



**SITE DATA**

**SITE AREA:** +/-17.15 ACRES  
**EXISTING ZONING:** TRACT A: R-12MF  
 TRACT B,C & D: R-3  
**PROPOSED ZONING:** R-17MF CD  
**PROPOSED UNITS:** 240  
**DENSITY:** 14 DUA  
**PROPOSED PARKING:** 360 MIN. (1.5 PER UNIT)  
**OPEN SPACE:** 45%-7.72 AC. MIN.

**CONDITIONAL DEVELOPMENT NOTES**

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, both the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan.
2. The Development Envelope defined/contained by the 50' Class C Buffers, Side and Rear Yards may include buildings, parking, amenities, landscaping, service areas and any other necessary structures normally found in a multi-family development. The rear and side yards may include parking, circulation and accessory structures.
3. The site may be used for planned multi-family development uses including permitted accessory uses permitted by right or under prescribed conditions in the R-17MF Zoning District not to exceed 240 units. As an alternative, the property may be developed for single-family residential and accessory uses under the current R-3 and R-12MF zoning district standards of each particular parcel, including buffers (if any) applicable under that district, and conditional development notes shall no longer apply except for this sentence.
4. Buffer areas will be developed in accordance with Sect. 12.302.
5. Curb & Gutter and 5' sidewalk with 8' planting strip will be installed along Mount Holly Huntersville Road and Bellhaven Boulevard.
6. Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg stormwater Services. No storm water detention will occur within any required buffer or setback area.
7. Any detached lighting on site will be limited to 20 feet in height.
8. Signage will be permitted in accordance with applicable Zoning standards.
9. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
10. Screening will conform to the applicable standards of Section 12.303 of the Zoning ordinance.
11. All trash pads or compactors on the site will be screened with a solid enclosure with gates.
12. Driveway connections are subject to review and approval by NCDOT and Mecklenburg County.

98-126

**MOUNTAIN ISLAND  
 APARTMENTS**  
 WOOD PARTNERS  
 1308 EAST FOURTH STREET, SUITE 200,  
 CHARLOTTE, NORTH CAROLINA, 28204

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**REZONING  
 PLAN**



Scale: 1" = 100'  
 Date: 2 NOVEMBER 1998  
 Revisions: