

DEVELOPMENT DATA

Tax Parcel #: 201-221-17
 Acreage: 19.516 Acres Total
 Existing Zoning: R-3
 Proposed Zoning: INST (CD)
 Proposed Use: Active Adult Retirement Community with
 o 35 Villa Townhomes (For Sale)
 o 110 Dependent Senior Condos
 Parking: 35 Villas - 72 spaces provided (2 spaces/unit required)
 110 unit Senior Building- 56 spaces provided (1 space/3 beds required)
 Density: 7 units / acre
 FAR: 0.13

DEVELOPMENT NOTES:

Binding Effect of the Rezoning Documents & Definitions

- If this Rezoning Petition is approved, all conditions applicable to development of this site are imposed under these Development Notes / Technical Data Sheet and Section 6.2 of the City of Charlotte Zoning Ordinance, unless amended in the manner provided under the Ordinance, be binding upon Petitioner and the current and subsequent owners of the site or sites and their successors in interest and assigns.
- Throughout these Development Notes, the term "Petitioner" and "Owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the site who may be involved in any future development thereof.
- The proposed use of the site will be for the development of a 55 age restricted Active Adult Community containing for sale villas and dependent care condominiums. The architectural style of the development will be Craftsman Style with modest porches with tapered columns, lap siding (Hardie Plank) exterior, dormers, and trimmed windows with grills.

General Provision

- Unless more stringent standards are established by this Technical Data Sheet or these Development Notes, all requirements established under the Charlotte Zoning Ordinance (the "Ordinance") for the Institutional (INST) zoning district classification and Section 6.2 for Conditional Districts shall be followed.
- The development depicted on this plan is schematic in nature, not to be considered as specific development plans, but rather as a preliminary graphic representation of the type of development and layout proposed for the site. Accordingly, subject to the final design, the configuration, placement and size of the building footprints, parcel lines, parking, alleys, and driveways are conceptual in nature and may be altered or modified during development and construction document phases.

Permitted Uses

- The site may be developed for all uses as permitted under the Ordinance by right or under prescribed conditions, along with accessory uses, as permitted in the Institutional Zoning District

Setbacks, Side Yards and Rear Yards

- The buildings and/or structures to be constructed on this site shall satisfy the setback, rear yard and side yard requirements established under the Ordinance for the Institutional Zoning District.

Buffers and Screening

- Buffers and screening shall conform to the standards specified in Sections 12.302, 12.303 and 12.304 of the Ordinance.

Design and Performance Standards

- All dumpster areas shall be screened with opaque enclosures on all four sides with one side being a hinged opaque gate.
- All mechanical equipment including roof top equipment shall be screened from view from abutting streets and adjoining properties.
- All parking lot lighting shall be capped by design such that direct illumination does not extend past any exterior property line.

Storm Water Management

- The petitioner will shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

Vehicle Access, Driveways and Streets

- Access to the site will be provided by driveway connections to Erwin Road and proposed north/south and east/west connector roads.
- The petitioner will design and construct proposed north/south and east/west connector roads to Charlotte Department of Transportation standards; petitioner will dedicate and convey 58' right-of-way to the City of Charlotte prior to the issuance of any certificates of occupancy on the site.
- The exact location and design of north/south and east/west connector roads and all driveway connections is subject to the approval of the Charlotte Department of Transportation.
- All new public streets shall be Residential Medium streets.
- Private streets are to be designed to public street standards as described in the City of Charlotte Urban Street Design Guidelines (USDG).

