

BROWNE ROAD AND DEARMON ROAD SITE

CROSLAND LAND COMPANY

MECKLENBURG COUNTY

DEVELOPMENT NOTES
 DEVELOPMENT OF THE REAL ESTATE IDENTIFIED ON THE ACCOMPANYING TECHNICAL DATA SHEET PREPARED BY LAND DESIGN, INC. ON SEPTEMBER 20, 1995, CONSISTING OF 40.33 ACRES, MORE OR LESS (THE "SITE") WILL BE GOVERNED BY THE CONDITIONS OF THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND APPLICABLE PROVISIONS OF THE MECKLENBURG COUNTY ZONING ORDINANCE (THE "ORDINANCE").

PERMITTED DEVELOPMENT WITHIN THE SITE
SECTION 1: PARCEL I - RETAIL COMPONENT
 1. THE RETAIL COMPONENT CONTAINS 3.2 ACRES, MORE OR LESS, AND IS LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION BETWEEN BROWNE ROAD AND DEARMON ROAD.
 2. THE RETAIL COMPONENT SHALL BE DEVELOPED AS A NEIGHBORHOOD CONVENIENCE CENTER.
 3. THE TOTAL FLOOR AREA WHICH MAY BE CONSTRUCTED WITHIN THE NEIGHBORHOOD CONVENIENCE CENTER IS 12,000 SQUARE FEET.
 4. THE RETAIL COMPONENT MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE B-1 ZONING DISTRICT UNDER THE ORDINANCE EXCEPT FOR FAST FOOD RESTAURANTS.

SECTION 2: PARCEL II - RESIDENTIAL COMPONENT
 1. THE RESIDENTIAL COMPONENT CONTAINS 35.03 ACRES, MORE OR LESS, TRANSPORTATION COMMITMENTS
 AS A PART OF THIS REZONING APPLICATION, THE PETITIONER COMITS TO DEDICATE TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUCH ADDITIONAL AREAS AS MAY BE REQUIRED TO ACCOMMODATE ON THE SITE SIDE OF THE CENTERLINE FOR EACH ROAD ONE-HALF OF THE REQUIRED WIDTH OF THAT ROAD UNDER THE CHARLOTTE/MECKLENBURG THROUGHFARE PLAN.

BUFFER AREAS
 INTERIOR BUFFER AREAS WILL BE ESTABLISHED BETWEEN THE RESIDENTIAL COMPONENT AND THE RETAIL COMPONENT OF THE SITE AS INDICATED ON THE TECHNICAL DATA SHEET. AT A MINIMUM, ALL SUCH BUFFER AREAS WILL SATISFY THE REQUIREMENTS OF SECTIONS 12.302 OR 12.304 OF THE ORDINANCE.
LANDSCAPE AREAS AND SCREENING
 1. LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.
 2. A COORDINATED STREETSCAPE PLAN WILL BE INCORPORATED THROUGHOUT THE SITE WITHIN THE DESIGNATED LANDSCAPE AREAS.
 3. THE WIDTHS OF THE LANDSCAPE AREAS ARE DESIGNATED ON THE TECHNICAL DATA SHEETS.
 4. LANDSCAPE AREAS WITHIN THE SITE WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE KEYS TO SEQUENTIAL DEVELOPMENT TAKING PLACE ON THE SITE.
 5. LANDSCAPE AREAS ARE TO REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE PEDESTRIAN AND BICYCLE PATHWAYS, ACCESS POINTS, BENCHES, GRASSINGS, WALLS, FENCES, SIGNS AND GRAPHICS, LIGHTING FIXTURES, DRAINAGE, UTILITY LINES AND FACILITIES.
 6. ALL DUMPSTERS AND SERVICE AREAS WILL BE SCREENED FROM PUBLIC STREETS AND FROM ADJACENT PROPERTIES AS REQUIRED BY THE ORDINANCE. DUMPSTERS SHALL BE SCREENED FROM VIEW ON ALL FOUR SIDES.
 7. ALL PARKING LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH SECTION 12.208 OF THE ORDINANCE.
 8. NO BUILDINGS OR PARKING LOTS MAY BE PLACED WITHIN ANY LANDSCAPE AREAS.

LIGHTING
 A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE.
LIGHTING FOR RETAIL COMPONENT
 1. A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT PARCEL I.
 2. ALL DIRECT LIGHTING WITHIN PARCEL I EXCEPT STREETLIGHTS WHICH MAY BE ERECTED ALONG BROWNE ROAD OR DEARMON ROAD SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT STREETS AND PROPERTIES.
 3. LIMIT LIGHT FIXTURES (OTHER THAN STREET LIGHTS ALONG DEARMON ROAD AND BROWNE ROAD) TO 20 FEET.

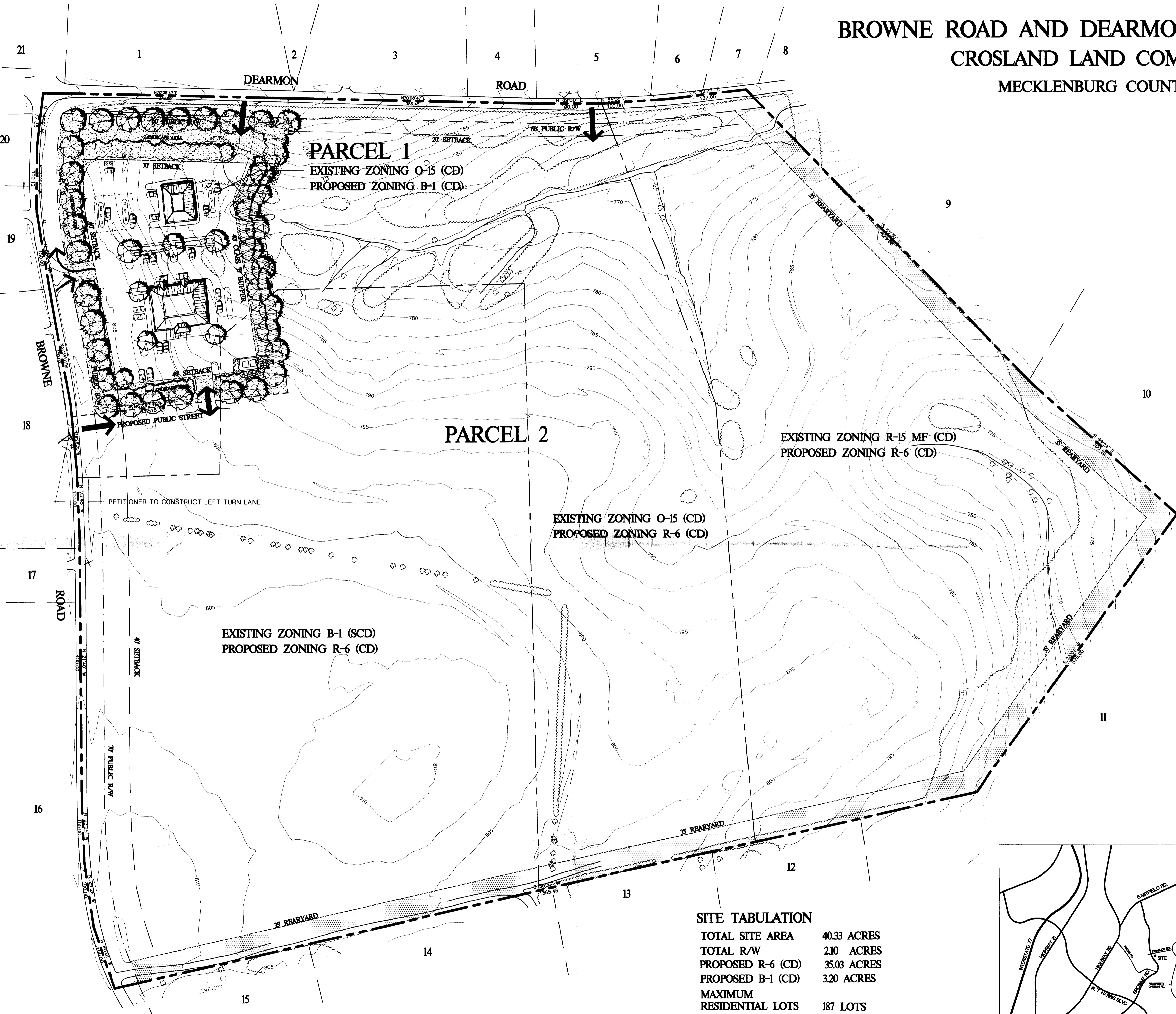
SIGNS
 1. A MASTER SIGNAGE AND GRAPHICS SYSTEM WILL BE ADOPTED AND IMPLEMENTED THROUGHOUT THE SITE.
 2. ALL SIGNS PLACED ON THE PROPERTY WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
 3. PERMANENT PROJECT IDENTIFICATION SIGNS AND DIRECTIONAL SIGNS MAY BE LOCATED ALONG BROWNE ROAD AND DEARMON ROAD AS PERMITTED BY THE ORDINANCE.
 4. TWO GROUND MOUNTED SIGNS HAVING A MAXIMUM AREA OF 75 SQUARE FEET EACH AND A HEIGHT OF NO MORE THAN 8 FEET WILL BE PERMITTED FOR PARCEL I, HOWEVER, IN THE EVENT ONE OF THESE SIGNS IS ERECTED ALONG DEARMON ROAD ITS AREA MUST NOT EXCEED 50 SQUARE FEET.
 5. ONLY A DIRECTIONAL SIGN MAY BE ERECTED AT THE INTERSECTION OF BROWNE ROAD AND THE PUBLIC STREET LEADING INTO PARCEL 2.

