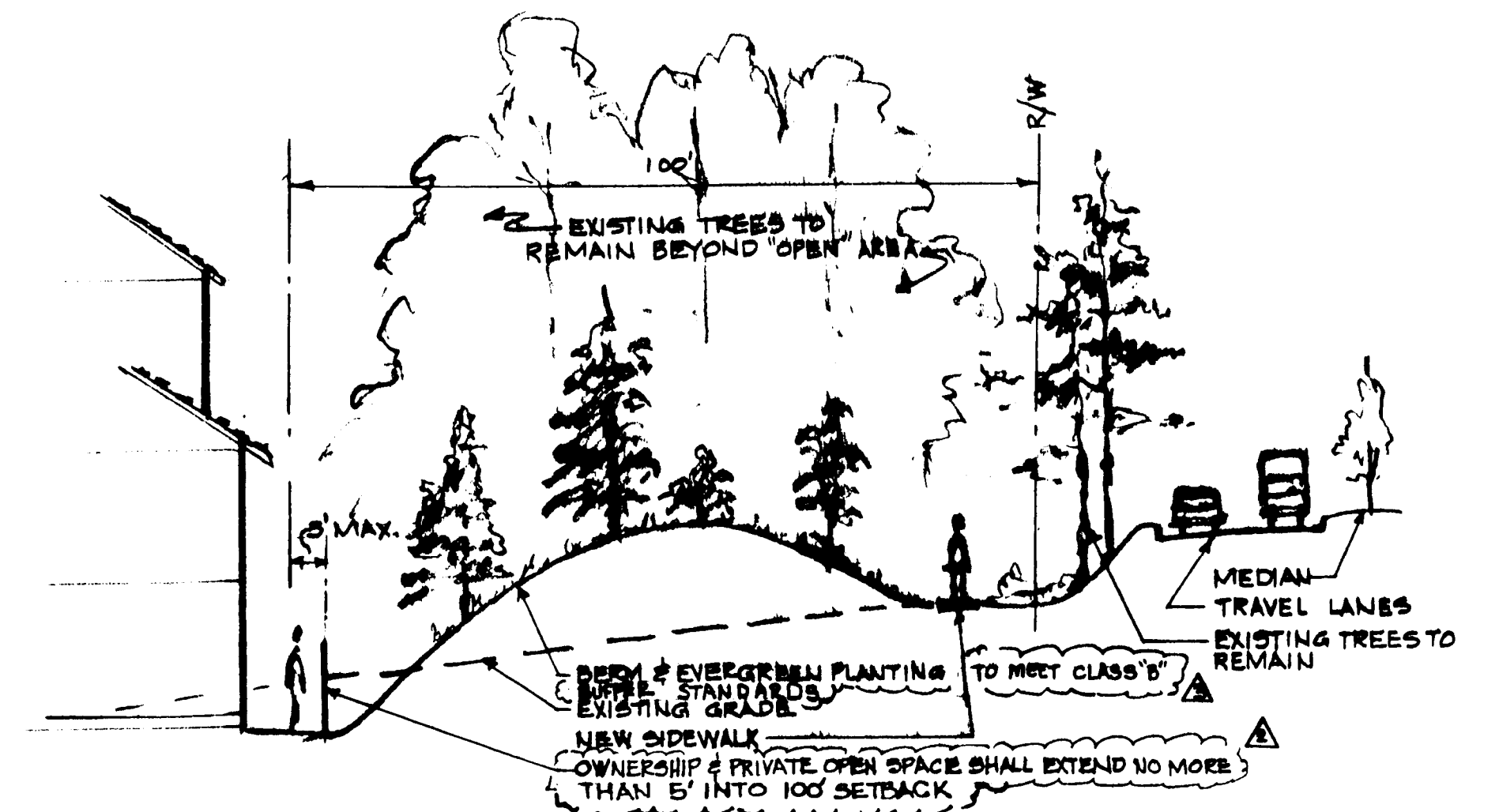
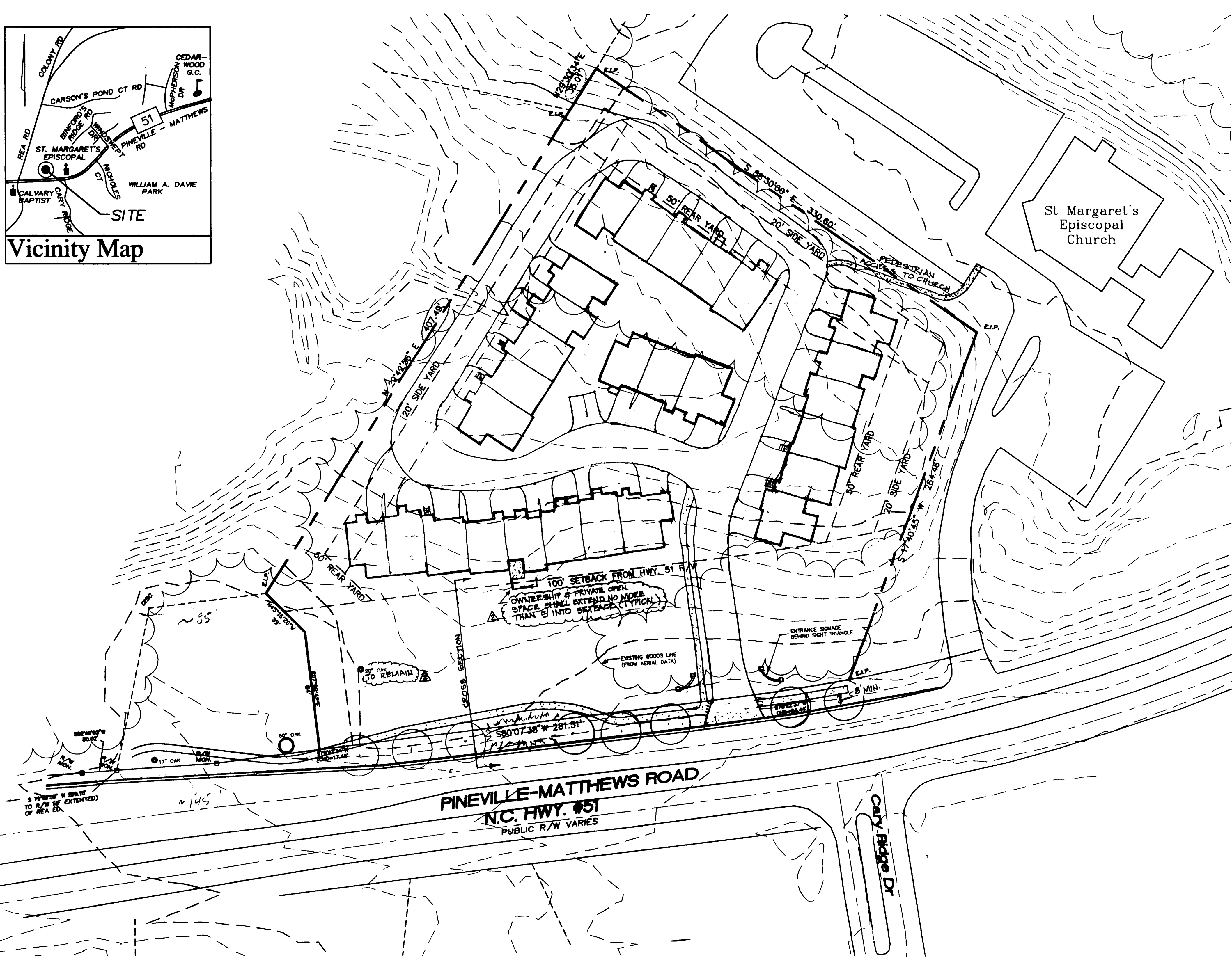
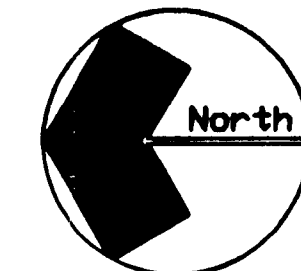
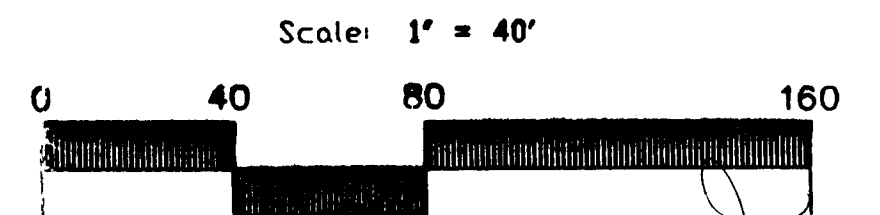


