

TECHNICAL DATA  
EXISTING ZONING: R-12 & INST.  
PROPOSED ZONING: R-9 MF CD  
PROPOSED USES: MULTI-FAMILY HOUSING AND DAY CARE CENTER

John E. & Edith H. Kirk  
1201 Mallard Creek Church Rd.  
Charlotte, NC 28213  
049-271-22  
2817-116

| PHASE      | ACRES       | NO. UNITS | UNITS PER ACRE |
|------------|-------------|-----------|----------------|
| 1          | 15.60       | 284       | 16.92          |
| 2          | 20.53       | 190       | 9.25           |
| 3          | 14.90       | 216       | 14.5           |
| TOTALS     | 51.03       | 670       | 13.13          |
| DAY CARE   | 1.80        |           |                |
| TOTAL SITE | 52.83 ACRES |           |                |

\* 3 ACRES OFFERED FOR DEDICATION TO THE MECKLENBURG COUNTY GREENWAY SYSTEM

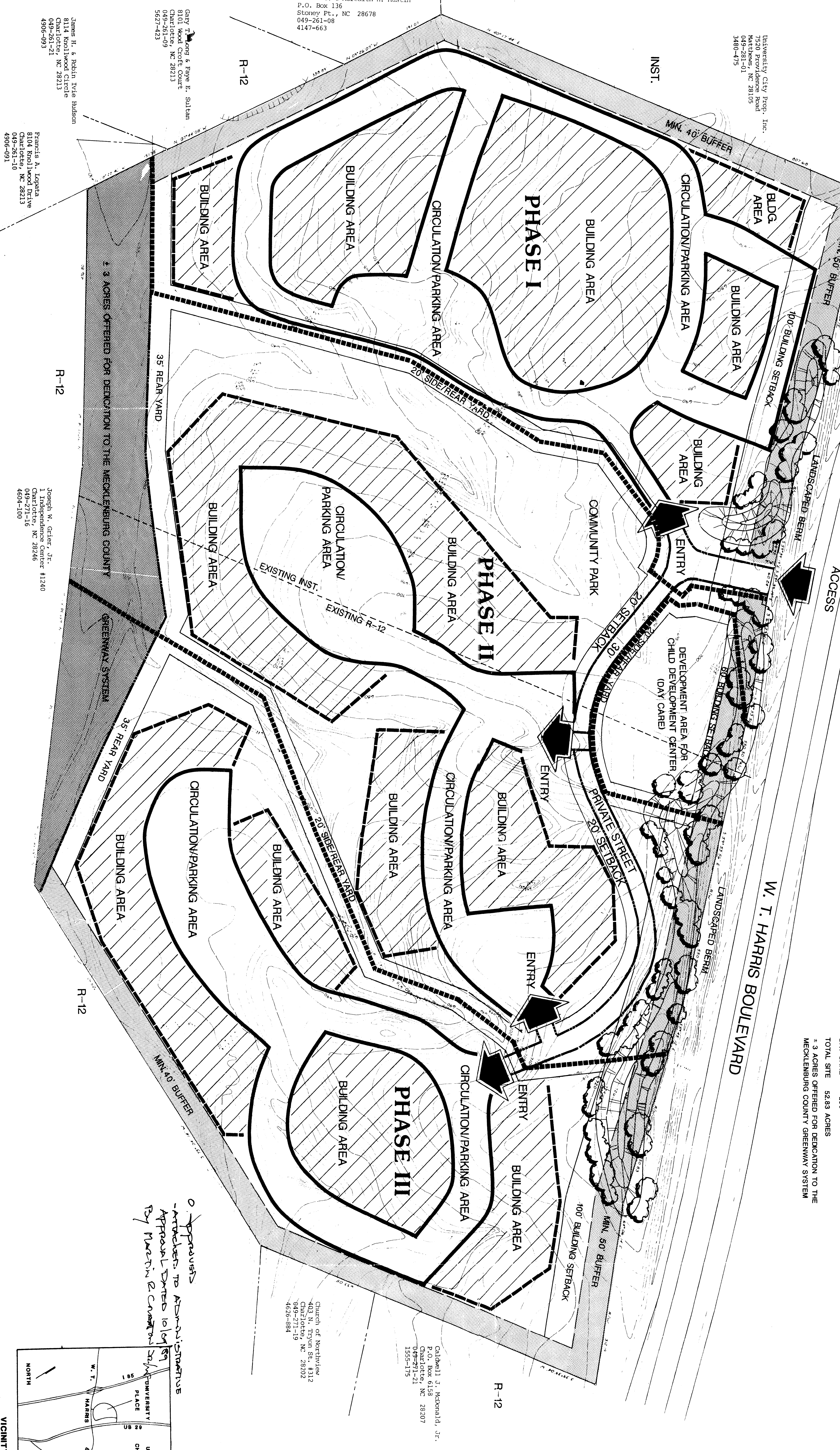
KIRK FAMILY PROPERTY  
MECKLENBURG COUNTY

Trammell Crow Company  
**PACES RIDGE**

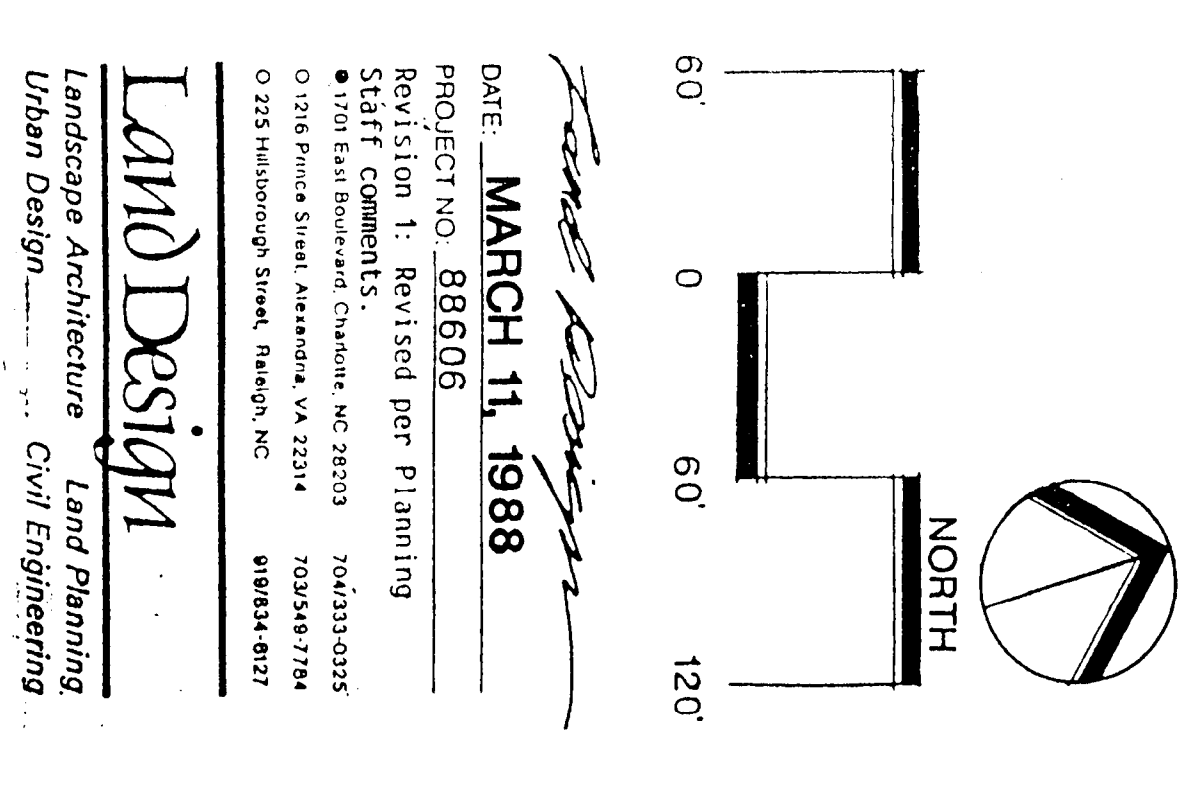
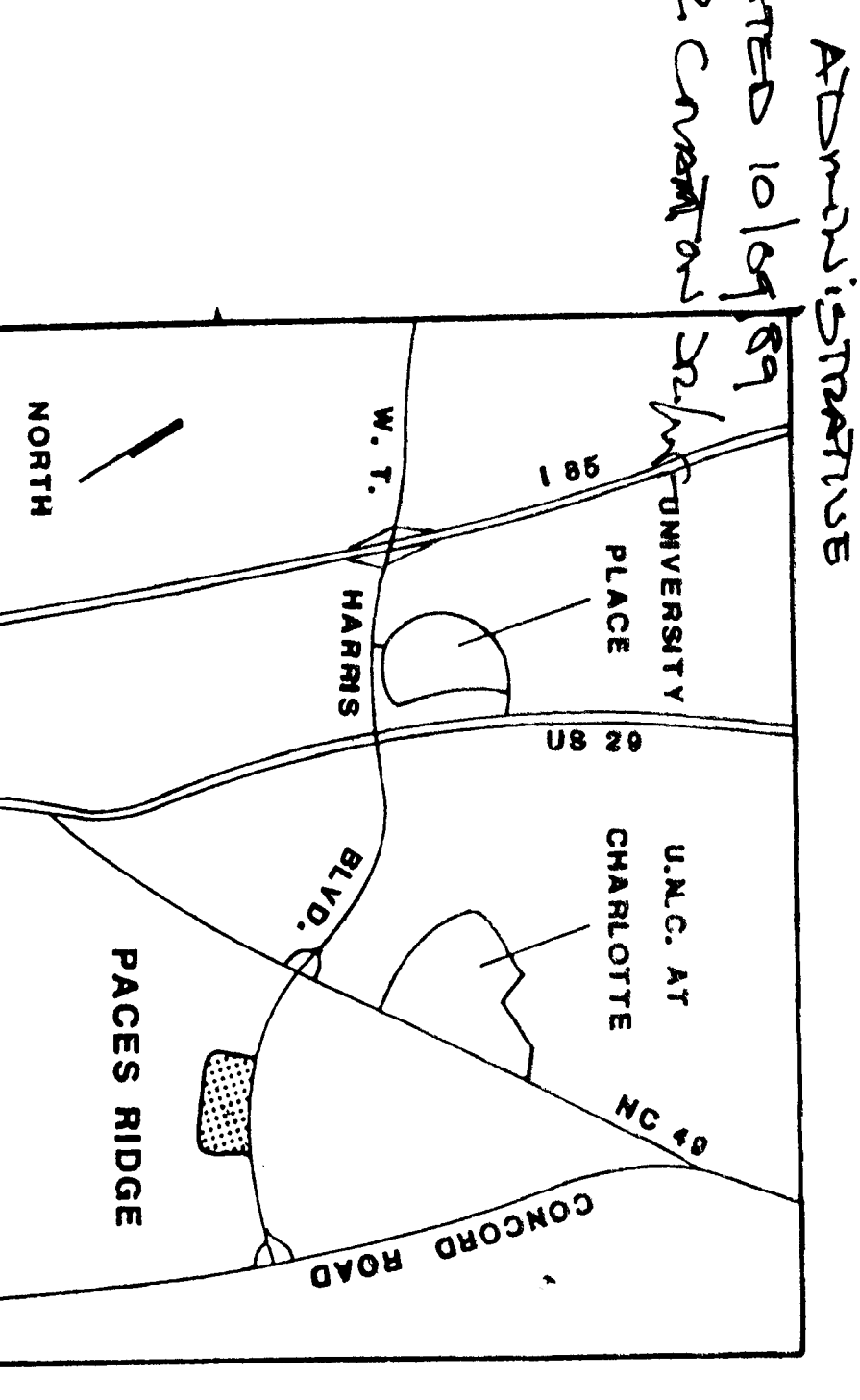
REZONING PROPOSAL  
TECHNICAL DATA SHEET

