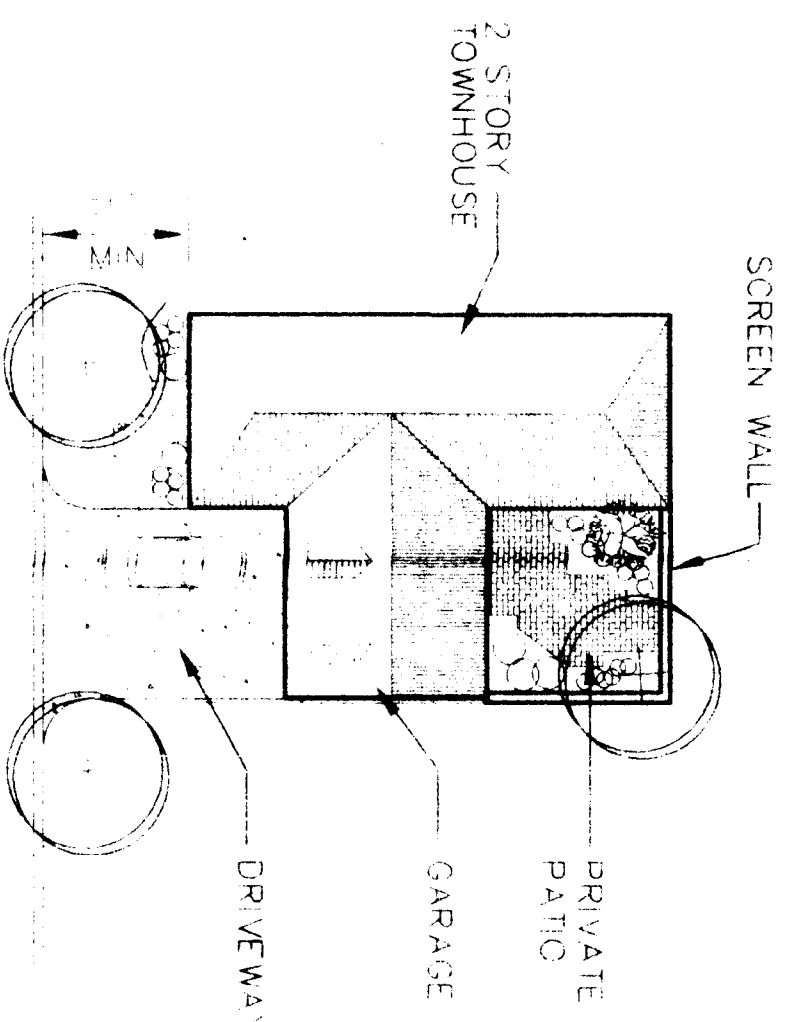
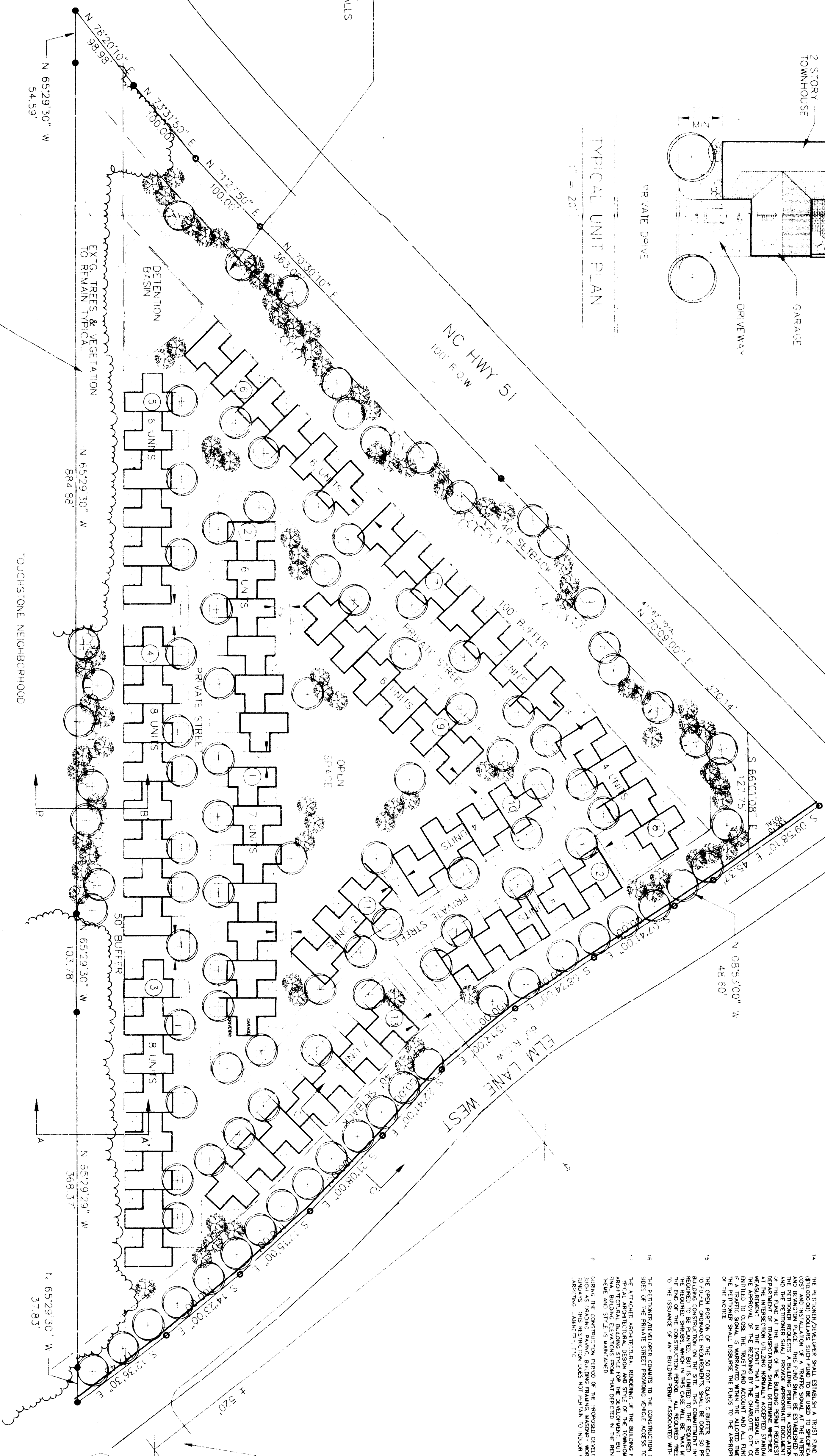


