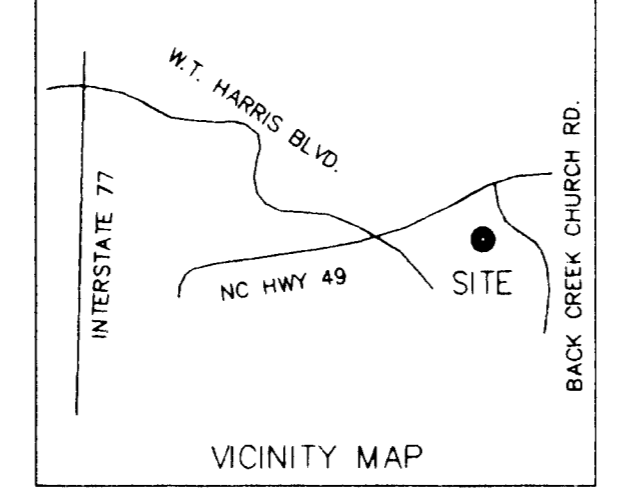


DEVELOPMENT DATA

TOTAL SITE AREA: (GROSS)	63.39 ACRES
TOTAL SITE AREA: (NET)	56.56 ACRES
PARCEL I (NET)	13.81 ACRES
PARCEL II (NET)	42.75 ACRES
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-4(CD), R-8MF(CD)
MAXIMUM # UNITS PROPOSED:	387
PARCEL I	45
PARCEL II	342

- DEVELOPMENT STANDARDS**
- A. Permitted Uses**
Permissible Uses
- Parcel I:
Up to 45 detached single-family homes may be constructed on Parcel I, together with any incidental or accessory uses associated therewith which are permitted under the Mecklenburg County Zoning Ordinance (the Ordinance) in a R-4 Zoning District.
- Parcel II:
Up to 342 attached or detached dwelling units may be constructed on Parcel II, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in a R-8MF Zoning District.
- B. Development Requirements**
- General Provisions.
 - At a minimum, all applicable development standards established under the Ordinance for the R-4 District will be satisfied in connection with development taking place on Parcel I.
 - At a minimum, all applicable development standards established under the Ordinance for the R-8MF District will be satisfied in connection with development taking place on Parcel II.
 - In addition, development of the Site shall be governed by these Development Standards and the Technical Data Sheet.
 - The building configurations, placements and sizes as well as the locations of detached single-family lots, streets and parking areas shown on the Schematic Site Plan (Sheet RZ-2), are schematic in nature and may be altered or modified during design, development and construction document phases within the maximum building limit lines established on the Technical Data Sheet.
 - Landscape areas and sidewalks within the Site will be planted and installed in sequences which are keyed to development taking place on the Site.
 - Setbacks, Side Yards and Rear Yards.
 - All buildings constructed within Parcel I shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the R-4 Zoning District.
 - All buildings constructed within Parcel II shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the R-8MF Zoning District.
 - A 40 foot building setback will be established along Back Creek Church Road and a 50 foot building setback established along the Future East Circumferential thoroughfare. Setbacks along the proposed collector street will be provided as shown on the Plan.
 - Buffer Areas.
 - Buffer areas established on the Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 and to the provisions of Paragraphs (b), (c) and (d) of this Section.
 - Setbacks and grading may be installed or performed - and the width of the buffer may be reduced - in those portions of the buffer area which separate Parcel I from Parcel II to the extent allowed by the Ordinance. All other buffer areas are to remain undisturbed, except to the extent necessary to accommodate access points, berms (but only within the areas depicted on the Technical Data Sheet), walls, fences, drainage pipes or channels, utility lines and facilities, pedestrian pathways and bicycle pathways.
 - Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.
 - While the Petitioner reserves the right to install berms within those portions of the buffer areas which are specifically depicted on the Technical Data Sheet, buffer widths may not be reduced through the use of walls, fences or berms except as otherwise provided under Paragraph 3(b) above.
 - In all buffer areas where existing trees and natural vegetation have been cleared to accommodate berms, walls, fences, or the installation of utility construction, the cleared, unimproved areas will be landscaped as required by Section 12.302 of the Ordinance.
 - Landscape Areas and Screening.
 - Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
 - Trash Collection.
 - The Petitioner presently contemplates that trash will be collected from each individual unit from separate trash containers located at each unit.
 - If this form of collection is utilized, pick up will be handled by a private hauler unless and until governmental policy would provide for the public pick up of trash.
 - If dumpsters are provided, they will be screened with a solid wood or masonry enclosure with gate.
 - Access Points.
 - Vehicle access to the Site will be limited to the access points shown on the Technical Data Sheet and will be located in the general areas depicted. The configurations and ultimate locations of these access points within the Site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the Mecklenburg County Engineering Department and the North Carolina Department of Transportation.
 - Lighting.
 - A uniform lighting system will be employed throughout the Site. All lighting within the Site except street lights which may be erected along Back Creek Church Road or along any other public street shall be designed such that direct illumination does not extend past exterior property lines of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.
 - Lighting fixtures will not exceed 20 feet in height, except for street lights along public streets.
 - Parking.
 - The parking spaces depicted on the Schematic Site Plan may vary but in all events will be sufficient to satisfy the minimum offstreet parking standards established under the Ordinance, including Sections 12.203(1) and 12.302(2) of the Ordinance.
 - No parking will be permitted within buffer areas or setback areas.
 - Signs.
 - A uniform signage and graphics system will be employed throughout the Site which will comply with the provisions of Section 13 of the Ordinance.
 - Fire Protection.
 - Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications.
 - Design Standards.
 - Landscape islands will be provided in parking areas to avoid large expanses of pavement. These

