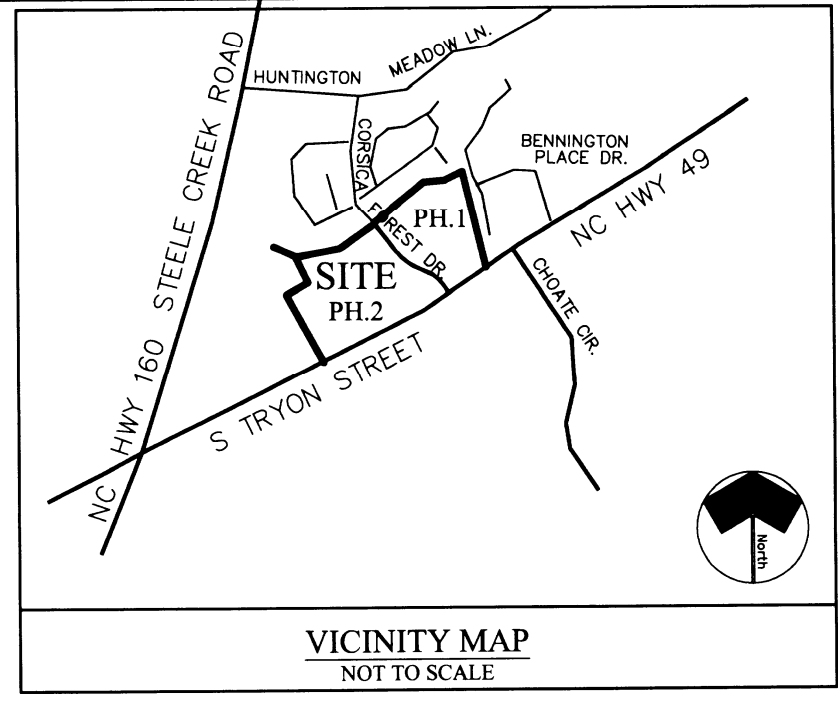


EXISTING SITE DATA	
TAX PARCEL NO.:	201-231-03
TOTAL SITE AREA:	40.143 ACRES
EXIST. ZONING:	R-17 MF (CD)
PETITION NUMBER:	92-14(C)
EXISTING PHASE 1:	± 15.32 ACRES EXISTING APARTMENT DEVELOPMENT
PROPOSED PHASE 2:	± 23.5 ACRES PROPOSED APARTMENT DEVELOPMENT