VICINITY MAP

SITE DATA:
 EXISTING ZONING: R3
 PROPOSED ZONING: R8-MF(CD)
 PROPOSED USE: FOR-SALE ATTACHED DWELLINGS
 PROPOSED NUMBER OF UNITS: 77
 AREA OF SITE: 12.11 ACRES
 DENSITY: 6.35 UNITS PER ACRE
 REQUIRED PARKING: 1.5 SP/DU = 116 SPACES
 PROVIDED PARKING: 124 SPACES



LANDSCAPE TREATMENT:
 BERMS, TREES, SHRUBS,
 AND/OR DECORATIVE WALLS



- NOTES:**
- AN ADDITIONAL 5' OF PROPERTY FRONTAGE ALONG ELM LANE WEST SHALL BE RELOCATED BY THE FUTURE FOR ADJACENT RIGHT-OF-WAY PURPOSES. SUCH RELOCATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
 - A POOL/ZEPHYRUS MAY BE LOCATED ON THE SITE DEPENDING UPON FINAL DESIGN/CONSTRUCTION DRAWINGS.
 - THE 50' BUFFER ALONG THE COUNTY BORDER OF THE SITE SHALL BE VEGETATED WITH TREES AND SHRUBS. THE PROTECTION OF THE BUFFER AREA SHALL BE MAINTAINED TO PROVIDE SITE SECURITY AS WELL AS TO HELP CONTROL SOIL EROSION, TRASH, ETC. DURING CONSTRUCTION.
 - THE DEVELOPER/OWNER WILL CONSTRUCT A LEFT TURN LANE AT THE SITE'S INTERSECTION WITH ELM LANE WEST. THIS TURN LANE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE DOT REGULATIONS.
 - THE DEVELOPER/OWNER, IN COOPERATION WITH DOT AND THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT SHALL ALSO CONSTRUCT CURB AND GUTTER AND PROVIDE OTHER NECESSARY IMPROVEMENTS BY THE CITY OF CHARLOTTE.
 - AT THE NO. 57/40' LANE INTERSECTION IN THE FUTURE AS WARRANTED.
 - PAVING/CONCRETE ASSOCIATED WITH EACH TOWNHOUSE SHALL BE DESIGNED TO ACCORDING STANDARDS IN THE TOWNHOUSE NEIGHBORHOOD. IN ADDITION TO THE 50' BUFFER, THE DEVELOPER/OWNER SHALL PROVIDE AN EXTERIOR FINISHING SHALL BE PERMITTED TO REPAIR ACCESS TO THE BUFFER AREA. THE SCREENING WALL SHALL BE REDESIGNED TO ACCORD WITH THE SCREENING WALL COMMENTS AS REQUIRED.
 - A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED TO GOVERN THE TOWNHOUSE COMMUNITY AS REQUIRED.
 - PAVING TREES LOCATED WITHIN THE 40' SETBACK ALONG ELM LANE WEST ARE CONSIDERED A SCREENING ASSET AND THIS SHALL BE PRESERVED TO THE FULLEST EXTENT POSSIBLE SETBACK TO SUPPLEMENT EXISTING TREES OR TO PLANT IN OPEN AREAS.
 - THE DEVELOPER/OWNER SHALL ESTABLISH A TRUST FUND IN THE AMOUNT OF TEN THOUSAND (\$10,000) DOLLARS. SUCH FUND TO BE USED TO SPECIFICALLY HELP DEFRAY THE COSTS AND EXPENSES OF MAINTAINING AND REPLACING TREES AND SHRUBS ALONG THE WEST SIDE OF ELM LANE WEST AND TO COVER THE COSTS OF MAINTAINING AND REPLACING TREES AND SHRUBS ALONG THE EAST SIDE OF ELM LANE WEST. THE FUND AT THE TIME OF THE BUILDING PERMIT REQUEST, IN THIS REGARD, THE CHARLOTTE ENGINEERING DEPARTMENT SHALL REVIEW AND APPROVE THE TRUST FUND AGREEMENT. IN THE EVENT THAT A TRUST FUND IS NOT WARRANTEED WITHIN FROM YEAR FROM THE PERMITTING PROCESS, THE TRUST FUND ACCOUNT AND ALL FUNDS SHALL BE RETURNED TO THE DEVELOPER/OWNER. THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR THE TRUST FUND ACCOUNT WITHIN 90 DAYS OF THE NOTICE.
 - THE OPEN PORTION OF THE 50' FOOT CLASS C BUFFER, WHICH IS REQUIRED TO BE LANDSCAPED TO FULLY SCREEN ADJACENT PROPERTIES, SHALL BE DONE SO PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR THE TRUST FUND ACCOUNT AND ALL FUNDS SHALL BE RETURNED TO THE DEVELOPER/OWNER. THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR THE TRUST FUND ACCOUNT WITHIN 90 DAYS OF THE NOTICE.
 - THE REQUIRED APPEARANCE, DESIGN AND STYLE OF THE BUILDING FACADE IS PROPOSED TO ILLUSTRATE THE ARCHITECTURAL DESIGN AND STYLE OF THE NEIGHBORHOOD. THE REQUIRED PROVIDE A PAIR OF PHOTOGRAPHS OF THE BUILDING FACADE FROM THE NEIGHBORHOOD TO ILLUSTRATE THE ARCHITECTURAL DESIGN AND STYLE IS MAINTAINED.
 - DURING THE CONSTRUCTION PERIOD OF THE PROPOSED DEVELOPMENT, NO OUTSIDE CONSTRUCTION ACTIVITIES SHALL BE PERMITTED THAT WOULD BE NEARBY TO INCLUDE FINISHING OF CURBS, SIDEWALKS, PAINTING, AND/OR LAMINATING, ETC.
 - THE DEVELOPER/OWNER SHALL PROVIDE THE CONSTRUCTION OF A SIGNAGE AND BOOTH SIGNAGE AS REQUIRED BY THE CITY OF CHARLOTTE.
 - THE ARCHITECTURAL DESIGN AND STYLE OF THE BUILDING FACADE IS PROPOSED TO ILLUSTRATE THE ARCHITECTURAL DESIGN AND STYLE OF THE NEIGHBORHOOD. THE REQUIRED PROVIDE A PAIR OF PHOTOGRAPHS OF THE BUILDING FACADE FROM THE NEIGHBORHOOD TO ILLUSTRATE THE ARCHITECTURAL DESIGN AND STYLE IS MAINTAINED.
 - DURING THE CONSTRUCTION PERIOD OF THE PROPOSED DEVELOPMENT, NO OUTSIDE CONSTRUCTION ACTIVITIES SHALL BE PERMITTED THAT WOULD BE NEARBY TO INCLUDE FINISHING OF CURBS, SIDEWALKS, PAINTING, AND/OR LAMINATING, ETC.

