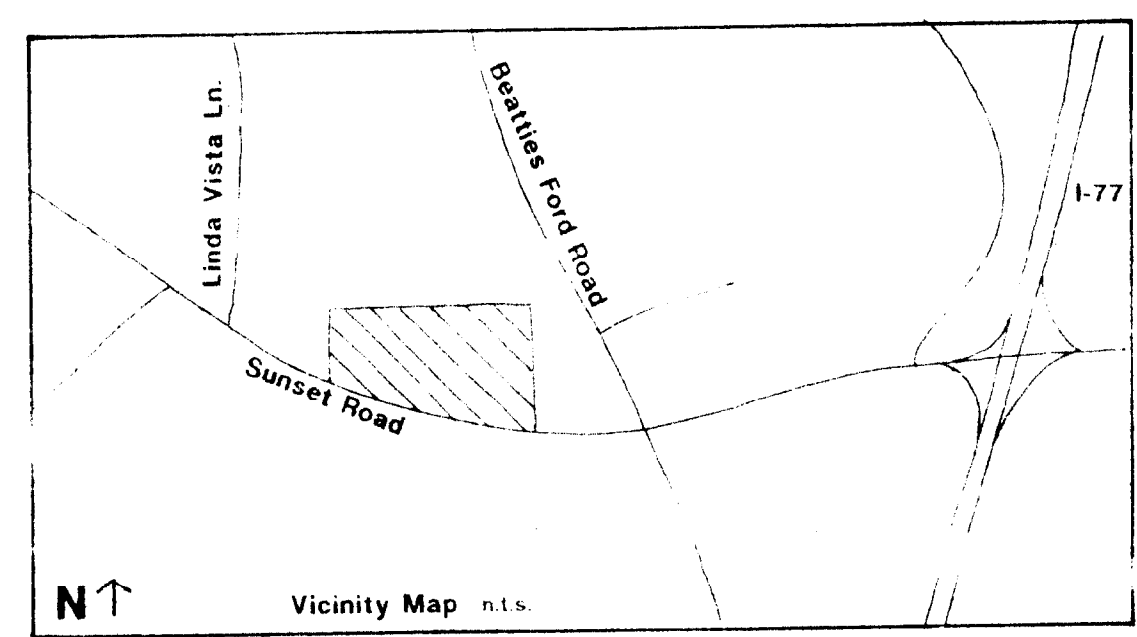
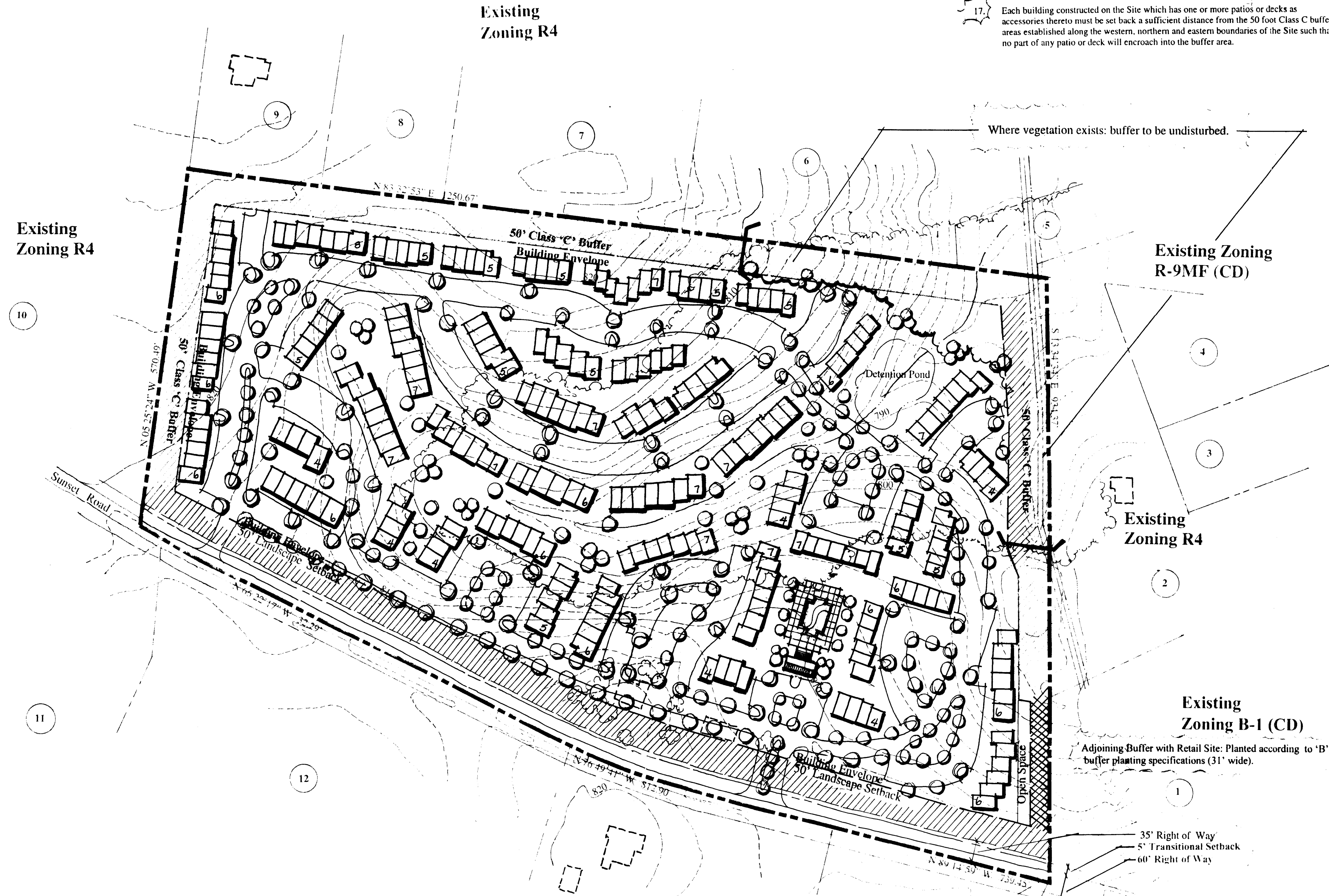