Vicinity Map



△ Cross Section Through Hwy. 51 Setback
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 10'

△ Schematic Site Plan
Petition # 00-28
For Public Hearing 1/20/00



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204

APPROVED BY CITY COUNCIL
DATE: 2/24/00

TOWNHOMES @ HWY51 NEAR REA RD.

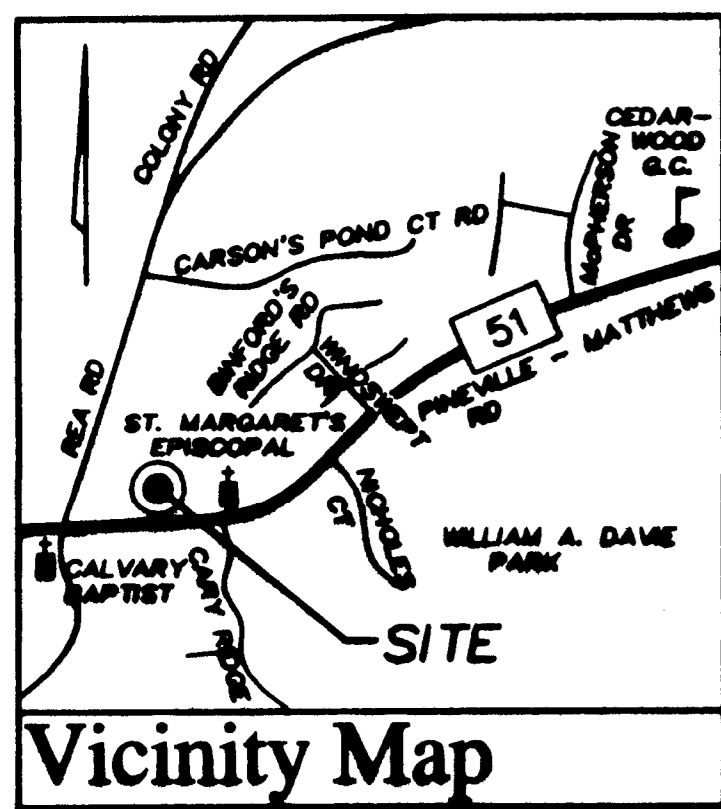
CHARLOTTE, NORTH CAROLINA
ALEXA LAND CORP.

