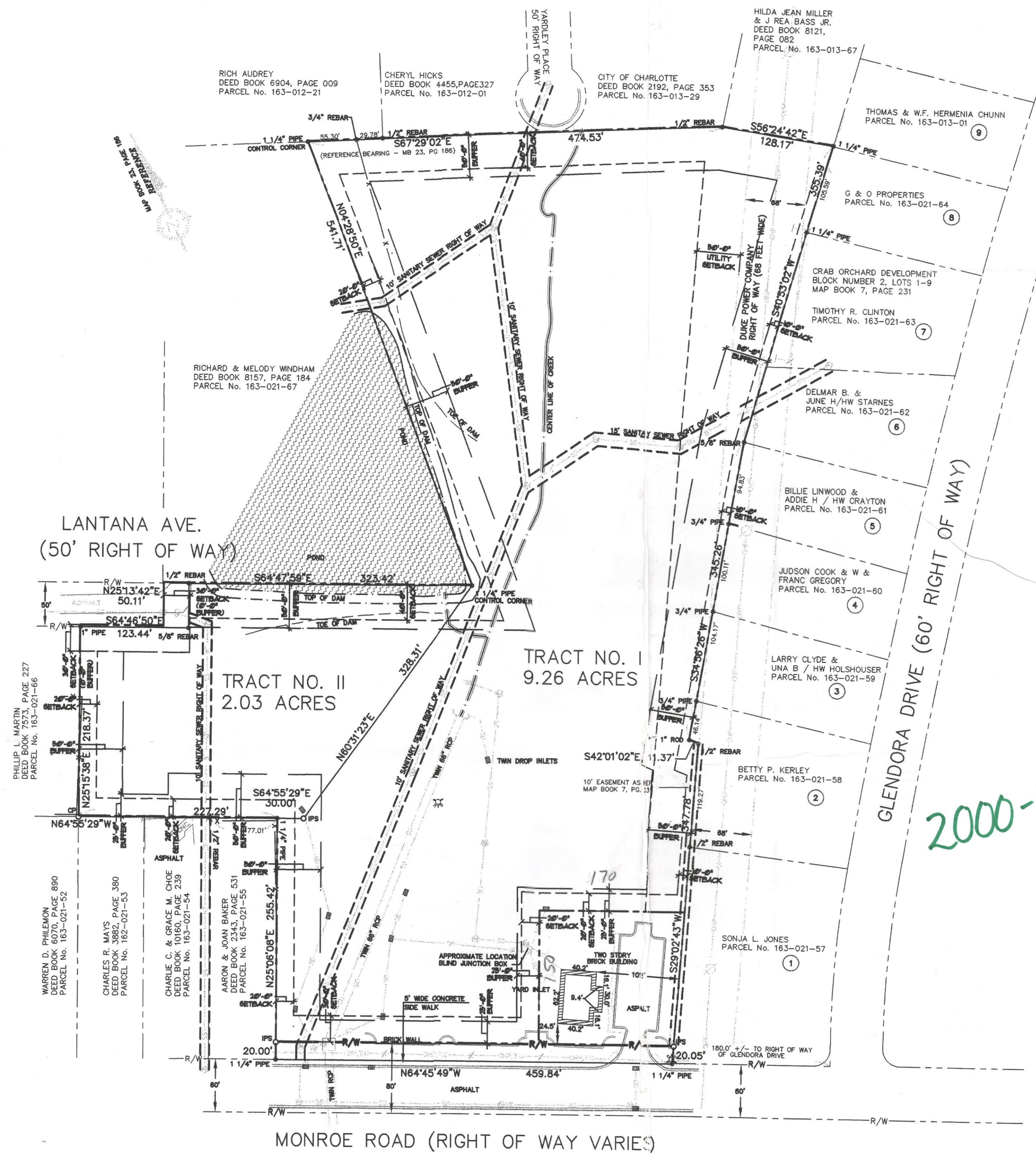


DEVELOPMENT STANDARDS

- A. PERMITTED USES**
UP TO NINETY-ONE(91) DWELLING UNITS FOR SALE MAY BE DEVELOPED ON THE SITE, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN AN R-8 MF ZONING DISTRICT.
- B. DEVELOPMENT REQUIREMENTS:**
- GENERAL PROVISIONS** - AT A MINIMUM, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8 MF DISTRICT SHALL BE SATISFIED. IN ADDITION, DEVELOPMENT SHALL BE GOVERNED BY THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET.
 - THE BUILDING CONFIGURATIONS, PLACEMENTS AND SIZES, AS WELL AS THE LOCATIONS OF STREETS AND PARKING AREAS, SHOWN ON THE SCHEMATIC SITE PLAN (SHEET R-2), ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING LIMIT LINES ESTABLISHED ON THE TECHNICAL DATA SHEET.
- C. SETBACKS, SIDE YARDS AND REAR YARDS:**
- ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8 MF DISTRICT.
 - A THIRTY FOOT (30'-0") SETBACK WILL BE ESTABLISHED ALONG MONROE ROAD FROM THE PROPOSED RIGHT-OF-WAY.
- D. BUFFER AREAS:**
- BUFFER AREAS ESTABLISHED ON THE TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 AND TO THE PROVISIONS OF PARAGRAPHS (b), (c), AND (d) OF THIS SECTION.
 - BUFFER AREAS ARE TO REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS, WALLS, FENCES, DRAINAGE PIPES OR CHANNELS, UTILITY LINES AND FACILITIES, PEDESTRIAN PATHWAYS, BICYCLE PATHWAYS AND BERMS. UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN SEVENTY-FIVE (75) DEGREES AND BERMS MAY ONLY BE INSTALLED WITHIN THOSE PORTIONS OF BUFFER AREAS WHICH ARE NOT DEPICTED ON THE TECHNICAL DATA SHEET AS UNDISTURBED BUFFER AREAS.
 - WHILE THE PETITIONER RESERVES THE RIGHT TO INSTALL BERMS WITHIN THOSE PORTIONS OF BUFFER AREAS WHICH ARE NOT DEPICTED ON THE TECHNICAL DATA SHEET AS UNDISTURBED BUFFER AREAS, BUFFER WIDTHS MAY NOT BE REDUCED THROUGH THE USE OF WALLS, FENCES OR BERMS.
 - IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE BERMS, WALLS, FENCES OR THE INSTALLATION OF UTILITY CONSTRUCTION, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED AS REQUIRED BY SECTION 12.302 OF THE ORDINANCE.
- E. LANDSCAPED AREAS AND SCREENING:**
SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
- F. REFUSE COLLECTION:**
