

CLASS III DRIVEWAY WITH 35' x 35' AND 10' x 70' SIGHT TRIANGLES  
 LEFT TURN LANE BY DEVELOPER WITH 150' OF STORAGE, 15:1 BAY TAPER AND 30:1 THROUGH LANE TAPERS  
 5' SIDEWALK AND 8' PLANTER STRIP SIDEWALK MAY MEANDER TO SAVE TREES 6-INCH IN CALIPER AND LARGER

**Milhaven Lane Development Standards**

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan.
- Any detached lighting on the site will be limited to 20 feet in height.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Buildings will not exceed three stories nor 40 feet in height.
- The use of the site will be for the development of a multi-family residential community consisting of apartment buildings.
- All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
- Access will be provided by driveway connections to Millhaven Lane.
- The Petitioner will install an internal sidewalk system that will connect the units on the site with the proposed sidewalk on Millhaven Lane.
- No storm water detention will be placed in any setbacks or buffers.
- The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval.

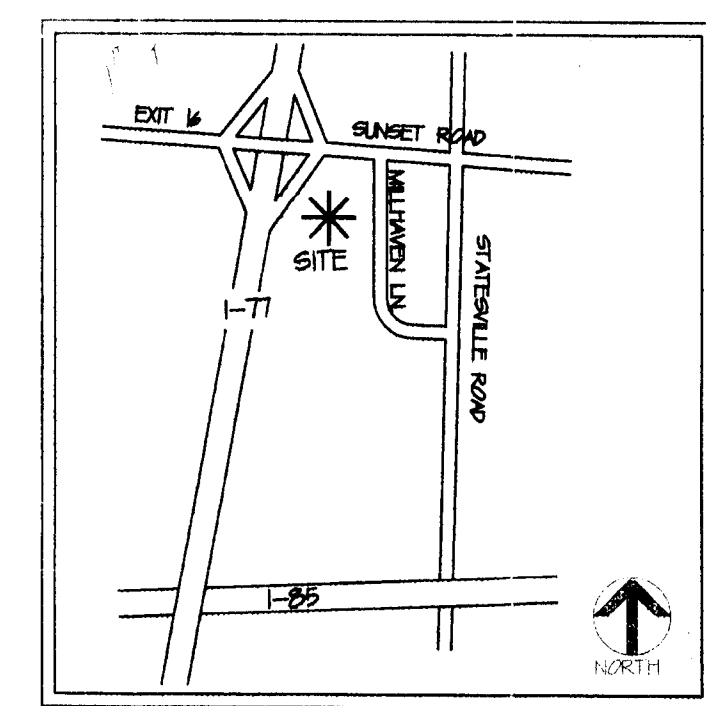
12. Buffer areas will be developed in accordance with Sect. 12.302. Buffers will not be reduced in width from those shown on the plan by the installation of a fence, wall or berm. The 50' buffers will be maintained as undisturbed except for the first 10' where there is existing vegetation to allow for grading. Where existing vegetation is not present (trees under 2" cal max) buffers may be disturbed to allow grading.

13. If the site is not developed as R-17MF it may be developed as R-4 single family.

**SITE DATA**

SITE AREA: 16.56 ACRES  
 EXISTING ZONING: R-4  
 PROPOSED ZONING: R-17MF CD  
 PROPOSED UNITS: 228 FOR RENT APARTMENTS  
 DENSITY: 13.7 D.U.A.  
 PARKING REQUIRED: 1.5 PER UNIT = 342  
 PARKING PROVIDED: +360  
 OPEN SPACE REQUIRED: 45% = 7.45 ACRES  
 OPEN SPACE PROVIDED: +7.45 ACRES  
 BUILDING HEIGHT: 3 STORY NOT TO EXCEED 40'

APPROVED BY CITY COUNCIL  
 DATE 02/19/01



LINE	LENGTH	BEARING
L1	351.62	S00° 42'00"E
L2	183.88	S01° 54'04"W
L3	169.72	S01° 54'04"W
L4	221.20	S00° 19'02"E
L5	293.13	S00° 19'02"E
L6	6.70	S67° 44'49"W
L7	07.99	S67° 44'49"W
L8	07.99	S67° 44'49"W
L9	07.99	S67° 44'49"W
L10	39.01	S67° 44'49"W
L11	100.50	S67° 44'49"W
L12	100.50	S67° 44'49"W
L13	28.19	S67° 44'49"W
L14	38.76	N11° 48'31"E
L15	55.42	N18° 59'31"E
L16	312.17	N04° 56'31"E
L17	782.21	N01° 09'00"E

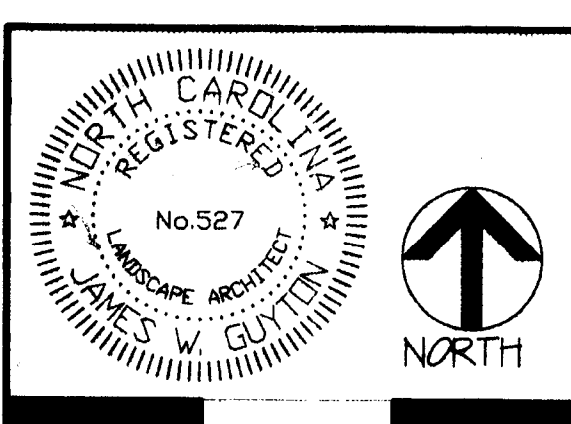
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**REZONING PETITION**  
 NO. 2000-165  
**FOR PUBLIC HEARING**



Scale: 1" = 60'  
 Date: 17 OCTOBER 2000  
 Project No.: 082-005  
 Revisions:  
 1. 17 NOV. 2000 PER CITY REVIEW  
 2. 27 FEB. 01 PER FINAL APPROVAL