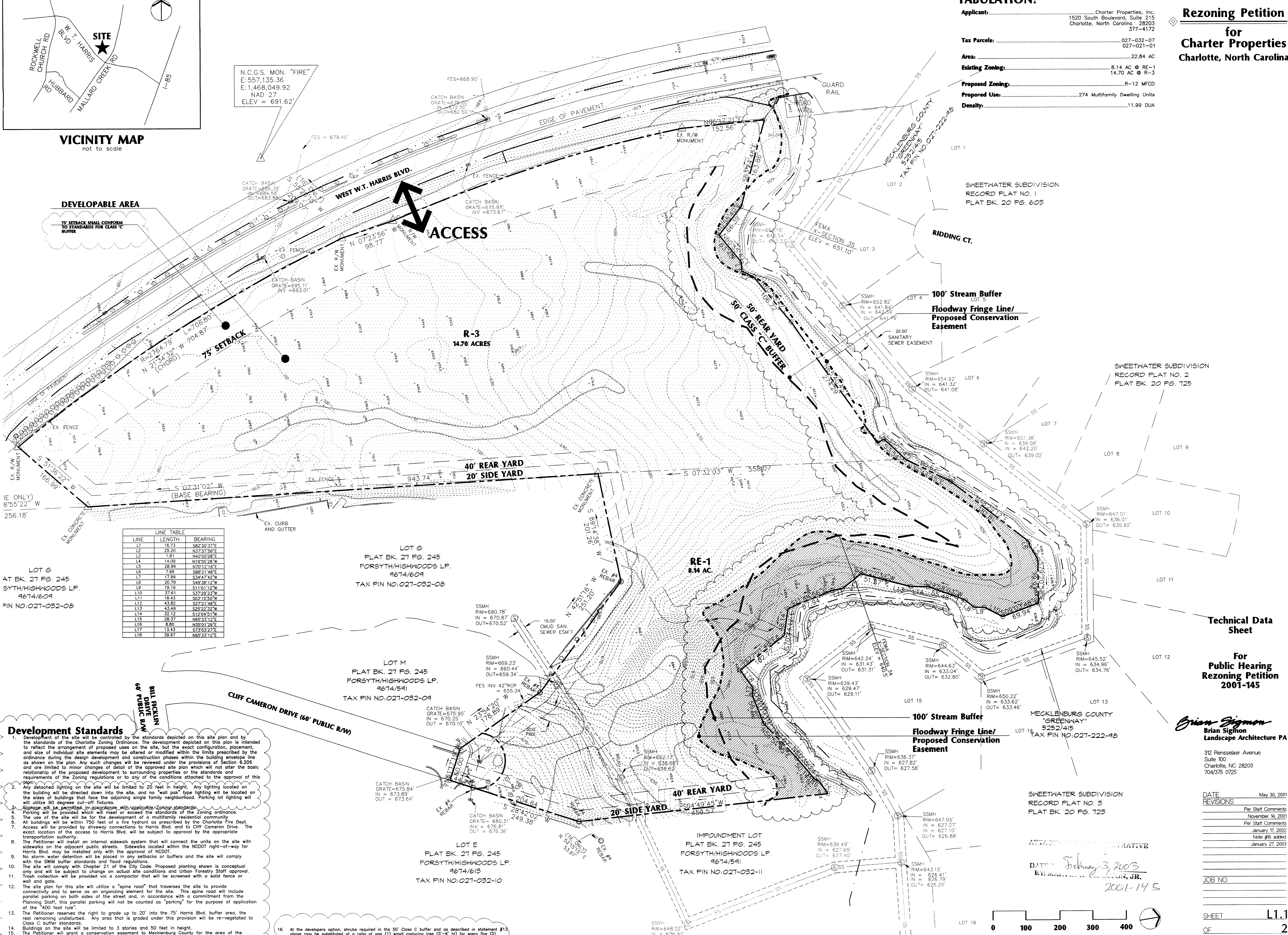


VICINITY MAP
not to scale

DEVELOPABLE AREA

75' SETBACK SHALL CONFORM TO STANDARDS FOR CLASS C BUFFER

N.C.G.S. MON. "FIRE"
E: 557,135.36
E: 1,468,049.92
NAD 27
ELEV = 691.62'



LINE	LENGTH	BEARING
L1	16.73	S82°30'37"E
L2	23.20	N32°23'26"E
L3	1.81	N40°00'08"E
L4	14.09	N19°55'28"W
L5	28.99	N70°11'16"E
L6	7.66	S88°21'48"E
L7	17.89	S34°42'42"W
L8	20.79	S42°38'12"W
L9	19.19	S11°01'12"W
L10	37.61	S32°29'23"W
L11	18.43	S07°15'50"W
L12	43.83	S72°11'48"E
L13	43.49	S62°22'32"E
L14	32.12	S12°04'51"W
L15	28.37	N63°33'12"E
L16	8.89	N38°01'28"E
L17	13.43	S73°33'27"E
L18	38.67	N63°33'12"E

LOT G
AT BK. 27 PG. 245
FORSYTH/HIGHWOODS LP.
9674/604
TAX PIN NO. 021-032-08

LOT M
FLAT BK. 27 PG. 245
FORSYTH/HIGHWOODS LP.
9674/591
TAX PIN NO. 021-032-04

LOT E
FLAT BK. 27 PG. 245
FORSYTH/HIGHWOODS LP.
9674/615
TAX PIN NO. 021-032-10

RE-1
8.14 AC.

IMPOUNDMENT LOT
FLAT BK. 27 PG. 245
FORSYTH/HIGHWOODS LP.
9674/591
TAX PIN NO. 021-032-11

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 such changes will be reviewed under the provisions of Section 6.206 and are limited to minor changes of detail of the approved site plan which will not alter the basic relationship of the proposed development to surrounding properties or the standards and requirements of the Zoning regulations or to any of the conditions attached to the approval of this plan.
- Any detached lighting on the site will be limited to 20 feet in height. Any lighting located on the building will be directed down into the site, and no "pole" type lighting will be located on the sides of buildings that face the adjoining single family neighborhood. Parking lot lighting will utilize 90 degree cut-off fixtures.
- 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.
- The use of the site will be for the development of a multifamily residential community.
- 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 Harris Blvd. and to Cliff Cameron Drive. The exact location of the access to Harris Blvd. will be subject to approval by the appropriate transportation authority.
- The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public streets. Sidewalks located within the NCDOT right-of-way for Harris Blvd. may be installed only with the approval of NCDOT.
- No storm water detention will be placed in any setbacks or buffers and the site will comply with the SSMH buffer standards and flood regulations.
- 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. Trash collection will be provided via a compactor that will be screened with a solid fence or wall and gate.
- The site plan for this site will utilize a "spine road" that traverses the site to provide connectivity and to serve as an organizing element for the site. This spine road will include parallel parking on both sides of the street and, in accordance with a commitment from the Planning Staff, this parallel parking will not be counted as "parking" for the purpose of application of the "400 foot rule".
- The Petitioner reserves the right to grade up to 20' into the 75' Harris Blvd. buffer area, the rest remaining undisturbed. Any area that is graded under this provision will be re-vegetated to Class C buffer standards.
- Buildings on the site will be limited to 3 stories and 50 feet in height.
- The Petitioner will grant a conservation easement to Mecklenburg County for the area of the 100' year floodway fringe area along Mallard Creek Greenway for those areas not already in County ownership.
- At the developers option, shrubs required in the 50' Class C buffer and as described in statement #13 above may be substituted at a ratio of one (1) small maturing tree (5'-6' H) for every five (5) required shrubs. These trees can be placed between the 50' Class C Buffer and the disturbed area.

TABULATION:

Applicant: Charter Properties, Inc.
1520 South Boulevard, Suite 215
Charlotte, North Carolina 28203
377-4172

Tax Parcels: 027-032-07
027-021-01

Area: 22.84 AC

Existing Zoning: R-12 MFC
8.14 AC @ RE-1
14.70 AC @ R-3

Proposed Zoning: R-12 MFC

Proposed Use: 274 Multifamily Dwelling Units

Density: 11.99 DUA

Rezoning Petition
for
Charter Properties
Charlotte, North Carolina

Technical Data Sheet

For
Public Hearing
Rezoning Petition
2001-145

Brian Sigmon
Brian Sigmon
Landscape Architecture PA

312 Rensselaer Avenue
Suite 100
Charlotte, NC 28203
704/375 0725

DATE: May 30, 2001

DATE	REVISIONS
Per Staff Comments	November 14, 2001
Per Staff Comments	January 17, 2002
Note #16 added	January 27, 2003

DATE: February 3, 2003
EX: MARIUS R. CHAMTON, JR.
2001-145

JOB NO.

SHEET L1.1
OF 2

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: February 3, 2003

TO: Robert Brandon
Zoning Administrator

FROM: Marius R. Chamton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 2001-145, Charter Properties, Inc.

Attached is a revised site plan for the above rezoning petition. The plan has been revised to substitute the shrubs in the 75-foot buffer along West W. T. Harris Boulevard with one small maturing tree for every five required shrubs. Since this change is minor and does not alter the intent of the conditional plan, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

Please note that sheet L2.1 from the original approval still applies.