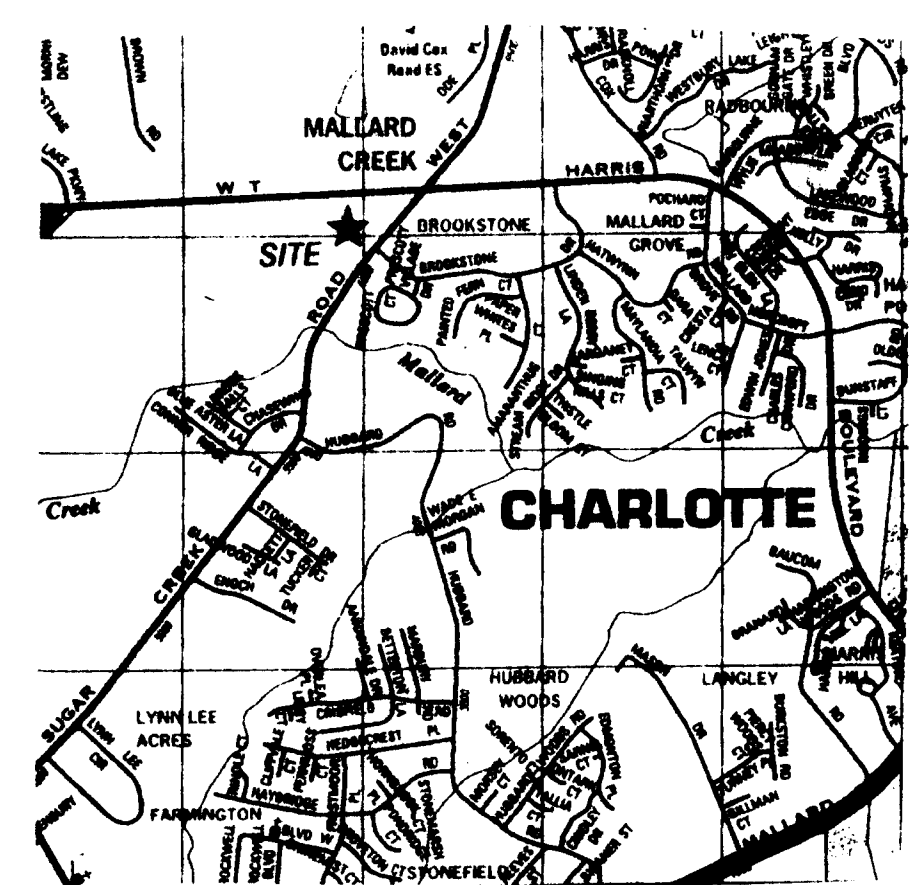


SITE DATA

Total Site Area: 39.55 AC. (NET, EXCLUSIVE OF EXISTING R/W)
 Existing Zoning: R-2
 Proposed Zoning: B-2 (cd)
 Proposed Use: Multifamily Community and 18 Hole Par 3 Golf Course
 Proposed Multifamily Area: 2894 AC.
 Proposed No. Units: 37 DU/A
 Proposed Golf Course Area: 1889 AC.
 Overall Project Density: 12.44 DU/A
 OPEN SPACE: 40%

Floudland Development Permit 401/404 Permit Wetlands Permit
 Mecklenburg County Storm Water (704) 336-3734
 NCDEHNR- Raleigh office (919) 733-1786
 US Army Corps of Engineers (704) 271-4854

VICINITY MAP



DEVELOPMENT CONDITIONS

- The sole intent of requesting the B-2 district assignment to this property is to permit a multi-family homes project to be design-integrated with a public play, 18 hole, par 3 golf course. The intent is to create a compatible mixed-use development utilizing the two residential and recreational uses. The B-2 district will permit this integration of design without requiring a buffer separation between the residential and nonresidential uses.
- The golf course area shall not be separated or sold or operated independently of the multifamily community. The entire tract shall remain intact and under individual ownership and control. It shall not be subdivided to allow a separate owner for the golf course.
- Absolutely no other uses normally allowed in the B-2 district will be permitted on this site.
- While this plan depicts a firm development proposal as to arrangement of buildings, parking, circulation, and golf course design, some adjustment to each of these features may occur as more site detail study is achieved, but, in no event, shall any of the buffer or setback areas be violated.
- The access points shown on this plan from West Sugar Creek Road and W.T. Harris Boulevard are approximate and subject to approval by Mecklenburg County Engineering Department and North Carolina Department of Transportation. Access to W.T. Harris Boulevard will be in accordance with the W.T. Harris Boulevard Access and Median Opening Policy. The petitioner shall construct a deceleration lane at W.T. Harris Boulevard, in accordance with Mecklenburg County Standards. The entrance at W.T. Harris Boulevard shall be right in/right out only.
- The petitioner shall also construct a left turn lane at the main West Sugar Creek Road entrance, in accordance with Mecklenburg County Standards.
- The petitioner shall reserve and dedicate additional land for right of way along West Sugar Creek Road equal to a minimum of 50' from the center line and, in addition, will reserve and dedicate the proposed realignment of West Sugar Creek Road and W.T. Harris Boulevard, generally as depicted on this plan. These dedications shall occur prior to the issuance of any building permit for development of the site. The petitioner shall coordinate right of way dedication and exact location with Mecklenburg County and NCDOT.
- In addition, the petitioner shall also work with NCDOT to eliminate parcel I, as shown on the plan through the right of way dedication and coordination process. If this is accomplished, the 40' setback shall be measured from the new right of way.
- The 100 foot setback area shown along W.T. Harris Boulevard will be generally maintained in its natural condition. The petitioner shall be allowed to grade into the first 15' of the setback if necessary, in order to accommodate difficult grade transitions, but these instances shall be kept to a minimum, as illustrated on this plan. The petitioner shall be allowed to cross the setback with utility lines. The petitioner also reserves the right to grade into the 100' setback in order to accommodate grade transitions for construction of the deceleration lane and entrance drives.
- The 25 foot buffer shown along the westerly property line is in recognition of an already established 50 foot buffer on the adjacent multi-family zoned property as permitted by appropriate sections of the Zoning Ordinance, and as approved by the Zoning Administrator at the time of Site Plan submittal. All buffer areas shown shall remain undisturbed except for necessary utility crossings which generally will cross the buffer as nearly as 90 degrees as possible. Buffers will be widened by the width of any utility easement that is parallel within them.
- The entire floodway fringe area will be protected from any building and may be utilized only for the purpose of locating golfing features which shall be designed and constructed in such a way as not to materially impede the flow of water through the area. Recontouring of the floodway fringe shall be allowed, with no net filling of area.
- Parking shall be provided at a minimum to meet Ordinance requirements and signage may be placed in accordance with the applicable zoning regulations.
- A building shall be constructed near the Harris Boulevard entrance as shown on the Schematic Site Plan, to serve the combined purpose of multifamily leasing office, residents amenity area and golf course operations center. This building shall not be used for arcades or restaurant purposes, although a snack bar or sandwich shop may be operated for use by the golfers. A golf course maintenance building may also be constructed, and is indicated in a possible location on the Schematic Plan.
- The petitioner shall observe a 100' building setback along the southern end of the site, adjacent to the single family area, in addition to the 50' buffer.
- Internal landscaping shall be done in accordance with the requirements of section 12.208.
- Screening shall be done in accordance with the requirements of section 12.303.
- The par three golf course shall not be artificially illuminated.
- Site lighting height shall be limited to a 20' pole.
- All dumpsters/trash compactors shall be screened with solid enclosures (gates).
- No storm water detention shall be allowed in the buffers or setbacks.
- If an area adjacent to Mallard creek is designated for greenway purposes, the petitioner will work with Park and Recreation to determine location and extent of trail, provided that access easements can be arranged to insure the continuous operation of the golf course.
- GOLF COURSE MAINTENANCE BUILDING (~1500 SF) SHALL BE LOCATED ONLY ON THE NORTH SIDE OF THE CREEK.

37% DECELERATION LANE
 RIGHT IN/RIGHT OUT ONLY

APPROVED BY COUNTY COMMISSION
 DATE: 2/12/97

SUMMIT STRATHMOOR
 REZONING PETITION #97-33 (C)
 a Multifamily Community
 by
Summit Properties
 212 S. Tryon Street, Charlotte, NC 28281
 704.334.9905

DESIGN RESOURCE GROUP, PA
 Landscape Architecture - Land Planning
 500 East Boulevard
 Suite 102
 Charlotte, NC 28203
 PH 704.343-0808
 FAX 704.343-8380

TECHNICAL DATA PLAN

Scale: 1" = 100'
 Date: 28 APRIL 1997
 Revisions:
 11 JUN 1997 PER PER COMMENTS
 20 JUL 1997 PER PER ZONING COM
 24 AUG 1997 PER PER APPROVED PLAN
 10 SEPT 1997 MAINT. PLAN
 14 NOV 1997 PER APPROVED AFTER AMEND

Sheet 1 of 2



CLUB - SEE NOTE 10

NOTE: WHILE THE PLAN DEPICTS A FIRM CONCEPT OF DEVELOPMENT, DIFFERENT ARRANGEMENTS OF PARKING, BUILDINGS AND GOLF COURSE MAY OCCUR

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SCHEMATIC SITE PLAN

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Sheet 2 of 2