Signs

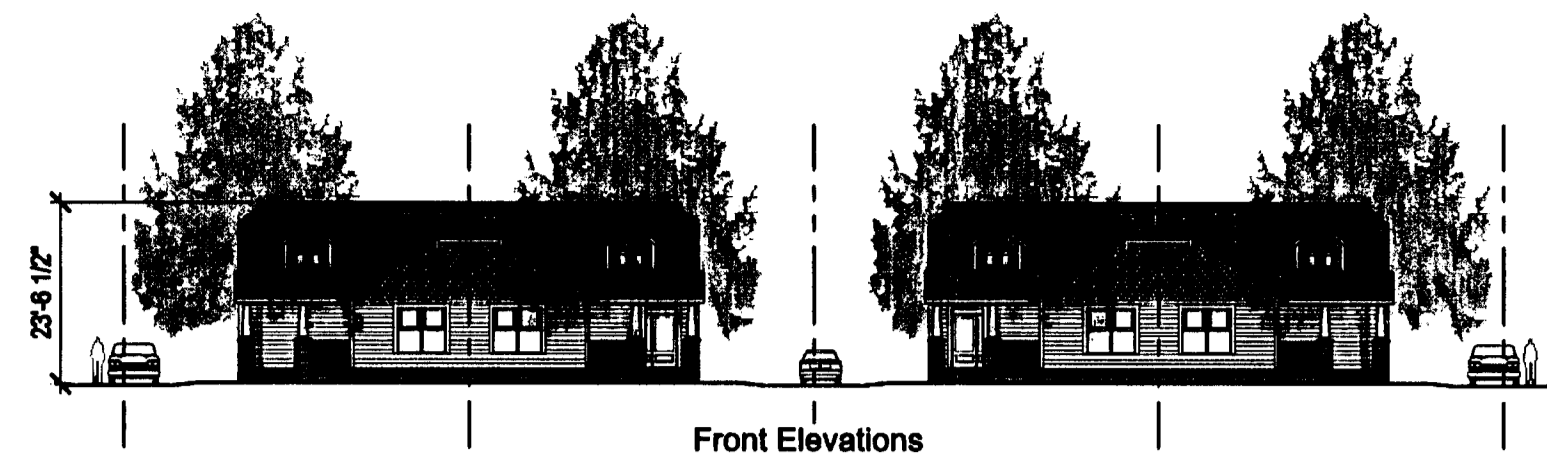
- Signage will be permitted in accordance with applicable zoning standards. The exact location of site signs will be determined as part of the detailed construction and landscaping plans for the site.

