

DEVELOPMENT STANDARDS

A. Permitted Uses
Up to 96 attached or dwelling units may be constructed on the Site, 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

1. General Provisions. At a minimum, all development standards established under the Ordinance for the R-8MF zoning district shall be satisfied for development taking place on the Site. In addition, development shall be governed by these Development Standards and the Technical Data Sheet.

The configurations, placements and sizes of the buildings outlined on the Technical Data Sheet are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations.

2. Setbacks, Side Yards and Rear Yards.

(a) All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the R-8MF zoning district for development taking place on the Site.

(b) A 40 foot building setback will be established along U. S. Highway 521 and Providence Road West.

(c) All trees 8" caliper or greater within the U.S. 521 and Providence Road West setbacks will be preserved except in those areas where access requirements or installation of utilities dictates their removal.

3. Buffer Areas.

(a) 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.

(b) Buffer areas are to remain as open space, except to the extent necessary to accommodate access points, walls, fences, drainage pipes or channels, utility lines and facilities, pedestrian pathways, bicycle pathways and berms. Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees and berms may only be installed within those portions of buffer areas which are not depicted on the Technical Data Sheet as undisturbed buffer areas.

(c) While the Petitioner reserves the right to install berms within those portions of buffer areas which are not labeled undisturbed buffer areas on the Technical Data Sheet, buffer widths may not be reduced through the use of walls, fences or berms.

(d) 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.

(e) Buffer areas may be removed from the Site if the adjoining property is subsequently zoned to a district that does not require a buffer area on the Site.

4. Landscaped Areas and Screening.

(a) Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

(b) Landscaped areas and sidewalks within the Site will be planted and installed in sequences which are keyed to development taking place on the Site.

5. Trash Collection

(a) The Petitioner presently contemplates that trash will be collected from each individual unit from separate trash containers located at

(b) 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.

(c) If dumpsters are provided, they will be screened with a solid wooden or masonry enclosure with gates.

6. Access Point/Sidewalks

(a) Vehicular access to the Site from U. S. Highway 521 and Providence Road West will be limited to the access points shown on the Technical Data Sheet and will be located in the general areas depicted thereon. 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.

(b) The Petitioner agrees to install a left turn lane leading from Providence Rd. West into the subdivision at its expense prior to the issuance of any certificate of occupancy.

(c) The Petitioner agrees to dedicate those portions of the Site which may be required to provide a 50 foot wide right-of-way along the entire frontage of the Site south of the centerline of Providence Rd. West, and to provide a 50' wide right-of-way along the entire frontage of the Site east of the centerline of US 521.

(d) The Petitioner agrees to install a five foot sidewalk on the southern side of Providence Rd. West along the Site's entire frontage on Providence Rd. West, and a five foot sidewalk on the eastern side of US 521 along the Site's entire frontage on US 521. Each sidewalk will be placed at the edge of the State's existing right-of-way.

(e) The Petitioner will install a four foot sidewalk along one side of each interior street within the development.

7. Lighting.

(a) A uniform lighting system will be employed throughout the Site. All lighting within the Site except street lights which may be erected along U. S. Highway 521 and Providence Road West shall be designed such that direct illumination does not extend past property lines of the Site.

(b) 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.

(c) Lighting fixtures will not exceed 20 feet in height except for street lights installed along U. S. Highway 521 and Providence Road West.

8. Parking.

(a) Off street parking will satisfy the parking standards established under the Ordinance, including Sections 12.203(1) and 12.303(2).

(b) No parking will be permitted within buffer areas or setback areas.

9. 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.

10. Fire Protection. Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshall's specifications.

11. Design Standards.

(a) Landscaped islands will be provided in parking areas to avoid large expanses of pavement. These islands will satisfy the provisions of Section 12.309 of the Ordinance.

(b) The Site will be subject to the Planned Multi-Family requirements of Section 9.303(19) of the Ordinance.

12. Storm Drainage.

(a) Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the Mecklenburg County Engineering Department.

(b) Except for the optional locations depicted on the Technical Data Sheet, no storm water facilities may be placed within buffer areas or setback areas, unless the facility is installed below grade. Petitioner may elect to satisfy the storm water detention requirement by storing runoff on the surface of the existing pond.

(c) The Petitioner shall implement preventative measures designed to protect the existing pond on the Site from erosion during grading and construction. (see Existing Pond note below).

13. Existing Pond

The dam which serves the existing pond on the Site has been determined to be a high hazard dam by the North Carolina Department of Natural Resources. It is the desire of the Petitioner to retain the pond as an amenity for this development, however, because the cost of rebuilding the dam cannot be determined at this time, the Petitioner reserves the right to remove the pond if maintenance is cost prohibitive. If the dam is rebuilt or modified, it will be done in accordance with NCDEHNR requirements.

C. 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.

D. Binding Effect of the Rezoning Application

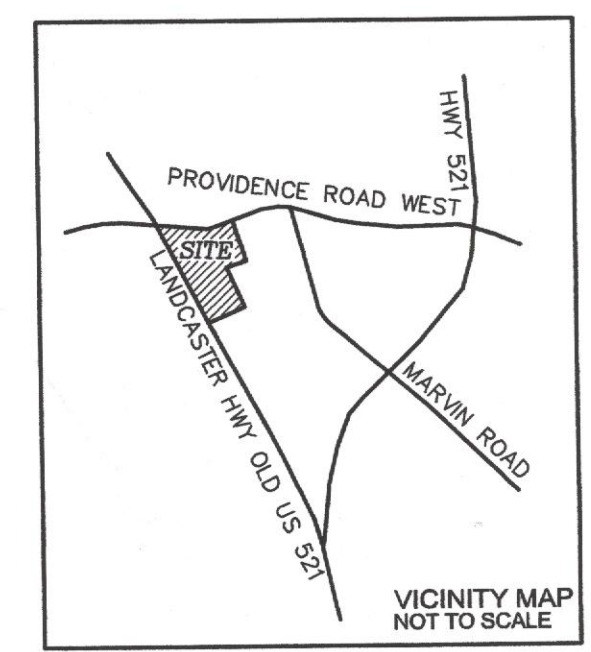
1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and issue to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest and assigns.

2. 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 or the owner or owners of the Site from time to time who may be involved in any future development thereof.

The following agencies must be contacted prior to the commencement of construction on the Site regarding wetland and water quality permits:
401/404 Permit NCDEHNR-Raleigh office (919) 733-1788
401/404 Permit U.S. Army Corps of Engineers (704) 271-4854

LINE	BEARING	DIRECTION
L1	N87°09'43"E	187.89'
L2	S85°40'11"W	69.69'
L3	S81°42'17"W	99.78'
L4	S76°02'45"W	101.87'
L5	S65°40'44"W	17.83'

PETITIONER TO PROVIDE LEFT TURN LANE AT MAIN ENTRANCE PER NC D.O.T REQUIREMENTS (SEE NOTE 3b)
20' R.O.W. DEDICATION (SEE NOTE 3c)



TURNBULL DESIGN GROUP, PA
Landscape Architecture
Land Planning
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Phone: 704/529-6500
Fax: 704/522-0882

Revisions:
1. 6/18/99 PER STAFF COMMENTS
2. 7/22/99 PER STAFF COMMENTS
3. 1/14/01 PER CORP STAFF COMMENTS

Scale: 1" = 50'
Date: 11/11/99
Drawn By: SFC
Designed By: SRT
Job No.: 9845

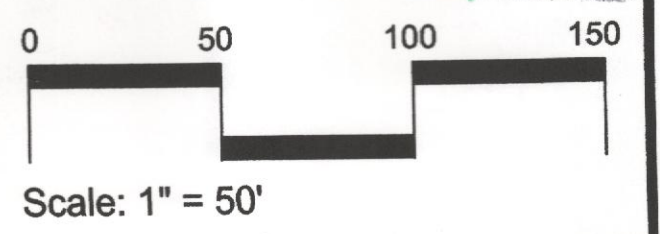
TECHNICAL DATA SHEET PETITION #99-47(C)
ARDREY PARK
MECKLENBURG COUNTY, NORTH CAROLINA
PULTE HOME CORP., 7422 CARMEL EXECUTIVE PARK, CHARLOTTE, NC 28226

DEVELOPMENT DATA

SITE AREA	17.02 AC
EXISTING ZONING	R-8MF(CD) AND R-3
PREVIOUS C.D. REZONING PETITION	#98-25(C)
PROPOSED ZONING	R-8MF(CD) AND R-8MF(CD) S.P.A.
PROPOSED USE	TOWNHOUSE FOR SALE (SINGLE FAMILY ATTACHED)
MAXIMUM #UNITS	96 99-47C
MAX. DENSITY	5.65 D.U./AC.

FOR PUBLIC HEARING

APPROVED BY COUNTY COMMISSIONER
DATE **8-17-99**



Sheet No. **1** of **2**