ACCESS POINTS
 1. THE NUMBER OF VEHICULAR ACCESS POINTS INTO THE SITE WILL BE LIMITED TO THOSE SHOWN ON THIS TECHNICAL DATA SHEET.
 2. THE CONFIGURATIONS AND EXACT LOCATION OF ACCESS POINTS INTO THE SITE ARE SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND ARE FURTHER SUBJECT TO APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT.

FIRE PROTECTION
 1. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS.
 2. FIRE HYDRANTS WILL BE LOCATED WITHIN 500 FEET OF ANY BUILDING CONSTRUCTED ON THE PROPERTY.
AMENDMENTS TO REZONING PLAN
 FUTURE AMENDMENTS TO THE REZONING PLAN, THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS INVOLVING ONE OR MORE COMPONENT PARCELS MAY BE APPLIED FOR BY THE THEN OWNERS OR OWNERS OF THE PARCELS OR PARCELS INVOLVED IN ACCORDANCE WITH CHAPTER 6 OF THE ORDINANCE.

BINDING EFFECT OF THE REZONING APPLICATION
 1. IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND EACH OF THE OWNERS AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.
 2. THROUGHOUT THIS REZONING PETITION, THE TERM "PETITIONER" SHALL WITH RESPECT TO EACH PARCEL, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER WHO MAY BE INVOLVED IN DEVELOPMENT OF THE SITE FROM TIME TO TIME.

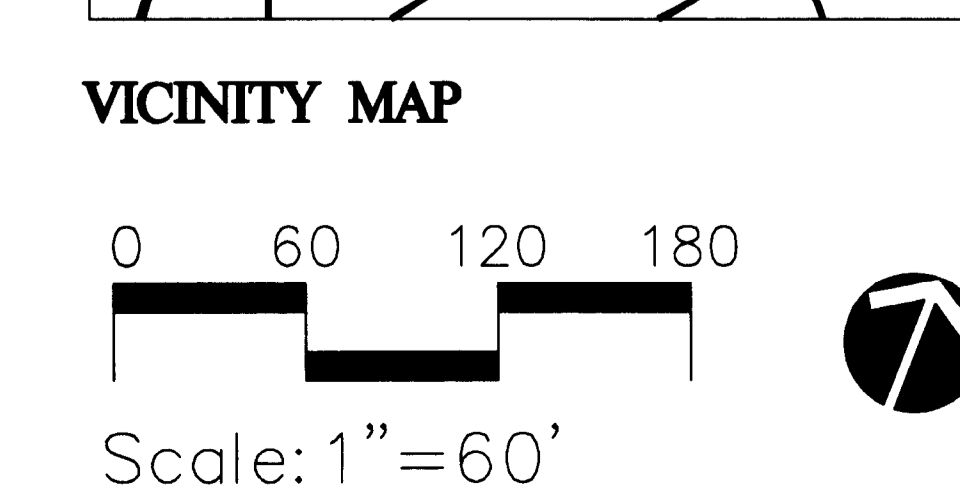
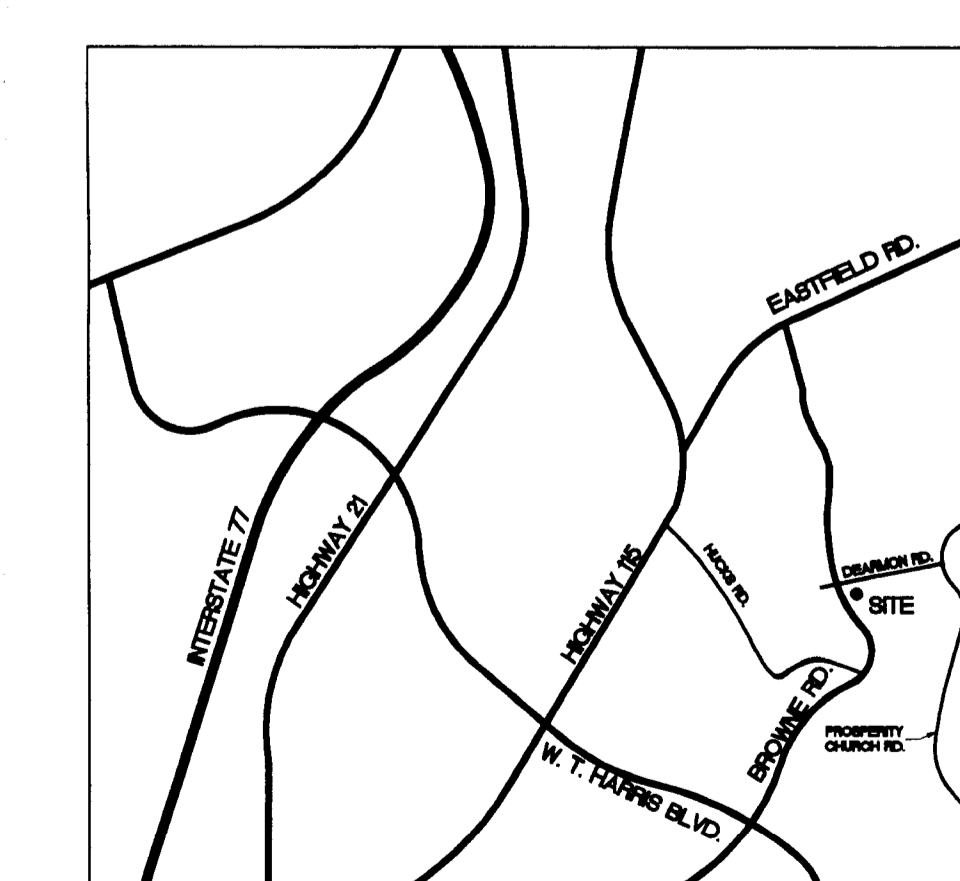
RESERVATION OF RIGHT TO SEEK VARIANCES
 1. PETITIONER RESERVES THE RIGHT TO SEEK VARIANCES FROM THE SUBDIVISION ORDINANCE RELATIVE TO ROAD IMPROVEMENTS TO DEARMON ROAD WHICH WOULD ENABLE IT TO PROVIDE FOR REVERSE FRONTAGE LOTS AND TO ELIMINATE CURB AND GUTTER AND/OR SIDEWALK SECTIONS IN ORDER TO PRESERVE THE STAND OF MATURE TREES WHICH PRESENTLY RUNS ALONG DEARMON ROAD.



SITE TABULATION	
TOTAL SITE AREA	40.33 ACRES
TOTAL R/W	2.10 ACRES
PROPOSED R-6 (CD)	35.03 ACRES
PROPOSED B-1 (CD)	3.20 ACRES
MAXIMUM RESIDENTIAL LOTS	187 LOTS

- LEGEND**
- FULL INTERSECTION ACCESS
 - RIGHT IN / RIGHT OUT

NOTE: ALL SURVEY DATA PROVIDED BY AERO-DYNAMICS, INC.



FOR PUBLIC HEARING
 PETITION NO. 95-44 (c)

TECHNICAL DATA SHEET

Paul R. Ringer
 DATE: JULY 17, 1995
 PROJECT NO: 15164
 REVISIONS: JULY 27, 1995
 SEPTEMBER 20, 1995

APPROVED BY COUNTY COMMISSION
 DATE: December 14, 1995
 95-44(c)

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