- TRASH PICK-UP WILL BE HANDLED BY A PRIVATE HAULER UNLESS AND UNTIL GOVERNMENTAL POLICY WOULD PROVIDE FOR THE PUBLIC PICK-UP OF TRASH.
 - IF DUMPSTERS ARE PROVIDED, THEY WILL BE SCREENED WITH A SOLID WOODEN FENCE OR MASONRY ENCLOSURES WITH GATES.
- G. ACCESS POINTS:**
VEHICULAR ACCESS TO THE SITE FROM MONROE ROAD WILL BE LIMITED TO THE ACCESS POINT SHOWN ON THE TECHNICAL DATA SHEET AND WILL BE LOCATED IN THE GENERAL AREA DEPICTED THEREON. THE CONFIGURATION AND ULTIMATE LOCATION OF THIS ACCESS POINT WITHIN THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND ARE FURTHER SUBJECT TO APPROVAL BY THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. ACCESS TO AND FROM THE SITE WILL ALSO BE AVAILABLE ON LANTANA AVENUE SHOWN ON THE TECHNICAL DATA SHEET.
- H. LIGHTING:**
- A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE. ALL LIGHTING WITHIN THE SITE EXCEPT STREET LIGHTS WHICH MAY BE ERECTED ALONG MONROE ROAD SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST PROPERTY LINES OF THE SITE.
 - 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.
 - LIGHTING FIXTURES WILL NOT EXCEED TWENTY FEET (20'-0") IN HEIGHT EXCEPT FOR STREET LIGHTS, IF ANY, INSTALLED ALONG MONROE ROAD.
- I. PARKING:**
- OFF-STREET PARKING WILL SATISFY THE PARKING STANDARDS ESTABLISHED UNDER THE ORDINANCE, INCLUDING SECTION 12.203(1) AND 12.203(2). PETITIONER RESERVES THE RIGHT TO RELOCATE CARPORTS CONSISTENT WITH THE PROVISIONS OF THE ORDINANCE.
 - NO PARKING WILL BE PERMITTED WITHIN THE BUFFER AREAS OR SETBACK AREAS.
- J. SIGNS:**
A UNIFORM SIGNAGE AND GRAPHICS SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE WHICH WILL COMPLY WITH THE PROVISIONS OF SECTION 13 OF THE ORDINANCE.
- K. FIRE PROTECTION:**
ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CITY FIRE MARSHAL'S SPECIFICATIONS.
- L. ROADWAY DEDICATION AND IMPROVEMENTS:**
- IF NOT ALREADY EXISTING, THE PETITIONER AGREES TO DEDICATE THAT PORTION OF THE SITE ALONG MONROE ROAD WHICH IS REQUIRED TO CREATE A RIGHT-OF-WAY FIFTY FEET (50'-0") IN WIDTH, NORTH OF THE CENTERLINE FOR MONROE ROAD.
- M. DESIGN STANDARDS:**
LANDSCAPED ISLANDS WILL BE PROVIDED IN PARKING AREAS TO AVOID LARGE EXPANSES OF PAVEMENT. THESE ISLANDS WILL SATISFY THE PROVISIONS OF SECTION 12.208 OF THE ORDINANCE.