CONDITIONAL DEVELOPMENT NOTES:

- The documents covering this petition are: (1) The Technical Data Sheet, (2) The Illustrative Site Plan, (3) The Section, (4) The Final Plat, (5) The Final Plat with proposed adjustments, (6) The Final Plat with proposed adjustments and proposed site plan, (7) The Final Plat with proposed adjustments and proposed site plan and proposed site plan building areas and parking/circulation areas as shown on the buffer areas of designated setbacks around the project perimeter.
- Median cuts, acceleration and deceleration lanes along W. T. Harris Boulevard shall be provided in accordance with the North Carolina Department of Transportation and Mecklenburg County requirements.
- A 10' wide strip of land along the southern property boundary shall be offered for dedication to the Mecklenburg County Greenway System.
- The existing berm along Harris Boulevard shall be maintained at a height of 10' above the adjacent street.
- All buffer areas at the perimeter of the property shall be used to provide effective screening through the use of landscaping and other measures. The use of existing vegetation except for utility and access roads, parking areas and parking will not be allowed. Screening shall be provided in the buffer areas in compliance with paragraph 7.
- Screening will be provided within the 100' building setback area.
- Screening shall be provided from a minimum 10' high, natural materials such as brick and stone. The screening shall be provided in accordance with the Mecklenburg County Greenway System and the Mecklenburg County Ordinance No. 28207.
- Screening shall be provided in accordance with County Ordinance No. 28207.
- A small community park will be provided between Pace Parkway and Pace Parkway, including a perimeter area which shall be provided in accordance with paragraph 10.
- Industrial access will be provided to the proposed Greenway System for each development phase.
- The proposed Day Care Facility shall be provided and to all County of Mecklenburg Ordinance requirements prior to development.
- Each of the three residential development phases will be provided in accordance with the following: (a) Lot size shall be taken to provide and retain existing trees wherever possible.
- Landscaping shall be provided in the parking areas to avoid bare exposure of parking.



0 APPROVED  
- APPROVED TO ARCHITECTURAL  
- APPROVED TO MECKLENBURG COUNTY  
BY MARTIN & CHRISTIAN



DATE: MARCH 11, 1988  
PROJECT NO. 88605  
REVISION 1: REVISED PER PLANNING COMMISSION COMMENTS  
0321 Landmark Street, Raleigh, NC 27603  
0321 Landmark Street, Raleigh, NC 27603  
0321 Landmark Street, Raleigh, NC 27603

Landmark Architecture  
Civil Engineering  
Urban Design

DATE: October 9, 1989  
FROM: *Martin & Christian*  
Planning Director  
TO: Robert Brandon  
Zoning Administrator  
FROM: *Martin & Christian*  
Planning Director

0321 Landmark Street, Raleigh, NC 27603  
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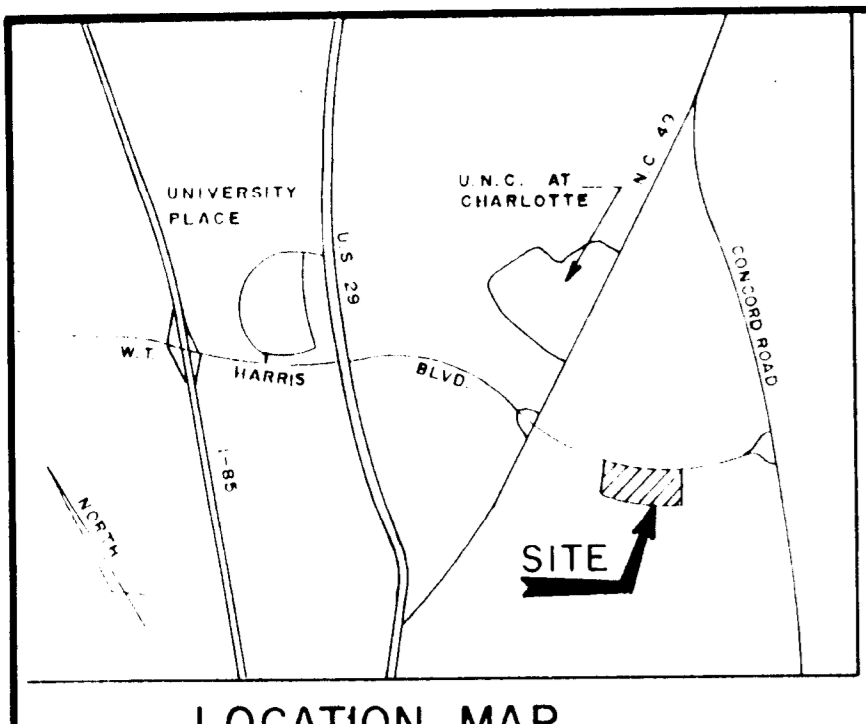
Harold C. & Meredith H. Austin  
P.O. Box 136  
Stoney Pt., NC 28678  
049-261-08  
4147-663

Gary J. Long & Page E. Sultan  
1111 South Street  
Charlotte, NC 28213  
049-261-09  
5627-423

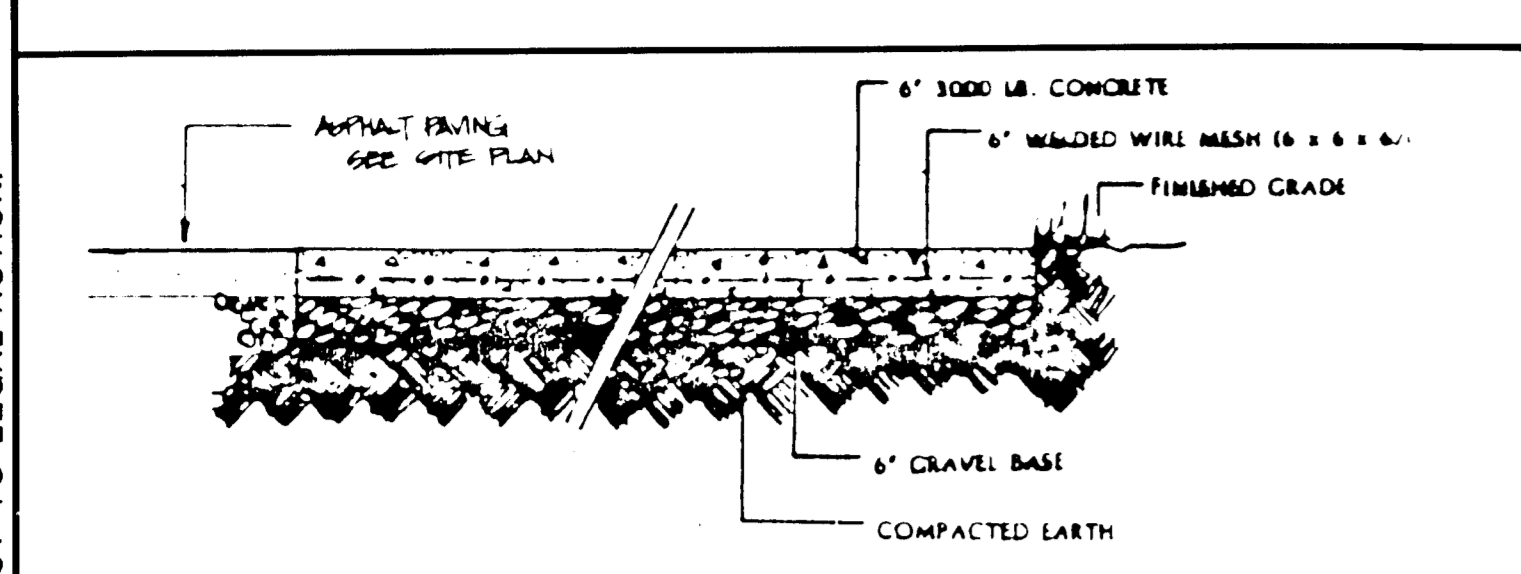
James H. & Robin Tyle Hudson  
8114 Knollwood Circle  
Charlotte, NC 28213  
049-261-21  
4906-093

Francis A. Zogala  
8104 Knollwood Circle  
Charlotte, NC 28213  
049-261-10  
4906-091

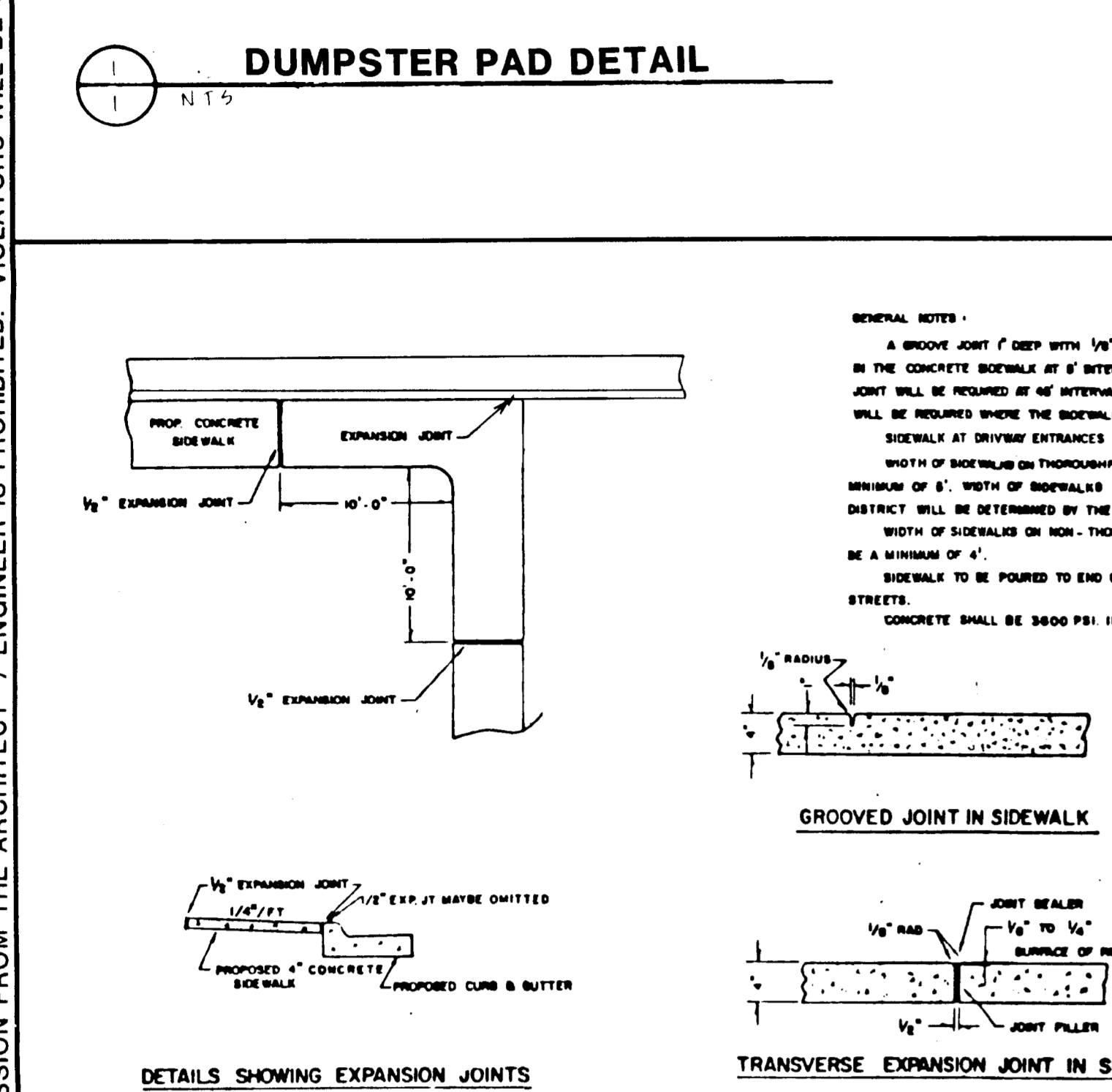
Joseph W. Gocher, Jr.  
1 Independence Center #1240  
Charlotte, NC 28246  
049-271-16  
4604-100