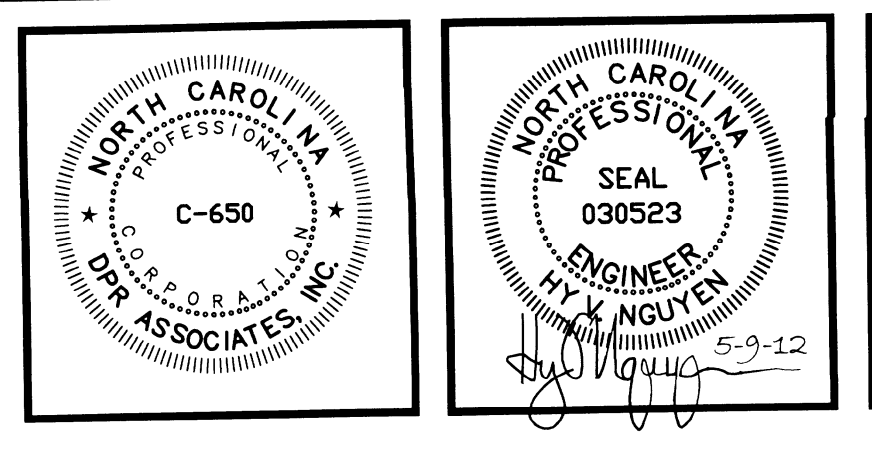


APPROVED REZONING PETITION No: 92-14(C) CONDITIONAL NOTES

1. THIS APPLICATION INCLUDES THIS TECHNICAL DATA SHEET, A SCHEMATIC SITE PLAN, AND SCHEMATIC SECTIONS. TOGETHER THIS MATERIAL CONFORMS TO ALL THE APPLICABLE REQUIREMENTS OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
2. THE NUMBER OF VEHICULAR ACCESS POINTS ALONG YORK ROAD AND STEEL CREEK ROAD SHALL BE LIMITED TO THE NUMBER DEPICTED ON THE TECHNICAL DATA SHEET. HOWEVER, THE CONFIGURATIONS AND PRECISE LOCATIONS OF ANY SUCH ACCESS POINTS AND DRIVEWAYS WITHIN THE SITE ARE SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND ARE FURTHER SUBJECT TO APPROVAL BY NCDOT AND THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
3. THE ATTACHED SCHEMATIC SITE PLAN INDICATES A GENERAL CONCEPT OF DEVELOPMENT WITH REGARD TO ARRANGEMENT OF ENTRANCE POINTS, PARKING, CIRCULATION, AND BUILDINGS, HOWEVER, VARIATIONS MAY OCCUR BASED ON FINAL SPECIFIC DESIGN LAYOUTS AND ACTUAL SITE CONDITIONS. THE NUMBER AND LOCATIONS OF BUILDINGS MAY VARY FROM THOSE SHOWN ON THE SCHEMATIC SITE PLAN.
4. ALL DEVELOPMENT STANDARDS FOR THE R-3 DISTRICT, THE R-4 DISTRICT, THE R-5 DISTRICT, THE R-8 MF DISTRICT, THE R-17MF DISTRICT, AND THE CC DISTRICT OUTLINED IN THE ZONING ORDINANCE SHALL BE MET WITHIN THE RESPECTIVE BOUNDARIES SHOWN ON THE TECHNICAL DATA SHEET.
5. EACH SEPARATE PARCEL SHOWN WITHIN THE CC DISTRICT MAY BE DEVELOPED AS A SEPARATE PARCEL.
6. ALL DEVELOPMENT WITHIN THE SITE SHALL COMPLY WITH APPLICABLE MECKLENBURG COUNTY ORDINANCES FOR SUBDIVISION, BUILDING STANDARDS, SIGNAGE, PARKING, STORM WATER MANAGEMENT, BUFFERS, AND SCREENING.
7. AREAS TO BE DESIGNATED AS PERMANENT OPEN SPACE ARE SHOWN ON THE TECHNICAL DATA SHEET. PERMANENT OPEN SPACE SHALL INCLUDE: (1) AREAS TO BE DEDICATED TO MECKLENBURG COUNTY TO BECOME COUNTY GREENWAY; (2) AREAS TO REMAIN PRIVATELY OWNED AND MAINTAINED INCLUDING ALL BUFFERS, AND DESIGNATED OPEN SPACE. SEE SECTION 1.0 (OPEN SPACE) OF THE LOWER STEEL CREEK AREA MIXED USE CENTER DESIGN GUIDELINES.
8. BUFFERS AROUND THE PERIMETER OF THE SITE AND SETBACKS ALONG YORK ROAD AND STEEL CREEK ROAD SHALL BE PROVIDED AS SHOWN ON THE TECHNICAL DATA SHEET AND ON THE CROSS-SECTIONS ON SHEET 3, UNLESS MODIFIED IN ACCORDANCE WITH DEVELOPMENT NOTE 21. SEE SECTION 1.0 (OPEN SPACE) AND SECTION 2.0 (STREETScape) OF THE LOWER STEEL CREEK AREA MIXED USE CENTER DESIGN GUIDELINES.
9. ALL PROPOSED STREETScape IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE MECKLENBURG COUNTY ZONING ORDINANCE. SEE SECTION 2.0 OF THE LOWER STEEL CREEK AREA MIXED USE CENTER DESIGN GUIDELINES.
10. PARKING AREAS SHALL BE LANDSCAPED IN ACCORDANCE WITH THE MECKLENBURG COUNTY ZONING ORDINANCE. SEE SECTION 4.0 (PARKING AREAS) OF THE LOWER STEEL CREEK AREA MIXED USE CENTER DESIGN GUIDELINES.
11. THE PROPOSED 75 FOOT BUFFER ON PARCEL D-4 ADJACENT TO OFF-SITE PARCEL 43 SHALL BE MODIFIED AT SUCH TIME THAT PARCEL 43 IS REZONED TO A LOWER DISTRICT IN ACCORDANCE WITH SECTION 12.302 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
12. THE PETITIONERS SHALL HAVE THE OPTION TO EXTEND THE PROPOSED ROAD EAST OF PARCEL F-2 TO ACCESS PARCEL C-3 TO PROVIDE THE ALIGNMENT OF CHATEAU CIRCLE AND PROVIDE DIRECT CONTINUATION OF THE PROPOSED SPINE ROAD CONNECTING CHATEAU CIRCLE WITH ERWIN ROAD. DETERMINATION OF A REALIGNMENT AND ITS TIMING SHALL BE MADE BY NCDOT AND MECKLENBURG COUNTY ENGINEERING DEPARTMENT. PETITIONERS FOR BOTH 92-14(C) AND 92-14-47 (C) HAVE AGREED TO SHARE TIGHT OF WAY REQUIREMENTS FOR THAT PORTION OF THE REALIGNMENT WHICH RUNS THROUGH THEIR RESPECTIVE PROPERTIES. WHEN EITHER SUCH PROPERTY OWNER IS READY TO CONVEYANCE ALONG THE ALIGNMENT FOR CHATEAU CIRCLE, THE OTHER WOULD DEDICATE THE RIGHT OF WAY FOR THAT PORTION OF THE AGREED UPON REALIGNMENT NEEDED TO ACCOMMODATE THE DEVELOPMENT.
13. THE PETITIONERS SHALL HAVE THE OPTION TO EXTEND THE PROPOSED ROAD EAST OF PARCEL F-2 TO ACCESS PARCEL E SHOULD ANOTHER Viable MEANS OF ACCESS NOT BE AVAILABLE FROM THE SOUTHEAST. ALL PROPOSED ROADS WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE MECKLENBURG ENGINEERING DEPARTMENT AND NCDOT.
14. ALL COLLECTOR ROADS SHALL BE DESIGNED TO 40 MPH DESIGN SPEED.
