

REMAIN BEYOND "OPEN" AREA MEDIAN-OWNERSHIP & PRIVATE OPEN SPACE SHALL EXTEND NO MORE THAN 5' INTO 100 SETBACK

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

Vertical Scale: 1" = 10'

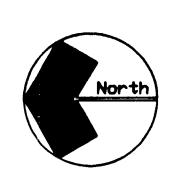
Schematic Site Plan Petition # 00-28 For Public Hearing 1/20/00)

REY: 2/3/00 - CLARIFICATIONS IN RESPONSE

Drawn By Checked By 10/22/99 Project Number 99122

TOWNHOMES @ HWY51 NEAR REA RD.

CHARLOTTE, NORTH CAROLINA ALEXA LAND CORP.

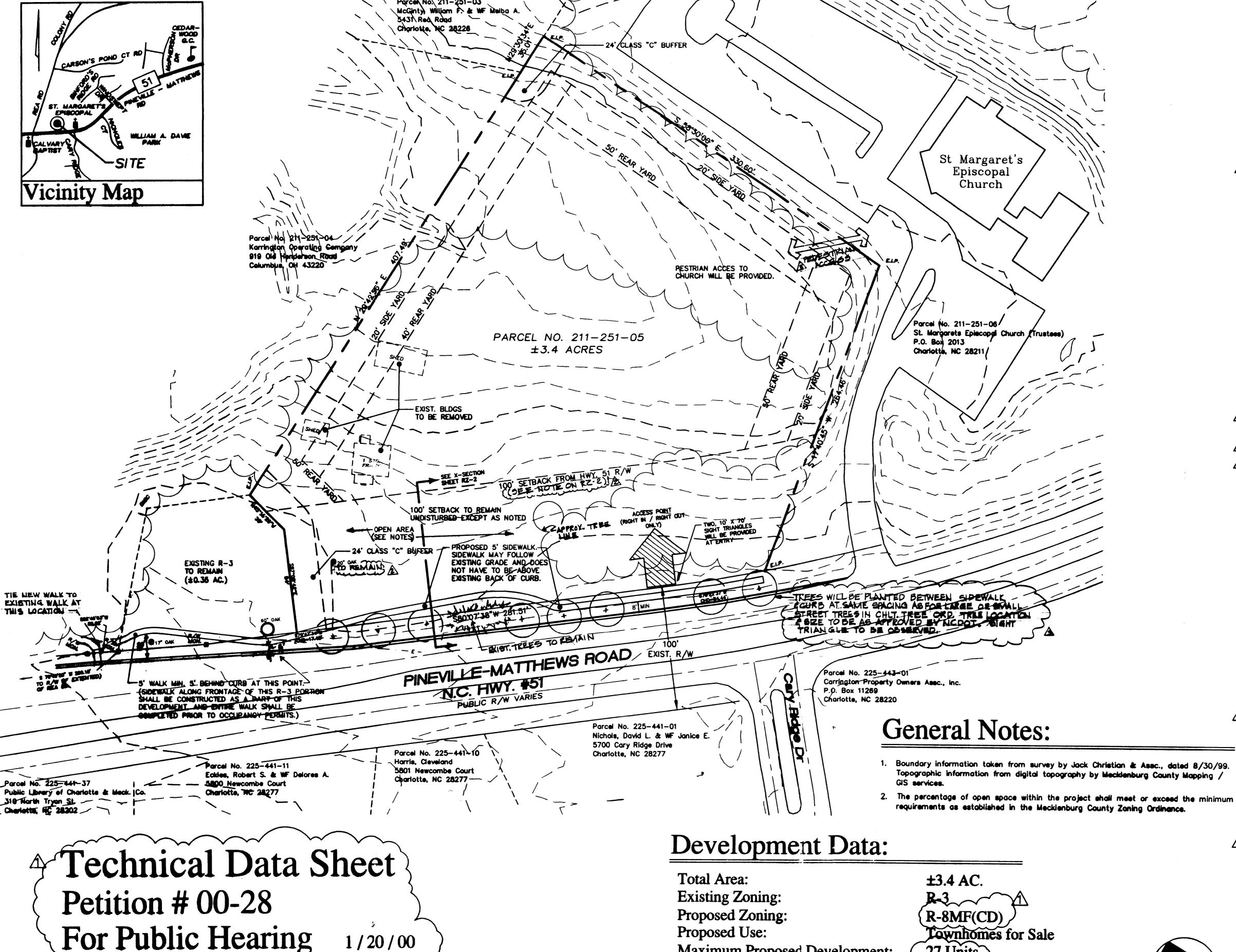




420 Hawthorne Lane	3(20/2002)
Planners & Engineers	APPROVED BY CITY COUNCIL
Landecape Architects	
DPR ASSOCIATES, INC.	AS 08 120 2/20/2000
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704/332--1204

RZ-2



27 Units

Maximum Proposed Development:

TOWNHOMES @ HWY51 NEAR REA RD.

North 1

Scale: 1" = 40"



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

RZ-1

CHARLOTTE, NORTH CAROLINA ALEXA LAND CORP.

Project Manager

Drawn By

Date

Checked By

10/22/99

Project Number

AREN: 2/3/80 - CLARIFICATIONS IN RESPONSE TO 3
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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-& M.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 User

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-2 M.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.
- The Charlotte Tree Ordinance requirements shall apply to this development.
- 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 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.
- Buffer areas shall remain as open space and will remain undisturbed, except for required planting etc. to meet buffer requirements noted in (a) above.
- No buildings, parking spaces or maneuvering areas except street crossings may be placed within the buffer greas.
- 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.
- 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:

The setback may be crossed by the entrance drive. In wooded area, grading will be kept to the minimum required to accomodate the drive, a sidewalk, and undergroung utilities and entrance signage. 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.
- Berms and planting will be constructed in the open portions of this setback to provde units with screening and noise reduction from Highway 51. No berms will be built and no grading equipment or neuterial storage will be allowed within the drip line of existing trees.

Access Points

Direct vehicular access to the Site will be limited to the access point shown on the Technical Data Sheet and will be located in the general area depicted. The configurations and ultimate location of this access point is subject to any minor modifications required to accommodate final site plan. All driveways shall be subject to approval by the Charlotte Engineering Department, NCDOT, and CDOT.

The parking spaces depicted on the Schematic Site Plan (Sheet RZ-2) may vary in layout and location but, is all events, will be sufficient to satisfy the minimum offstreet parking standards established unier the Ordinance, including Sections 12.203(1) and 12.303(2) of the Ordinance.

All direct ligiting shall be designed such that direct illumination does not extend past any exterior property ling. Consideration will be given to the impact of intensity, cutoff angles, color, energy efficiency and shield: of sources of light, the intent being to eliminate glare towards adjacent properties. Maximum tached lights shall be 20 feet.

be erected in accordance with the requirements of the Ordinance.

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Marshal's standard specifications.

Storm Drainage Management

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards will be studied to determined its ability to handle water from this development. If it is insufficient to handle increased runoff from this site, then detention will be provided for the 2 and 10 year storm (minimum requirement) and detention will be provided to reduce post-development runoff rate to that expected from the existing R-3 zoning for the 25, 50, and 100 year storms.

Sheet Number