- DEVELOPMENT STANDARDS (CONT.)**
- Islands will satisfy the provisions of Section 12.208 of the Ordinance.
- All parking will be screened from public streets in accordance with the requirements of Section 12.303 of the Ordinance.
 - Parcel II will be subject to the Planned Multi-Family requirements of Section 9.303(19) of the Ordinance.
- 12. Storm Drainage.**
- Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the Mecklenburg County Engineering Department.
 - No storm water facilities may be placed within buffer areas or setback areas.
- 13. Special Open Space Area.** The area fronting on Back Creek Church Road depicted on the Technical Data Sheet as Area A will be left in its natural condition and not disturbed except to the extent necessary to accommodate:
- the removal of vines, underbrush, small trees (2 inches in caliper or less) or shrubs for purposes of improving the overall appearance of this naturally vegetated area;
 - the proposed vehicular access point shown on Sheet RZ-1;
 - drainage pipes or channels, utility lines and facilities crossing at not less than 75 degree angles;
 - storm water detention facilities outside the setback area;
 - project identification signs;
 - pedestrian pathways and bicycle pathways; and
 - the special open space area will be owned and maintained by a homeowners' association.
- C. Streets and Driveways**
- Entrance Improvements. Roadway improvements at the proposed public street leading into the Site from Back Creek Church Road will be made in accordance with the requirements of the Mecklenburg County Engineering Department and the North Carolina Department of Transportation and will include the installation of a right of way lane leading into the Site, as recommended in the Kubilins Traffic Consulting Traffic Study.
 - Dedication of Right-of-Way. The Petitioner commits to dedicate:
 - such additional right-of-way along the frontage of the Site for Back Creek Church Road as may be necessary to provide a 70 foot wide right-of-way for this thoroughfare to be taken entirely from the Site, the intent being to avoid having to take any of such additional right-of-way from the church property across the street;
 - a 100 foot wide right-of-way for that portion of the proposed thoroughfare which runs through the northeast corner of the Site, in the location specifically depicted on Sheet RZ-1.
 Such additional right-of-way shall be dedicated prior to the issuance of any certificate of occupancy for development taking place on the Site.
- D. Phasing and Bond Requirements**
- Phase 1.
 - Up to 273 dwelling units may be occupied on the Site upon the installation by the developer of a right turn lane along Back Creek Church Road into the entrance street, the design and construction of which must be in conformance with standards established by the public authority then having jurisdiction over the construction of this improvement.
 - Phase 2.
 - No additional dwelling units may be occupied on the Site during the three year period which next follows the date on which this Rezoning Petition is approved (the "approval date") unless and until the roadway improvements described under Paragraph (c) below have been completed.
 - If the improvements described under Paragraph (c) below are not completed during the three year period which next follows the approval date, then no additional dwelling units may be occupied on the Site unless and until the Petitioner posts a bond equal in amount to the lesser of \$40,000 or 100% of the cost of the improvements described under Paragraph (c) below. Such bond will automatically expire and no longer be enforceable upon the expiration of the 1 year period which next follows the approval date.
 - The Petitioner agrees to fund the cost of constructing a northbound left turn lane on Back Creek Church Road at NC 49 which would lengthen the storage from the existing 40 feet to the needed 240 feet identified by the Traffic Impact Study performed by Kubilins Traffic Consulting in an amount equal to the lesser of \$40,000 or 100% of the cost of the improvements.
- E. Amendments to Rezoning Plan**
- Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then owner or owners of the parcel or parcels involved in accordance with Chapter 6 of the Ordinance.
- F. Binding Effect of the Rezoning Application**
- If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, and their respective heirs, devisees, personal representatives, successors in interest and assigns.
 - Throughout this Rezoning Petition, the terms "Petitioner," and "owners," shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the current and subsequent owners of the Site who, from time to time, may be involved in any future development of the Site.



