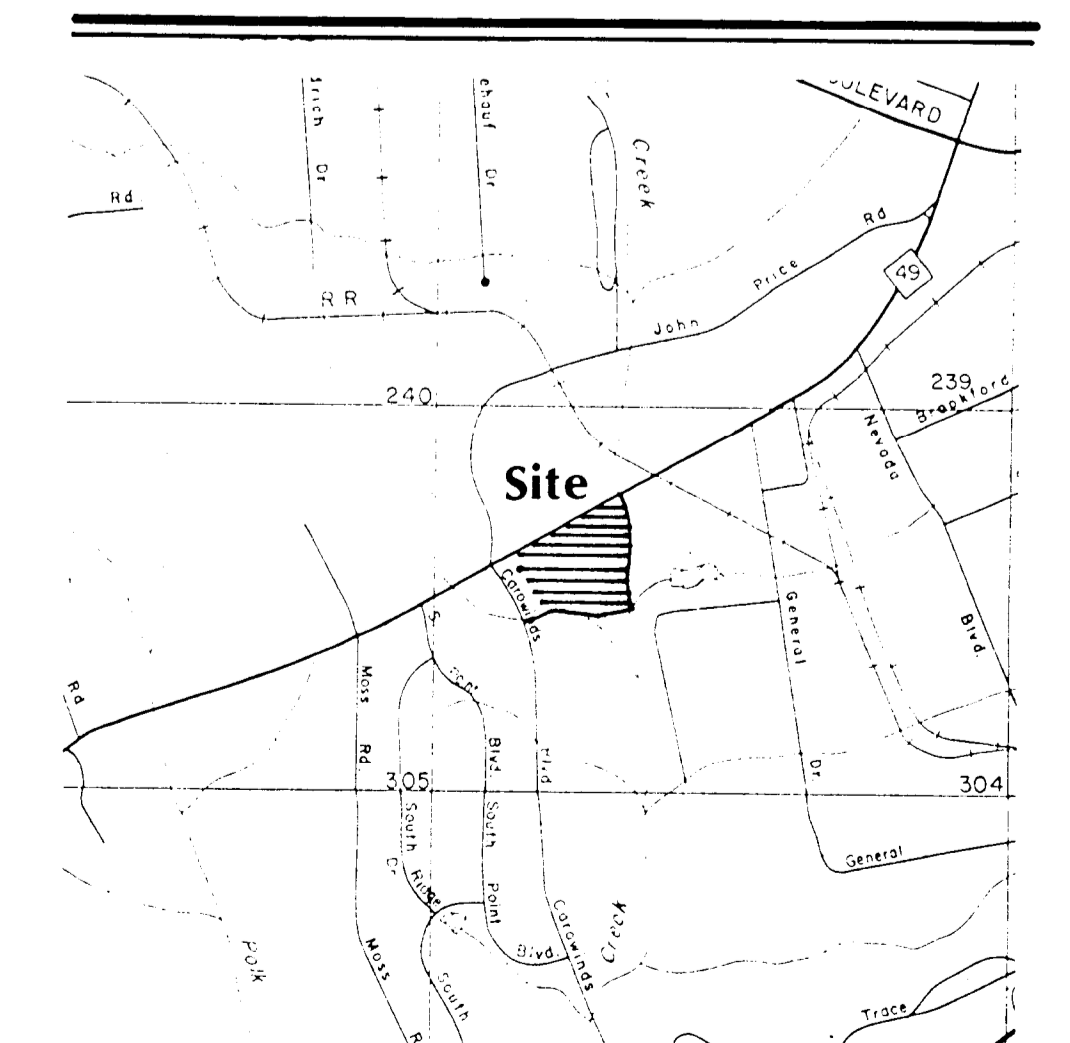
# Illustrative Plan

**Rezoning Petition Number 95-30(c)**  
**Charter Properties, Inc.**

## General Notes

- This schematic site plan represents the developer's intent. However, the developer reserves the right to modify the plan as site conditions might require. No modifications will violate the standards established on the technical data sheet.

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