

Conditional Notes:

1. Uses allowed in the R-17 MF(CD) area shall include any uses permitted by the R-9 PUD area.
2. A maximum of six residential dwelling units will be allowed in the R-17 MF(CD) area. No more than 100 of the units shall be multi-family dwelling units.
3. Greenway area will be dedicated to the use of the area for single-family, or building permits for other uses. Access to the area shall be provided by a public street to the minimum of two (2) wide access points will be provided from a public street to the greenway to facilitate maintenance.
4. Uses allowed in the R-9 PUD area shall include any uses permitted by the R-17 MF(CD) area.
5. The petitioner shall dedicate an area equal to 50% from the R-9 PUD area to the R-17 MF(CD) area.
6. The petitioner shall dedicate to NCOT 100 feet of right-of-way (ROW) on the east side of the R-9 PUD area. The ROW shall be 250 feet (250'±) on the east side of the center line of the R-9 PUD area. The ROW shall be 250 feet (250'±) on the east side of the center line of the R-9 PUD area.
7. The R-9 PUD area shall remain open to the public and shall be considered independently.

Development Data:

SITE AREA -----165.6(±) ACRES
EXISTING ZONING ----- R-9 PUD
PROPOSED ZONING ----- R-17MF (CD) & B-1 (CD)
R-17MF (CD) -----155.0(±) ACRES
B-1 (CD) -----10.6(±) ACRES
GREENWAY ----- 29 (±) ACRES (17.5 % OF SITE)
R17-MF (CD) DENSITY----- 585/153.0 = 3.82 D.U./Ac. (Max.)
MAX. BLDG. AREA, ----- 55,000 S.F. (Including out Parcel)
B-1 (CD) -----
EXISTING APPROVED RESIDENTIAL ----- 1,022 MF Units
PROPOSED RESIDENTIAL ----- 585 Units (max. 300 MF Units)

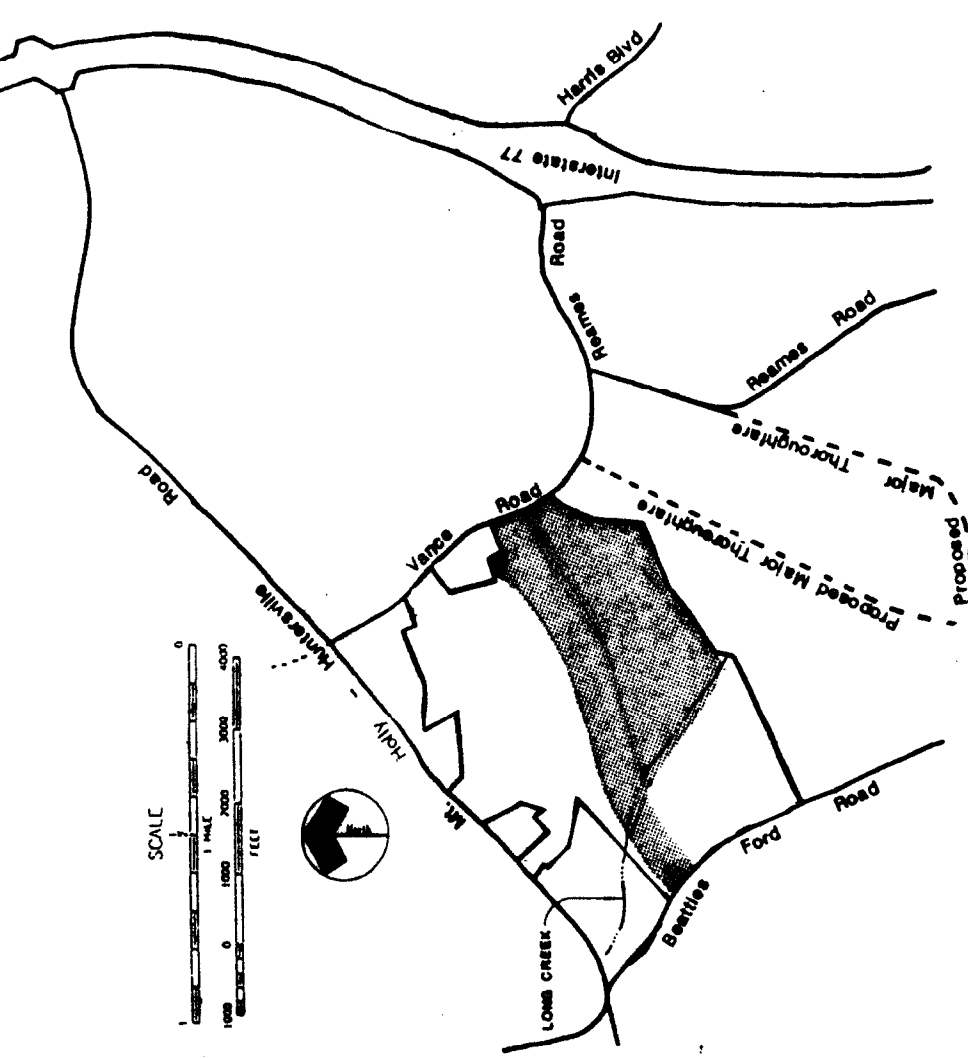
Adjacent Property Owners

- | Parcel No. | Owner Name | Address |
|------------|--|---------------------------------------|
| 1 | James H. Smith, Jr. and Mary H. Smith, Jr. | 1000 S. 10th St., Charlotte, NC 28204 |
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Property Line Data

LINE DATA	Distance
1	874.47'±
2	874.47'±
3	874.47'±
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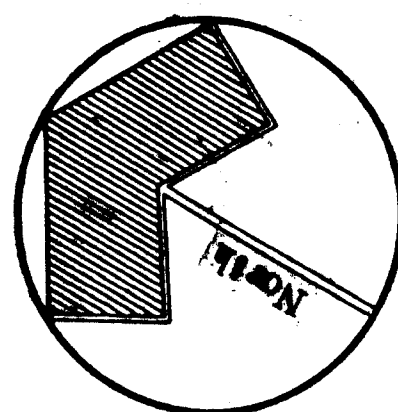
Location Map



APPROVED BY COUNTY COMMISSION

DATE 10/15/93

Scale 1"=200'



WEDGEWOOD

A Planned Unit Development By First Colony Group

Date of Plans 6-16-93

Revised: 8-13-93 Re-aligned B-1 (CD) zoning line with proposed outer belt; added 75' buffer between B-1 (CD) & R-17 MF (CD).
Revised: 8-20-93 Add Conditional Note #7.
Revised: 8-25-93 Revised B-1 (CD) district boundary.
Revised: 10-20-93 Revised Note #6.

Sheet RZ-1

DPF ASSOCIATES, INC.
Landmarks Architects
Planners & Engineers
2036 East Southfield Street
Charlotte, NC 28204 / 704/332-1204

Comm. No. .93055

Petition No. 93-24(C)