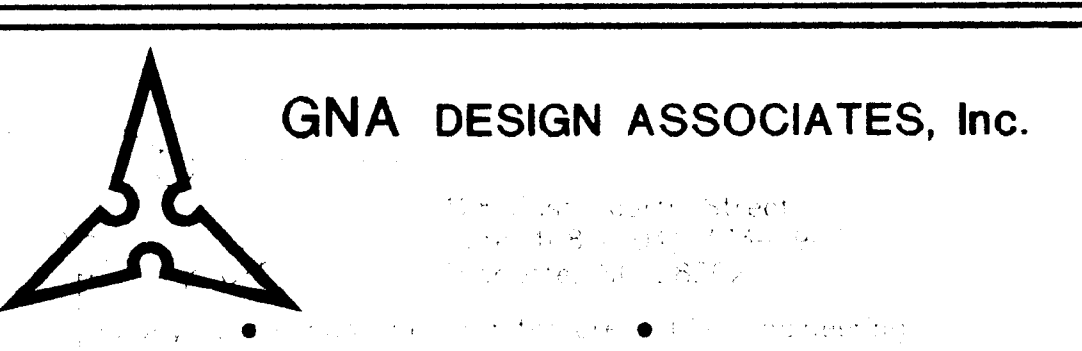
APPROXIMATE LOCATION OF EXISTING ADJACENT DRIVE

SEE SHEET 2 FOR TYPICAL CROSS-SECTIONS



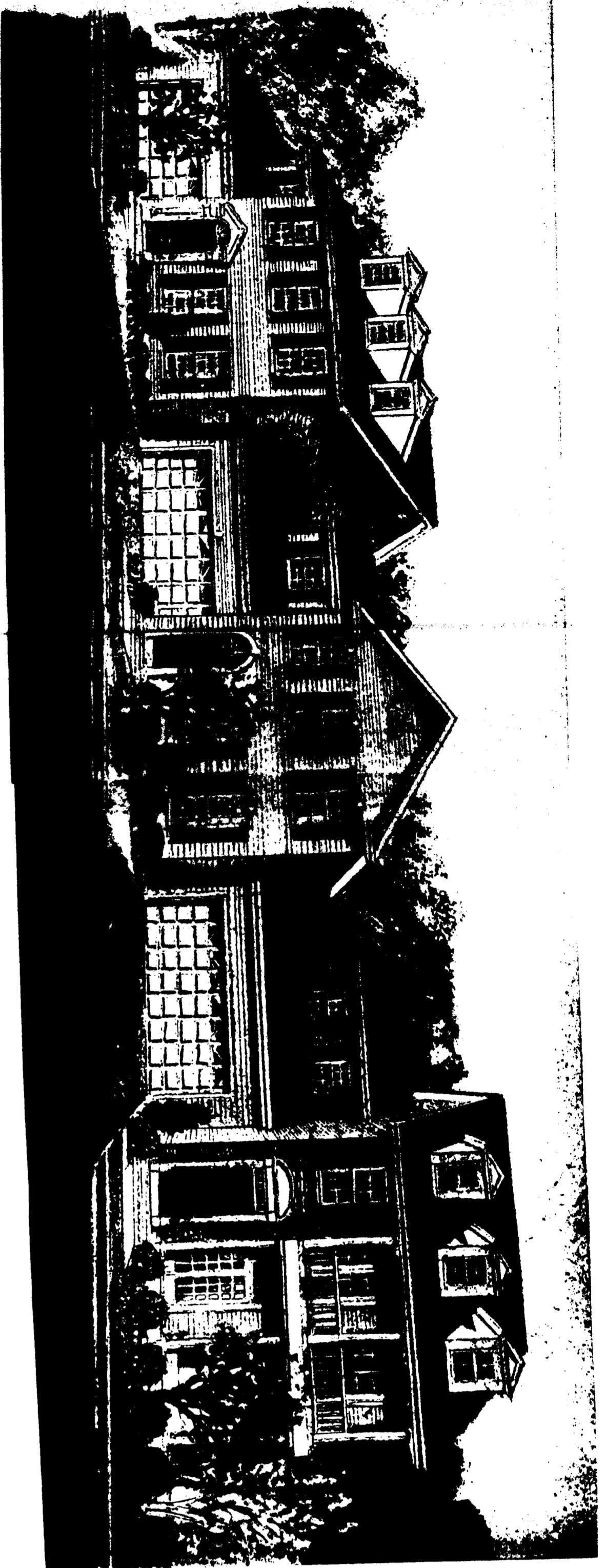
APPROVED BY CITY COUNCIL
 DATE January 22, 1996
 95-96