Project Manager

TM

6/20/97

Project Number

97037

Rev	Date	By	Description
1	8/15/97	AP	REVISEMENTS PER CMPC COMMENTS.
2	10/8/97	AP	REVISE DEVELOPMENT DATA AND STANDARDS; CHANGE PORTION TO R-4(CD).
3	10/21/97	AP	REVISE DEVELOPMENT DATA, PARCEL I AND II BOUNDARY, SHOW VEHICULAR ACCESS POINTS.
4	11/6/97	AP	REVISE DEVELOPMENT STANDARDS A, PARCEL II, AND B. 2 (c) COMMON AREA PLANTING NOTE AT INTERIOR PUBLIC STREET.



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TECHNICAL DATA SHEET

UNIVERSITY HEIGHTS REZONING

PORTRAIT HOMES
CHARLOTTE, NORTH CAROLINA

RZ-1

1" = 100'

'FOR PUBLIC HEARING'
PETITION NO. 97-40(C)

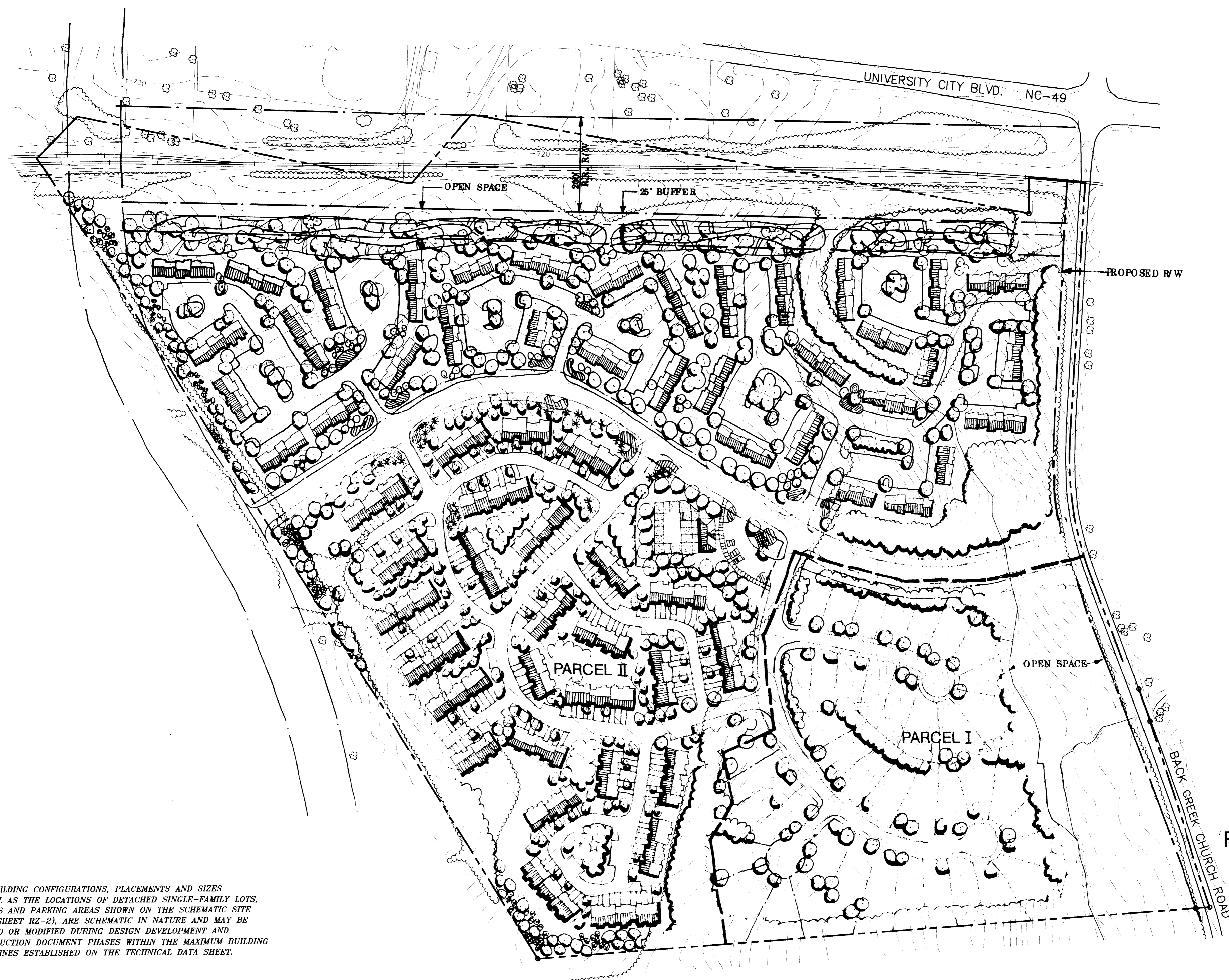
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APPROVED BY COUNTY COMMISSION

DATE 11/11/97