15. IN CONJUNCTION WITH MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND NCDOT, THE PETITIONER SHALL ALLOCATE FOR A TRANSIT FACILITY SUCH AS A PARK 'N' RIDE LOT. SEE SECTION 8.0 (TRAFFIC/PHASING) OF THE LOWER STEEL CREEK AREA MIXED USE CENTER DESIGN GUIDELINES.
16. THE PETITION COMITS TO COOPERATE IN A COORDINATED ROADWAY IMPROVEMENT PROGRAM FOR THE AREA AS DEPICTED ON THIS TECHNICAL DATA SHEET. SEE SECTION 8.0 (TRAFFIC/PHASING) OF THE LOWER STEEL CREEK AREA MIXED USE CENTER DESIGN GUIDELINES. FOR PROVISIONS RELATING TO THE PROPOSED PARK 'N' RIDE TRANSIT FACILITY SEE NOTE 8.0 OF THE DESIGN GUIDELINES.
17. DEVELOPMENT OF THE PROJECT WILL BE PHASED ACCORDING TO MARKET DEMAND AND THE AVAILABILITY OF ADEQUATE INFRASTRUCTURE TO SUPPORT THE PROPOSED DEVELOPMENT. FOR SPECIFIC PHASING RULES SEE SECTION 8.0E (PHASING) OF THE LOWER STEEL CREEK AREA MIXED USE CENTER DESIGN GUIDELINES.
18. THE PETITIONERS COMMIT TO FORMING A DESIGN REVIEW COMMITTEE CONSISTING (AT LEAST) OF THE OWNER(S) OR OWNERS' AGENTS, LAND PLANNER, LANDSCAPE ARCHITECT AND/OR ARCHITECT AND 2 MEMBERS OF THE STEEL CREEK RESIDENTS ASSOCIATION FOR THE DURATION OF THE PROJECT. THE COMMITTEE'S PURPOSE IS TO COORDINATE AND REVIEW DESIGN, AND TO INSURE CONSISTENT QUALITY AND A UNIFIED DEVELOPMENT.
19. THERE WILL BE A CONNECTION BETWEEN THE SPINE ROAD AND SLEDGE ROAD THROUGH ONE OR SEVERAL COLLECTOR ROADS. THE EXACT LOCATION OF THE CONNECTION WILL BE DETERMINED THROUGH THE SUBDIVISION APPROVAL PROCESS.
20. IF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVES A DESIGN STANDARD WHICH WOULD ALLOW THE ENTIRE REALIGNMENT OF NC HIGHWAY 160 TO TAKE PLACE WITHIN THE SITE, THE PETITIONERS AGREE TO DESIGN THE REALIGNMENT ACCORDINGLY. THE PETITIONERS COMMIT TO ENTERING INTO IMMEDIATE DISCUSSIONS WITH OFFICIALS FROM THE DEPARTMENT OF TRANSPORTATION AND THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT FOLLOWING APPROVAL OF THIS PETITION TO DETERMINE THE FEASIBILITY OF SUCH DESIGN. IF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IS UNWILLING TO LOWER ITS CURRENTLY STATED DESIGN STANDARD OF 60 MPH, THEN THE RELOCATION OF THE NC HIGHWAY 160 WOULD BE ACCOMPLISHED ALONG THE ALIGNMENT GENERALLY ESTABLISHED ON THE REZONING PLAN. IN THE EVENT AN ALIGNMENT IS ULTIMATELY ESTABLISHED WHICH IS DIFFERENT FROM THE ALIGNMENT SHOWN ON THE TECHNICAL DATA SHEET, THE DISTRIBUTION OF DENSITIES SHALL BE PROPORTIONAL TO THE DISTRIBUTION ESTABLISHED IN THE DEVELOPMENT DATA AND HANDLED ADMINISTRATIVELY BY THE PLANNING STAFF. HOWEVER, SHOULD THE FINAL ALIGNMENT DECREASE THE SIZE OF PARCEL D5, THE AMOUNT OF OFFICE SPACE DESIGNATED FOR THIS PARCEL MAY BE MAINTAINED WITHIN THE NEWLY CONFIGURED PARCEL OR TRANSFERRED TO PARCEL D4 SUBJECT, HOWEVER, TO THE MINIMUM REQUIREMENTS OF THE ORDINANCE.
21. THE PETITIONERS COMMIT TO DEDICATE UP TO 30 FEET OF PROPERTY ON YORK ROAD SUFFICIENT FOR A SYMMETRICAL WIDENING. THE SETBACK TO BE PROVIDED ALONG YORK ROAD IN THE INSTANCE OF A SYMMETRICAL WIDENING WILL BE 50 FEET ON EACH SIDE. HOWEVER, IF THE NCDOT STUDY ESTABLISHES AN ASYMMETRICAL WIDENING, THE PETITIONERS WILL DEDICATE UP TO 40 FEET ON THE NORTH SIDE OF YORK ROAD AND THE SETBACK WILL BE 40 FEET ON EACH SIDE. UTILITY AND SIDEWALK EASEMENTS MAY BE GRANTED WITHIN THE SETBACK AREAS.
22. IF THE 10.2 ACRE PARCEL TO THE REAR OF PARCEL D4 DEPICTED ON THE TECHNICAL DATA SHEET IS CONVEYED TO SARAH BELK GAMBRELL WITHIN ONE YEAR FROM THE DATE ON WHICH THIS REZONING PETITION IS APPROVED, THEN SHE WILL CONVEY TO THE STEEL CREEK ATHLETIC ASSOCIATION IF AN ORGANIZATION DESCRIBED IN SECTION 501 (CYC3) OF THE INTERNAL REVENUE CODE, OR, IF NOT, THEN TO ANY SUCH ORGANIZATION FORMED OR CAUSED TO BE FORMED BY SUCH ASSOCIATION, THE REAR PORTION OF PARCEL C3 CONSISTING OF 14.5 ACRES DEPICTED ON THE TECHNICAL DATA SHEET TO BE USED BY THE ASSOCIATION FOR ANY PURPOSES FOR WHICH IT WAS CHARTERED. EACH OF THESE CONVEYANCES WILL BE MADE ON TERMS SET FORTH IN A LETTER OF INTENT TO BE SIGNED BY MRS. GAMBRELL AND THE ATHLETIC ASSOCIATION PRIOR TO THE APPROVAL OF THIS REZONING PETITION. ONE OF THE TERMS INCLUDED IN THE LETTER OF INTENT WILL BE AN AGREEMENT ON THE PART OF THE ATHLETIC ASSOCIATION TO DEDICATE THE RIGHT OF WAY FOR THAT PORTION OF THE REALIGNED CHATEAU CIRCLE RUNNING THROUGH THE REAR PORTION OF PARCEL C3.

