

NEWELL CROSSING

LANDCRAFT PROPERTIES INC.

DEVELOPMENT CONDITIONS

General Provisions
 Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MX-1 zoning district classification shall be followed.

Permitted Uses and Building Area Restrictions
 1. The development may be devoted to residential uses permitted under the Ordinance in a MX-1 Zoning District. The residential uses to be permitted include single-family detached lots as permitted under the R-4 district, and attached townhouses as permitted under the R-22MF district.

Access Points/Driveways
 The total number of ingress/egress points to Old Concord Road shall be limited to the number shown on the Technical Data Sheet. The exact locations may vary somewhat from that depicted based upon final design and locational requirements as regulated by CDOT and NCDOT.

Development Standards
 1. The minimum width of any single family lot shall not be less than 60' measured at the setback line.
 2. Consistent with the provisions of the MX District Sec 11.208, the Petitioner shall prepare detailed site plan standards for various proposals of the development including street right-of-way, street types, widths, setbacks and yards, and other standards, in the townhouse area only, as permitted in the Ordinance.
 3. Overhead electrical distribution lines will be buried underground across the development.

Setback, Side Yards and Rear Yards
 1. All buildings constructed within the development shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the MX-1 Zoning District.
 2. No storm water detention facilities may be located within any setback areas, parks, open spaces, or buffers.

Open Space
 1. Parks and greens shown on the plan shall be permanent open space including the connection to Newell Park shown on the Technical Data Sheet. Parks and greens shall either be dedicated to Mecklenburg County Parks and Recreation or the Newell Station Homeowners Association.
 2. In designated open spaces where proposed grades are conducive to preserving existing trees over 8" cal., trees will be preserved. Petitioner agrees to contact local nurseries dealing with tree preservation to assist in finding every reasonable effort to preserve such trees in these areas. Petitioner retains the right to clear underbrush (such as shrubs and vines) in these areas.
 3. In designated open spaces where vegetation will not be retained, grass areas will be established at a minimum.
 4. A pedestrian sidewalk network shall be implemented that provides access to the park and open space areas.

Sidewalk / Pedestrian Access
 1. The development shall include the construction of a pedestrian walkway system, both internal and along Old Concord Road. Specific location of the sidewalk will be determined at final design. The sidewalks may be within or cross the setback area or the public right-of-way at the Petitioner's option. The Petitioner reserves the right not to build sidewalks, on both sides of cul-de-sacs, as permitted under the Ordinance.

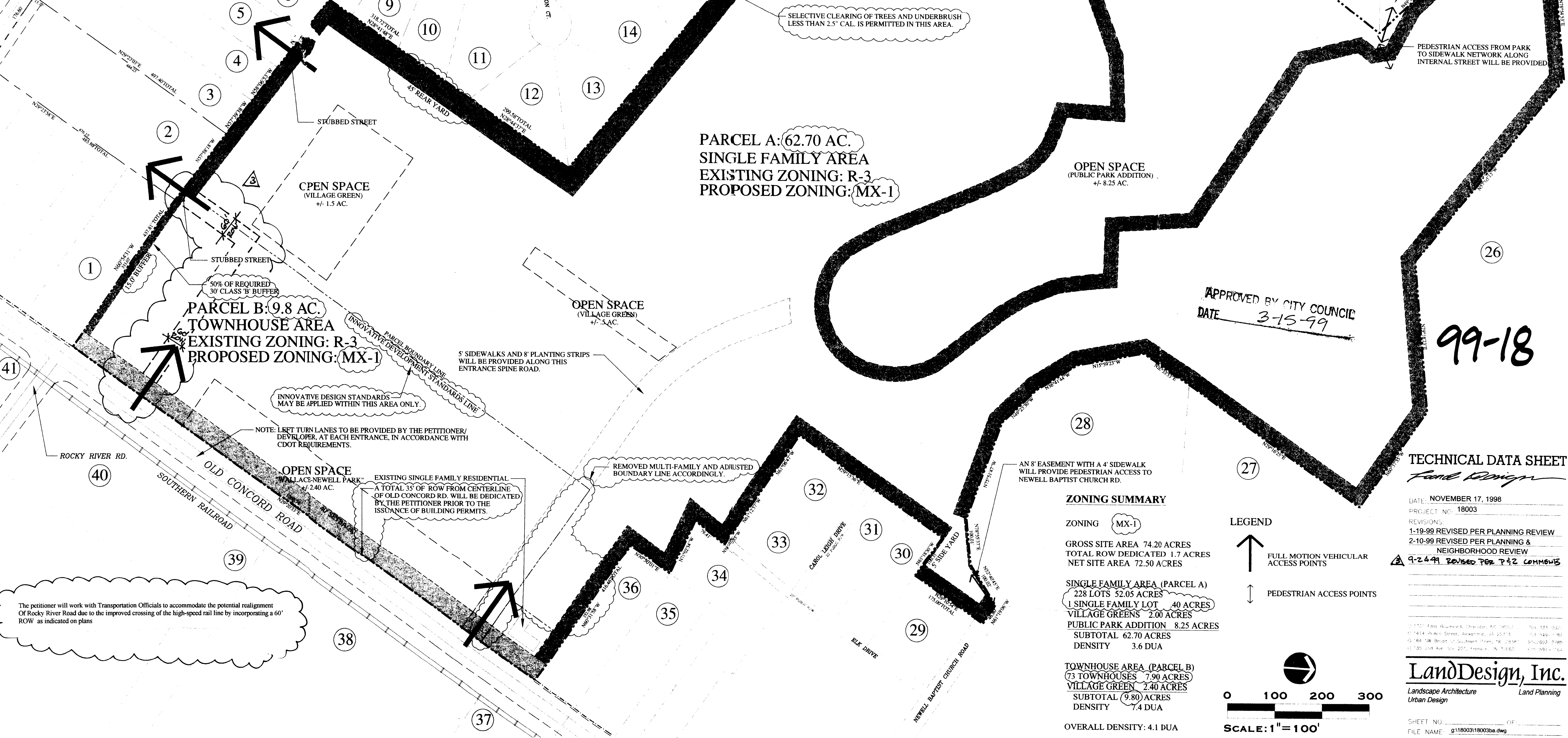
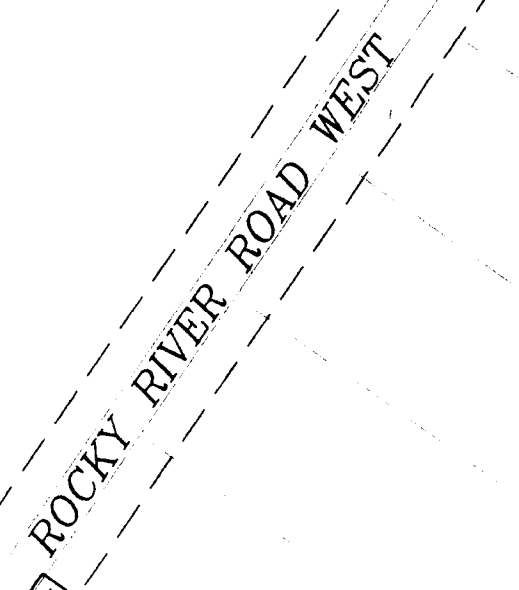
Street Condition
 1. The Petitioner commits to install a 2.5" to 3.5" cal. deciduous shade tree, adjacent to the street on each single family lot within the property.
 2. Street lights will be provided by the Petitioner.

Parking
 1. Off street parking will meet the minimum standards established under the Ordinance.

Old Concord Road Frontage
 1. One of the points of ingress/egress from Old Concord Road, an entrance road, incorporating a design theme of relaxed architecture shall be constructed. (This road will be constructed at a cost no less than \$7,000 to construct.)

Trash Receptacles
 1. Dumpsters will be located within solid enclosures with gates.

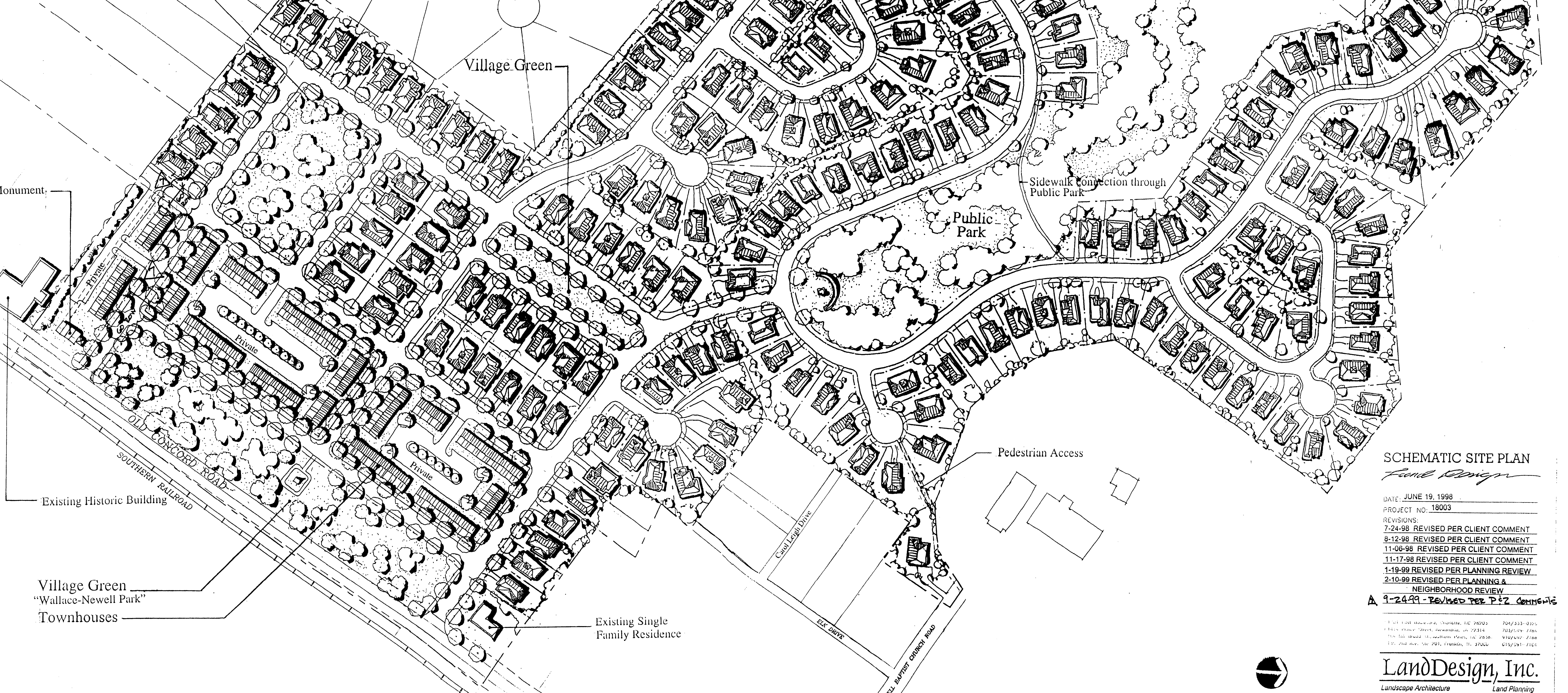
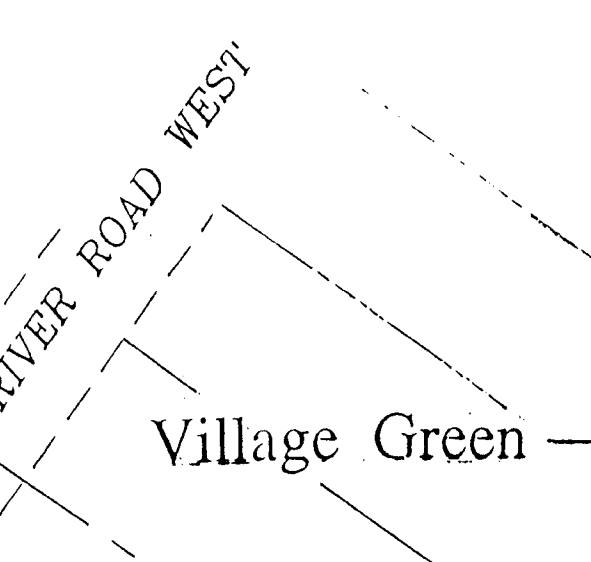
VICINITY MAP



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LandDesign, Inc.
 Landscape Architecture Land Planning
 Urban Design
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