CUNNANE MULTI-FAMILY
 CUNNANE DEVELOPMENT CORP.
 REZONING PLAN

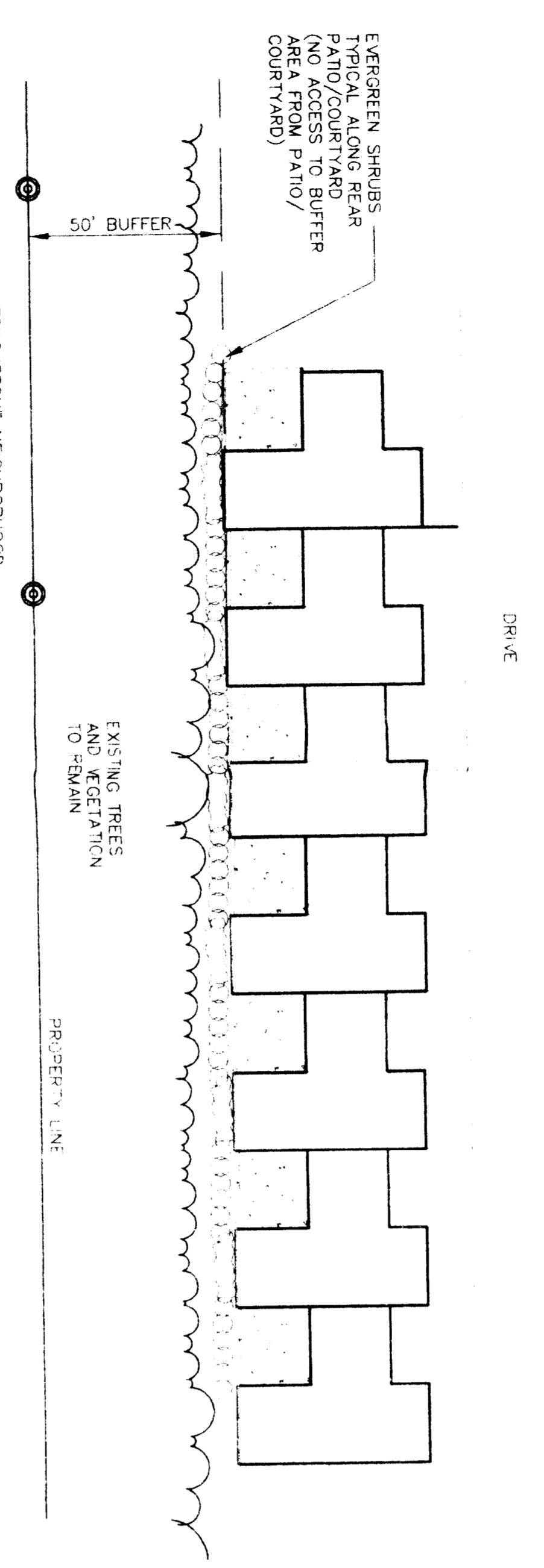
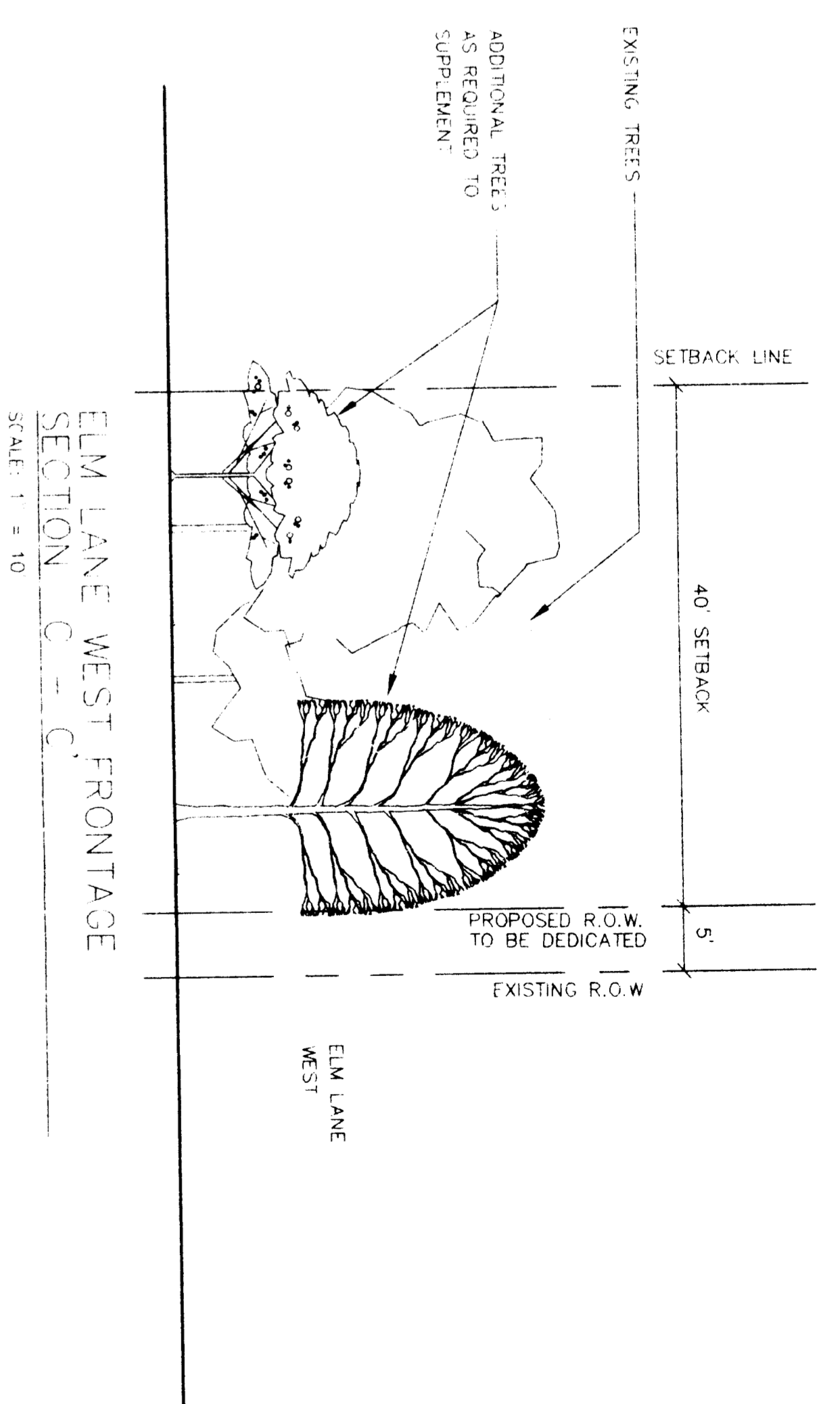