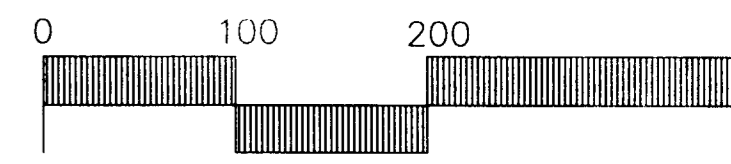
0 100 200 400

Olle Brice Cochran (By Entirety)
10500 Mallard Creek Road
Charlotte NC 28252



FOR PUBLIC HEARING'
 PETITION NO. 97-40(C)

SCALE:
 1" = 100'



THE BUILDING CONFIGURATIONS, PLACEMENTS AND SIZES AS WELL AS THE LOCATIONS OF DETACHED SINGLE-FAMILY LOTS, STREETS AND PARKING AREAS SHOWN ON THE SCHEMATIC SITE PLAN (SHEET RZ-2), ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING LIMIT LINES ESTABLISHED ON THE TECHNICAL DATA SHEET.

SCHEMATIC SITE PLAN

PETITION NO.

7/3/97 REVISED
 8/15/97 REVISED ADDED 'FOR PUBLIC HEARING'
 10/21/97 REVISED 'CHANGED ZONING'

UNIVERSITY HEIGHTS REZONING

FOR PORTRAIT HOMES
 CHARLOTTE, NORTH CAROLINA
 6/20/97



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