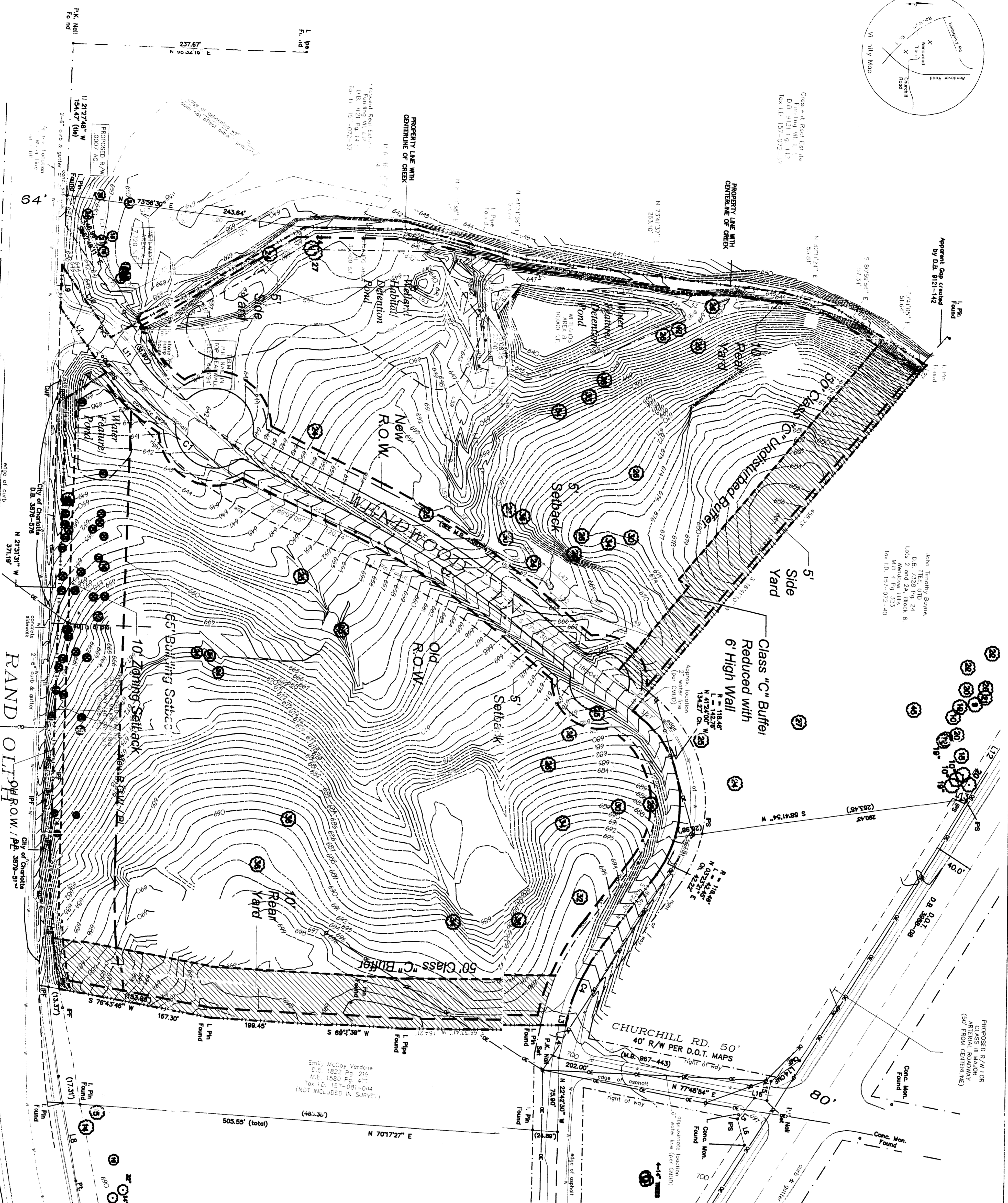


Oregon Road East Easement
 Founding No. 119, 113
 Tax ID: 157-072-17

John Timothy Bone,
 O.B. THE LTD
 Lots 2 and 3, Pg. 24
 Westover Hills
 M.B. 3 Pg. 323
 Tax ID: 157-072-40



PROPOSED R/W FOR
 CLASS "C" BUFFER
 (50' FROM EXISTING)