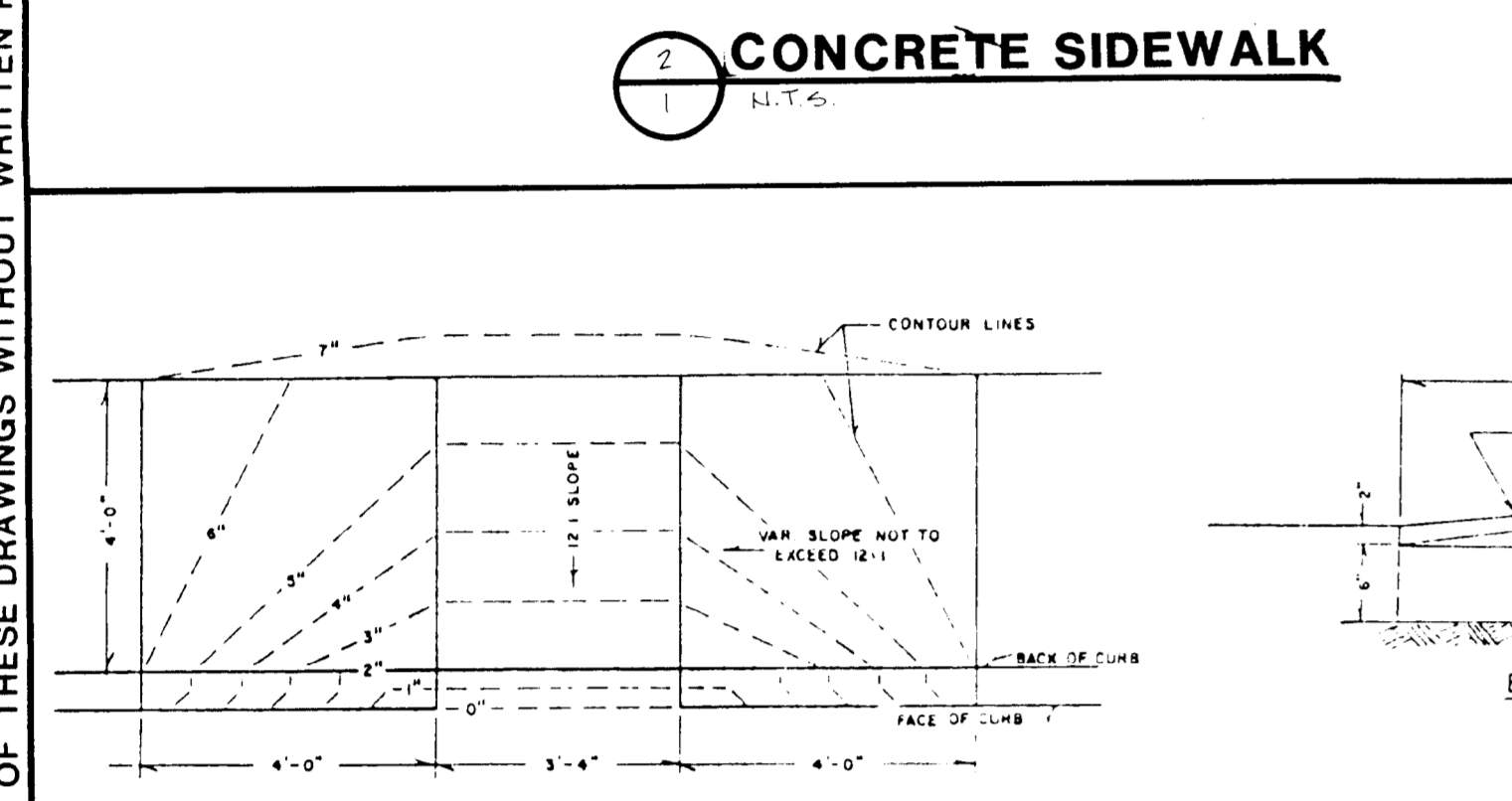
LOCATION MAP



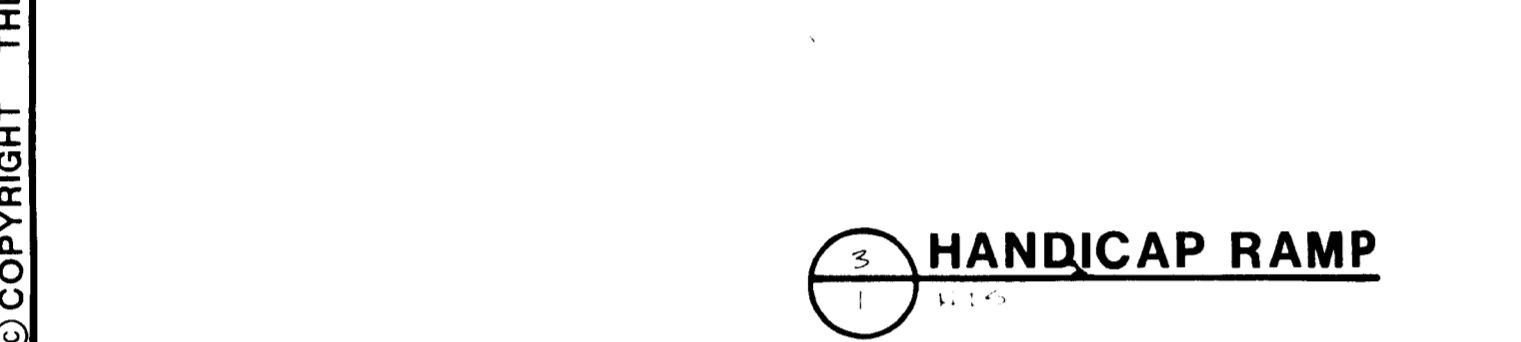
DUMPSTER PAD DETAIL



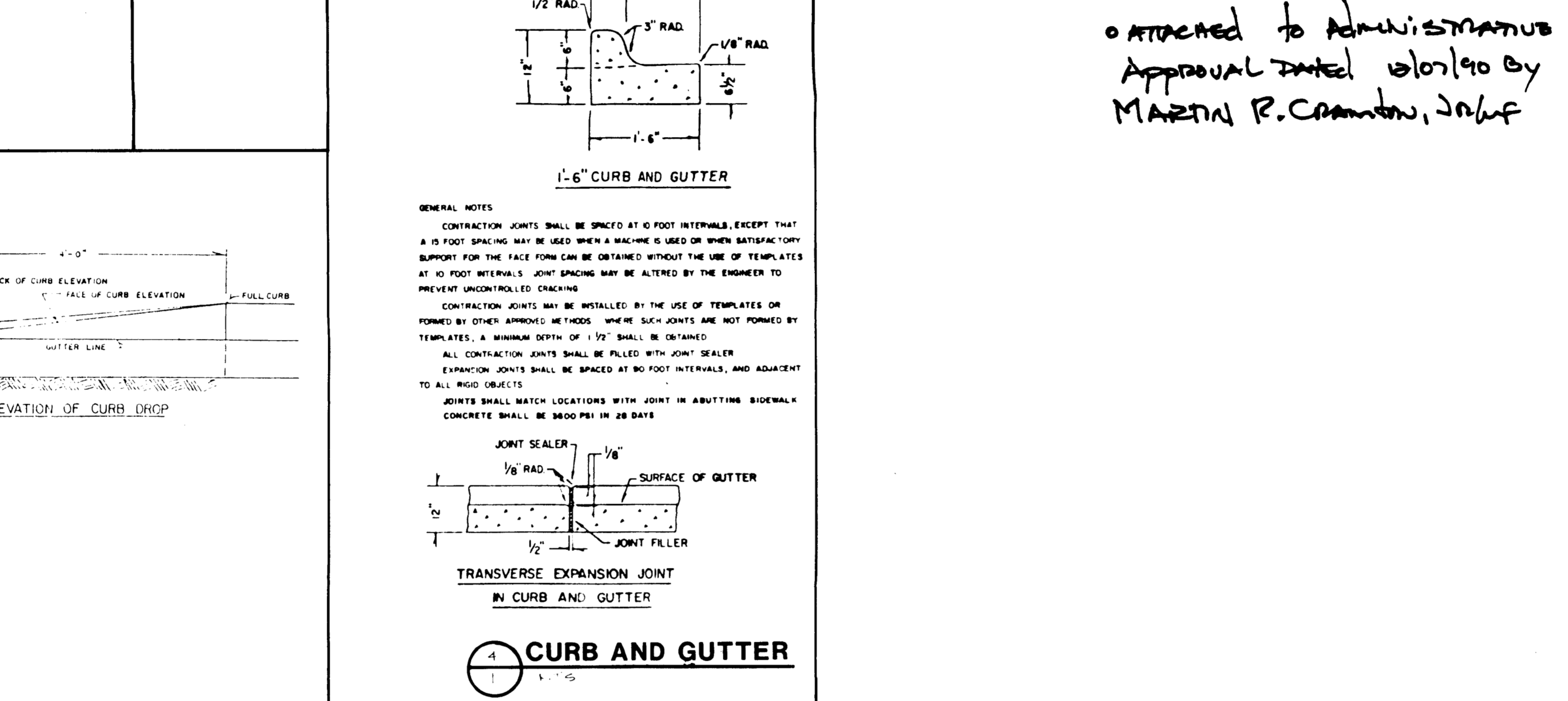
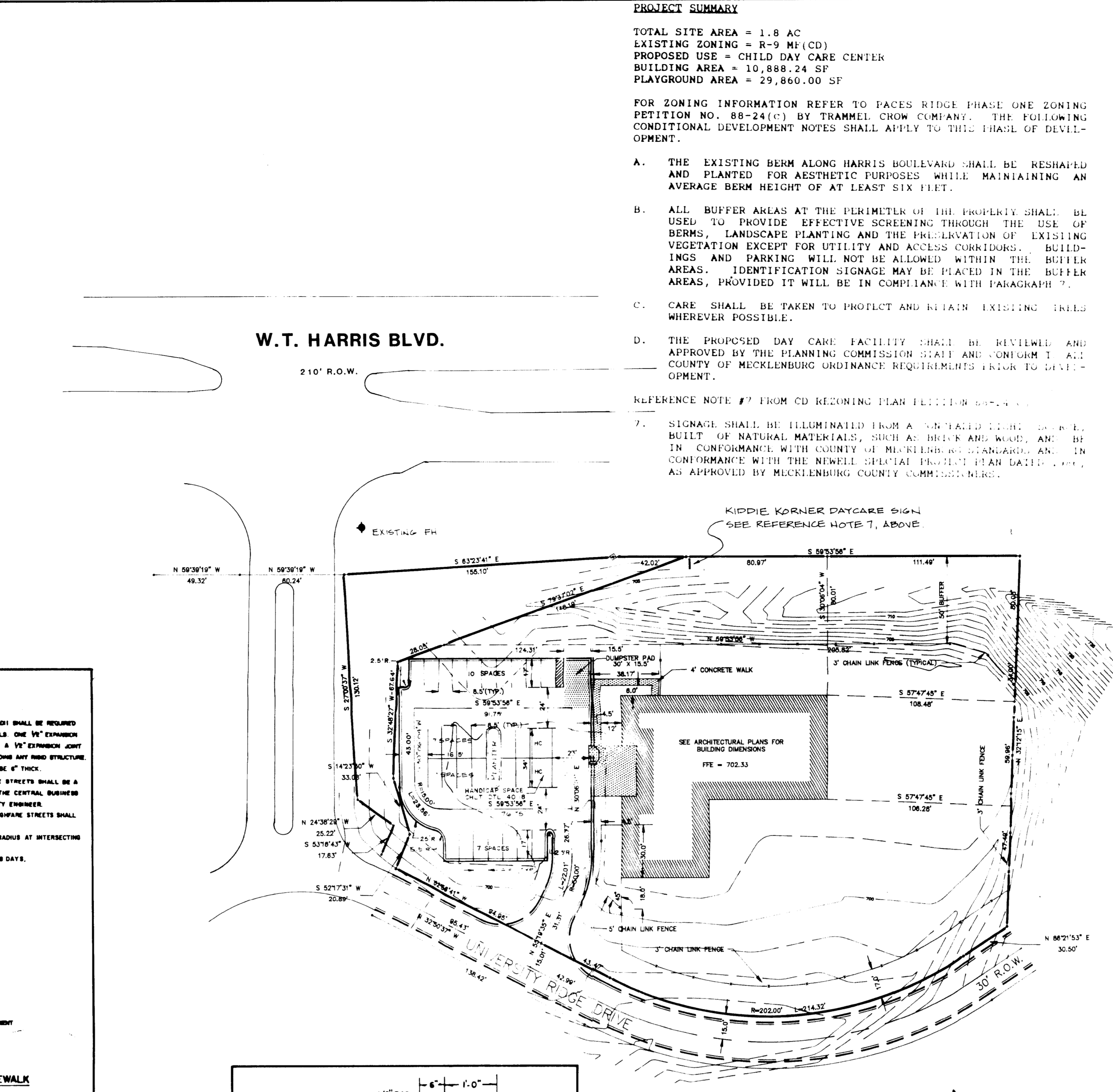
CONCRETE SIDEWALK



HANDICAP RAMP



CURB AND GUTTER



**PROJECT SUMMARY**  
 TOTAL SITE AREA = 1.8 AC  
 EXISTING ZONING = R-9 (M) CD  
 PROPOSED USE = CHILD DAY CARE CENTER  
 BUILDING AREA = 10,888.24 SF  
 PLAYGROUND AREA = 29,866.00 SF

**ZONING ORDINANCE REQUIREMENTS**  
 SECTION 111.02 DAY CARE CENTER  
 CURRENT ZONING = R-9 (M) CD  
 TOTAL SITE ACREAGE (EXISTING AND PROPOSED)

**MINIMUM LOT AREA 1 (SECTION 111.02)**  
 1.8 ACRES X 41,500 S.F. = 78,480 S.F.  
 78,480 S.F. = 18,000 S.F. x 4.4 = 79,200 S.F. MINIMUM  
 46,408 S.F. / 2,500 S.F. = 18.6 x 6' = 111' MINIMUM  
 111' x 111' = 12,321 S.F. MINIMUM AREA

**200 CHILDREN ALLOWED**  
 200 CHILDREN PROPOSED  
 22 ADULT ATTENDANTS PROPOSED

**REQUIRED OUTDOOR PLAY AREA (SECTION 111.02)**  
 REQUIRED: 200 CHILDREN X 100 S.F. = 20,000 S.F. OUTDOOR PLAY AREA  
 PROPOSED: 29,866 S.F. OUTDOOR PLAY AREA

**FENCING OF OUTDOOR PLAY AREA (SECTION 111.02)**  
 FENCING OF THE OUTDOOR PLAY AREA SHALL BE IN ACCORDANCE WITH THE ABUSE PREVENTION SECTION OF THE ZONING ORDINANCE.

**PARKING REQUIREMENTS (SECTION 111.02)**  
 1 GARAGE SPACE = ADULT ATTENDANT  
 1 SPACE = CHILDREN  
 200 = 200 SPACES  
 22 = 22 SPACES  
 222 = 222 SPACES

**SCREENING REQUIREMENTS (SECTION 111.02)**  
 A FREESTANDING PROJECT IDENTIFICATION SIGN IS REQUIRED.  
 MAXIMUM AREA = 4 SQUARE FEET

**SCREENING REQUIREMENTS (SECTION 111.02)**  
 SCREENING SHALL BE IN ACCORDANCE WITH SECTION 111.02 OF THE CITY OF CHARLOTTE ZONING ORDINANCE AS FOLLOWS:  
 - THE DUMPSTER WILL BE TOTALLY ENCLOSED AND SCREENED FROM PUBLIC VIEW BY A 7 FOOT HIGH SOLID WALL, FENCE, AND ALONG THE RESIDENTIAL DISTRICT.  
 - THE PARKING LOT SHALL BE SCREENED FROM PUBLIC VIEW BY A SOLID FENCE OR WALL, FENCE, AND ALONG THE RESIDENTIAL DISTRICT.  
 - SCREENING FROM W. T. HARRIS BOULEVARD SHALL BE A SOLID FENCE OR WALL, FENCE, AND ALONG THE RESIDENTIAL DISTRICT.  
 - TREES PLANTED WITH EVERGREEN TREES AS A BUFFER SHALL BE IN COMPLIANCE WITH CITY SCREENING SECTION 111.02(4)(c).

**YARD REQUIREMENTS (SECTION 111.02)**  
 YARD REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION 111.02 OF THE REGULATIONS FOR INSTITUTIONAL USE IN RESIDENTIAL DISTRICTS.  
 YARD REQUIREMENTS FOR R-9 (M) CD: MINIMUM LOT AREA = 1.8 ACRES MINIMUM SETBACK = 30 FEET MINIMUM SIDE/REAR YARD WIDE OPEN SPACE = 10 FEET

**SITE PLAN NOTES:**  
 1. BOUNDARY DATA TAKEN FROM A SURVEY BY LAND MANAGEMENT SERVICES, INC., HUGH A. DALRYMPLE, LICENSE # 11111, DATED SEPTEMBER 11, 1989.  
 2. TOPOGRAPHIC DATA TAKEN FROM FIELD SURVEY BY LAND MANAGEMENT SERVICES, INC., HUGH A. DALRYMPLE, LICENSE # 11111, DATED SEPTEMBER 11, 1989.  
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY, COUNTY, AND STATE STANDARDS AND REGULATIONS.  
 4. ALL DIMENSIONS ARE FACE OF CURB (FC) UNLESS OTHERWISE NOTED.  
 5. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.  
 6. ALL PARKING SPACES SHALL BE 8.5 FT. WIDE BY 18 FT. DEEP, EXCEPT FOR HANDICAP SPACES WHICH ARE 13 FT. WIDE, 17.0 FT. DEEP AND COMPACT SURFACE.  
 7. ASPHALT PAVEMENT - LIGHT DUTY (PARKING) 1 1/2" ASPHALT 2" BINDER 4" A.B.

