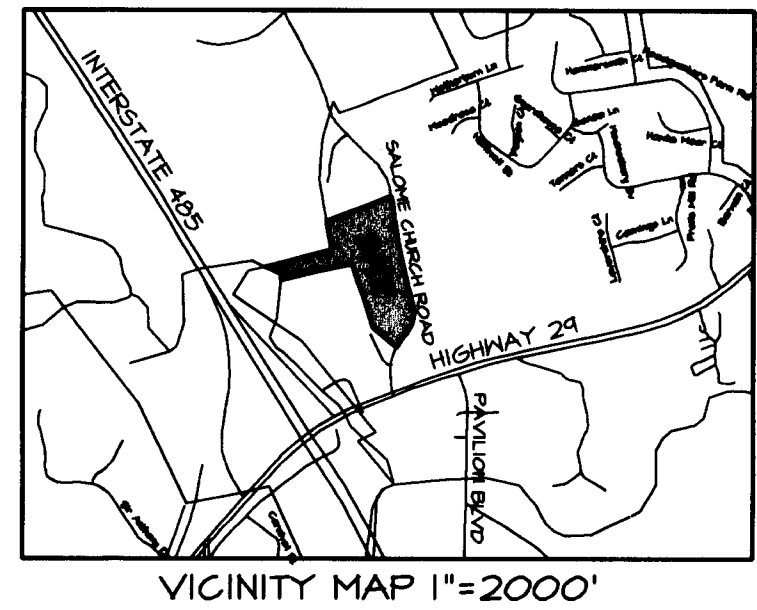
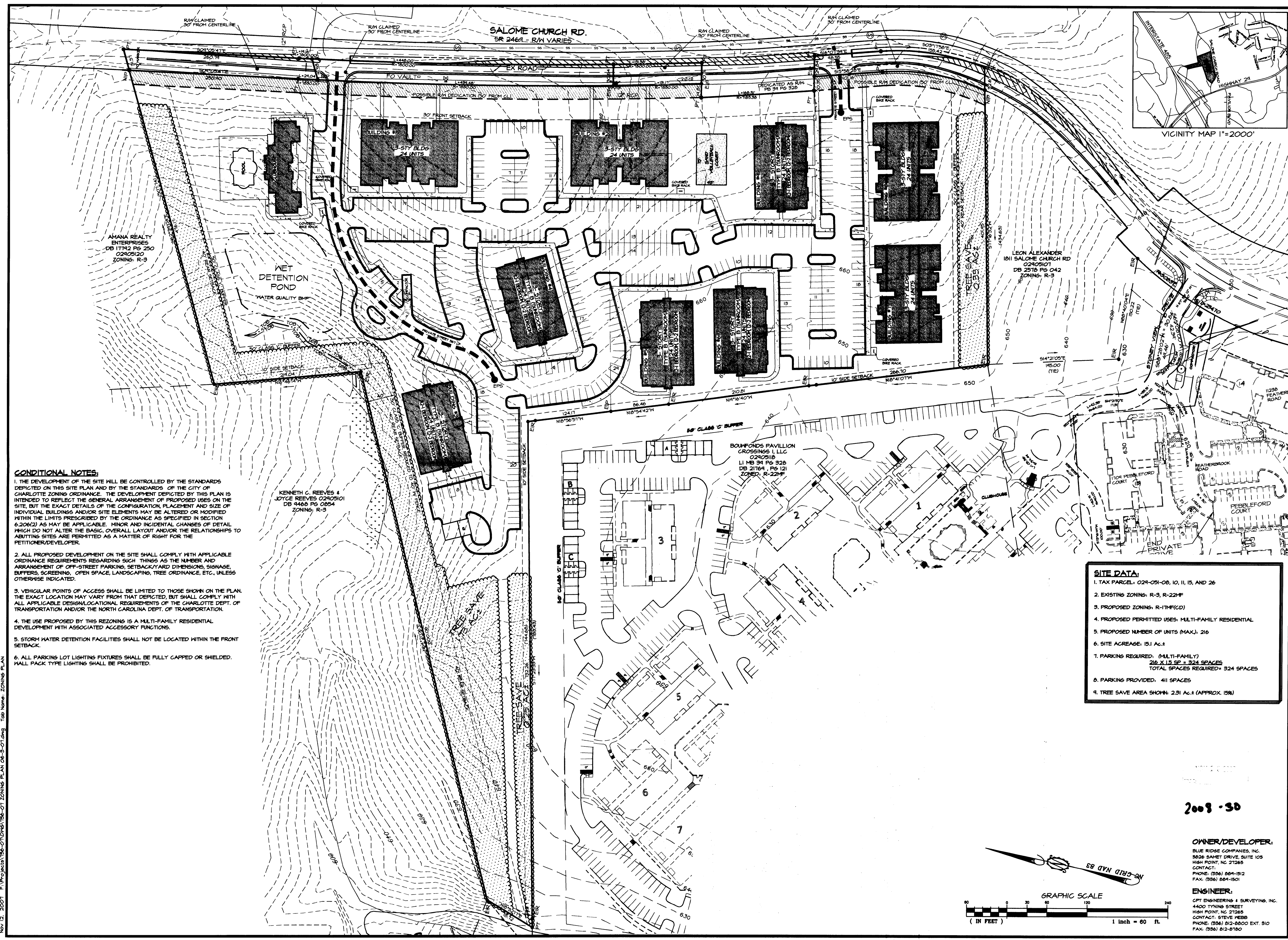
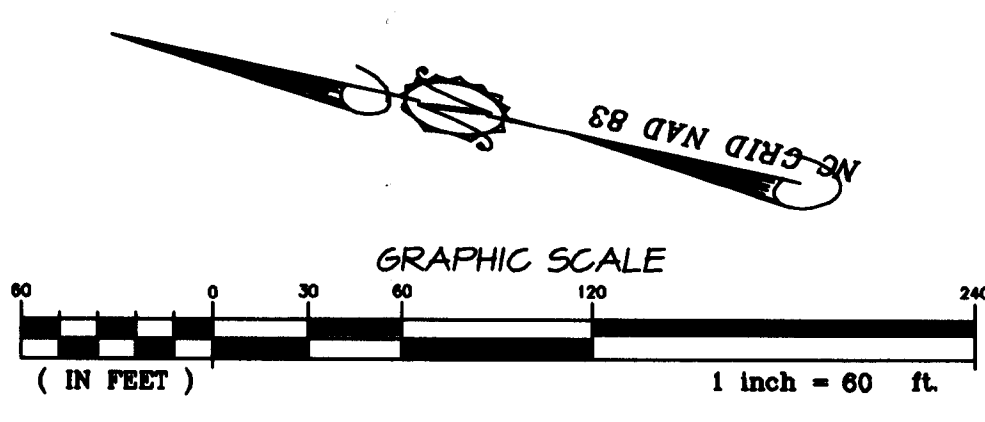




- CONDITIONAL NOTES:**
1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC, OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
 2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING SUCH THINGS AS THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, BUFFERS, SCREENING, OPEN SPACE, LANDSCAPING, TREE ORDINANCE, ETC., UNLESS OTHERWISE INDICATED.
 3. VEHICULAR POINTS OF ACCESS SHALL BE LIMITED TO THOSE SHOWN ON THE PLAN. THE EXACT LOCATION MAY VARY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN/LOCATIONAL REQUIREMENTS OF THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPT. OF TRANSPORTATION.
 4. THE USE PROPOSED BY THIS REZONING IS A MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESSORY FUNCTIONS.
 5. STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN THE FRONT SETBACK.
 6. ALL PARKING LOT LIGHTING FIXTURES SHALL BE FULLY CAPPED OR SHIELDED. WALL PACK TYPE LIGHTING SHALL BE PROHIBITED.

SITE DATA:	
1. TAX PARCEL:	029-051-08, 10, 11, 15, AND 26
2. EXISTING ZONING:	R-3, R-22MF
3. PROPOSED ZONING:	R-17MF(CD)
4. PROPOSED PERMITTED USES:	MULTI-FAMILY RESIDENTIAL
5. PROPOSED NUMBER OF UNITS (MAX):	216
6. SITE ACREAGE:	15.1 AC.±
7. PARKING REQUIRED: (MULTI-FAMILY)	216 X 1.5 SP = 324 SPACES
	TOTAL SPACES REQUIRED = 324 SPACES
8. PARKING PROVIDED:	411 SPACES
9. TREE SAVE AREA SHOWN:	2.31 AC.± (APPROX. 15%)



2009-30

OWNER/DEVELOPER:
BLUE RIDGE COMPANIES, INC.
5826 SAMET DRIVE, SUITE 105
HIGH POINT, NC 27265
CONTACT:
PHONE: (336) 884-1512
FAX: (336) 884-1501

ENGINEER:
GPT ENGINEERING & SURVEYING, INC.
4400 TYING STREET
HIGH POINT, NC 27265
CONTACT: STEVE MEBB
PHONE: (336) 812-8800 EXT. 510
FAX: (336) 812-8780

REVISIONS

ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING

4400 TYING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8800 ~ FAX: (336) 812-8780

SALOME CHURCH ROAD

ZONING PLAN

MECKLENBURG COUNTY
CHARLOTTE, NC

SCALE: 1" = 60'

DATE: 11/12/07

PROJECT: 756-07

DRAWN BY: TGL

SHEET 1