

CONDITIONAL NOTES

- GENERAL NOTES**
- The Site Plan consists of the Technical Data Sheet and the Illustrative Site Plan. The Technical Data Sheet contains all development notes and conditions regarding such things as vehicular access points, buffers, setback/yard dimensions, generalized building/parking/circulation areas, development intensity, etc. The Illustrative Site Plan depicts a development scenario based upon the conditions imposed by the Technical Data Sheet. However, other development scenarios are permitted as a matter of right which allow alternatives to the arrangement of building/parking/circulation areas, building footprints and shapes, etc. The illustrative subdivision may be changed as a matter of right provided the total number of dwelling units permitted on the property is not exceeded.
 - The proposed development shall comply with all applicable regulations pertaining to off-street parking, signage, buffers/landscaping, screening, drainage, tree ordinance, etc.
- TRANSPORTATION**
- The number and type of vehicular access points to the site shall be limited to the points of ingress/egress as shown on the Technical Data Sheet. However, the locations may vary somewhat from that depicted. The location and design shall comply with all applicable standards and requirements of the Charlotte-Mecklenburg Land Development Standards, the Mecklenburg County Department of Transportation, Charlotte Department of Transportation and the North Carolina Department of Transportation. The proposed median opening on US 29 will be located a minimum of 750 feet from the end of the US 29 median at Mallard Creek Church Road and constructed as a "protected left over".
 - The Petitioner/Developer shall provide a 5 foot sidewalk with an 8 foot planting strip provided the 5 foot sidewalk remains in the rights of way along the Property's Mallard Creek Church Road and US 29 road. In the event the Property is subdivided or developed in phases, the sidewalk, curb and gutter and roadway improvements, if any, will be completed along each parcel's frontage on US 29 or Mallard Creek Church Road at the time such parcel is developed.
 - The Petitioner/Developer will dedicate right-of-way sufficient to provide a minimum of 50 feet from the centerline of Mallard Creek Church Road and US 29 to the Property line prior to commencement of development of any of the parcels.
 - The Petitioner/Developer shall add an additional lane along the Property's frontage along US 29. The Petitioner/Developer will complete necessary grading and install curb and gutter to Charlotte DOT standards and the City of Charlotte will pave the additional lane. The Petitioner/Developer will construct the proposed protected left over on US 29 as depicted on the Technical Data Sheet. All improvements to US 29 will conform with NCDOT requirements.
 - The Petitioner/Developer will install an additional lane along the Property's frontage along Mallard Creek Church Road extending from its intersection with US 29 through the first median cut access on Mallard Creek Church Road as depicted on the Technical Data Sheet.
 - The Petitioner/Developer will coordinate with the adjoining Robert F. and Carrie Alexander property to coordinate internal site connectivity from the Property to the existing median access point on US 29. This adjoining property is subject to Rezoning Petitions 99-04, 99-02 (C), and 99-13 (C). The Petitioner/Developer will coordinate and provide access through the Property to Mallard Creek Church Road for the benefit of the adjoining Alexander property. This joint access is shown conceptually on the illustrative Site Plan. In the event such connectivity to US 29 can not be achieved, Petitioner/Developer will provide vehicular access between the B-1 parcel and the adjoining multi-family parcels, if necessary.
 - The Petitioner/Developer shall coordinate internal pedestrian walk ways throughout the Property. This will include pedestrian access between the multi-family and the B-1 portion of the Property. A minimum of Five (5) parking spaces will be reserved within the R-17 MF Parcel 3 close to the B-1 Pedestrian Access for internal access to the B-1 Parcel 1. Petitioner will cooperate with the City Department of Transportation to provide a location for a transit stop along Mallard Creek Church Road in the approximate location depicted. The "transit friendly" internal walk way system will provide connections to the proposed transit station.
 - Prior to the issuance of a Certificate of Occupancy for any residential development within the multi-family portion of the Property, Petitioner will deposit or bond the sum of Twenty Thousand Dollars (\$20,000), which sum may be used by C-DOT or NC-DOT for Petitioner's 50% share of a traffic light which may be installed pursuant to a warrant issued by C-DOT or NC-DOT at one (1) of the two (2) median cuts in Mallard Creek Church Road along the Property. The deposit or bond will be refunded ten (10) years after issuance or deposit in the event no warrant for a traffic light is issued.
- BUILDING/ARCHITECTURE/USES**
- Maximum building heights for the R-17 MF portion of the property shall be limited to five (5) stories. Maximum heights for the B-1 portions of the property shall be limited to 35 feet in height.
 - The R-17 MF-Parcel 3 portion of the Property extending to the center line of the power line easement crossing the property will be used for the construction and operation of separate multi-family rental residential communities and may be subdivided in up to three (3) separate parcels. The business portion of the Property (Parcel 1) may be used for uses as allowed in the B-1 district including retail/motel and may be subdivided into up to four (4) separate parcels. The R-17 MF-Parcel 4 portion of the Property will be used for the construction and operation of up to 125 for sale multi-family homes and up to 300 beds for retirement or nursing home communities.
 - The multi-family building architecture adjacent to the Historic Alexander Homeplace will include the use of brick or stone which is compatible with the Alexander House.
 - Commercial buildings will be constructed of predominantly brick similar to the existing brick color of the Historic Alexander House, but may also incorporate the use of split face block, stucco, and stucco-like materials.
 - No wall or pole type lighting will be allowed on buildings.
 - Approximately 4.67 acres of the Property, comprising the Historic Alexander Homeplace and appurtenant structures will be reserved for preservation in conjunction with the Charlotte-Mecklenburg Historic Landmarks Commission. An Historic Preservation Agreement will be recorded against 2.52 acres within Parcel 2 to protect the existing structure. The Agreement will restrict changes to the physical structures, landscaping and entrance road, as well as require maintenance of the Alexander house and grounds. Adaptive re-uses allowed in the Homeplace will include only the uses allowed in the O-1 Zoning Classification those listed below.
 - Social/recreational as an ancillary use for the adjoining multi-family property;
 - Residential;
 - Office.
- BUFFERS/SETBACKS/SITE DESIGN**
- A Class "B" buffer shall be established as shown between the business zoning and the multi-family zoning and Class "C" buffers shall be established between: 1) the business zoning and the office zoning, and; 2) the office zoning and multi-family. Where there is insufficient natural vegetation to comply with minimum buffer standards, the buffer shall be improved with new landscaping in accordance with applicable standards. The required buffer width may be reduced by 25% with the addition of a 6' screen fence per section 12.302 of the Mecklenburg County Zoning Ordinance. Reasonable efforts will be used to retain existing vegetation within these buffers.
 - Storm water detention shall not be located in setback or buffer areas. Trees which are 6" DBH or greater in caliper in any buffer areas will be left undisturbed.
 - Maximum height of exterior lighting in parking areas shall be 20 feet and will be shielded, if necessary, to prevent glare onto adjacent residential properties.
 - The Petitioner/Developer shall provide tree protection within the 35 foot setback along US 29 and Mallard Creek Church Road for trees which are 6" DBH or greater in caliper except to the extent necessary to accommodate ingress/egress to the property, walls, fences and necessary utility lines.
 - The Petitioner/Developer shall provide a fire hydrant within 750 feet of the most remote building as a fire truck travels if such hydrant does not exist.
 - The Petitioner/Developer has eliminated or reduced the width of required buffers along the two (2) adjoining parcel(s) which are in rezoning: 1) Petition 99-02 (c) and 99-04 to R-12 MF (CD) and; 2) Petition 99-13 (c) to R-12 MF (CD). In the event the rezoning of either one (1) or both of the aforementioned petitions are denied, the appropriate buffers will be added.
 - Screening will conform to the applicable standards of Section 12.303 of the Zoning Ordinance. All permanent garbage/trash disposal facilities (i.e. dumpsters or compactors if provided) will be screened with a solid enclosure with gates.
 - All utilities serving the site will be located underground.
 - Any above ground backflow preventers for this site shall be located outside of the setback or buffers.
 - The Petitioner/Developer has completed a Wetlands and Stream Analysis in conformance with Mecklenburg County Ordinance. The Wetlands and Stream Delineation have been surveyed and are shown on the Rezoning Plan. The Developer will preserve a minimum thirty five (35) foot setback from the stream side and preserve substantially all of the existing wetlands area except as required for crossings to provide interconnectivity.
 - The following agencies must be contacted prior to construction regarding wetlands and water quality permits:
 - 401/404 Permit NCDENR-Raleigh office 919-733-1786
 - 401/404 Permit U. S. Army Corp of Engineers 704-271-4854
- SIGNAGE**
- The Petitioner/Developer shall construct coordinated project entrance features which will be located at the main entrances on Mallard Creek Church Road and US 29 and at the intersection of Mallard Creek Church Road and US 29.
 - The Petitioner/Developer reserves the right under the "Sign Flex Option" to construct up to five (5) tenant identification signs along US 29 in the B-1 property. These monument signs shall not exceed eight (8) feet in height and seventy five (75) square feet in signage area on each sign face. All signs will be coordinated as to architectural design as noted in the illustrative Site Plan.
 - Signage will be permitted in accordance with applicable zoning standards.
- LANDSCAPING**
- The Petitioner/Developer shall develop a master street scope program for the Property's frontage along US 29 and Mallard Creek Church Road as shown on the illustrative Site Plan.
 - All landscape plans shall meet or exceed the City of Charlotte Tree Ordinance Requirements.

TECHNICAL DATA SHEET ALEXANDER POINTE

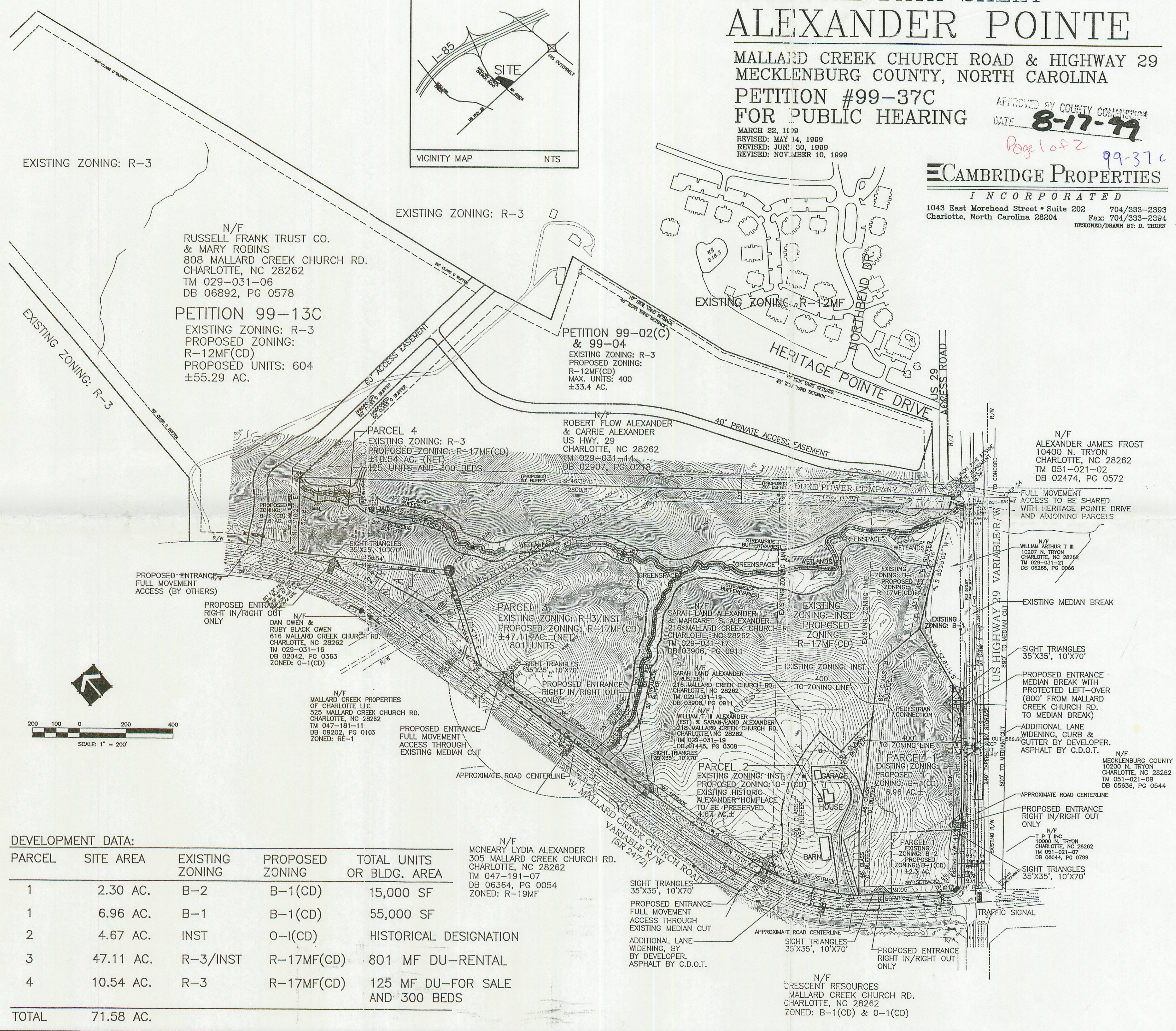
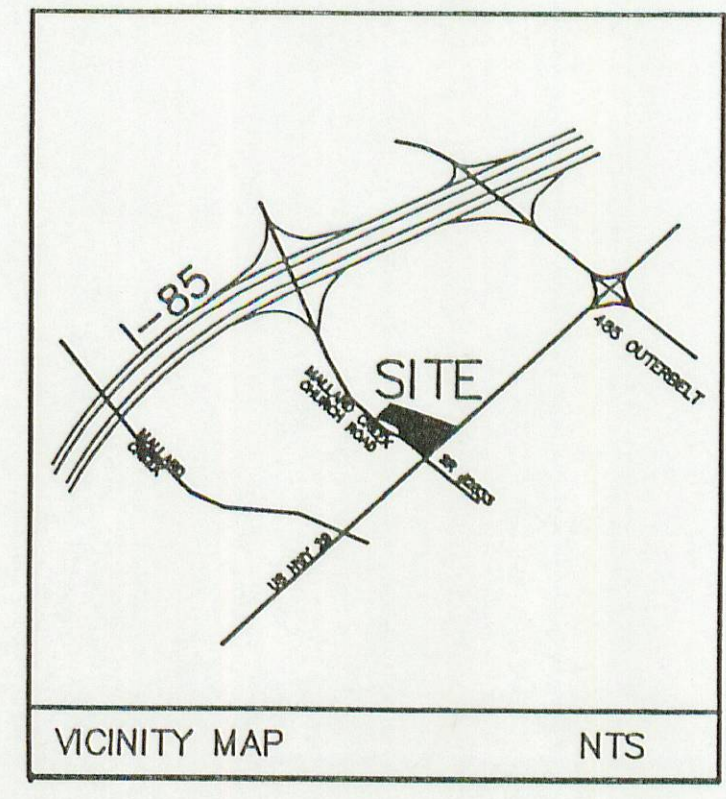
MALLARD CREEK CHURCH ROAD & HIGHWAY 29
MECKLENBURG COUNTY, NORTH CAROLINA
PETITION #99-37C
FOR PUBLIC HEARING

APPROVED BY COUNTY COMMISSION
DATE 8-17-99

MARCH 22, 1999
REVISED: MAY 14, 1999
REVISED: JUN: 30, 1999
REVISED: NOVEMBER 10, 1999

Page 1 of 2
99-37c
CAMBRIDGE PROPERTIES
INCORPORATED

1043 East Morehead Street • Suite 202 704/333-2393
Charlotte, North Carolina 28204 Fax: 704/333-2594
DESIGNED/DRAWN BY: D. THORN



DEVELOPMENT DATA:

PARCEL	SITE AREA	EXISTING ZONING	PROPOSED ZONING	TOTAL UNITS OR BLDG. AREA
1	2.30 AC.	B-2	B-1(CD)	15,000 SF
1	6.96 AC.	B-1	B-1(CD)	55,000 SF
2	4.67 AC.	INST	O-1(CD)	HISTORICAL DESIGNATION
3	47.11 AC.	R-3/INST	R-17MF(CD)	801 MF DU-RENTAL
4	10.54 AC.	R-3	R-17MF(CD)	125 MF DU-FOR SALE AND 300 BEDS
TOTAL	71.58 AC.			

N/F
MCNEARY LYDIA ALEXANDER
305 MALLARD CREEK CHURCH RD.
CHARLOTTE, NC 28262
TM 047-191-07
DB 06364, PG 0054
ZONED: R-19MF

N/F
CRESCENT RESOURCES
MALLARD CREEK CHURCH RD.
CHARLOTTE, NC 28262
ZONED: B-1(CD) & O-1(CD)