Sunset Road Site

Mecklenburg County, N.C.

Petitioner: **Sunset Road Associates**
10737 Independence Point Pkwy., Suite 103
Matthews, North Carolina 28105

- 11. The Owner will dedicate such additional area along the Site's entire frontage as may be needed to provide 35 feet of right-of-way for Sunset Road as measured from its centerline prior to the issuance of a building permit.
- 12. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the County Engineering Department and the North Carolina Department of Transportation.
- 13. A Homeowners' Association will be responsible for the upkeep of both project entrances and all buffer landscaping after construction is completed.
- 14. Adequate fire protection in the form of fire hydrants will be provided to meet the City Fire Marshal's specifications. Fire hydrants will be located within 750 feet as the fire truck travels of the most remote and accessible point of all buildings.
- 15. Buildings will not exceed two (2) stories above grade and will not exceed 40 feet in height.
- 16. The front building facade of each building will incorporate architectural details such as cornice treatments, gables and dormers, awnings, windows, and exterior materials which will provide architectural variety and an exterior appearance which is in keeping with the existing homes in the area. The line of buildings which are closest to Sunset Road will be placed such that the front portion or the end portion of each such building is oriented towards Sunset Road, all as more particularly depicted on the Schematic Site Plan.
- 17. Each building constructed on the Site which has one or more patios or decks as accessories thereto must be set back a sufficient distance from the 50 foot Class C buffer areas established along the western, northern and eastern boundaries of the Site such that no part of any patio or deck will encroach into the buffer area.