SHEET SCHEDULE	
2L-1	COVER SHEET
2L-2	EXISTING CONDITIONS SURVEY
2L-3	SITE PLAN
2L-4	ORDINANCE REQ'D PLANTING PLAN
2L-5	OVERALL GRADING PLAN
2L-6	GRADING, STORM DRAINAGE DETAIL PLAN
2L-7	GRADING, STORM DRAINAGE DETAIL PLAN
2L-8	EROSION CONTROL PLAN - INITIAL PHASE
2L-9	EROSION CONTROL PLAN - FINAL PHASE
2L-10	DRAINAGE AREAS PLAN
2L-11	EROSION CONTROL DETAILS
2L-12	EROSION CONTROL DETAILS
2L-13	SITE DETAILS
2L-14	SITE DETAILS
2L-15	SITE DETAILS
2L-16	92-14 C REZONING DEVELOPMENT NOTES
2L-17	92-14 C REZONING SCHEMATIC SECTIONS
2L-18	92-14 C REZONING TECHNICAL DATA SHEET

<div>Project Manager HN</div> <div>Drawn By HN/MB</div> <div>Checked By LM</div> <div>Date 1-13-12</div> <div>Project Number 11008</div>	REVISIONS:			
	No.	Date	By	Description
	1	4-9-12	HN	PER COUNTY BUILDING PERMIT 1ST REVIEW COMMENTS
	2	5-9-12	MB/HN	PER CITY 1ST REVIEW COMMENTS



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landscape architecture
planning
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COVER SHEET

THE ENCLAVE AT RIVERGATE - APARTMENTS PHASE 2
CHARLOTTE, NORTH CAROLINA
FOR
RIVERGATE APARTMENTS ASSOCIATES, LLC

Scale: 1" = 100'

Sheet Number: **2L-1**
SHEET 1 OF 15 TOTAL