Parking

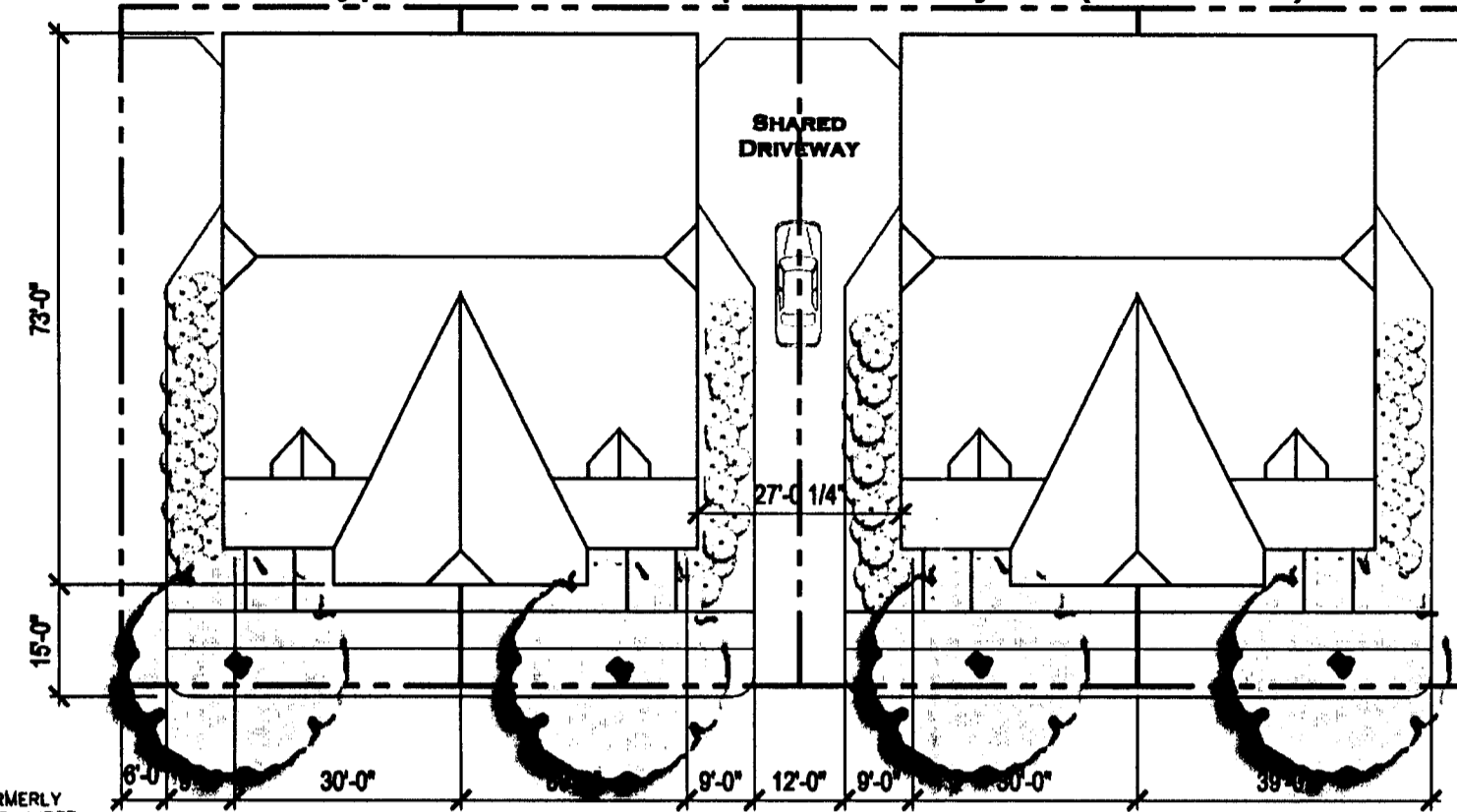
- Off-street parking shall meet the minimum standards as established under the Ordinance.

Tree Ordinance Compliance

- It is the intent of the petitioner to preserve existing trees during site development. Existing trees to be preserved will have tree protection fencing placed around their drip lines to prevent disturbances to root zones during all phases of construction.
- Site development procedures to comply with City of Charlotte Tree Ordinance.



Typical For Sale Duplex Villa Layout (1" = 25 ft.)