**KIDDIE KORNER AT UNIVERSITY RIDGE**  
 TRIPLE E ASSOCIATES  
 CHARLOTTE, NORTH CAROLINA

**SITE PLAN**

**PROJECT**  
 27245.01

**DATE**  
 11/19/90

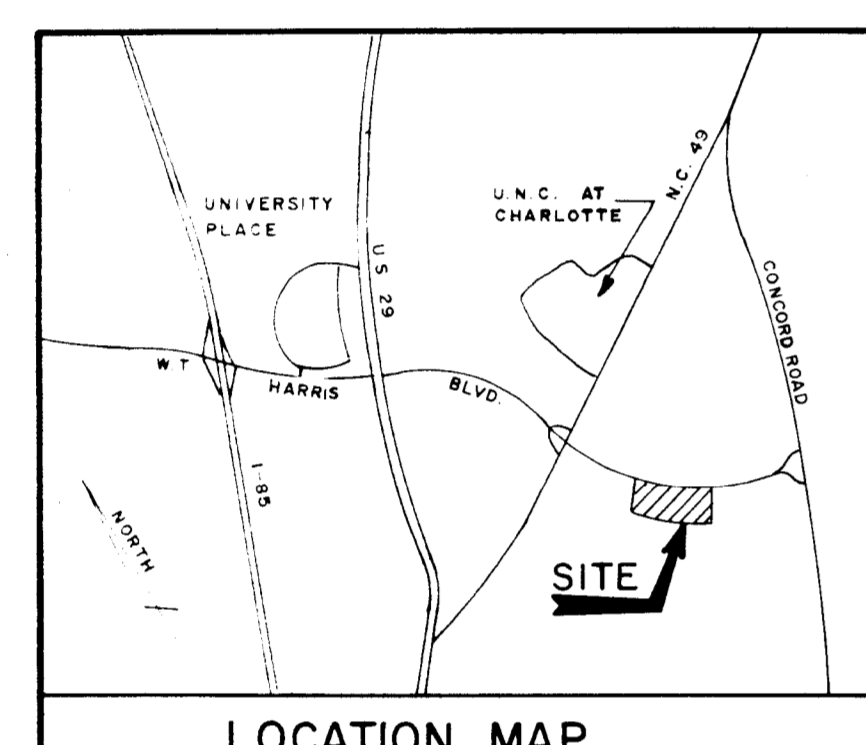
**DESIGN**  
 TLH

**DRAWN**  
 TLH

**CHECK**  
 TLH

**REVISIONS**

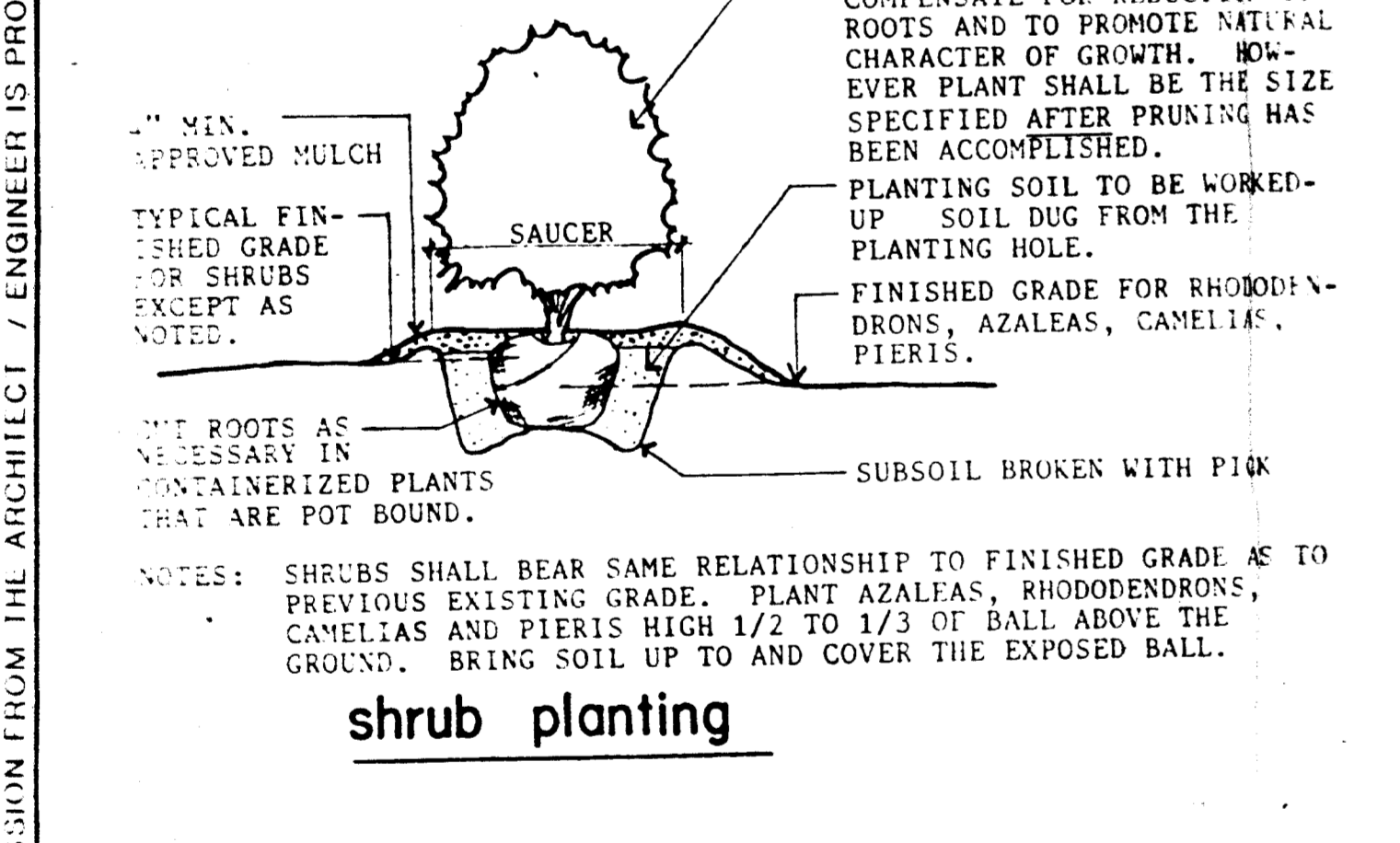
**SHEET**  
 1 OF 1



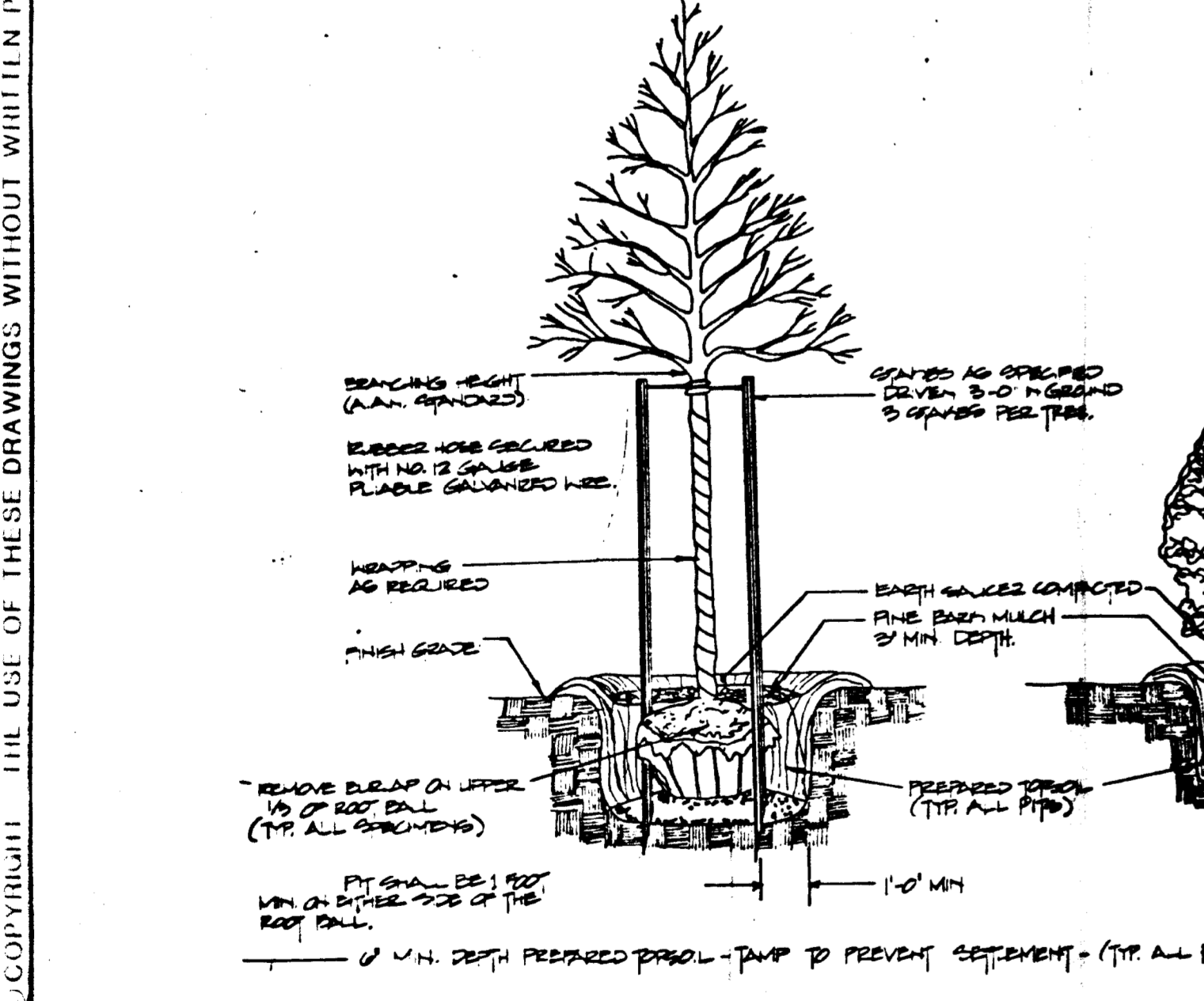
LOCATION MAP

KIDDIE KORNER HARRIS BOULEVARD LANDSCAPING PLAN NOTES

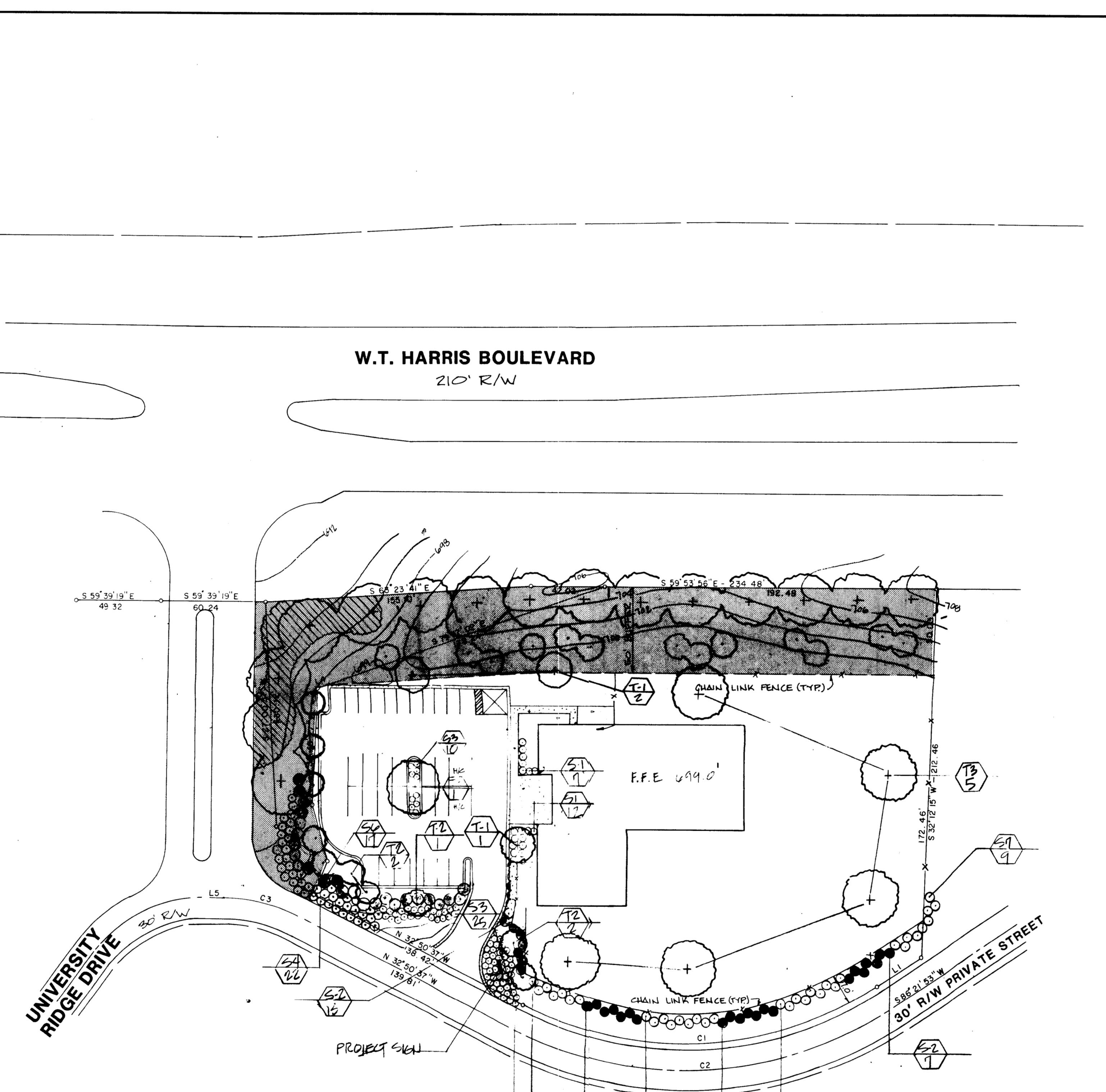
**GENERAL NOTES:**  
 1. TRAMEL CROW COMPANY IS RESPONSIBLE FOR THE IMPLEMENTATION OF ALL PLANT MATERIAL IN THE SHADDED AREA INDICATED ON THIS PLAN. TRIPLE E ASSOCIATES SHALL BE RESPONSIBLE FOR INSTALLATION OF THE REMAINING PLANT MATERIAL AS LISTED IN THE PLANT LIST THIS SHEET.  
 2. LANDSCAPING IN THE BUFFER AREAS WILL ALSO SERVE IN MEETING THE SCREENING REQUIREMENTS. THIS BERM WILL AVERAGE 6 FEET IN HEIGHT AND BE PLANTED WITH A COMBINATION OF STREET TREES, ORNAMENTAL FLOWERING TREES, AND EVERGREEN SHRUBS AND GROUND COVERS.



shrub planting



tree planting



**PLANT LIST**

| KEY                  | SCIENTIFIC NAME         | COMMON NAME     | QUANTITY | CALIPER | HEIGHT | SPACING | ROOT | REMARKS                   |
|----------------------|-------------------------|-----------------|----------|---------|--------|---------|------|---------------------------|
| T1                   | TRIFOLIUM NIGRA         | BLACK LOCUST    | 8        | 3"      | 8'-10' |         | B-B  | MULTI TRUNKS - 1 PER TREE |
| T2                   | PELLEODENDRON           | RED BUD         | 8        | 3"      | 8'-10' |         | B-B  | MULTI TRUNKS - 1 PER TREE |
| T3                   | CECROPIA THUNBERGII     | SHRUB RED OAK   | 6        | 3"      | 8'-10' |         | B-B  | MULTI TRUNKS - 1 PER TREE |
| <b>SHRUBS</b>        |                         |                 |          |         |        |         |      |                           |
| S1                   | ILEX CORALLA (CAROLINA) | CAROLINA HOLLY  | 17       | 3"      | 2'-0"  |         | B-B  | DRIVE SPECIALS            |
| S2                   | ILEX CORALLA (NORFOLK)  | NORFOLK HOLLY   | 71       | 3"      | 2'-0"  |         | B-B  | FILL TO THE GROUND        |
| S3                   | ILEX CORALLA (MICHXOX)  | MICHXOX HOLLY   | 71       | 3"      | 2'-0"  |         | B-B  | FILL TO THE GROUND        |
| S4                   | ILEX NORTUMBRIANA       | OH YONKER HOLLY | 22       | 3"      | 2'-0"  |         | B-B  | FILL TO THE GROUND        |
| S5                   | LEUCODENDRON            | PARSONS JUNIPER | 17       | 3"      | 2'-0"  |         | B-B  | FILL TO THE GROUND        |
| S6                   | OLEA FRAXINOSA          | EUROPEAN OLIVE  | 24       | 3"      | 2'-0"  |         | B-B  | FILL TO THE GROUND        |
| <b>GROUND COVERS</b> |                         |                 |          |         |        |         |      |                           |
| G1                   | VERBENA SPICATA         | VERBENA         | 17-2     | 4" POTS |        |         |      | SPACE G 12" O.C.          |

PLANT LIST

**PROJECT**  
 27245

**DATE**  
 11/19/90

**DESIGN**  
 TLH

**DRAWN**  
 TLH

**CHECK**  
 TLH

**REVISIONS**

**SHEET**  
 2 OF 2

**KIDDIE KORNER AT UNIVERSITY RIDGE**  
 TRIPLE E ASSOCIATES  
 CHARLOTTE, NORTH CAROLINA

**LANDSCAPE AND SCREENING PLAN**

**PROJECT**  
 27245

**DATE**  
 11/19/90

**DESIGN**  
 TLH

**DRAWN**  
 TLH

**CHECK**  
 TLH

**REVISIONS**

**SHEET**  
 2 OF 2

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
 INTER-OFFICE COMMUNICATION

DATE: December 7, 1990

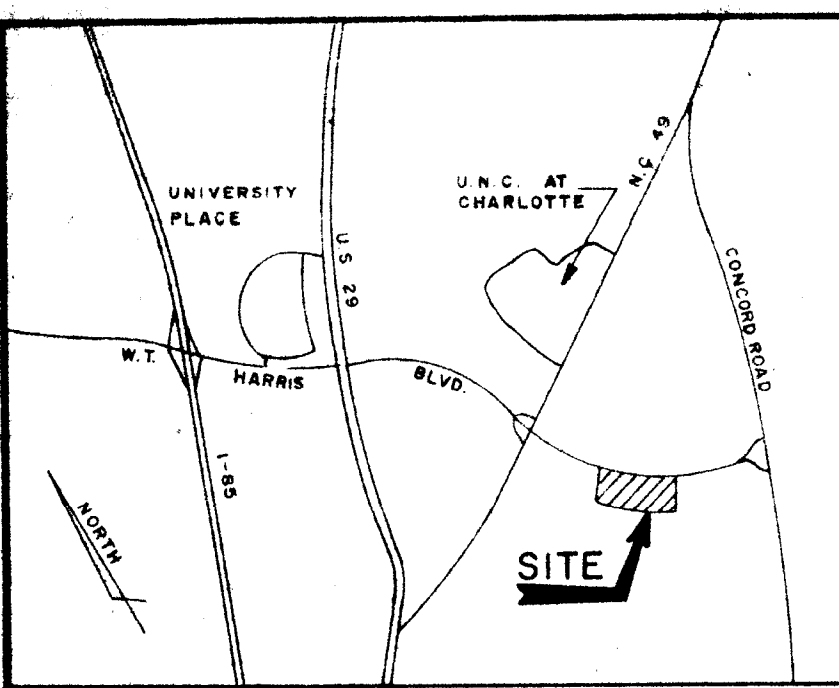
TO: Robert Brandon  
 Zoning Administrator

FROM: Martin R. Cranton, Jr.  
 Planning Director

SUBJECT: Specific Site Plan Approval as per Note 811 of Petition 888-24(c) by Tramel Crow Co., Tax Parcel 844-271-22

Attached is a specific site plan and landscape plan for the day care center at the corner of East W.T. Harris and University Ridge Drive. We have reviewed this plan against the conditions of the approved conditional plan and find it to be in compliance with these conditions. Please use this plan when evaluating requests for building permits.

Attachment  
 re administrative approval dated 10/31/90 for revised landscape plan.

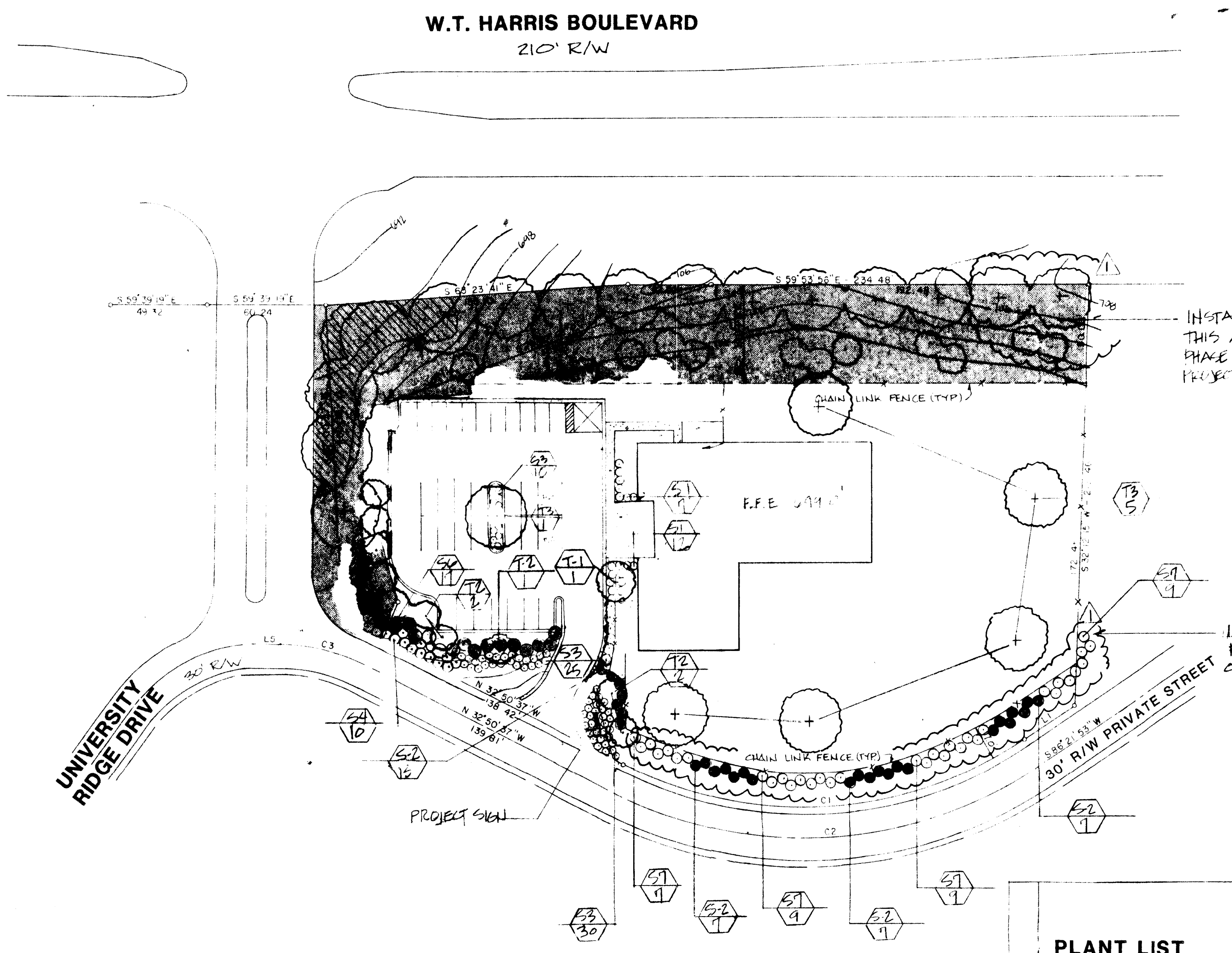


LOCATION MAP

KIDDIE KORNER HARRIS BOULEVARD  
LANDSCAPING PLAN NOTES

GENERAL NOTES:

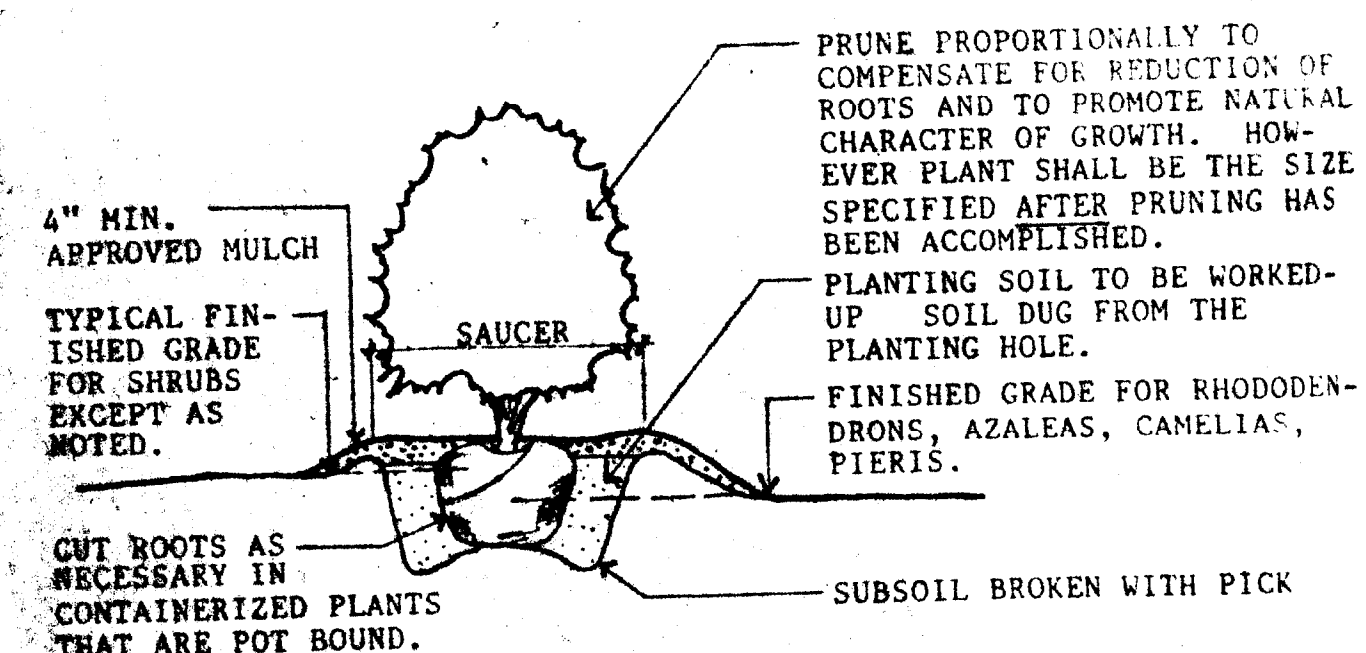
1. TRANMEL CROW COMPANY IS RESPONSIBLE FOR THE IMPLEMENTATION OF ALL PLANT MATERIAL IN THE SHADED AREA INDICATED ON THIS PLAN. TRIPLE E ASSOCIATES SHALL BE RESPONSIBLE FOR INSTALLATION OF THE REMAINING PLANT MATERIAL AS LISTED IN THE PLANT LIST THIS SHEET.
2. LANDSCAPING IN THE BUFFER AREAS WILL ALSO SERVE IN MEETING THE SCREENING REQUIREMENTS. THIS BERM WILL AVERAGE 6 FEET IN HEIGHT AND BE PLANTED WITH A COMBINATION OF STREET TREES, ORNAMENTAL FLOWERING TREES, AND EVERGREEN SHRUBS AND GROUND COVERS.



