

**Development Data**

EXISTING ZONING	R-12 MF (CD)
EXISTING APPROVED UNITS	220±
PROPOSED ZONING	R-20 MF (INNOVATIVE)
PROPOSED USE	SINGLE FAMILY DETACHED
MINIMUM LOT SIZE	4700 SF
MINIMUM LOT WIDTH	50'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	25'
ACREAGE IN BUFFER	.56± Ac.
TOTAL ACREAGE	18.67± Ac.
ACREAGE IN COMMON OPEN SPACE (SEE NOTE #1)	1.13± Ac.
MAXIMUM # OF LOTS	105
SUBMITTED SETBACKS ON CORNER LOTS	(AS NOTED)

**Adjoining Property Owners**

1. Selwyn Farms Communities One Tryon Center #1500 Charlotte, NC 28284	149-122-97 Common Open Space	6. Hunters Run Homeowners Ass. c/o Cline and Co., Inc. 1711 East Blvd. Charlotte, N.C. 28203	149-122- Common Open Space
2. Slate Stone Hills, Inc. First Union Plaza Charlotte, NC 28288	149-122-96 Common Open Space	7. Selwyn Farms Communities One Tryon Center Charlotte, N.C. 28284	147-111-96 Common Open Space
3. Hobb's Ridge Homeowners Ass. c/o Cline and Co., Inc. 1711 East Blvd. Charlotte, NC 28203	149-122- Common Open Space	8. Stone Orchard Homeowners Assoc. c/o Homeowners Management Co. 8037 Knight's Bridge Rd. Charlotte, NC 28210	149-111- Common Open Space
4. Slate StoneHills, Inc. First Union Plaza Charlotte, NC 28288	149-121-02 Common Open Space	9. Slate StoneHills, Inc. First Union Plaza Charlotte, NC 28284	149-101-69 Common Open Space
5. Selwyn Farms Communities One Tryon Center #1500 Charlotte, NC 28284	149-222-96 Common Open Space		

**GENERAL NOTES (cont.)**

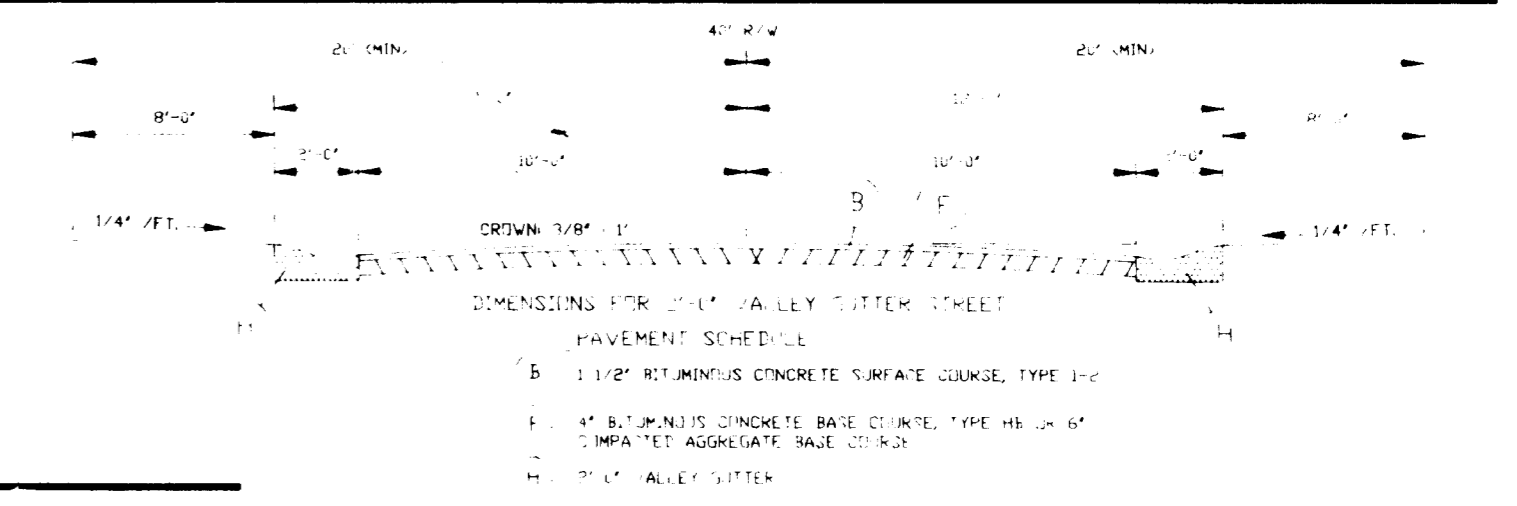
- Each bannerhead area shown within the development will be designed and constructed on an appropriate base for utility/vehicle access. Placement will be subject to utility standards established and approved by CMRD.
- The plan will acknowledge right of CMRD to restrict parking within bannerhead area if any new utility forms this to be necessary for the safety and welfare of residents within the development.

**General Notes (cont.)**

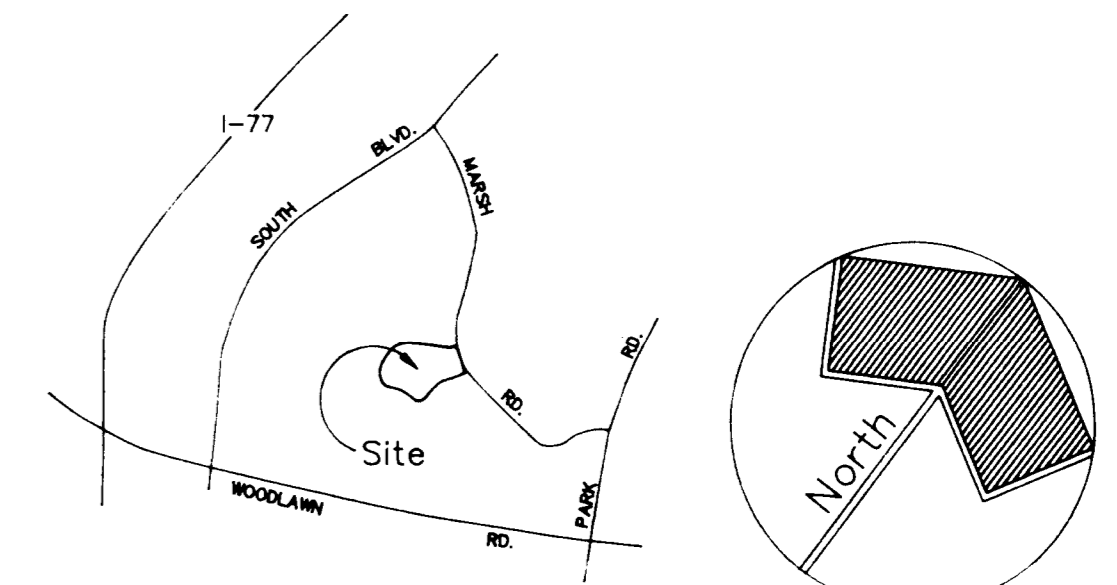
- Streets and driveways shall be located to provide adequate sight distance on Selwyn Farms Lane.
- Developer will work with City Engineering staff to study possible off-site drainage problems generated by development of the property. Storm water detention or off-site drainage improvements will be provided if necessary to contain onsite storm water in accordance with standards established and approved by CMRD.
- Fire hydrants shall be located to meet current Fire Department standards.

(cont.)

**Street Cross-Section**



**Location Map**



Project Manager  
GER  
Drawn by  
DEW  
Checked by  
GER  
Date  
7-12-89  
Project Number  
89032

- Revisions:
- 8-7-89: REVISED NOTES. ADDED LOTS TO EXISTING HOUSE AREA.
  - 9-27-89: REVISED PER CMRD COMMENTS.
  - 11-10-89: REVISED PER CLIENTS COMMENTS.
  - 11-21-89: REVISED PER CLIENTS COMMENTS.



DPR ASSOCIATES, INC.  
Landscape Architects  
Planners & Engineers  
2036 East Seventh Street  
Charlotte, NC 28204  
704/332-1204

Rezoning Plan • Petition No. 89-80

**Selwyn Farms Lane Property**  
For: Crosland Land Company  
Charlotte, North Carolina

APPROVED BY CITY COUNCIL  
DATE 11/20/89

Scale: 1" = 40'  
Sheet Number  
**RZ-1**  
of ONE total ONE

Pet 89-80 (B) (Seal)