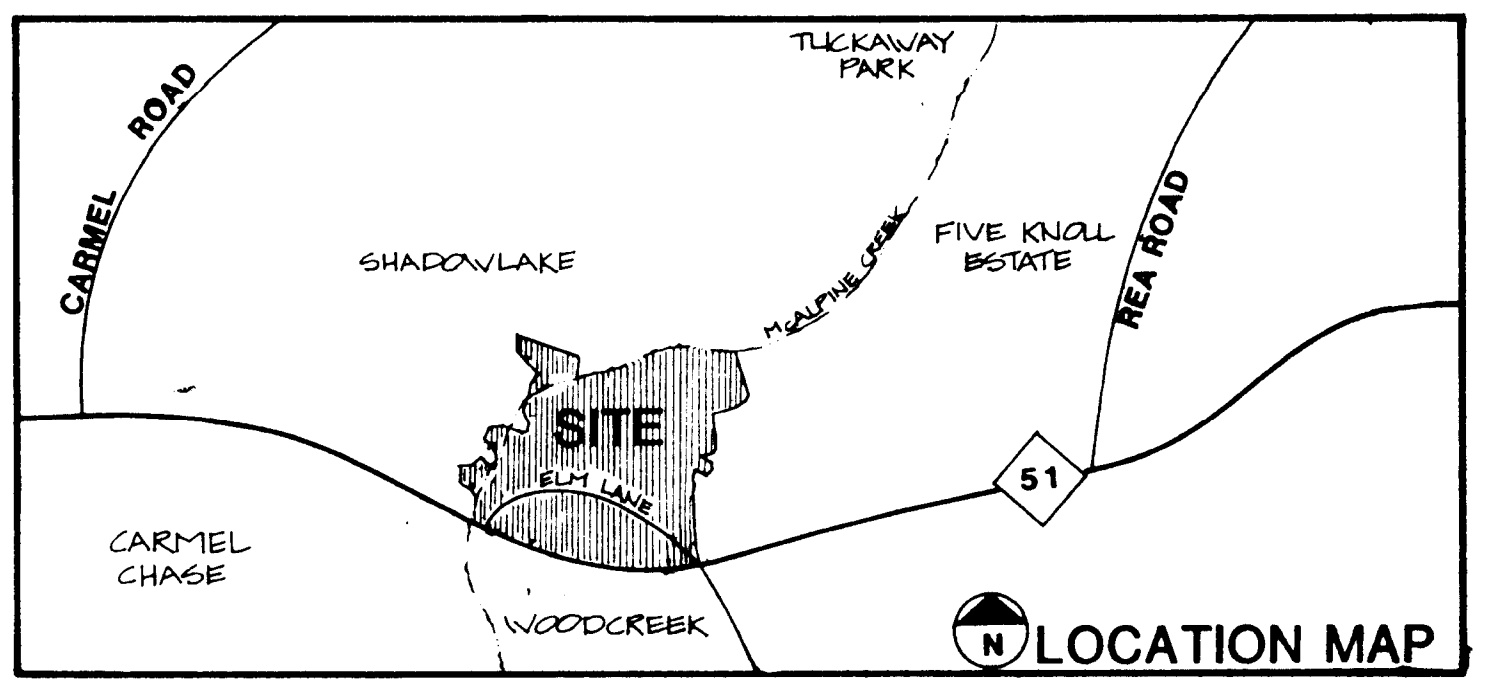


ADDITIONAL PERFORMANCE STANDARDS

14. THE 100 FOOT BUFFER SHALL BE PLANTED WITH ONE ROW OF LARGE SHADE TREES SUCH AS OAKS OR MAPLES, BUT AS MAY BE ADOPTED BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION OR MECKLENBURG COUNTY BOARD OF COMMISSIONERS SPACED 50 FEET O.C., 24" CALIPER (12-14 FT. TALL). INSTALLATION SHALL BE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY DWELLING UNIT IN THE PROJECT.

15. THERE SHALL BE ADDED TO THE PLAN A NOTATION WHICH INDICATES THAT "NO MORE THAN 464 UNITS OUT OF THE 880 UNITS SHALL BE OCCUPIED WITHIN THE FIRST FIVE YEARS AFTER APPROVAL OF THIS PETITION. THE MAXIMUM NUMBER OF UNITS OCCUPIED AT ANY ONE TIME DURING THIS FIRST FIVE YEAR PERIOD SHALL BE COMPUTED ON THE BASIS OF AN EVEN RATE OF CONSTRUCTION THROUGHOUT THE PERIOD (I.E., 20% PER YEAR). NO UNIT SHALL BE OCCUPIED WITHIN THE FIRST TWELVE MONTHS. AT THE END OF FIVE YEARS, NOT MORE THAN 50% OF THE REMAINING UNITS SHALL BE OCCUPIED IN EACH OF THE SIXTH AND SEVENTH YEARS. (TOTAL BUILDOUT IN NOT LESS THAN SEVEN YEARS). IF NORTH CAROLINA 51 IS IMPROVED TO A FOUR LANE FACILITY BETWEEN PINEVILLE AND MATTHEWS DURING THIS PERIOD, FURTHER CONTROL OF SCHEDULING SHALL BE REMOVED AT THAT TIME. HOWEVER, CONSTRUCTION OF ALL UNITS MAY BE ACCELERATED IN THE EVENT THE OWNER CONTRIBUTES TO THE NCDOT, OR SUCH OTHER GOVERNMENTAL UNIT AS THE BOARD OF COUNTY COMMISSIONERS MAY DIRECT, THE SUM OF \$750,000 TOWARD THE TOTAL COST OF IMPROVING NORTH CAROLINA 51 TO FOUR LANES FROM PINEVILLE TO MATTHEWS. SUCH ACCELERATION, HOWEVER, SHALL NOT EXCEED 25% OF THE UNITS PER YEAR. IN NO EVENT SHALL ANY OCCUPANCY OCCUR WITHIN ONE YEAR FROM THE DATE OF ZONING APPROVAL.



DEVELOPMENT DATA

CURRENT ZONING= R-15 / PROPOSED ZONING= R-15 MF

TOTAL SITE AREA= 181.2± AC.

SITE AREA WITHIN MECK. CO.= 160.2± AC.

SITE AREA WITHIN CHARLOTTE= 21.0± AC. (NOT PART OF REZONING PETITION)

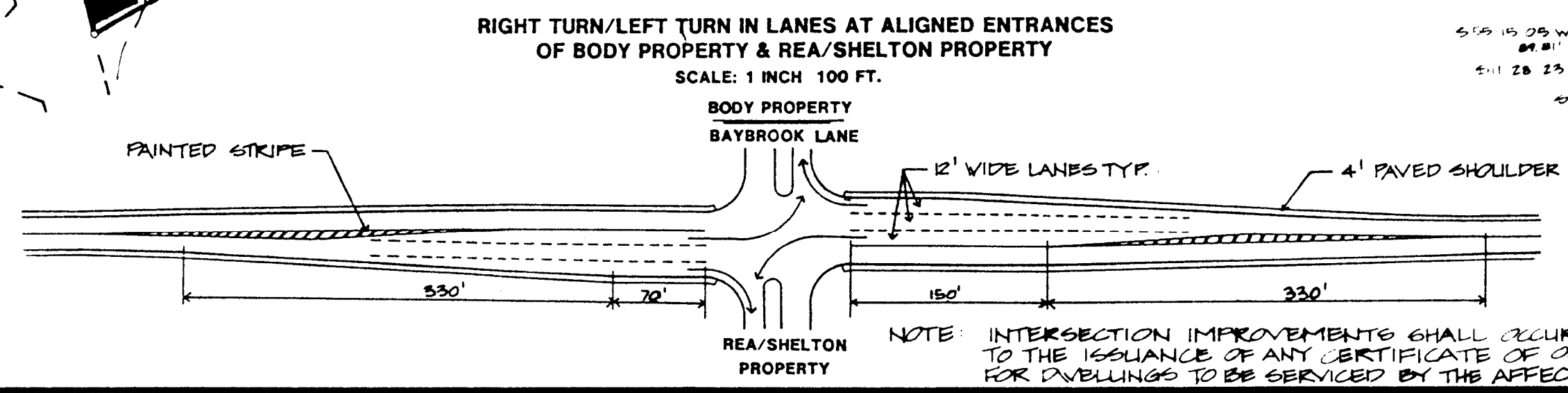
TOTAL D.U.= 880 D.U. (MAX.)

DENSITY WITHIN PETITION AREA= 5.5 D.U./ACRE

OVERALL DENSITY ON ENTIRE SITE= 4.86 D.U./ACRE

- PERFORMANCE STANDARDS**
- ACCESS FROM HIGHWAY 51 INTO THE PROJECT SHALL BE TREATED AS GATEWAY ENTRANCES AND SHALL BE DESIGNED TO COMPLIMENT BUFFER AREAS BY INCORPORATING SUCH THINGS AS MEDIANS AND LANDSCAPING.
 - IMPROVEMENTS TO THE BUFFER ALONG HIGHWAY 51 SHALL BE MADE IN ACCORDANCE WITH THE HIGHWAY 51 POLICY TO PROVIDE ADEQUATE SCREENING.
 - INTERNAL BUFFER RELATIONSHIPS SHALL BE DESIGNED TO INSURE ADEQUATE SCREENING AND PRIVACY BETWEEN SINGLE-FAMILY AND MULTI-FAMILY DEVELOPMENT AREAS. BUILDING ORIENTATION AND ELEVATION SHALL BE CONSIDERED IN THE SITE DESIGN, WITH THE GOAL OF ENHANCING SCREENING AND PRIVACY.
 - BUILDING TYPE SHALL BE APPROPRIATE TO THE SPECIFIC DENSITY.
 - OVERALL DEVELOPMENT IS EXPECTED TO INCLUDE A MIXTURE OF BUILDING STYLES AND TYPES. ARCHITECTURAL BUILDING FEATURES SHALL AVOID EXCESSIVE REPETITION OF BUILDING DESIGN. BUILDING HEIGHTS, SCALE, ROOF LINES, AND MATERIALS ARE IMPORTANT DESIGN FEATURES TO BE CONSIDERED.
 - SITE FEATURES SUCH AS DRAINAGE WAYS, EXISTING VEGETATION, AND ELEVATION SHALL BE USED WHEREVER POSSIBLE TO SEPARATE AREAS OF VARYING DENSITY.
 - THE DESIGN OF THE INDIVIDUAL DEVELOPMENT AREAS SHALL GIVE CAREFUL CONSIDERATION TO THE PRESERVATION OF THE EXISTING SITE DRAINAGE, TREES AND VEGETATION, AND TOPOGRAPHY.
 - SITE PLANS FOR THE INDIVIDUAL DEVELOPMENT AREAS SHALL BE DESIGNED TO MINIMIZE LARGE PARKING AREAS. THIS SHALL BE ACCOMPLISHED BY PARKING LAYOUT, GRADING, LANDSCAPING, AND RETENTION OF EXISTING TREES WHEREVER POSSIBLE.
 - PROVISIONS SHALL BE MADE FOR PERMANENT MAINTENANCE OF ALL PRIVATE SPACES INCLUDING BUFFERS.
 - NO MORE THAN 464 UNITS (2.9 UNITS X 160.2 ACRES) SHALL BE OCCUPIED WITHIN THE FIRST FIVE YEARS AFTER APPROVAL OF THIS PLAN, OR UNTIL HWY.51 IS IMPROVED TO 4 LANES.
 - PEDESTRIAN CIRCULATION SHALL BE PROVIDED FROM THE COLLECTOR STREET AND THE DEVELOPMENT AREAS TO THE GREENWAY. SPACE FOR VEHICULAR ACCESS TO THE GREENWAY SHALL BE PROVIDED AS PART OF THE GREENWAY DEDICATION WHEN DEEMED DESIRABLE BY GREENWAY OFFICIALS.
 - SUBSTANTIALLY ALL OF THE FLOODPLAIN WILL BE OFFERED FOR DEDICATION TO MECKLENBURG COUNTY IN THE GREENWAY PROJECT. THE APPLICANT SHALL BE ALLOWED TO VARY THE PRECISE DIMENSIONS OF THE AREA TO BE DEDICATED FROM THE 100 YEAR FLOOD LINE IN ORDER TO AVOID UNDESIRABLE IRREGULARITY IN SUCH DIMENSIONS.
 - PROJECT SIGNAGE SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.

- GENERAL NOTES**
- ACCESS POINTS TO N.C. HWY. 51 SHALL INCLUDE ACCELERATION/DECELERATION LANES AS STIPULATED BY THE STANDARD REQUIREMENTS OF THE N.C.D.O.T.
 - IT IS A CONDITION OF THIS PLAN THAT THE OPEN SPACE AREAS SHOWN WITHIN CITY LIMITS OF CHARLOTTE, AND OUTSIDE THE LIMITS OF THIS PETITION, SHALL BE DEDICATED OPEN SPACE (GREENWAY), AND SHALL NOT BE USED FOR DEVELOPMENT PURPOSES.
 - THE PROPOSED ENTRANCES INTO THIS PROPERTY SHALL ALIGN WITH THE PROPOSED ENTRANCES INTO THE BODY PROPERTY.
 - AREAS AND DIMENSIONS OF AREAS MAY VARY DUE TO ROAD ALIGNMENTS, TOPOGRAPHY, LANDSCAPING, BUFFERING, FLOOD PLAIN DEDICATION, AND OTHER CONDITIONS.
 - THE GREENWAY LAND ASSOCIATED WITH EACH AREA SHALL BE DEDICATED TO MECKLENBURG COUNTY AT OR BEFORE THE CONSTRUCTION OF 50% OF THE TOTAL UNITS IN THAT AREA. ALL GREENWAY LAND SHALL BE DEDICATED NO LATER THAN 10 YEARS AFTER APPROVAL OF THIS PLAN.



Project Manager
LM

Drawn By
GA

Checked By

Date
30 APRIL 84

Project Number
8381

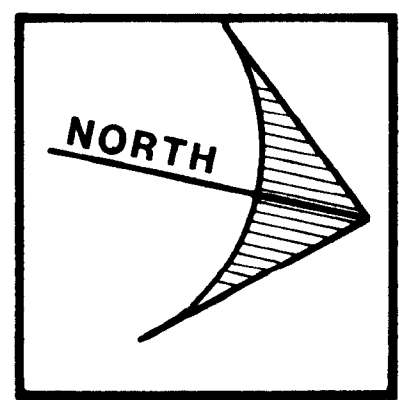
Revisions

REV: 6-8-84 ADDED FLOODWAY DISTRICT LINE

REV: 8-2-84 CHANGED AREA BOUNDARY LINES & COLLECTOR STREET SYSTEM, GENERAL NOTE #1, PERFORMANCE STANDARD #10.

REV: 9-10-84 DELETED GENERAL NOTES 2 & 3 & RE-NUMBERED REMAINING NOTES.

REV: 10-12-84 ADDED PERF. STANDARD NOTES 14 & 15 AND RIGHT TURN/LEFT TURN DETAIL & NOTE



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PROPOSED LAND USE PLAN

REA & SHELTON PROPERTIES
PETITION NO. 84-17 (C)

Scale **1" = 190'**

Sheet Number
1

APPROVED BY COUNTY COMMISSION
DATE **10/1/84**