INSTALLATION OF PLANT MATERIAL IN THIS AREA SHALL BE DEFERRED UNTIL PHASE II OF THE UNIVERSITY RIDGE APARTMENT PROJECT

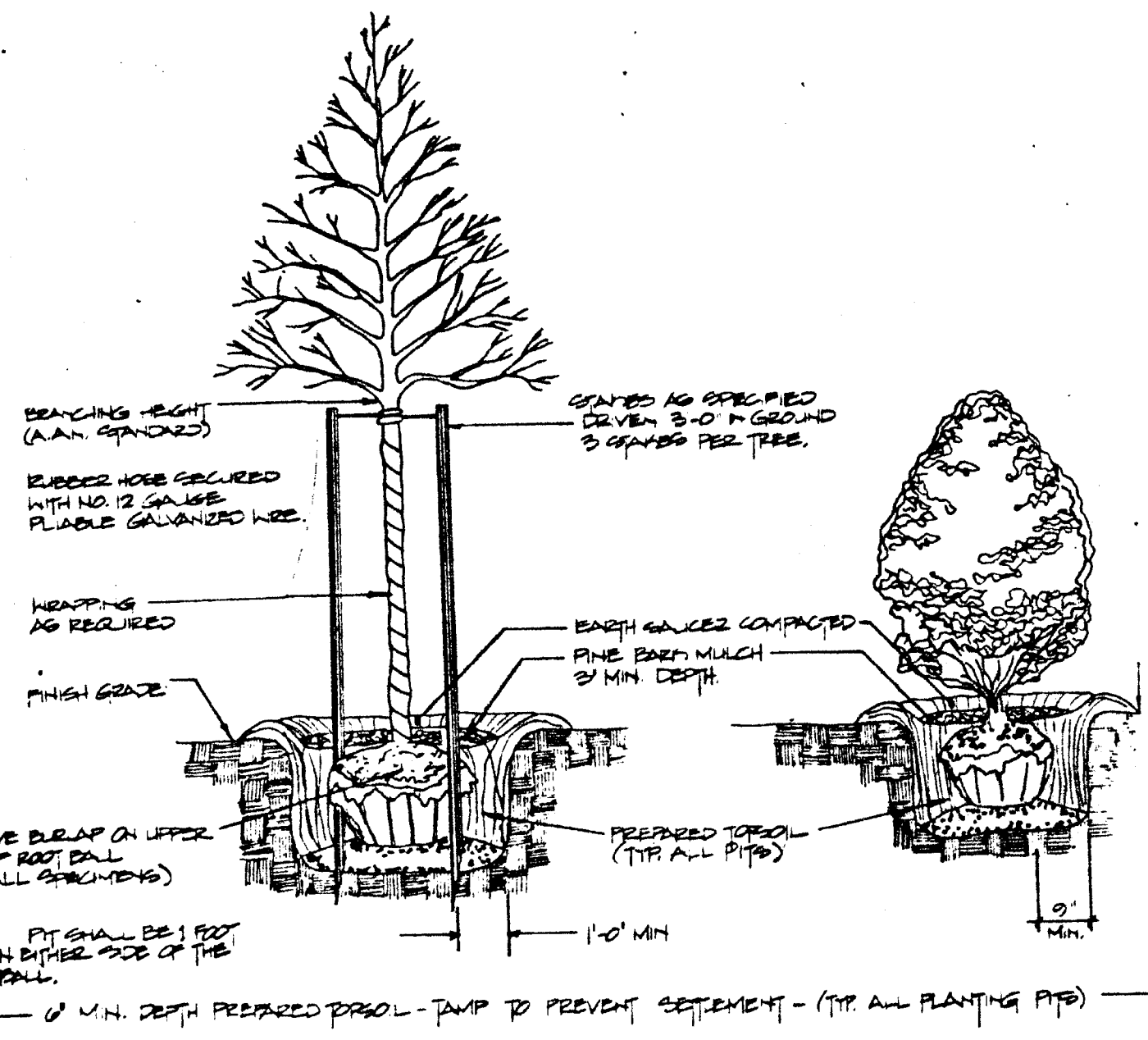
attached to administrative approval dated 08/05/91 by Martin R. Cranston, Jr.

INSTALLATION OF THE SHRUBS ALONG THE FENCE SHALL BE DEFERRED UNTIL PHASE II OF THE UNIVERSITY RIDGE APARTMENT PROJECT



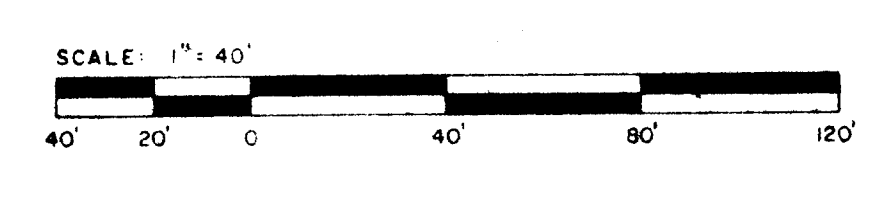
NOTES: SHRUBS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO PREVIOUS EXISTING GRADE. PLANT AZALEAS, RHODODENDRONS, CAMELIAS AND PIERIS HIGH 1/2 TO 1/3 OF BALL ABOVE THE GROUND. BRING SOIL UP TO AND COVER THE EXPOSED BALL.

shrub planting



1. Planting Mix: Planting Mix shall be made up of three (3) parts Topsoil and (1) part Peat, thoroughly mixed by mechanical means.
2. Topsoil shall be natural, fertile, agricultural soil, capable of supporting vigorous plant growth. It shall be of uniform composition throughout, with adequate of nutrient. It shall be free of stones, clumps, tree stumps and their roots, sticks, and other extraneous matter. Topsoil shall not be used until it is from a nearby location.
3. Topsoil shall contain no more than the following specified percentage of constituents:
  - 100% maximum clay (red clay, well pulverized); clay shall be percentage of constituents
  - 50% maximum well-rotted manure, leaf mold or other approved material as described in this section.
  - 50% maximum peat-lime soil from an area that has been accepted free of weeds and weed seeds or sprayed with an approved weed killer.
  - 50% maximum coarse sand free of rock and/or silt.
4. Topsoil shall have a pH range of (pH 5.0 to pH 7.0) and shall contain and less than six percent (6%) organic matter, as determined by loss on ignition of moisture-free samples dried at 100 degrees centigrade.
5. Peat shall be decomposed Canadian peat, with a water absorption capacity of not less than 30% of its weight when oven dried at 100 degrees centigrade.
6. A sample of the proposed topsoil shall be brought to the Landscape Architect for approval prior to construction.
7. Plant List: Supply all plants as specified in plant list located as shown on drawings.
8. Plants shall be typical of their species and variety; the normal growth habit, habits, well-developed branches.

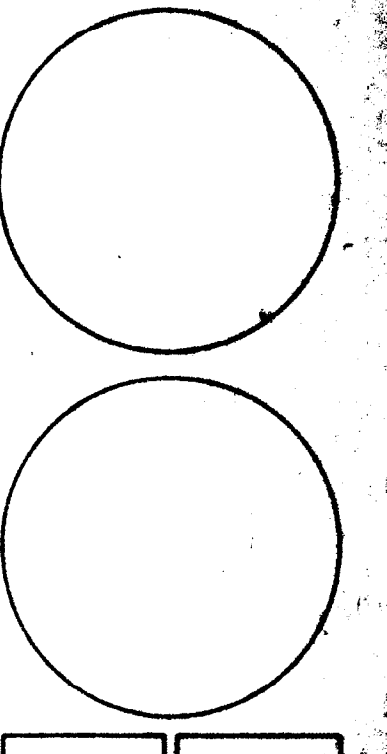
| KEY | SCIENTIFIC NAME         | COMMON NAME      | QUANTITY | CALIPER  | HEIGHT | SPACING | ROOT                            | REMARKS            |
|-----|-------------------------|------------------|----------|----------|--------|---------|---------------------------------|--------------------|
| T1  | <i>QUERCUS SHUMPERI</i> | OVERBARK         | 2        | 2-2 1/2" | 8-10'  |         | B-B MULTI-STEM/3-STEMS PER TREE |                    |
| T2  | <i>QUERCUS SHUMPERI</i> | PURPLE LEAF HAWK | 2        | 2-2 1/2" | 8-10'  |         | B-B MATCHING SPECIMENS          |                    |
| T3  | <i>QUERCUS SHUMPERI</i> | HILHARD RED OAK  | 2        | 2-2 1/2" | 8-10'  |         | B-B FULL CROWN                  |                    |
| S1  | <i>ILEX CORNUTA</i>     | GARICKA HOLLY    | 11       | 3/4"     | 3-4'   | 2'x2'   | CONT                            | DENSE SPECIMENS    |
| S2  | <i>ILEX CORNUTA</i>     | LIBERTY HOLLY    | 10       | 3/4"     | 3-4'   | 2'x2'   | CONT                            | FULL TO THE GROUND |
| S3  | <i>ILEX CORNUTA</i>     | STARKS HOLLY     | 4        | 3/4"     | 3-4'   | 2'x2'   | CONT                            |                    |
| S4  | <i>ILEX VOMITORIA</i>   | DR. VAUGHN HOLLY | 10       | 3/4"     | 3-4'   | 2'x2'   | CONT                            |                    |
| S5  | <i>ILLINOIS</i>         | PARSONS JUNE     | 22       | 3/4"     | 3-4'   | 2'x2'   | CONT                            |                    |
| S6  | <i>ILLINOIS</i>         | KIENING'S JUNO   | 12       | 3/4"     | 3-4'   | 2'x2'   | CONT                            |                    |
| S7  | <i>ILLINOIS</i>         | EMERALD          | 34       | 3/4"     | 3-4'   | 2'x2'   | CONT                            | FULL TO THE GROUND |
| G1  | <i>VERBENA</i>          | BIG BLUE LANTANA | 1-2      | 4" pots  |        |         |                                 | SPACE G 12" O.C.   |