- STERLING MINT**
 Development Standard is
 Proposed Use: (C2)
1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the R-3 zoning. The site plan, site plan map, and site plan map are hereby submitted for review and approval by the Planning Board. The Planning Board may modify or amend the standards of the R-3 zoning within the limits prescribed by Section 6.25(7) of the Ordinance during the design development and construction phases.
 2. Stormwater detention facilities will be designed to meet the applicable standards of the Stormwater Management Services for the 2.10, 2.30, and 100-year storm to protect the public health, safety, and welfare of the community. The detention facilities shall be designed to capture the peak flow of the storm and shall be designed to meet the standards of the Stormwater Management Services for the 2.10, 2.30, and 100-year storm to protect the public health, safety, and welfare of the community.
 3. Storage will be provided in accordance with applicable zoning standards.
 4. Parking will be provided which will meet or exceed the standards of the zoning ordinance.
 5. Screening will conform to the applicable standards of Section 12.307 of the zoning ordinance.
 6. The use of the site will be for the construction of principal and accessory uses associated with a multifamily residential development.
 7. All dumpsters, if not located within the structure, will be screened with a solid enclosure and green.
 8. As part of the development of this site, the Petitioner proposes to relocate a portion of the existing driveway to the site. The proposed street will be designed to accommodate on-street parking. The proposed street will be designed to meet the standards of the zoning ordinance with regard to certain design standards for the relocation of Westwood Lane.
 9. The Petitioner will indicate right-of-way along Randolph Rd. sufficient to provide 40' from the centerline and such dedication shall be accomplished prior to the issuance of a building permit for the site.
 10. Sidewalks will be constructed along Randolph Rd. along the Petitioner's site, and along both sides of the relocated section of Westwood Lane.
 11. All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Code.
 12. Buffer zones adjacent to single-family homes will be developed in accordance with Section 12.302. Adjacent to the Parcel No. 157-081-04 a solid wall without gaps or openings will be constructed in compliance with the Ordinance. The buffer zoning tax notwithstanding any provision of the buffer, the outside 36-foot strip along the Parcel No. 157-081-04 shall remain unutilized. If an adjoining tract is rezoned in a manner that allows for the use of the buffer, the barrier may be removed at the discretion of the Planning Board without further modification of the plan.
 13. Proposed planting shown is conceptual only and will be subject to change on actual site plan and site plan map.
 14. The two buildings along the eastern property line will be limited to condominiums for sale.
 15. No building structure shall be within 15' of the Westwood Property line.
 16. Condominiums by-laws shall be submitted to the Planning Board for review and approval.

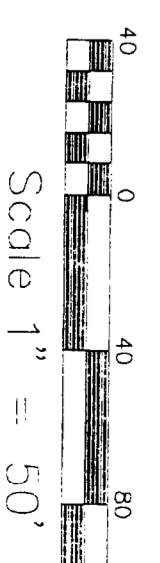
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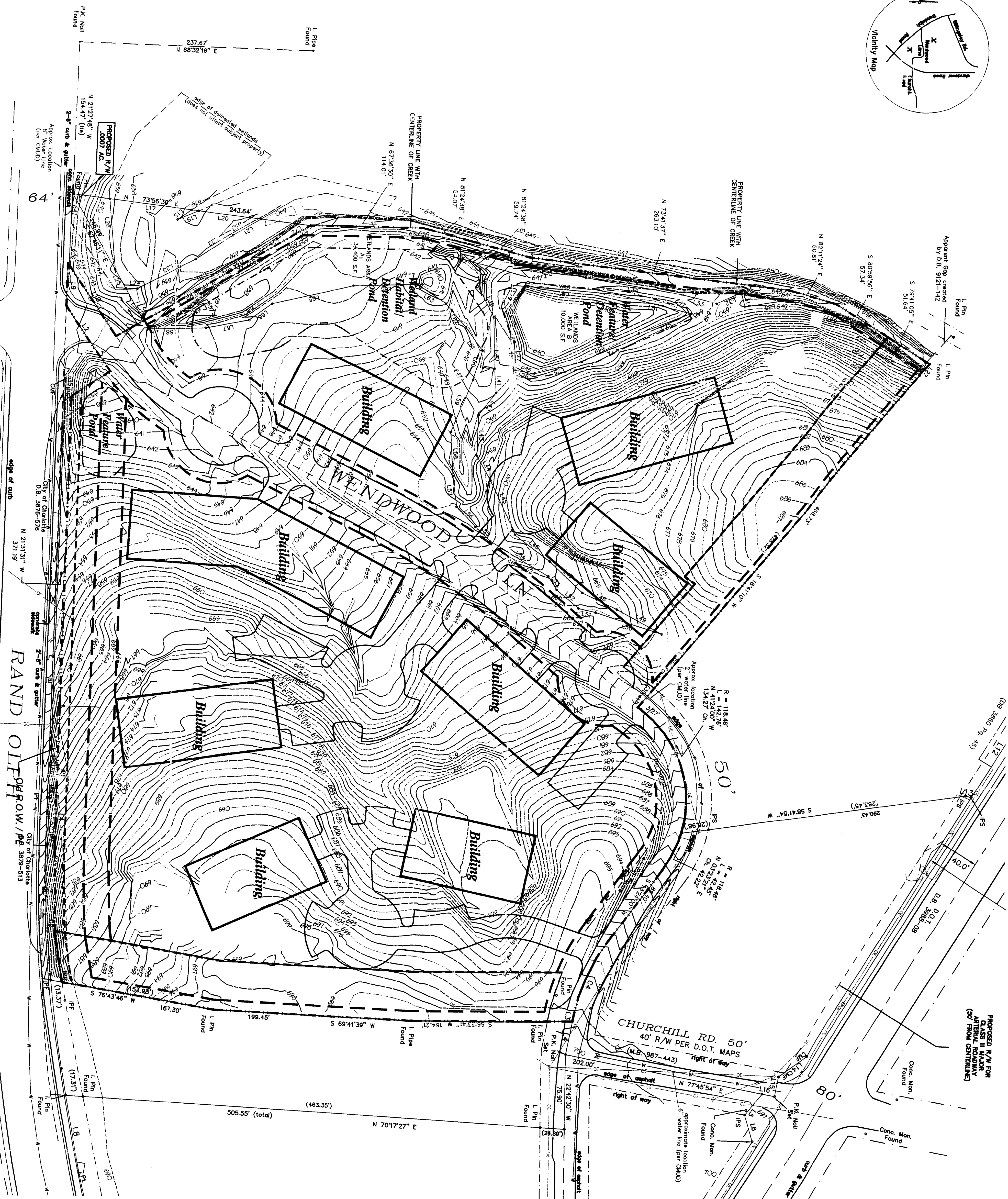
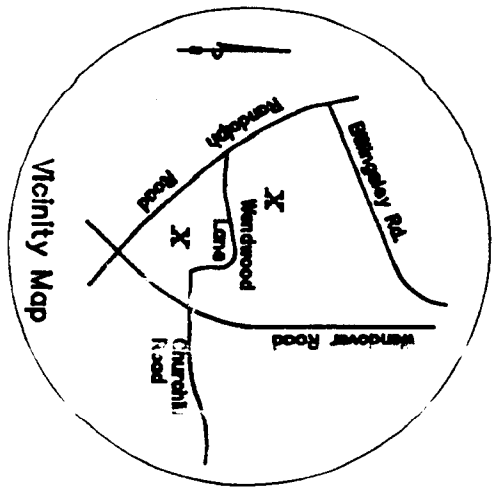
SITE TABULATION

TOTAL SITE AVERAGE	11.977AC
ACREAGE NET OF R.O.W.	10.8739AC
EXISTING ZONING	R-3
PROPOSED ZONING	(UB-2C2)
ALLOWABLE F.A.R.	1.0
30%US F.A.R. (included combining parcels and providing public open space)	1.0
TOTAL ALLOWABLE F.A.R.	1.10
PROPOSED SQUARE FOOTAGE	400,000SF
MAXIMUM BUILDING SQUARE FOOTAGE ALLOWABLE	571,045SF
ANTICIPATED MAXIMUM NUMBER OF UNITS	210
MAXIMUM BUILDING HEIGHT SHALL BE IN ACCORDANCE WITH ORDINANCE REQUIREMENTS	
MULTIFAMILY (68 SQ. FT. & DWELING UNITS) (74 SQ. FT. REVENUE)	
PROPOSED USAGE	
PARKING	AS REQUIRED BY ORDINANCE

APPROVED BY CITY COUNCIL
 DATE 9-23-99

99-37





Scale 1" = 50'

Schematic Site Plan
 01-25-99 Revised 01-19-99
 Revised 07-06-99

For Public Hearing
 Petition No. 99-39

Sterling Mint Grubb Management, Inc.

Reynolds Associates
 4112 Old Penitentiary Rd.
 Charlotte, NC 28217
 Phone: (704) 535-2878
 Fax: (704) 535-3640