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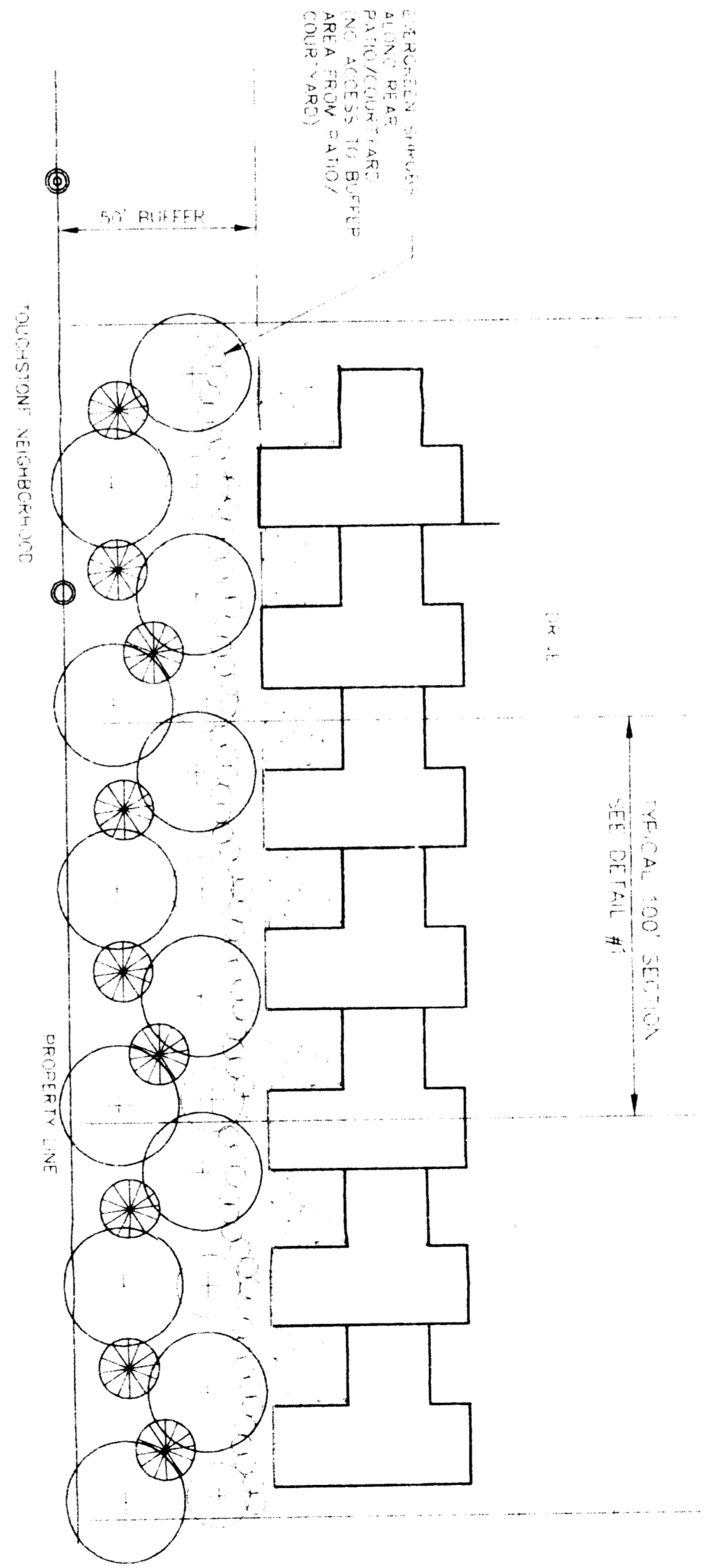