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**GIFFORD  
NIELSON  
ASSOCIATES**  
Incorporated

Surveying - Landscape Architecture - Engineering  
480 East Fourth Street, Suite 408  
Charlotte, NC 28202 (704) 375-1500



KIDDIE KORNER at UNIVERSITY RIDGE  
TRIPLE E ASSOCIATES  
CHARLOTTE, NORTH CAROLINA

**LANDSCAPE AND SCREENING PLAN**

|                  |          |
|------------------|----------|
| <b>PROJECT</b>   |          |
| 27245            |          |
| DATE             | 11/13/90 |
| DESIGN TLH       |          |
| DRAWN TLH        |          |
| CHECK            |          |
| <b>REVISIONS</b> |          |
| 1                | 7/14/91  |
| 2                |          |
| 3                |          |
| 4                |          |
| 5                |          |
| <b>SHEET</b>     |          |
| 2 of 2           |          |

CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: August 5, 1991  
FROM: Martin R. Cranston, Jr.  
Planning Director

TO: Robert Brandon  
Zoning Administrator

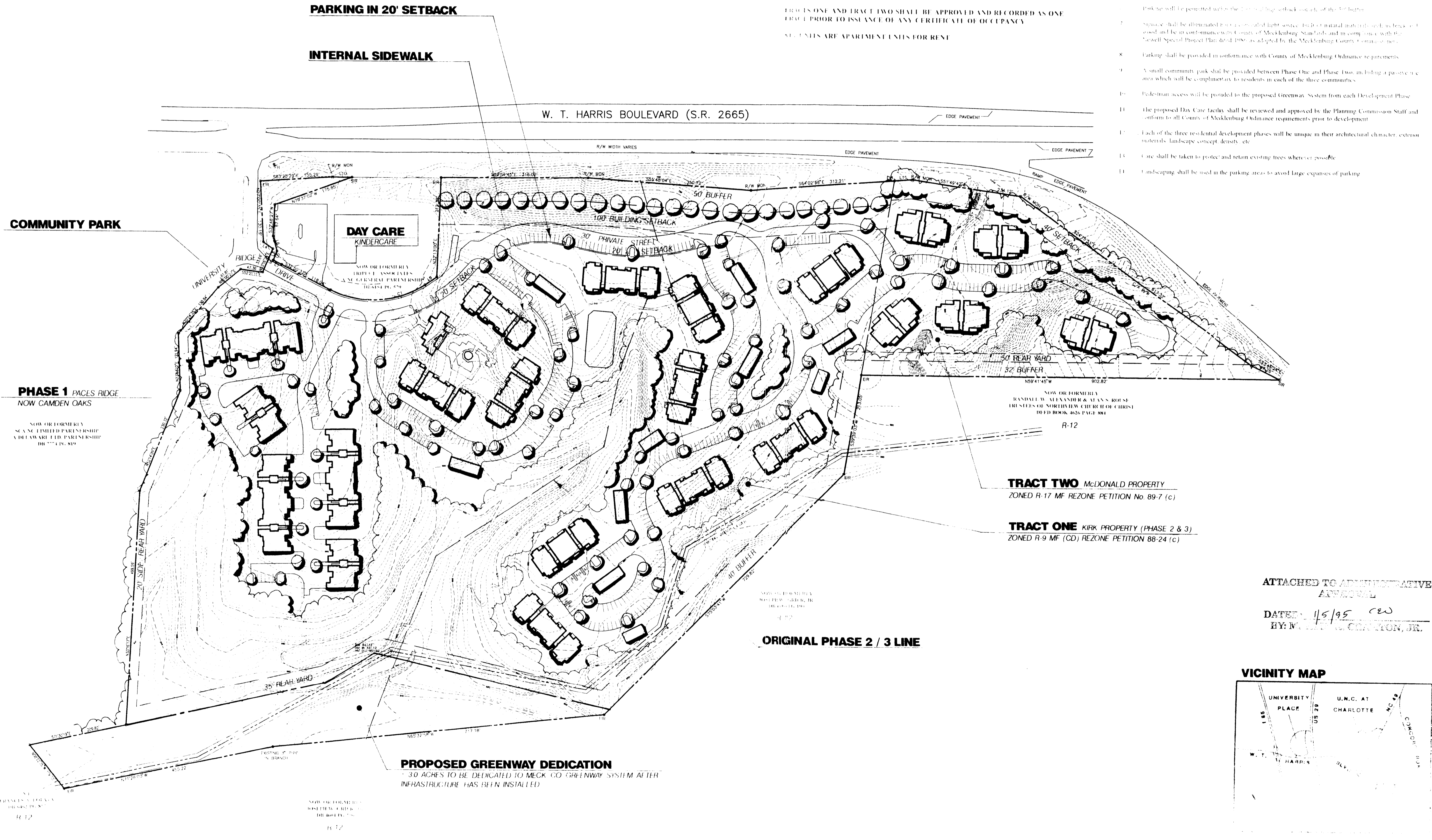
SUBJECT: Specific Site Plan Approval for Kiddie Korner Part of Petition No. 88-24(c) by Trammell Crow Company, Tax Parcel No. 049-271-22

Attached is a revised landscape plan for the Kiddie Korner at University Ridge. The landscape plan has been revised to allow the developer to delete some unneeded plant material and delay the installation of some plant material in two areas of the site until phase two of the adjoining apartment complex is developed. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRC/NM:mlj  
Attachment

| SITE DATA                                      | ACRES  | UNITS | DENSITY |
|--|--|-------|---------|
| ORIGINAL PHASE ONE PACES RIDGE NOW CAMDEN OAKS | 15.60  | 264   | 16.92   |
| REMAINING KIRK PROPERTY (PHASE 1, 2)           | 35.33  | 300   | 8.49    |
| TOTAL KIRK PROPERTY                            | 50.93  | 564   | 11.07   |
| McDONALD PROPERTY (PHASE 1, 2)                 | 5.27   | 40    | 7.6     |
| TOTALS   | 56.2   | 604   | 10.75   |
| DAY CARE                                       | 1.8  |       |         |
| GREENWAY                                       | 3.0 ACRES TO BE DEDICATED TO MECKLEBURG COUNTY GREENWAY SYSTEM AFTER INFRASTRUCTURE HAS BEEN INSTALLED |       |         |

- CONDITIONAL DEVELOPMENT NOTES**  
FROM KIRK FAMILY REZONE PETITION 88-24(C)
- The documents comprising the site plan...
  - The Technical Data Sheet (TDS) and the Preliminary Site Plan (PSP) represent a general concept for development and are subject to adjustment during the development process with approval of the Planning Commission Staff. Adjustments to the location of Building Areas and Building Footprints shown on the TDS and PSP shall be subject to adjustment by the Planning Commission Staff.
  - Median entry acceleration and deceleration along Harris Boulevard shall be in accordance with the North Carolina Department of Transportation and Mecklenburg County Requirements.
  - 3.0 Acres of land along the western property boundary shall be offered for dedication to the Mecklenburg County Greenway System.
  - The existing berm along Harris Boulevard shall be reshaped and planted for aesthetic purposes while maintaining an average berm height of at least six feet.
  - All buffer areas at the perimeter of the property shall be used to provide effective screening through the use of berms, landscape planting, and the preservation of existing vegetation except for utility and access corridors. Buildings and parking shall not be allowed within the buffer areas. The location of berms shall be shown on the site plan and shall be in compliance with paragraph 10.
  - Parking shall be separated with a 10-foot high setback wall at the 50-foot buffer.
  - Signage shall be eliminated from a residential light source. All outdoor lighting shall be shielded and be in conformance with County of Mecklenburg Standards and in compliance with the "Signage" Special Project Plan 4001-1987 as adopted by the Mecklenburg County Commission.
  - Parking shall be provided in accordance with County of Mecklenburg Ordinance requirements.
  - A small community park shall be provided between Phase One and Phase Two including a passive area which will be complimentary to residents in each of the three communities.
  - Pedestrian access will be provided to the proposed Greenway System from each Development Phase.
  - The proposed Day Care facility shall be reviewed and approved by the Planning Commission Staff and submit to all County of Mecklenburg Ordinance requirements prior to development.
  - Each of the three residential development phases will be unique in their architectural character, exterior materials, landscape concept, density, etc.
  - Care shall be taken to protect and retain existing trees wherever possible.
  - Landscape planting shall be used in the parking areas to avoid large expanses of parking.

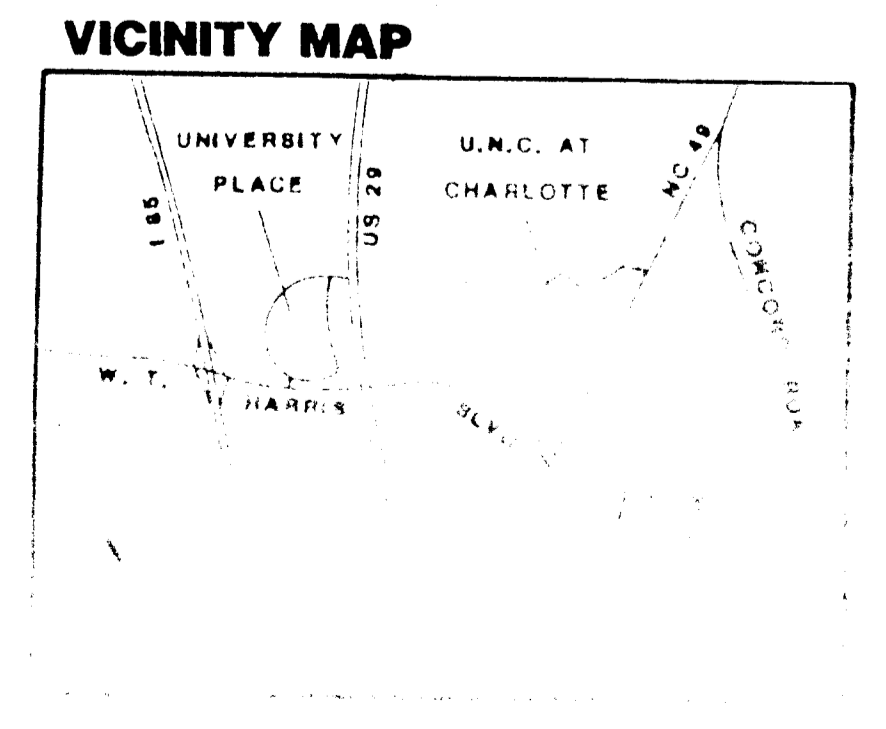


**ALTA RIDGE**  
A 340 UNIT MULTIFAMILY COMMUNITY DEVELOPED BY:  
**TRAMMELL CROW RESIDENTIAL**  
1308 EAST FOURTH STREET, SUITE 200, CHARLOTTE, NC 28204

**DESIGN RESOURCE GROUP, PA**  
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Charlotte, NC 28202  
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**SITE PLAN AMENDMENT FOR ZONING PETITION 88-24 (c)**

ATTACHED TO ADMINISTRATIVE APPROVAL  
DATED: 1/5/95  
BY: M. J. CRAWFORD, JR.



Scales: 1" = 100'  
Date: 1/5/95  
Revisions: