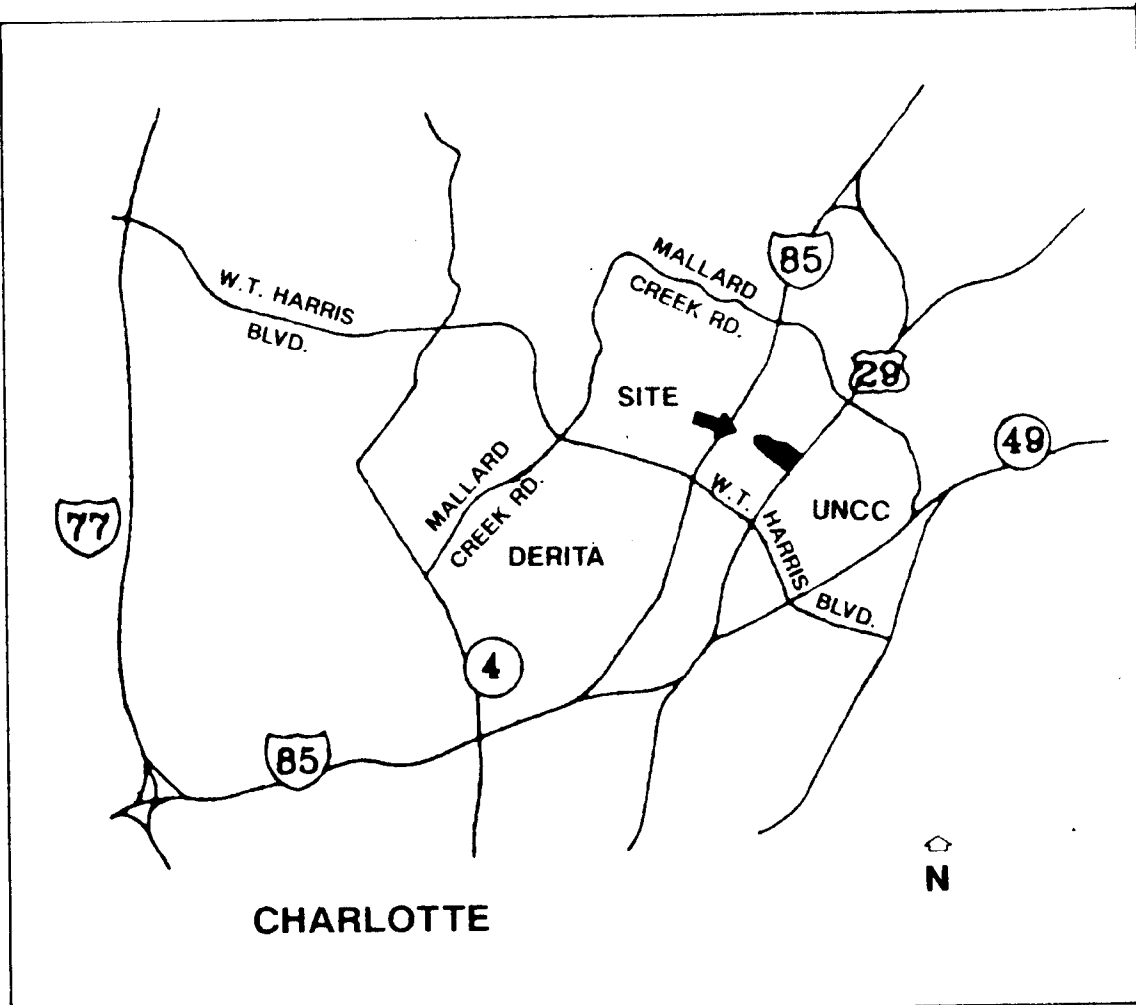
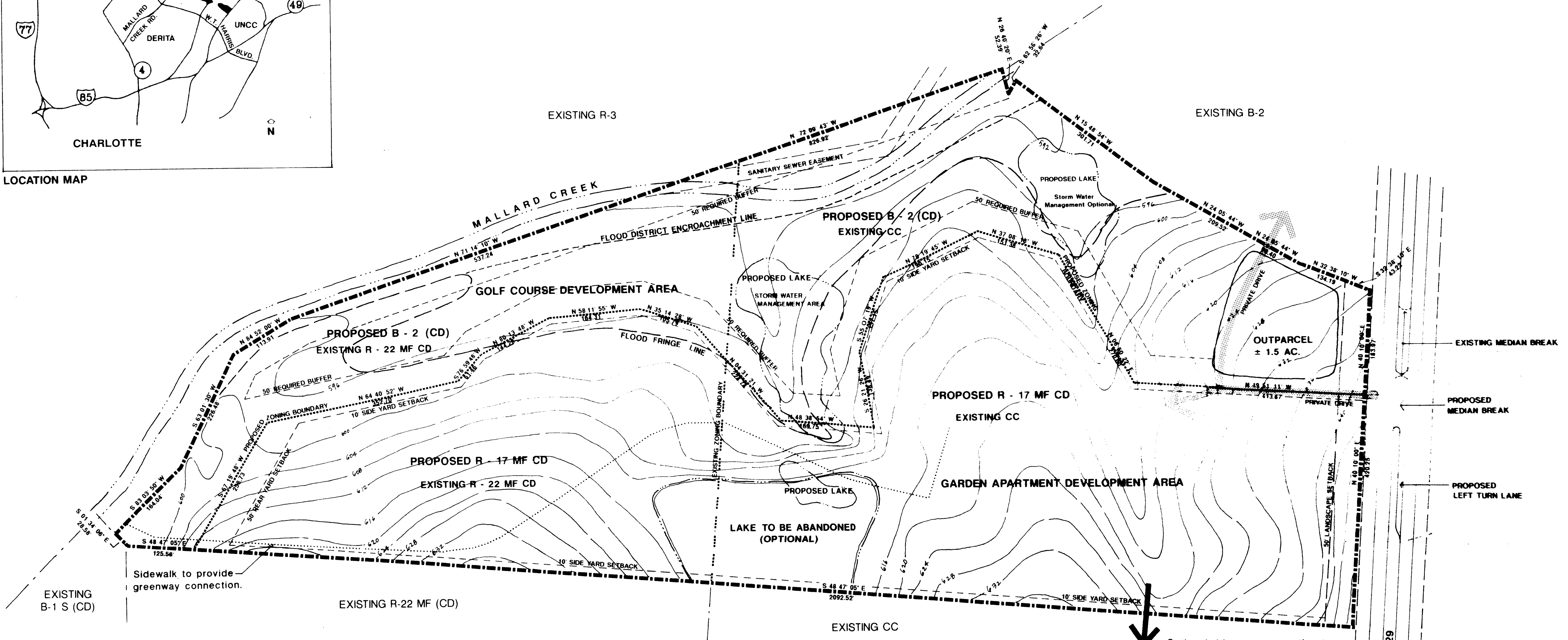


RATCLIFFE PROPERTY

VELMA C. RATCLIFFE
AND SUMMIT PROPERTIES



LOCATION MAP



DEVELOPMENT NOTES

- The Site Plan consist of the Technical Data Sheet and the Illustrative Plan. The Technical Data Sheet contains all development notes and conditions regarding such items as access points, buffers/setbacks, building/parking and major circulation areas, development density, etc. The Illustrative Plan depicts a development scenario based upon the conditions imposed by the Technical Data Sheet, but other development scenarios are permitted which allows attention to the building foot prints, number and arrangement of buildings, parking arrangement, etc. In no event, however, shall buffer or yard spaces be decreased or the level of development density increased from that shown on the Technical Data Sheet
- All proposed development shall comply with ordinance requirements regarding number and arrangement of off-street parking spaces, signage and buffer/setbacks
- All required buffer areas shall be established in accordance with zoning ordinance standards. A variance will be sought which will remove the buffer requirement associated with the proposed B-2 (CD) however, should this variance not be granted the buffer requirements will be met in accordance with the ordinance.
- The site shall be serviced by a single point of vehicular access to U.S. Hwy 29 as shown on the plan. A median break is proposed at this location to permit a full movement intersection. The final location of this access point may vary slightly from that shown and final design of the access and median break will be subject to approval by NCDOT and or CDOT. Petitioner does agree to make road improvements necessary to provide adequate acceleration/deceleration lanes to service the project.
- All proposed development shall comply with the requirements of the City of Charlotte Engineering Department pertaining to subdivision, sidewalk and curb and gutter on U.S 29, storm drainage and floodway regulations. The development shall also comply with the requirements of the Fire Marshall
- Improvements to the site entrance from U.S. Highway 29 will be made in accordance with requirements approved by CDOT and NCDOT, including relocation of the median opening and construction of left turn lanes in both directions.

B-2 (CD)

- The uses permitted in this district as shown on the Technical Data Sheet are a Par 3/Pitch and Putt Golf Course including associated facilities only. Within the area shown for the Golf Course, adjustments may be made in the layout of the golf course - tees, greens, etc.
- No lighting for the purpose of facilitating night-time will be permitted (except outparcel).

B-2 (CD) Outparcel

- The uses permitted in this district include all uses permitted by right in this district with the exception of automotive service station, boarding house, bus terminal, manufactured housing sales and repairs, and tire recapping and retreading. Any enclosed structure(s) shall not exceed 10,000 SF total.
- Access to this business will be from the internal private drive(s) which are serviced by a single vehicular access to U.S. Hwy 29 as referenced above and as shown on the Technical Data Sheet.
- Outdoor lighting fixtures shall be a maximum 30' in height, including base.
- The building(s) shall be designed to have a consistent and coordinated architectural theme with the garden apartments to be constructed on the adjoining proposed R-17 MF(CD) property. Design elements including mass, scale, materials/colors, roofline, and window treatment shall be included in design consideration.

PROPOSED B - 2 (CD): 13.4 AC.
PROPOSED R - 17 MF (CD): 19.7 AC.
TOTAL: 33.1 AC.
MAXIMUM ALLOWABLE UNITS: 300

Optional driveway connection to adjacent shopping center area. To be coordinated with shopping center design.

APPROVED BY CITY COUNCIL
DATE May 16, 1994

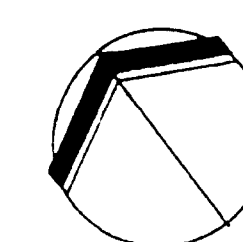
TECHNICAL DATA SHEET

Ford Design

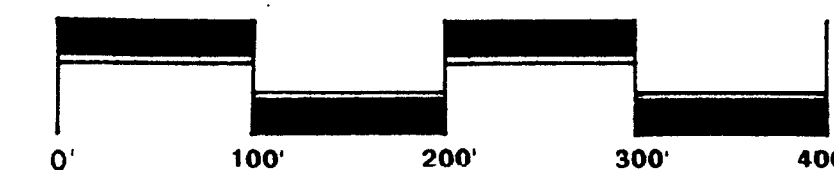
DATE: 1/31/94
PROJECT NO: 14007
REVISIONS: 3/21/94

**FOR PUBLIC HEARING
PETITION NO. 94-36**

94-36



SCALE: 1" = 100'



1701 East Boulevard, Charlotte, NC 28203 704/333-0325
916 Prince Street, Alexandria, VA 22314 703/549-7784
1225 Hillsborough Street, Raleigh, NC 919/834-6127

Land Design Inc.
Landscape Architecture Land Planning
Urban Design