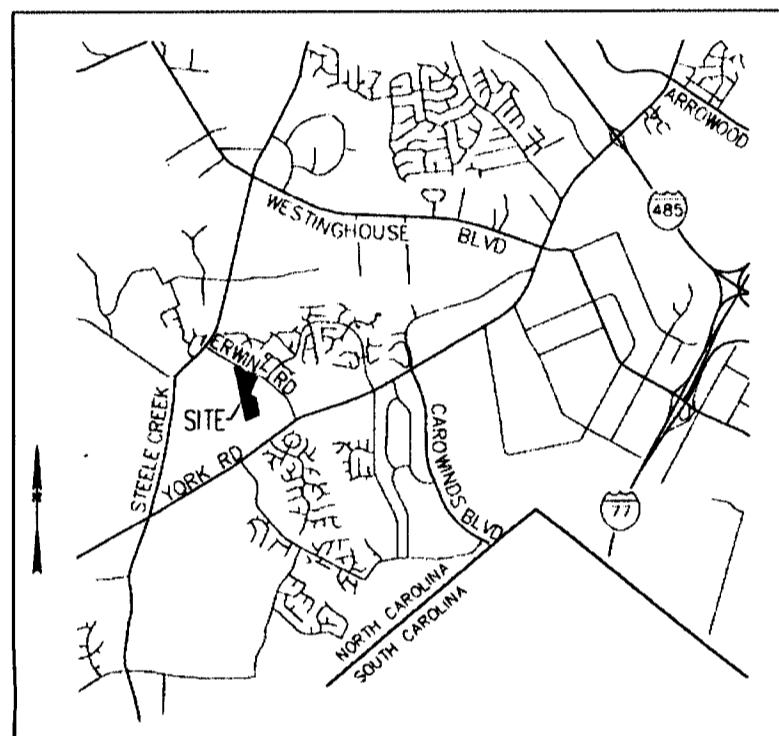
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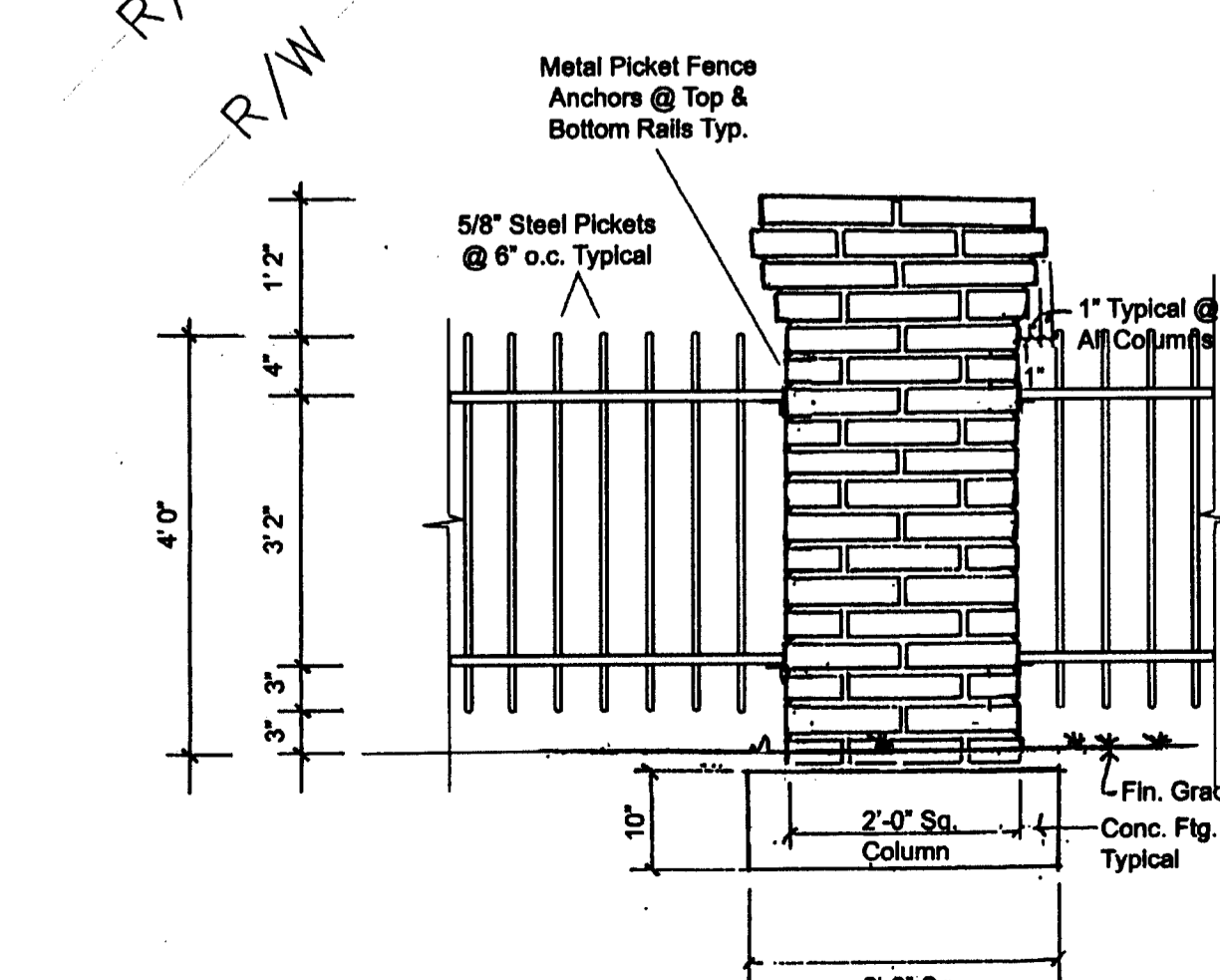
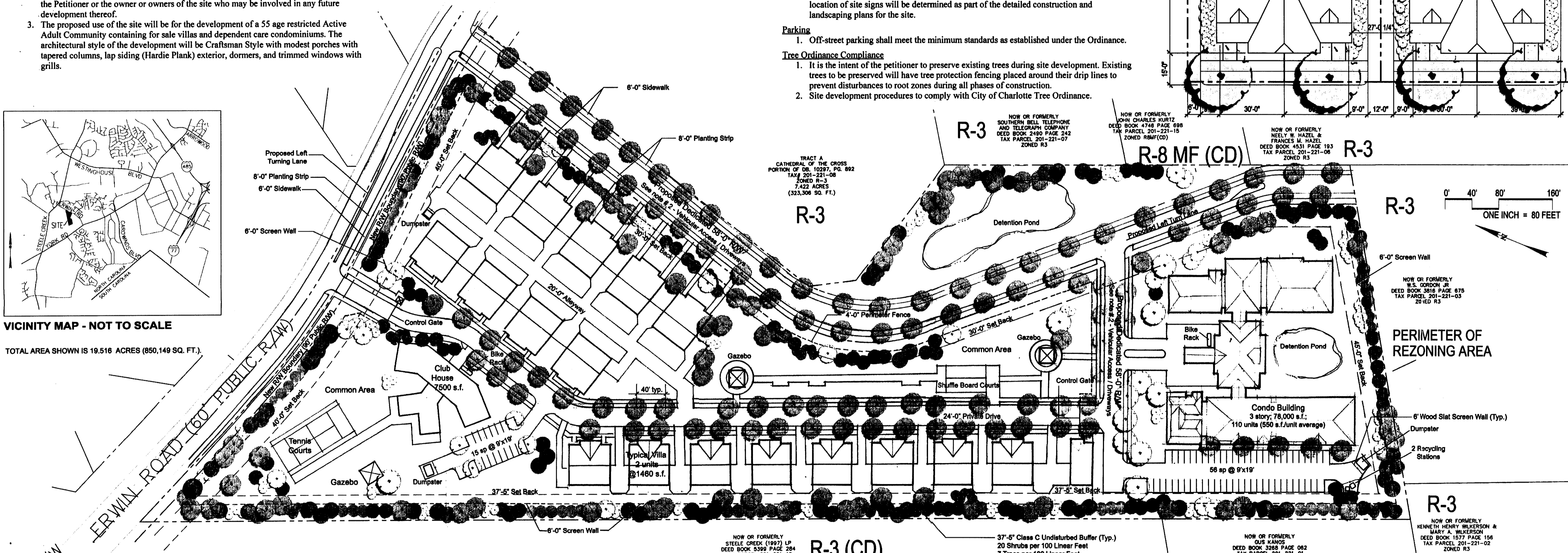
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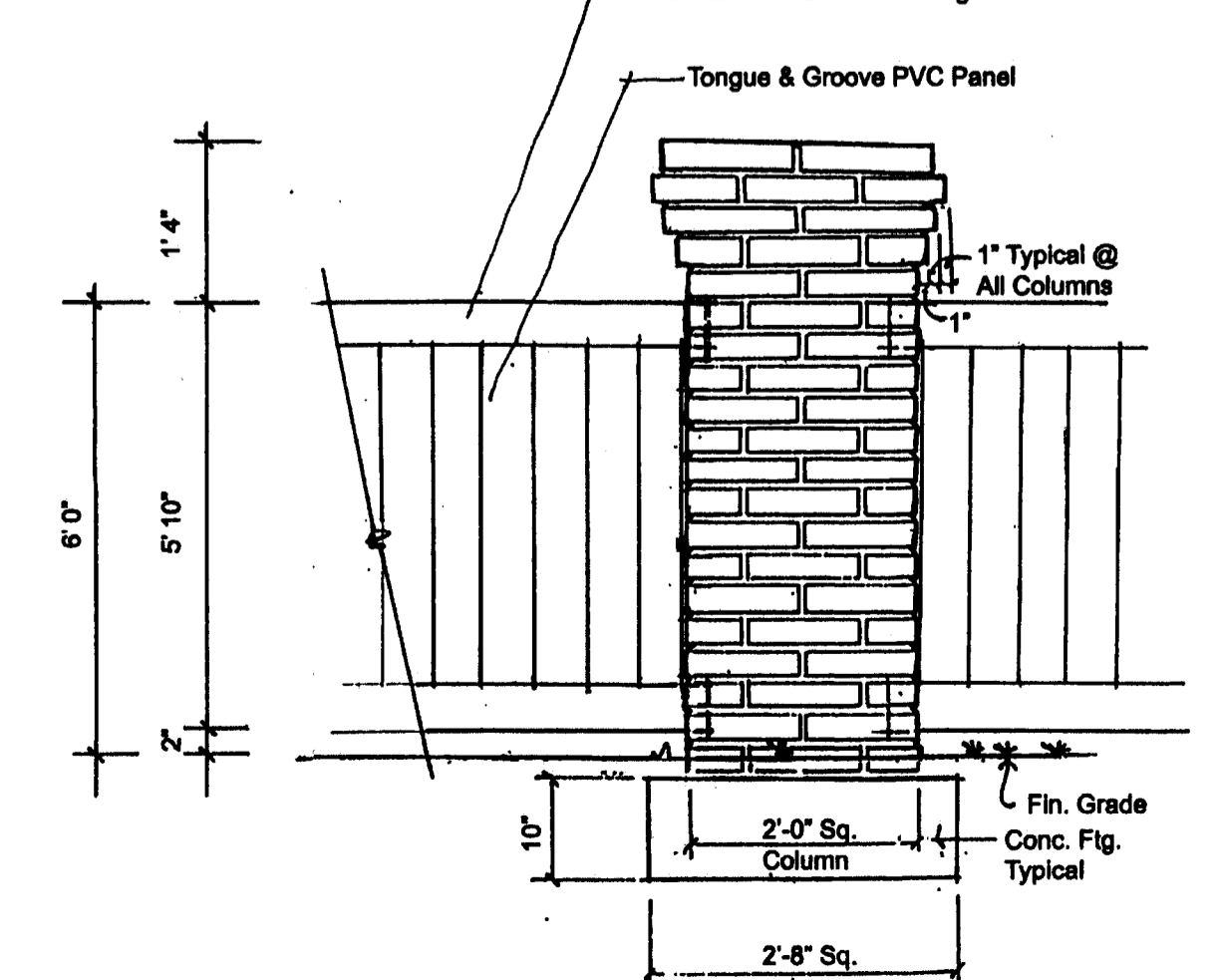


VICINITY MAP - NOT TO SCALE

TOTAL AREA SHOWN IS 19.516 ACRES (850,149 SQ. FT.)



4'-0" Perimeter Fence Elevation (NTS.)



6'-0" Screen Wall Elevation (NTS.)



North Elevation of 4-Level Condominium Tower (1" = 25 ft.)

Erwin Road Active Adult Retirement Community

Tax Parcel #: 201-221-17

REV. 1 DATE	8/15/2008	Rev. Per Staff Comments (7/18/2008)
REV. 2 DATE	9/19/2008	Rev. Per Community Mtg. Comments
REV. 3 DATE		
REV. 4 DATE		
REV. 5 DATE		
REV. 6 DATE		
REV. 7 DATE		
REV. 8 DATE		

Rezoning Plan

For Public Hearing
Petition # 2008-118

Technical Data Sheet

ISSUE DATE	SEP 19, 2008
CHECKED	JW
DRAWN BY	EQ
PROJECT NUMBER	NC 07-008

RZ-1