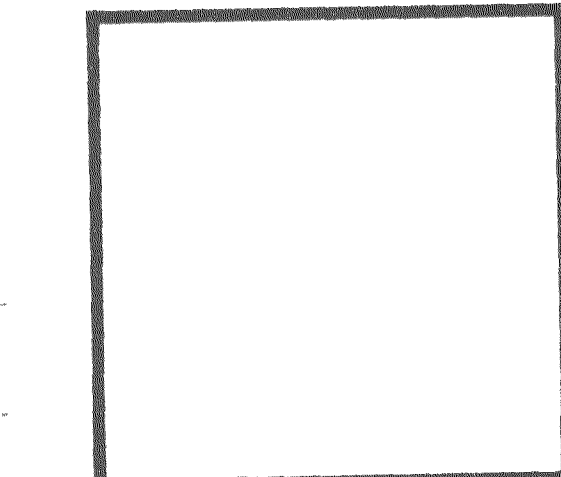
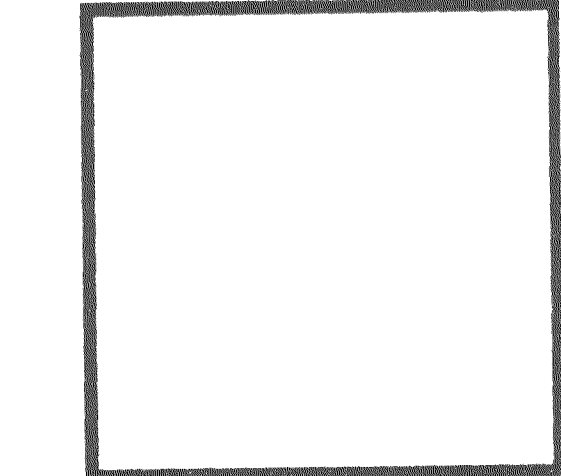


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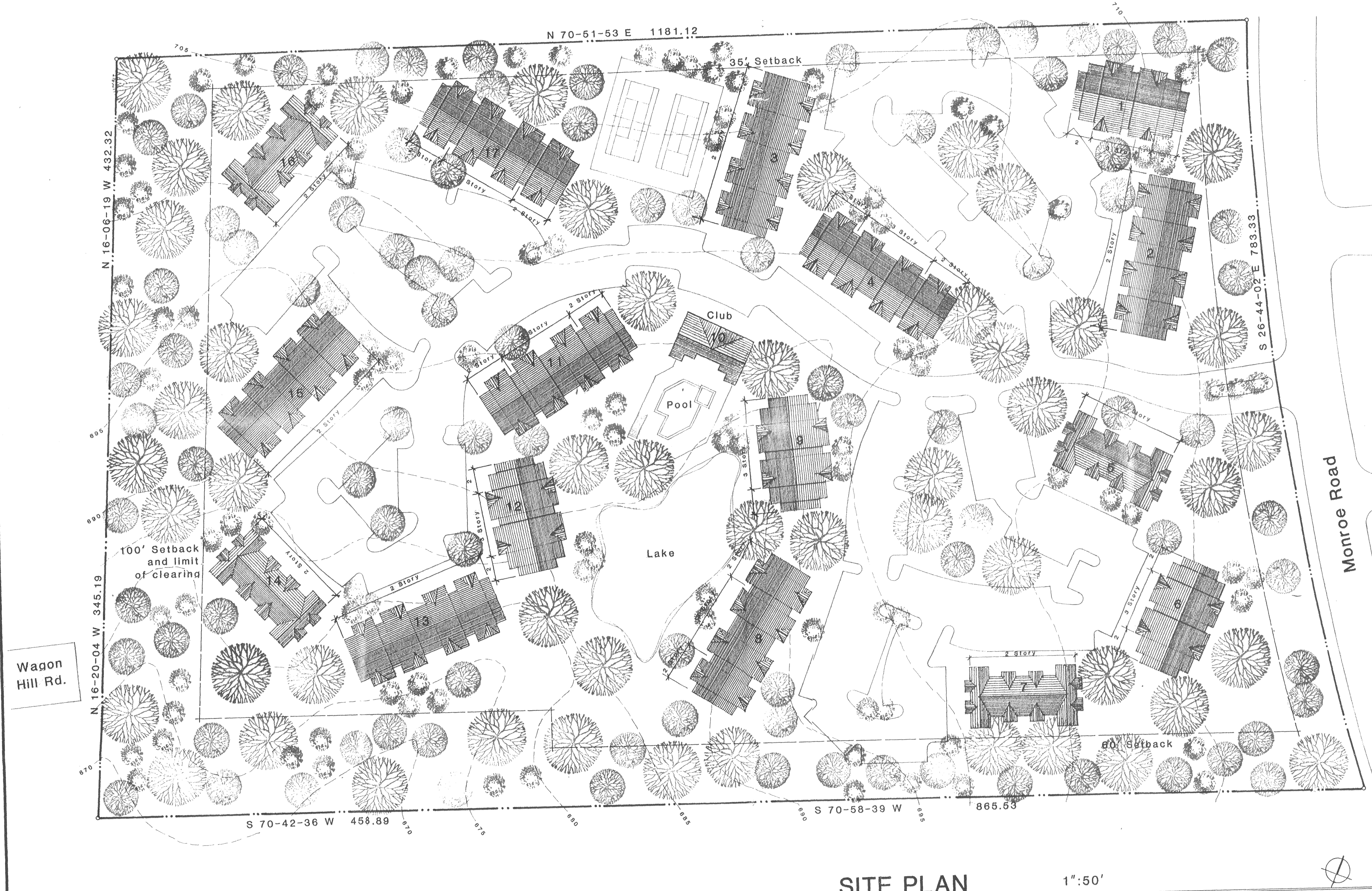
Monroe Road Site
Charlotte, N.C.
for
The James Group Inc.
Charleston, S.C.

Date Oct. 9, 1985
Project 8528C
Drawn by BHF
Checked by

Revisions
OCT 23 1985 ALL NOTES

Content
Rezoning Plan

Sheet



- Notes**
- Proposed building shall be two and three story.
 - Tree cover, natural features and buffer area shall be preserved at the west and southeast corners of the site for the Sardis Forest subdivision. Development shall not extend into the 100' setback described on the plan. Additionally, natural tree cover and features will be preserved to the extent feasible inside the apartment areas to be developed by careful location of buildings and streets.
 - Storm water detention will occur within parking areas and building areas. Runoff will be released at a rate no greater than the existing conditions using 100 year storm criteria.
 - Proposed development shall adhere to all dimensional requirements applicable to an R-12-MF (CD) zoning.
 - Access will be from Monroe Road only. No connection will be made to Sardis Forest subdivision. Wagon Hill Rd. will not be extended.
 - This plan depicts a fire concept of building circulation arrangement. Minor adjustments in building shapes and locations of circulation design may occur to accommodate site conditions within the development area.
 - The topographic information indicated is based on an aerial survey and is subject to change when a field run topographic survey is completed.
 - The existing right-of-way to Monroe Road is currently under consideration to be extended into our property.
 - Owner will provide some planting as a screening behind

Data

Site Area	22.51 Acres
No. of Proposed Units	288
Unit Type	Apartments
Density	12.77 Units/Acre
Existing Zoning	R-12 & R-15-MF
Proposed Zoning	R-12-MF (CD)
Proposed Parking	1.8 spaces/unit

- ANY CLEARING THRU 100' SETBACK WILL BE SCREENED AT EACH END AS ALLOWED BY CMUD.
- ELEVATIONS ARE ILLUSTRATIVE OF PROJECT.
- THE DRIVEWAY LOCATION ON MONROE RD WILL BE SUBJECT TO CHANGE BASED ON A STUDY TO INVOLVE PETITIONER, COUNTY ENGINEERING DEPT, AND OTHER ADJOINING PROP OWNERS.

SITE PLAN 1"=50'

APPROVED BY COUNTY COMMISSION
DATE 11-18-85

85-053(C)