Development Standards

- 1. All development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the R-12MF District shall be followed unless higher standards are established by these Development Standards and the Technical Data Sheet.
- 2. The plan depicted on the Technical Data Sheet is intended to reflect a general pattern of development but may be altered or modified within the maximum building envelope lines. The building configurations, placements, and sizes may be altered or modified during design development and construction phases within the maximum building limit lines on the Technical Data Sheet, so long as the standards imposed hereunder are satisfied. Parking layouts may also be modified to accommodate final building locations.
- 3. The Site may be devoted to one of the following two uses:
 - a. Up to 260 for sale attached housing units may be constructed on the Site under conditions prescribed in a R-12MF zoning district; or
 - b. Up to 208 for sale single family, duplex, triplex and/or quadruplex residential units may be constructed on the Site, together with any incidental or accessory uses associated therewith which would be permitted under the Ordinance by right or under prescribed conditions in an R-8 Zoning District.
 - c. A mixture of for-sale attached housing units and for-sale, single family, duplex, triplex, and/or quadruplex housing units may be constructed on the Site so long as the portion of the Site devoted to attached units does not exceed a density of 10 units per acre and the portion of the Site devoted to single family, duplex, triplex and/or quadruplex units does not exceed a density of 8 units per acre.
- 4. The buffer areas and building setbacks depicted on the Technical Data sheet will remain undisturbed in areas where existing vegetation is present (Technical Data Sheet identifies these areas). Otherwise, grading will be allowed in buffer areas and setbacks where vegetation does not exist to enhance the boundaries of the Site. If the Owner elects to install berms in one or more areas around the perimeter of the Site, then these berms must take the form of rolling, variable height landscaped mounds not exceeding 6 feet in height above existing natural grade, rather than monolithic berms, so as to provide an attractive privacy screen for the subject property and its surrounding neighbors. Necessary utility crossings of undisturbed buffers and setbacks will be permitted and will generally penetrate at angles no less than 75 degrees (as measured at exterior property lines). Areas where the buffer does not naturally meet the requirements of the Ordinance or has been disturbed for utility crossings will be planted to at least conform to the minimum requirements of the Ordinance. Buffer width as shown on the Technical Data sheet may not be reduced by the installation of a fence, wall or berm.
- 5. Screening will conform with the standards and treatments specified in Section 12.303 of the Ordinance. Landscape areas within the Site will be planted and improved in sequences which are keyed to the development taking place on the property. All permanent garbage/trash disposal facilities (i.e. dumpsters or compactors) will be screened with solid enclosures with gates.
- 6. Detached lighting fixtures placed on the Site will not exceed 20 feet in height. All lighting will be shielded to prevent glare onto adjacent residential properties.
- 7. Signage will be permitted on the Site in accordance with the Ordinance standards.
- 8. Storm water detention facilities and utilities will be designed to meet applicable standards of the Charlotte-Mecklenburg Storm Water Services and will not be located in either buffer or setback areas. The storm water detention facility on the Site will be sized to accommodate 2, 5, 10, 25, 50 and 100-year storm events.
- 9. The parking areas will be sufficient to satisfy or exceed the minimum off-street parking standards established under the Ordinance. No parking will be permitted within designated buffer and landscaped areas or setbacks. Section 12.208 of the Mecklenburg Zoning Ordinance will apply.
- 10. The Owner will provide at its expense a right-turn lane for the main entrance off Sunset Road, extending (at full width) from the southeast corner of the Site to its main entrance, all in accordance with NCDOT and Mecklenburg County Department of Transportation Standards.
- 11. A 5-foot sidewalk will be provided along the Site's entire frontage on Sunset Road at a point no less than 8 feet from the edge of pavement of the future Sunset Road expansion.

For Public Hearing
 Petition No: 97-49 (c)

Technical Data Sheet

(Includes Schematic Plan)

July 28, 1997
 09/02/97: Revised site plan per Envir. Rept...
 09/19/97: Revised per Planning Comm Review.
 11/24/97: New zoning designation and revised site plan development standards.
 12/11/97: Revised development standards.

Note: Existing buildings within property boundary will be removed.

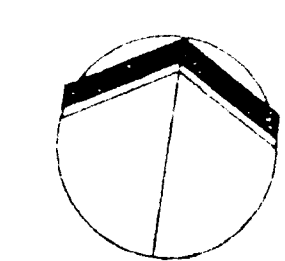
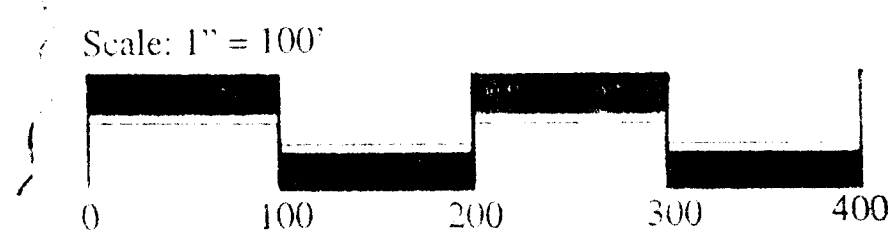
APPROVED BY COUNTY COMMISSION
 DATE 12/9/97

Site Tabulation

Total Site Acreage	±27.1 AC
Total Acreage (w/o R.O.W.)	±26.1 AC
Existing Zoning	R-4
Proposed Zoning	R-12 MF (CD)

Proposed Use: Multi-family/attached living units.

Total Number of Units Proposed	260
Site Density	9.96 DUA



Land Design
 Landscape Architecture Land Planning
 Urban Design Civil Engineering