Sheet Number
RZ-2

Project Manager	LM
Drawn By	LMjr
Checked By	
Date	10/22/99
Project Number	99122

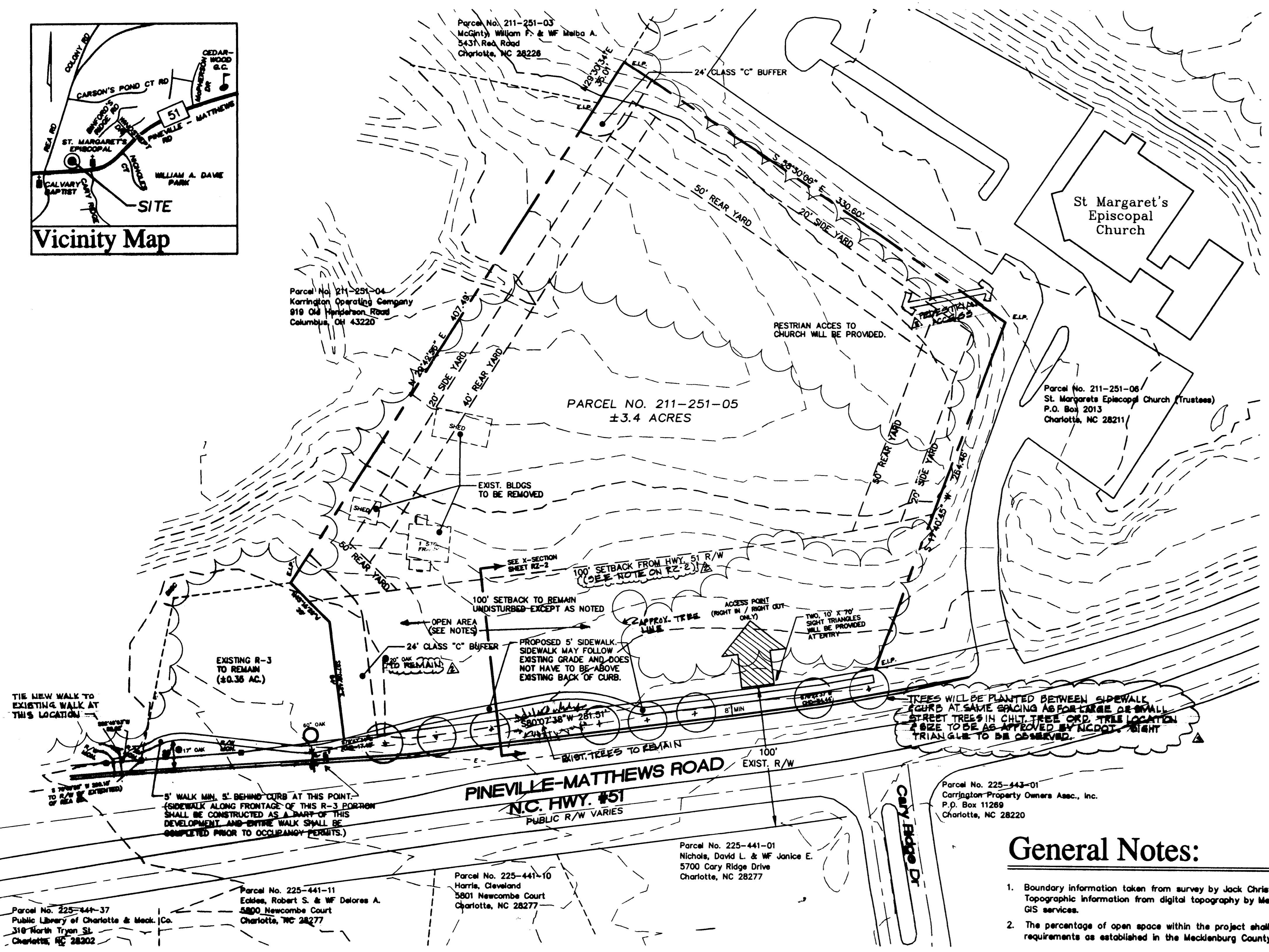
- △ REV: 1/20/00 - per staff review comments.
- △ REV: 2/3/00 - CLARIFICATIONS IN RESPONSE TO MORE STAFF COMMENTS
- △ REV: 2/24/00

Handwritten signature/initials



Development Standards:

- General Provision**
 Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under Mecklenburg County Zoning Ordinance (the "Ordinance") for the R-8M.F.(CD) zoning district classification shall be followed in connection with development taking place on this site.
- The building configurations, placements and sizes as well as the locations of all development shown on the Schematic Site Plan (Sheet RZ-2) are schematic in nature and may be altered or modified during design development and construction document phases.
- Permitted Uses**
 Uses on this site shall consist of not more than 27 Residential for sale attached units along with all accessory and incidental user allowed by right or under prescribed conditions in the R-8M.F.(CD) district. Buildings will be a maximum of three stories (45') high. (45' includes roof; any height over 40', setback will be increased as required by ordinance.)
- Landscaped areas and screening**
- (a) Screening shall conform with the standards and treatments specified in section 12.303 and 12.304 of the Ordinance.
 - (b) The Charlotte Tree Ordinance requirements shall apply to this development.
 - (c) Dumpsters, if provided, will be screened in accordance with the Ordinance. Each dumpster area will be enclosed on all four sides by a wooden fence or brick wall with one side being a hinged gate.
- Buffer Areas**
- (a) Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 thereof.
 - (b) Buffer areas shall remain as open space and will remain undisturbed, except for required planting, etc. to meet buffer requirements noted in (a) above.
 - (c) No buildings, parking spaces or maneuvering areas except street crossings may be placed within the buffer areas.
 - (d) If existing trees and/or natural vegetation is cleared to accommodate the installation of utilities, the cleared unimproved areas of the buffer shall be landscaped with the trees and shrubs to meet buffer standards and to provide substantial visual separation and screening.
 - (e) In the event zoning or uses on the adjacent property should change at some point in the future so that the buffer requirement changes or is not required, then the buffers specified on the Technical Data Sheet shall change accordingly.
- 100' Highway 51 Setback & Sidewalk**
 Except as noted below the 100' setback along Highway 51 shall remain undisturbed:
- (a) The setback may be crossed by the entrance drive. In wooded area, grading will be kept to the minimum required to accommodate the drive, a sidewalk, and underground utilities and entrance signage.
 - (b) A 5' wide sidewalk shall be provided along Highway 51. Due to grades and topographic conditions, and to save existing trees, this sidewalk may be constructed within the setback. A sidewalk easement will be provided when walk is outside R/W. Walk will be minimum 8' behind curb, except at existing 60' oak as shown on RZ-1.
 - (c) Planting, berms, or fencing may be constructed to provide the required 24' class 'C' buffer at the adjacent residence.
 - (d) Berms and planting will be constructed in the open portions of this setback to provide units with screening and noise reduction from Highway 51. No berms will be built and no grading equipment or material storage will be allowed within the drip line of existing trees.



General Notes:

- 1. Boundary information taken from survey by Jack Christian & Assoc., dated 8/30/99. Topographic information from digital topography by Mecklenburg County Mapping / GIS services.
- 2. The percentage of open space within the project shall meet or exceed the minimum requirements as established in the Mecklenburg County Zoning Ordinance.

Development Data:

Total Area: ±3.4 AC.
 Existing Zoning: R-3
 Proposed Zoning: R-8MF(CD)
 Proposed Use: Townhomes for Sale
 Maximum Proposed Development: 27 Units

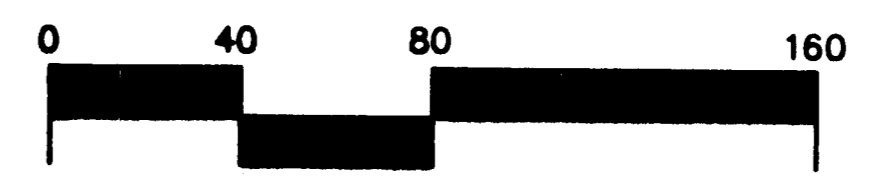
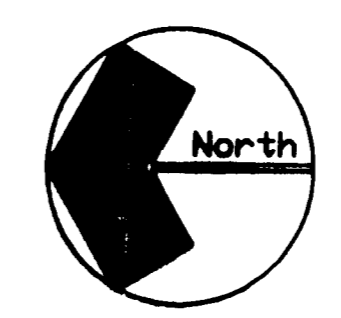
Technical Data Sheet
Petition # 00-28
For Public Hearing 1/20/00

TOWNHOMES @ HWY51 NEAR REA RD.

CHARLOTTE, NORTH CAROLINA
 ALEXA LAND CORP.

Project Manager	LM
Drawn By	LMjr
Checked By	
Date	10/22/99
Project Number	99122

REV: 1/20/00 - per staff review comments.
 REV: 2/3/00 - CLARIFICATIONS IN RESPONSE TO MORE STAFF COMMENTS
 REV: 2/14/00 - REVISIONS TO MATCH SECURE CLASS 'C' PLANTING OF 100' SETBACK



Scale: 1" = 40'



DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 420 Hawthorne Lane
 Charlotte, NC 28204
 704/332-1204

Review plan 2/24/00
As approved by 2/28/00

Sheet Number

RZ-1