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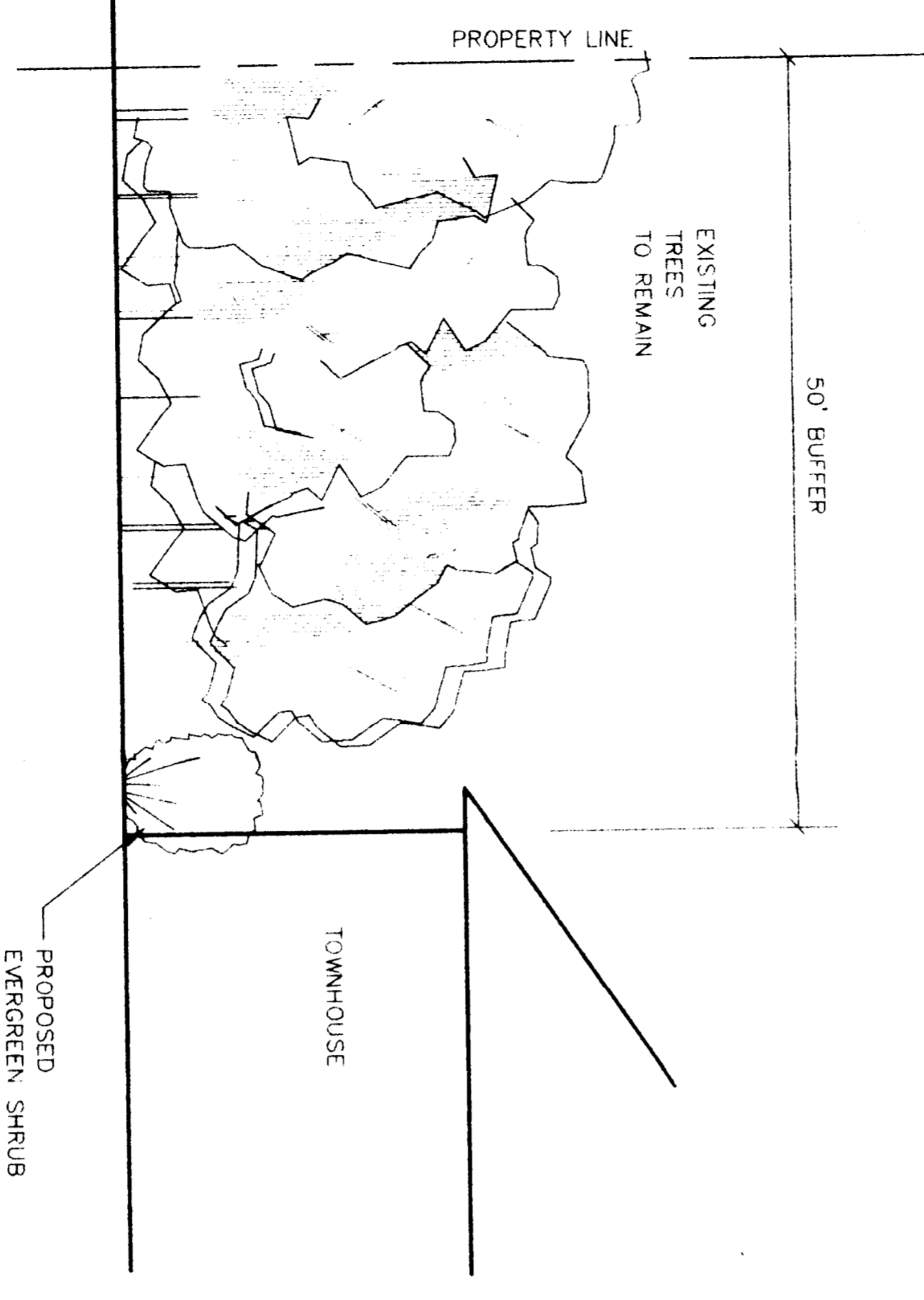
ARCHITECTURAL RENDERING
N.T.S.



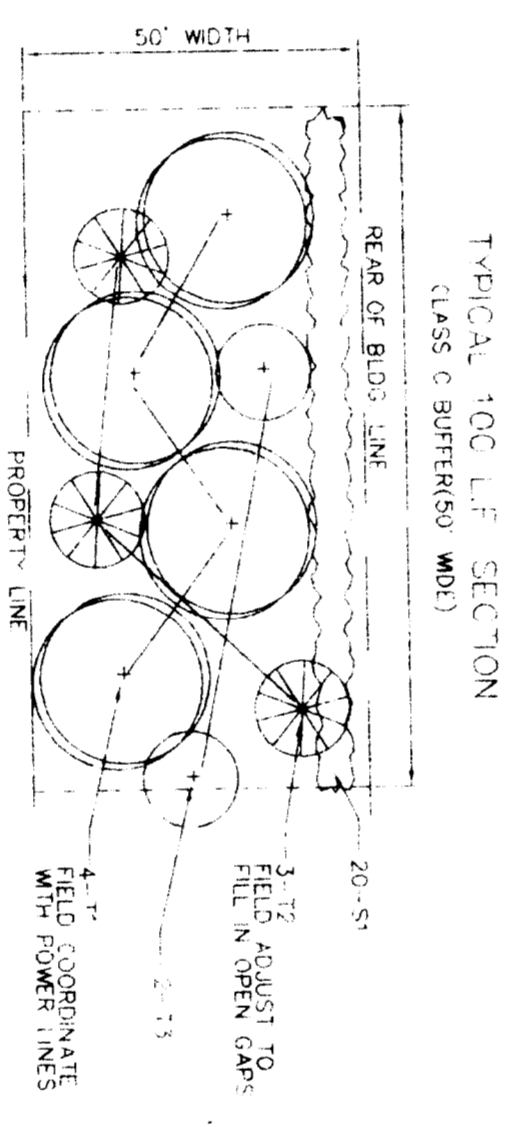
PLAN A
BUFFER PLAN - EXISTING TREES TO REMAIN
SCALE: 1" = 30'



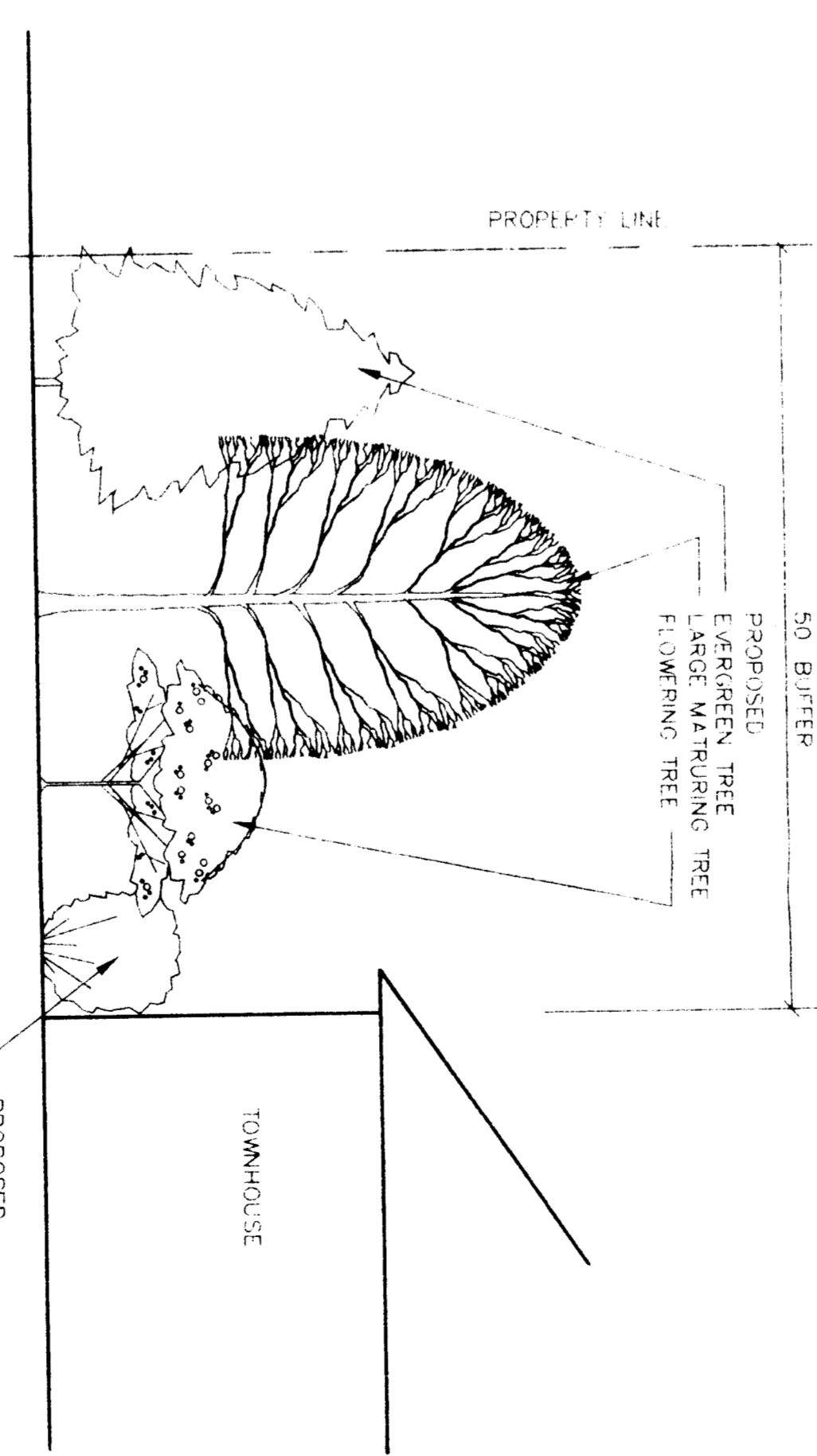
PLAN B
BUFFER PLAN - NO EXISTING TREES
SCALE: 1" = 30'



SECTION A - A'
SCALE: 1" = 10'



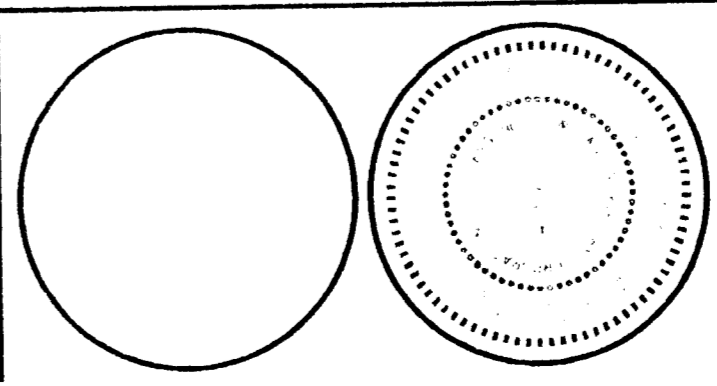
TYPICAL BUFFER PLANTING DETAIL
N.T.S.



SECTION B - B'
SCALE: 1" = 10'

NOTE:
NE PLANTING BUFFER ZONE WITHIN
THE BUFFER AREA.
PLANTING BUFFER ZONE TO
AVOID CONFLICT WITH EXISTING TREES,
LANDSCAPE ELEMENTS, OVERHEAD UTILITIES,
AND OTHER FEATURES.
T1 = LARGE MATURING TREE
T2 = EVERGREEN TREE
T3 = SMALL MATURING TREE
S = EVERGREEN SHRUB

CUNNANE MULTI-FAMILY
CUNNANE DEVELOPMENT CORP.
REZONING PLAN
BUFFER CROSS-SECTIONS



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