- N. STORM DRAINAGE:**
- STORM WATER RUN-OFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE'S STORM WATER REGULATIONS.
 - THE PETITIONER RESERVES THE OPTION TO INSTALL UNDERGROUND STORM WATER DETENTION FACILITIES ANYWHERE WITHIN THE SETBACK AREAS. SURFACE STORM WATER DETENTION FACILITIES MAY BE INSTALLED WITHIN THE SETBACK AREAS IF THE LOCATION IS SPECIFICALLY NOTED ON THE TECHNICAL DATA SHEET.
- O. AMENDMENTS TO REZONING PLANS:**
FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED IN ACCORDANCE WITH CHAPTER 6 OF THE ORDINANCE.
- P. BINDING EFFECT OF THE REZONING APPLICATION:**
- 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 THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.
 - THROUGHOUT THIS REZONING PETITION, THE TERMS, "PETITIONER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

TECHNICAL DATA SHEET



NO COMMENT
Cleveland Huntley
2/15/00

2000-07

FOR PUBLIC HEARING
PETITION No. _____

ARCHON ASSOCIATES INC.
21400 RIDGETOP CIRCLE, SUITE 250
STERLING, VIRGINIA 20166
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MEADOWS @ MONROE
SENIORS APARTMENTS
MONROE ROAD
CHARLOTTE, NORTH CAROLINA 28212

JOB NO.	99000 CHA
DATE:	28 JAN 2000
	CONCEPTUAL DESIGN
REVISIONS:	

DEVELOPMENT STANDARDS & TECHNICAL DATA SHEET
R-1

DEVELOPMENT INFORMATION:

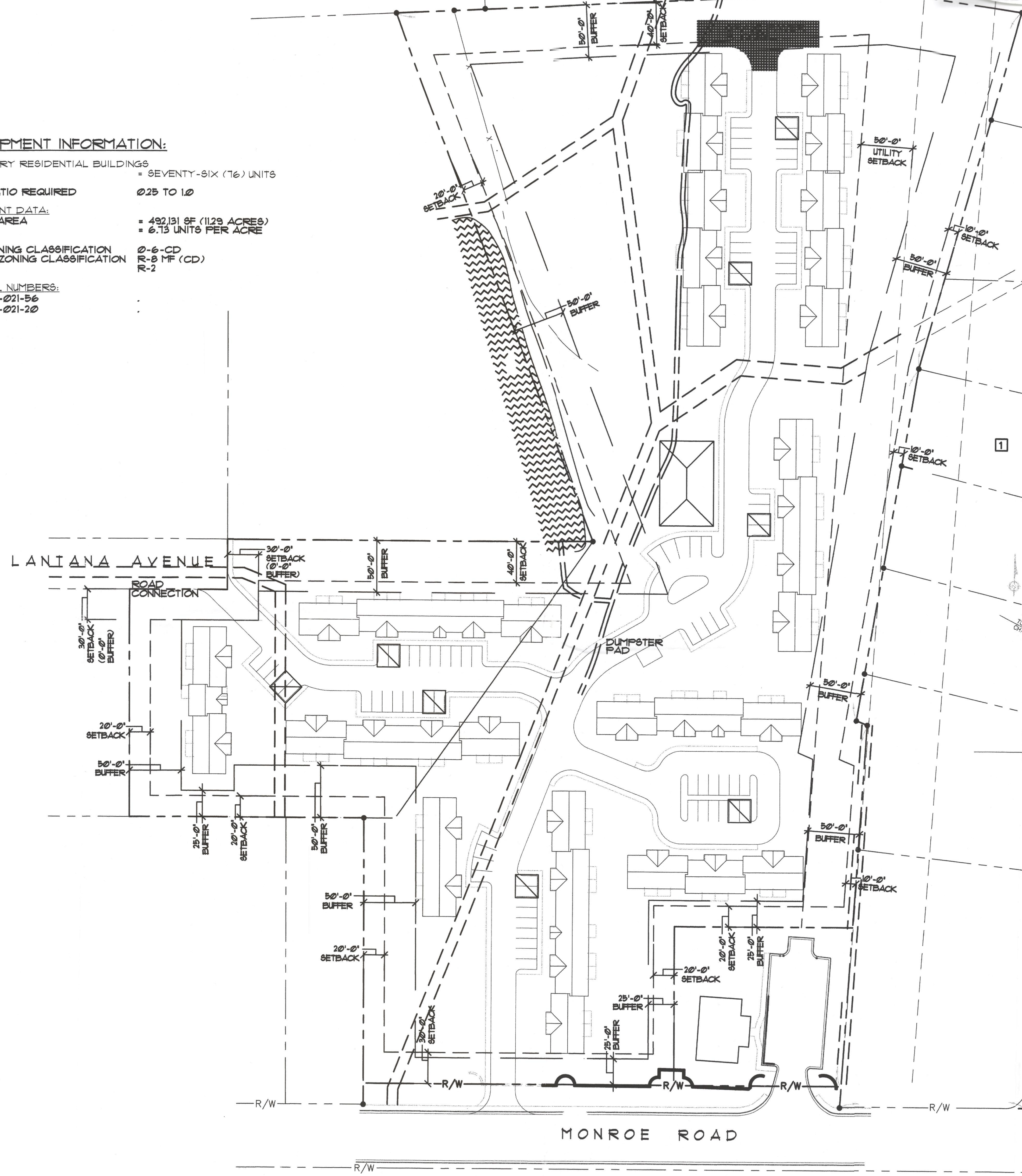
ONE(1) - STORY RESIDENTIAL BUILDINGS
 TOTAL UNITS = SEVENTY-SIX (76) UNITS

PARKING RATIO REQUIRED 0.25 TO 1.0

DEVELOPMENT DATA:
 TOTAL SITE AREA = 492,131 SF (11.29 ACRES)
 DENSITY = 6.73 UNITS PER ACRE

EXISTING ZONING CLASSIFICATION 0-6-CD
 PROPOSED ZONING CLASSIFICATION R-8 MF (CD)
 USE GROUP R-2

TAX PARCEL NUMBERS:
 PARCEL 163-021-56
 PARCEL 163-021-20



VICINITY MAP

SCALE: N.T.S.

NOTES:
 APPROXIMATE COMPLETION TIME OF PROJECT WITHIN TWELVE(12) MONTHS ONCE COMMENCEMENT OF CONSTRUCTION HAS BEGUN

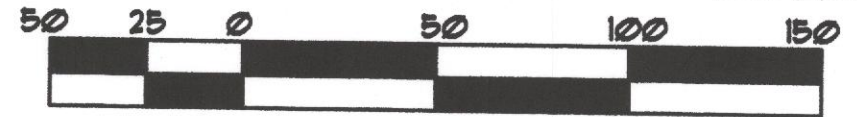
FIFTY-FIVE (55) AGE RESTRICTION
 THE BUILDING CONFIGURATIONS, PLACEMENTS AND SIZES, AS WELL AS THE LOCATIONS OF STREETS AND PARKING AREAS ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING LIMIT LINES ESTABLISHED ON THE TECHNICAL DATA SHEET.

□ TYPICAL TWO(2)-BAY CARPORT

FOR PUBLIC HEARING
 PETITION No. _____

SCHEMATIC SITE PLAN

SCALE: 1" = 50'-0"



JOB NO.
 99000 CHA

DATE:
 28 JAN 2000
 CONCEPTUAL DESIGN

REVISIONS: