

DEVELOPMENT DATA

PART I COMMITMENT

DEVELOPMENT OF THE REAL ESTATE IDENTIFIED ON THIS TECHNICAL DATA SHEET, CONSISTING OF 418.6 ACRES, MORE OR LESS (THE "SITE"), WILL BE GOVERNED BY THE STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE OF MECKLENBURG COUNTY (THE "ORDINANCE") FOR THE MX-1 CONDITIONAL USE DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR THE TECHNICAL DATA SHEET.

PART II PERMITTED DEVELOPMENT WITHIN THE SITE

UP TO 2,000 RESIDENTIAL DWELLING UNITS (D.U.'S) MAY BE DEVELOPED 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 AN MX1 ZONING DISTRICT.

PART III VEHICULAR ACCESS POINTS

THE NUMBER OF PERMANENT ACCESS POINTS TO/FROM CALDWELL ROAD, TIMBER RIDGE ROAD, AND ADJACENT PROPERTIES SHALL BE LIMITED TO THOSE SHOWN ON THE TECHNICAL DATA SHEET.

THESE ACCESS POINTS SHALL BE LOCATED IN THE GENERAL AREAS DEPICED ON THE TECHNICAL DATA SHEET. FINAL LOCATION OF EACH ACCESS POINT IS SUBJECT TO ANY MODIFICATION REQUIRED TO ACCOMMODATE FINAL SITE/CONSTRUCTION PLANS AND DESIGN, AND ARE FURTHER SUBJECT TO APPROVAL BY NCDOT AND MECKLENBURG COUNTY ENGINEERING DEPARTMENT. ACCESS POINTS TO ADJACENT PROPERTIES SHALL BE DETERMINED BY THE MECKLENBURG COUNTY SUBDIVISION PROCESS.

THE PETITIONER AGREES TO DEDICATE SUCH ADDITIONAL PORTIONS OF THE SITE AS MAY BE NEEDED TO PROVIDE FOR 30' OF RIGHT OF WAY NORTH OF THE EXISTING CENTERLINE OF TIMBER RIDGE ROAD AND 35' OF RIGHT OF WAY NORTH OF THE EXISTING RIGHT OF WAY CENTERLINE FOR CALDWELL ROAD AND 35' OF RIGHT OF WAY NORTH OF THE EXISTING RIGHT OF WAY CENTERLINE FOR CALDWELL ROAD TO MEET RESIDENTIAL COLLECTOR STREET STANDARDS TO INCLUDE FIVE FOOT WIDE SIDEWALKS AND CURB AND GUTTER WHERE THE PROPERTY FRONTAGE IS 100 FEET OR MORE. THE PETITIONER AGREES TO PROVIDE AN 8 FOOT PLANTING STRIP AS PART OF THE IMPROVEMENTS TO CALDWELL ROAD.

THE PETITIONER HAS UNDERTAKEN A TRAFFIC IMPACT STUDY TO EVALUATE THE IMPACT(S) THIS PETITION MAY HAVE ON ADJACENT PROPERTIES AND THE SURROUNDING THROUGHFARE SYSTEM. THE PETITIONER AGREES TO MAKE IMPROVEMENTS IN ACCORDANCE WITH THE TRAFFIC IMPACT STUDY, PREPARED BY KUBIUS TRANSPORTATION CONSULTANTS, DATED JANUARY 2000, AND/OR THE RECOMMENDATIONS ESTABLISHED BY NCDOT.

FURTHER, THE PETITIONER WILL CONTRIBUTE FUNDS UP TO 66% OF THE COST OF ROADWAY IMPROVEMENTS AT UNIVERSITY CITY BOULEVARD (NC HWY. 48) AND BACK CREEK CHURCH ROAD PER THE TRAFFIC IMPACT STUDY. THE ACTUAL DOLLAR AMOUNT AND SCHEDULE OF PAYMENTS SHALL BE COORDINATED WITH AND APPROVED BY NCDOT.

PART IV DESIGN GUIDELINES

SECTION 1. YARD RESTRICTIONS

IN EVERY INSTANCE OF THE SIDE YARD, SETBACK, AND REAR YARD REQUIREMENTS IMPOSED UNDER THE ORDINANCE WILL BE SATISFIED WITH RESPECT TO DEVELOPMENT TAKING PLACE WITHIN THE SITE, UNLESS MORE STRINGENT REQUIREMENTS ARE ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS.

SECTION 2. OFF STREET PARKING

OFF STREET PARKING SHALL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

SECTION 3. STORM WATER MANAGEMENT

- (A) STORM WATER SHALL BE MANAGED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS OF MECKLENBURG COUNTY.
(B) THE PETITIONER AGREES TO DEVELOP THE SITE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SURFACE WATER IMPROVEMENT AND MANAGEMENT (S.W.I.M.) POLICIES.
(C) THE PETITIONER SHALL CONTACT THE FOLLOWING AGENCIES PRIOR TO CONSTRUCTION:
401/404 PERMIT INCISOR - RALEIGH OFFICE 919-733-1786
U.S. ARMY CORPS OF ENGINEERS 704-271-4854

SECTION 4. BUFFER AREAS

- (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREOF.
(B) THE PETITIONER RESERVES THE RIGHT WITHIN THE BUFFER AREA TO INSTALL PEDESTRIAN SIDEWALKS OR PATHWAYS, WALLS, BERMS, FENCES, AND UTILITY LINES AND FACILITIES.
(C) THE BUFFER AREA IS TO REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE SIDEWALKS OR PATHWAYS, DRAINAGE PIPES OR CHANNELS, AND UTILITY LINES/FACILITIES.
(D) IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE PEDESTRIAN PATHS OR THE INSTALLATION OF UTILITY LINES, THE CLEARED UNIMPROVED AREAS WILL BE LANDSCAPED AS REQUIRED BY SECTION 12.302 OF THE ORDINANCE.
(E) UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR CORNERS MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES AND, TO THE EXTENT POSSIBLE, THE CLEARED UNIMPROVED AREAS WILL BE REPLANTED WITH PLANT MATERIALS FROM THE ORDINANCE'S APPROVED PLANT LIST.
(F) NO BUILDINGS, PARKING SPACES, MANEUVERING AREAS OR STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN BUFFER AREAS.
(G) THE DEVELOPER SHALL MAKE A DILIGENT EFFORT TO PRESERVE AREAS OF REQUIRED BUFFERS WHERE SIGNIFICANT VEGETATION EXISTS. THESE AREAS SHALL REMAIN UNDISTURBED EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE THE ABOVE ITEMS OF THIS SECTION.
(H) A 25 FOOT UNDISTURBED BUFFER SHALL BE ESTABLISHED ALONG THE SITE'S SOUTHWESTERLY PROPERTY LINE AS INDICATED ON THE TECHNICAL DATA SHEET.
(I) NOISE ABATEMENT SHALL BE PROVIDED WHERE THE SITE ABUTS FUTURE INTERSTATE 485. THE NOISE ABATEMENT SHALL CONSIST OF WALLS, BERMS, LANDSCAPING, OR ANY COMBINATION THEREOF.

SECTION 5. SIDEWALKS

SIDEWALKS ALONG PUBLIC STREETS WITHIN THE SITE WILL BE INSTALLED ACCORDING TO THE ORDINANCE. IN ADDITION, THE PETITIONER AGREES TO PROVIDE STREET TREES IN CONJUNCTION WITH SAID SIDEWALKS PROVIDED WITHIN THE SITE.

SECTION 6. LANDSCAPING AND SCREENING

- (A) LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.
(B) LANDSCAPING WILL BE INSTALLED IN PHASES IN ACCORDANCE WITH THE ORDINANCE AS EACH PHASE OF THE SITE IS DEVELOPED.
(C) ALL PARKING LOTS WITHIN THE MULTI-FAMILY PORTION OF THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE ORDINANCE.
(D) ALL DUMPSTERS WILL BE SCREENED WITH SOLID ENCLOSURES AND GATES.
(E) A TREE SAVE AND PROTECTION AREA SHALL BE ESTABLISHED FOR ALL TREES SIX INCHES IN CALIPER OR GREATER WITHIN THE SETBACKS ALONG CALDWELL ROAD.
(F) THE PETITIONER SHALL MAKE A DILIGENT EFFORT TO PRESERVE TREES 24 INCHES IN CALIPER OR GREATER IN REAR YARDS (LOTS GREATER THAN 70' IN WIDTH) OR WHERE SIGNIFICANT TREES (2" 24" CAL.) COINCIDE WITH COMMON OPEN SPACE, AND PEDESTRIAN TRAILS.

ADJACENT PROPERTY OWNERS

Table listing adjacent property owners with columns for owner name, address, and contact information. Includes owners like Duke Power Co., Rowe, Michael C. and Teresa Pedalino, Dillard, Barry A. and Patricia S., etc.

SECTION 7. SIGNS

- (A) ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
(B) A MASTER SIGNAGE AND GRAPHICS SYSTEM WILL BE ADOPTED AND IMPLEMENTED THROUGHOUT THE SITE.

SECTION 8. LIGHTING

- (A) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN AND THE MAXIMUM HEIGHT OF ANY SUCH LIGHTING FIXTURE, INCLUDING ITS BASE, MAY NOT EXCEED 20 FEET IN HEIGHT.

SECTION 9. FIRE HYDRANTS

FIRE HYDRANTS SHALL BE LOCATED WITHIN 750' OF THE MOST REMOTE POINT OF BUILDINGS AS THE TRUCK TRAILS.

SECTION 10. ARCHITECTURAL GUIDELINES

THE MULTI-FAMILY PORTIONS OF THE SITE SHALL CONSIST OF A VARIETY OF STYLES TO CREATE A VARIED AND AESTHETICALLY PLEASING SETTING. CONSIDERATION WILL BE GIVEN TO WINDOWS, DOORS, ROOF PITCHES, COLOR, AND BUILDING MATERIALS.

PART V AMENDMENTS TO REZONING PLAN

THE OWNER OR OWNERS OF THE SITE, IN ACCORDANCE WITH THE ORDINANCE, MAY APPLY FOR FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS.

PART VI BINDING EFFECT OF THE REZONING PETITION

IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET SHALL UNLESS OTHERWISE AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE OWNERS (FROM TIME TO TIME) AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.

PART VII DEDICATION OF GREENWAY

THE PETITIONER SHALL DEDICATE TO THE MECKLENBURG COUNTY GREENWAY SYSTEM THE FLOODWAY FRINGE DISTRICT AS PER FEMA MAPS. THIS AREA SHALL REMAIN IN ITS NATURAL AND UNDISTURBED STATE. IN RETURN, THE DEDICATION OF THIS AREA SHALL SATISFY ANY BUFFER REQUIREMENTS WHEREVER THE PROPOSED GREENWAY ABUTS THE SITE PER SECTION 12.302(13) OF THE ORDINANCE. THE PETITIONER SHALL DEDICATE FLOODWAY FRINGE DISTRICT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

THE PETITIONER'S DEED MAY RESERVE EASEMENTS OVER ALL OR ANY PORTION OF THE AREAS CONVEYED FOR DRAINAGE PURPOSES, SANITARY SEWER SERVICE, WATER SERVICE, TELEPHONE, AND SUCH OTHER UTILTY PURPOSES AS IT MAY DEEM NECESSARY OR DESIRABLE FOR THE PROPERLY DEVELOPMENT OF THE PROPERTY. THIS EASEMENT SHALL BE LIMITED TO VERTICAL CROSSINGS (EXCEPT SEWER) AND SHALL COMPLY WITH S.W.I.M. BUFFER MITIGATION REQUIREMENTS.

PART VIII INNOVATIVE STANDARDS

THE PETITIONER RESERVES THE RIGHT TO IMPLEMENT INNOVATIVE STANDARDS AS OUTLINED IN SECTION 11.208 OF THE ORDINANCE. THE INNOVATIVE STANDARDS IMPLEMENTED SHALL BE:

- 1. DIRECT ACCESS TO THROUGHFARE
2. IMMEDIATELY ADJACENT TO PARK OR GREENWAY

IN ANY EVENT THE MAXIMUM NUMBER OF MULTI-FAMILY DWELLING UNITS PER ACRE DENSITY, MAXIMUM DWELLING UNITS TOTAL, AND REAR YARDS NOTED IN THE SUMMARY OF THIS TECHNICAL DATA SHEET, A 50' CLASS C BUFFER SHALL BE ESTABLISHED BETWEEN MULTI-FAMILY DEVELOPMENT ON THIS SITE AND SINGLE FAMILY ZONING DISTRICTS. BUFFER REQUIREMENTS SHALL NOT BE REQUIRED BETWEEN THE MULTI-FAMILY AND SINGLE FAMILY USES WITHIN THIS ZONING DISTRICT.

PART IX DEDICATION OF SCHOOL SITE

THE PETITIONER SHALL DONATE AN 18 ACRE ± SITE TO THE CHARLOTTE-MECKLENBURG SCHOOL SYSTEM AS INDICATED ON SHEETS R21-TECHNICAL DATA SHEET AND R22-SCHEMATIC SITE PLAN. THE DONATION OF THIS AREA SHALL REMAIN IN EFFECT FOR A PERIOD OF FIVE YEARS BEGINNING FROM THE APPROVAL OF THIS PETITION. SHOULD THE CHARLOTTE-MECKLENBURG SCHOOL SYSTEM REJECT THIS SITE AND/OR OPT NOT TO COMMENCE CONSTRUCTION WITHIN THIS DURATION, THE PETITIONER SHALL BE PERMITTED TO DEVELOP THE 18 ACRE ± SITE WITH ATTACHED DWELLING UNITS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MX-1 DISTRICT REGULATIONS OF THE ORDINANCE. THE TOTAL NUMBER OF MULTI-FAMILY DWELLING UNITS PERMITTED FOR THE ENTIRE SITE SHALL NOT BE INCREASED.

LEGEND

- ACCESS POINT
ADJACENT PROPERTY OWNER
EXISTING ZONING DISTRICT
PROPOSED PEDESTRIAN TRAILS

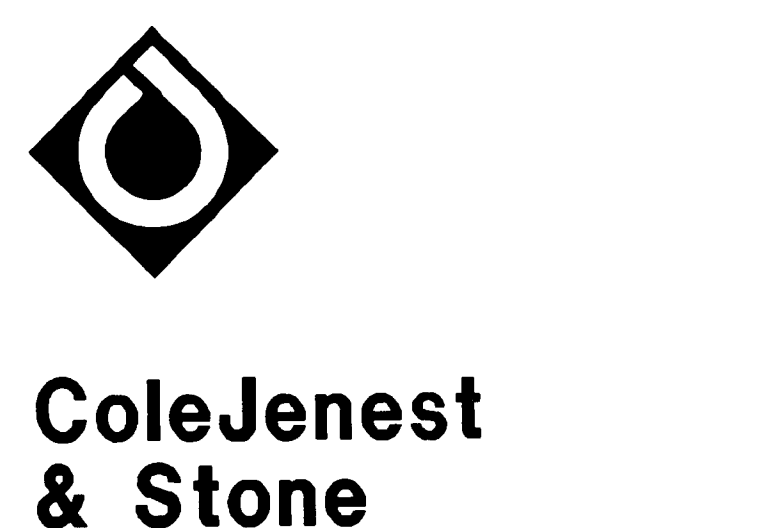
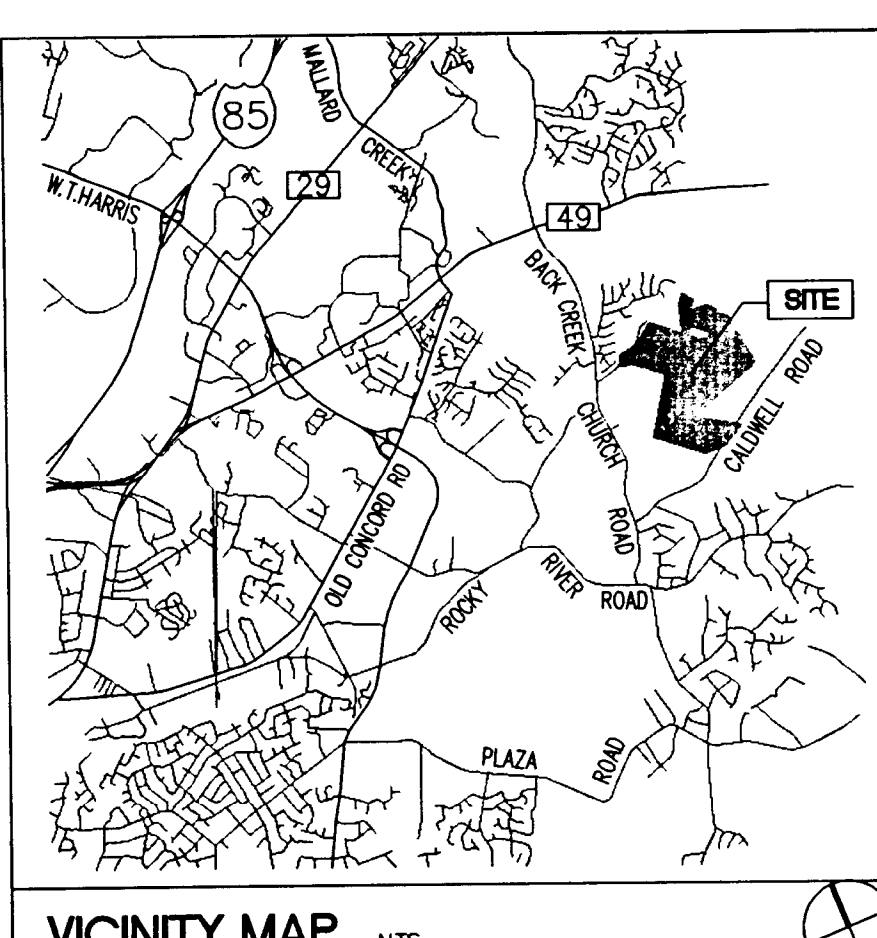
SITE SUMMARY

Table with columns for SITE AREA (418.18 ACRES), TAX PARCEL #S, EXISTING ZONING (MX-1), PROPOSED ZONING (MX-1), PROPOSED DENSITY (1250 SINGLE FAMILY D.U.'S, 2000 TOTAL D.U.'S), BUILDING HEIGHT (40' MAXIMUM), COMMON OPEN SPACE (41.36 ACRE MIN.), etc.

REQUIRED YARDS

Table for REQUIRED YARDS: SINGLE FAMILY (SETBACK 20', SIDE YARD 5', REAR YARD 30'), MULTI-FAMILY (SETBACK 30', SIDE YARD 10', REAR YARD 50').

* SUBJECT TO SECTION 9.205 SUBSECTION (4) OF THE MECKLENBURG COUNTY ZONING ORDINANCE.



Land Planning
Landscape Architecture
Civil Engineering
Urban Design
112 South Tryon Street
Suite 300
Charlotte
North Carolina
28284
Tele 704.376.1555
Fax 704.376.7851

THE DRAWINGS, THE PROJECT MANUAL AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF COLEJENEST & STONE, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT CONSENT OF COLEJENEST & STONE, P.A. IS PROHIBITED.
COLEJENEST & STONE, P.A. 1099 ©

FOREST CITY LAND GROUP

1250 TERMINAL TOWER
50 PUBLIC SQUARE
CLEVELAND, OHIO 44113-2203
(216) 416-3752

CALDWELL RD. PROPERTY REZONING PLAN

MECKLENBURG COUNTY, NORTH CAROLINA

TECHNICAL DATA SHEET PETITION #00-07(C)

1606

10/25/99

◆ Issued

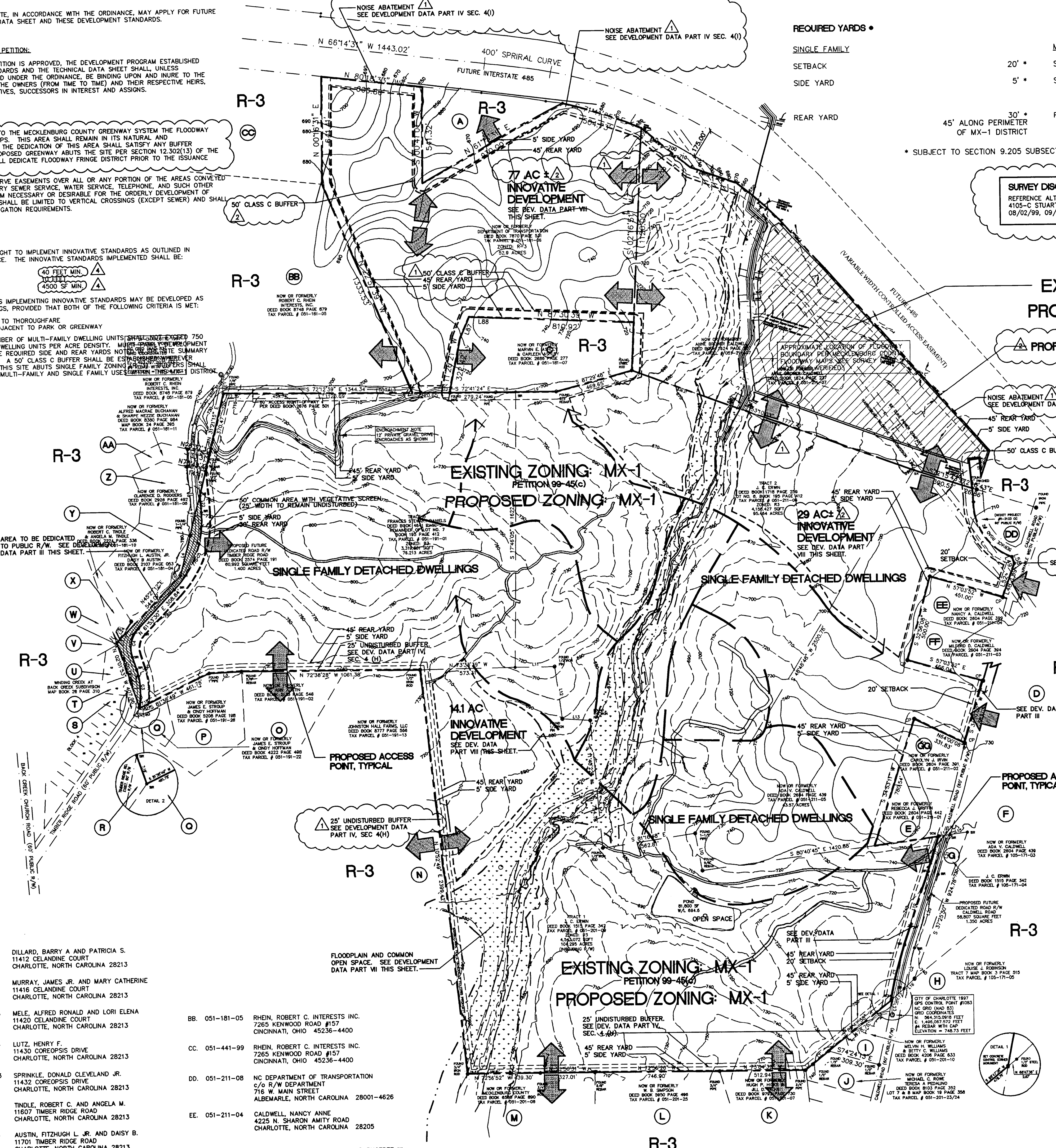
- 07/19/01 - REVISE INNOV. STDS. LOT DIMS
02/09/00 - PER ZONING COMMITTEE
02/07/00 - FOR ZONING COMMITTEE
12/28/99 - FOR PUBLIC HEARING

◆ Revised

SCALE: 1"=300'

RZ1 2

◆ Sheet of



ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: July 23, 2001
BY: MARTIN R. CRAMTON, JR.

2000-07c

DEVELOPMENT DATA

COMMITMENT. THE DEVELOPMENT OF THE REAL ESTATE IDENTIFIED ON THIS TECHNICAL DATA SHEET CONSISTING OF 438 ACRES, MORE OR LESS (THE "SITE"), WILL BE PERMITTED UNDER THE MECKLENBURG COUNTY ZONING ORDINANCE UNDER THE ZONING ORDINANCE OF MECKLENBURG COUNTY (THE "ORDINANCE") PROVIDED THAT THE DEVELOPMENT OF THE REAL ESTATE IDENTIFIED ON THIS TECHNICAL DATA SHEET SHALL COMPLY WITH THE PERMITTED DEVELOPMENT WITHIN THE SITE.

SECTION 7. SIGNAGE. (A) ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. (B) A MASTER SIGNAGE AND GRAPHICS SYSTEM WILL BE ADOPTED AND IMPLEMENTED THROUGHOUT THE SITE.

SECTION 8. LIGHTING. (A) ALL EXISTING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN AND THE MAXIMUM HEIGHT OF ANY SUCH LIGHTING FIXTURE, INCLUDING ITS BASE, MAY NOT EXCEED 30 FEET IN HEIGHT.

SECTION 9. FIRE HYDRANTS. FIRE HYDRANTS SHALL BE LOCATED WITHIN 750' OF THE MOST REMOTE POINT OF BUILDINGS AS THE TRUCK TRAVELS.

SECTION 10. ARCHITECTURAL GUIDELINES. THE MULTI-FAMILY PORTIONS OF THE SITE SHALL CONSIST OF A VARIETY OF STYLES TO CREATE A VIBRANT AND ARCHITECTURALLY PLEASANT SETTING. CONSIDERATION WILL BE GIVEN TO WINDOWS, DOORS, ROOF PITCHES, COLORS, AND BUILDING MATERIALS.

SECTION 11. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 12. SIGNAGE. (A) ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. (B) A MASTER SIGNAGE AND GRAPHICS SYSTEM WILL BE ADOPTED AND IMPLEMENTED THROUGHOUT THE SITE.

SECTION 13. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 14. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 15. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 16. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 17. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 18. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 19. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 20. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 21. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 22. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 23. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 24. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 25. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 26. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 27. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 28. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 29. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 30. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 31. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

PART IV. SEPARATION OF SCHOOL SITE. THE PETITIONER SHALL DONATE AN 18 ACRE SITE TO THE CHARLOTTE-MECKLENBURG SCHOOL SYSTEM AS INDICATED ON SHEETS B11-TECHNICAL DATA SHEET AND R22-SCHOOL SITE PLAN. THE DONATION OF THIS AREA SHALL REMAIN IN EFFECT FOR A PERIOD OF FIVE YEARS BEGINNING FROM THE APPROVAL OF THIS PETITION BY THE CHARLOTTE-MECKLENBURG SCHOOL SYSTEM.

PART V. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

PART VI. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

PART VII. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

PART VIII. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

PART IX. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

PART X. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

PART XI. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

PART XII. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

PART XIII. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

PART XIV. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

PART XV. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

PART XVI. BUFFER AREAS. (A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE PROVISIONS OF SECTION 12.304 (A) THROUGH (F) OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 (H) THROUGH (J) OF THE ORDINANCE.

SECTION 1. ACCESS POINT. ACCESS POINT SHALL BE LOCATED AT THE INTERSECTION OF CALDWELL ROAD AND TIMBER HEDGE ROAD.

SECTION 2. ADJACENT PROPERTY OWNER. ADJACENT PROPERTY OWNER SHALL BE NOTIFIED OF ANY PROPOSED DEVELOPMENT WITHIN THE SITE.

SECTION 3. EXISTING ZONING DISTRICT. EXISTING ZONING DISTRICT IS R-3.

SECTION 4. PROPOSED PEDESTRIAN TRAILS. PROPOSED PEDESTRIAN TRAILS SHALL BE LOCATED WITHIN THE SITE.

SITE SUMMARY. SITE AREA: 438.68 ACRES (EXCLUDING DUKE POWER ROW). TAX PARCEL #S: 051-201-09, 051-181-06, 051-211-06, 051-211-05, 051-191-01, 051-211-07.

EXISTING ZONING: R-3. PROPOSED ZONING: MX-1. PROPOSED DENSITY: 1250 SINGLE FAMILY D.U.'s / 350 MULTI-FAMILY D.U.'s / 2000 TOTAL D.U.'s (S.D.U.'s / 40).

REQUIRED YARDS: SINGLE FAMILY: 20' SETBACK, 5' SIDE YARD, 30' REAR YARD. MULTI-FAMILY: 10' ADJACENT TO SINGLE FAMILY (R-3), 45' ALONG PERMITS OF MX-1 DISTRICT.

PROPOSED 18 ACRE SCHOOL SITE. FUTURE LOTS PENDING THE ACCEPTANCE/REFUSAL OF PROPOSED 18 ACRE SCHOOL SITE BY CHARLOTTE-MECKLENBURG SCHOOL SYSTEM.

PROPOSED ACCESS POINT TYPICAL. 25' UNDISTURBED BUFFER PART IV, SEC 40.

PROPOSED ACCESS POINT TYPICAL. 25' UNDISTURBED BUFFER PART IV, SEC 40.

PROPOSED ACCESS POINT TYPICAL. 25' UNDISTURBED BUFFER PART IV, SEC 40.

PROPOSED ACCESS POINT TYPICAL. 25' UNDISTURBED BUFFER PART IV, SEC 40.

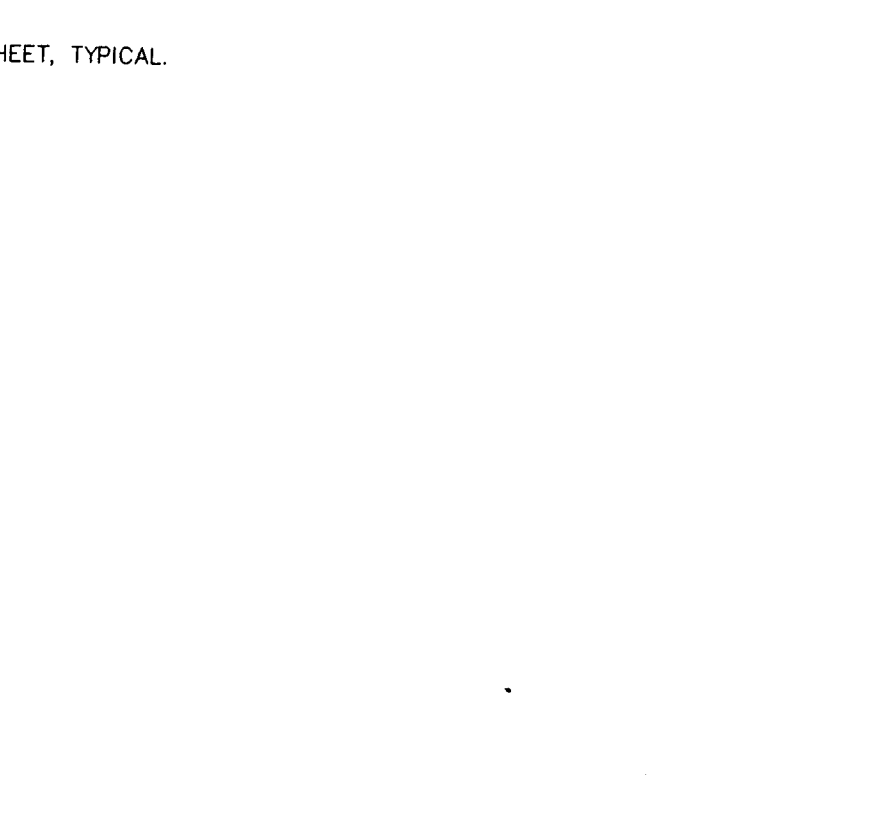
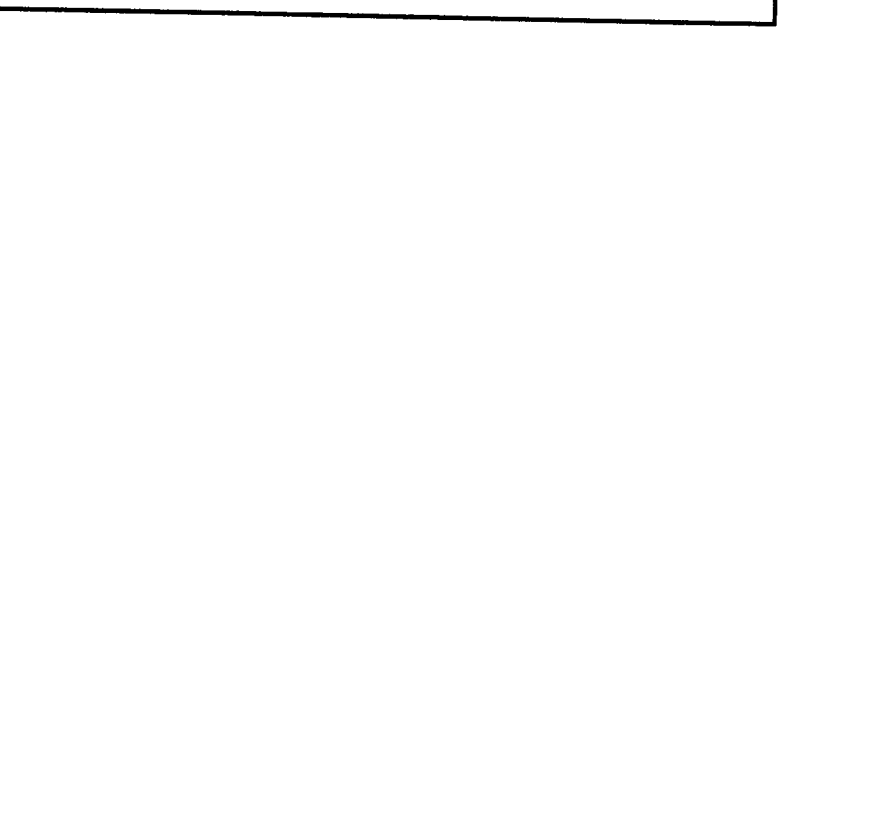
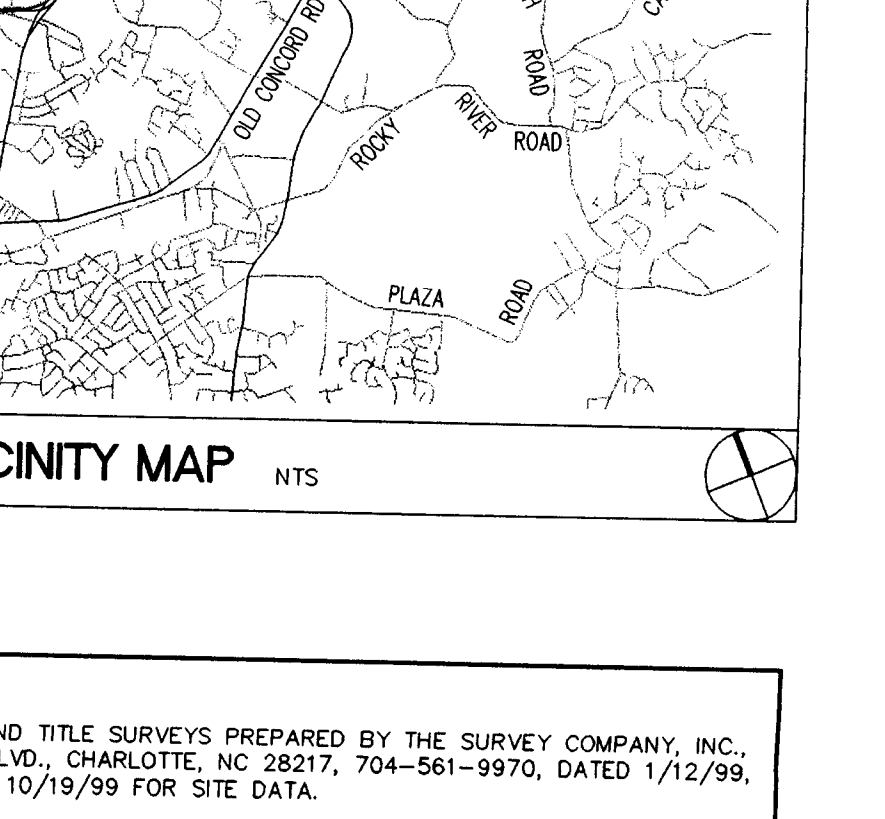
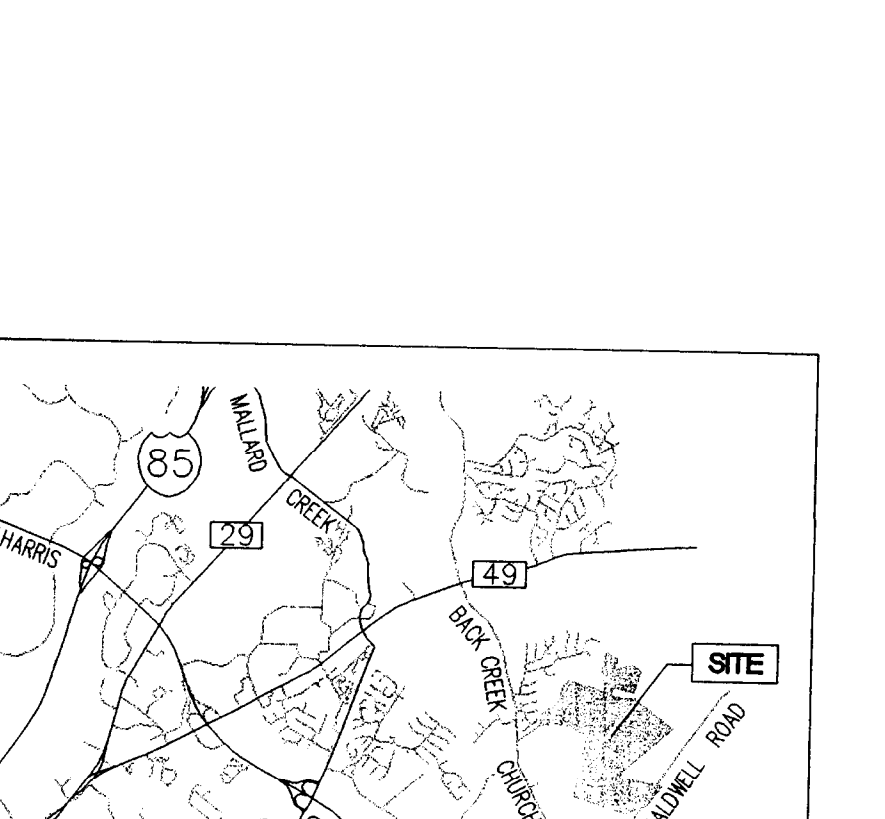
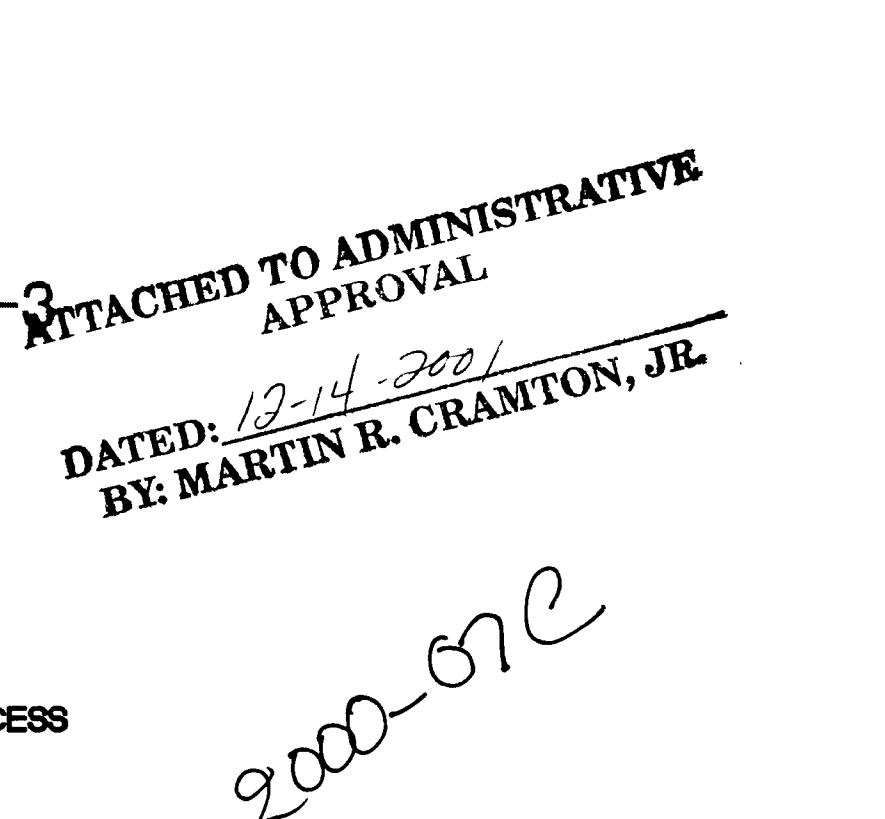
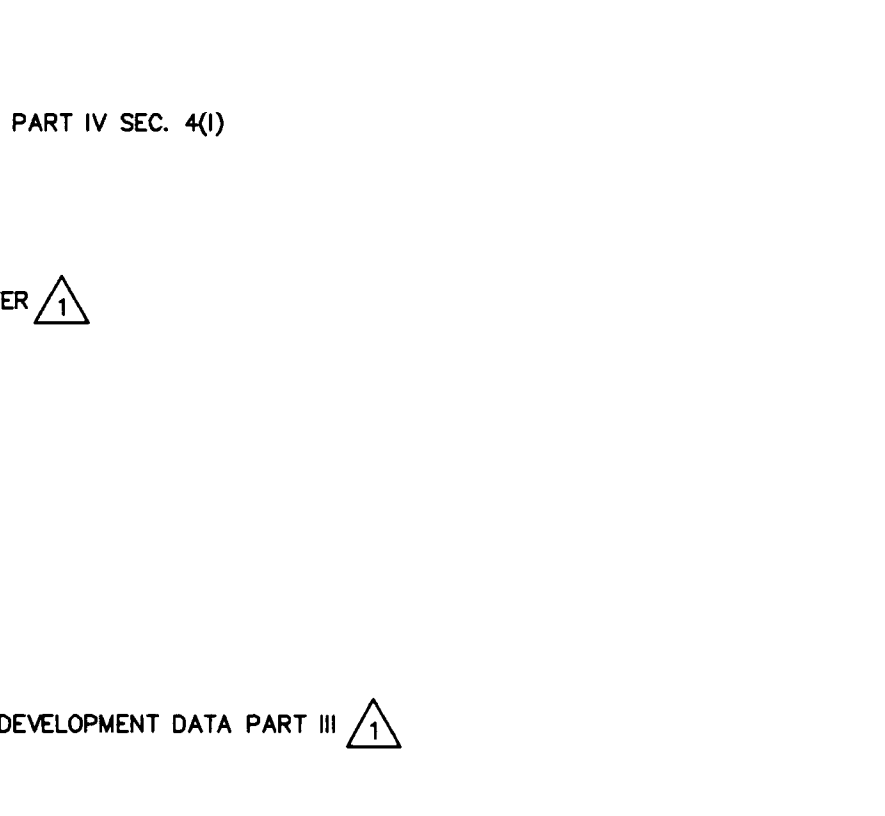
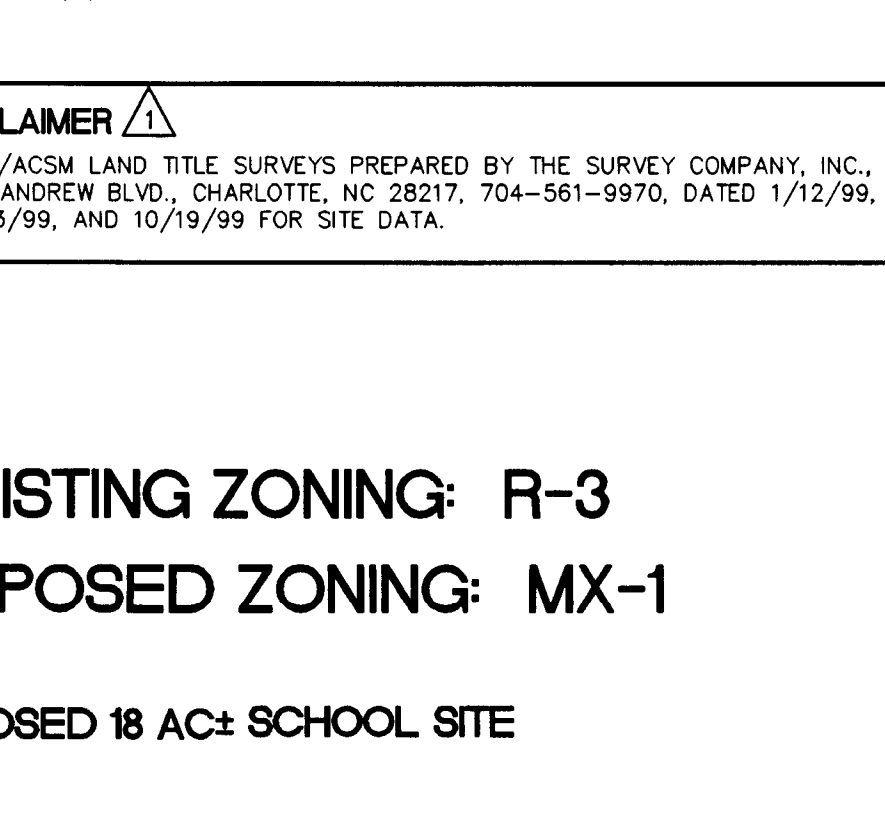
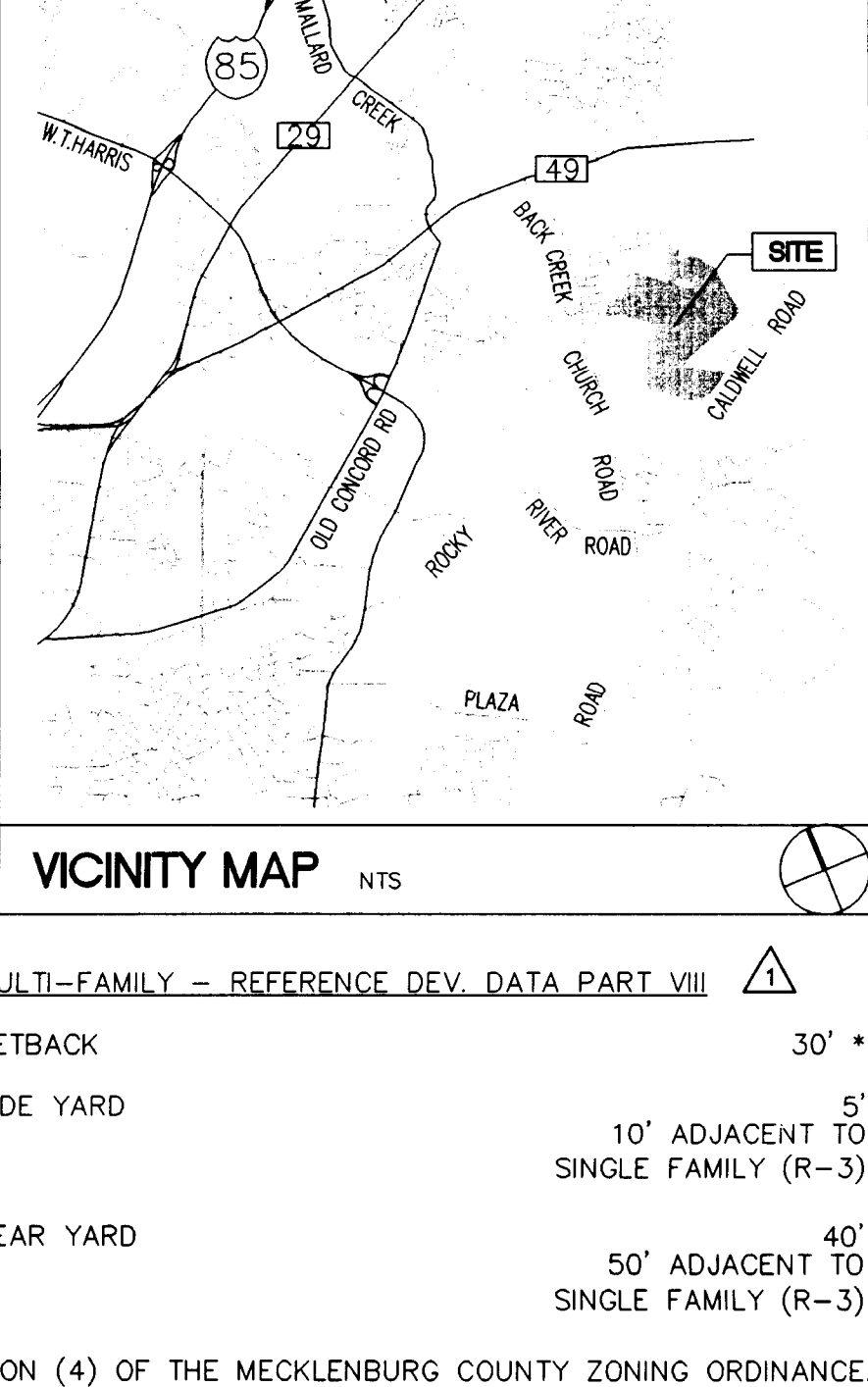
PROPOSED ACCESS POINT TYPICAL. 25' UNDISTURBED BUFFER PART IV, SEC 40.

PROPOSED ACCESS POINT TYPICAL. 25' UNDISTURBED BUFFER PART IV, SEC 40.

PROPOSED ACCESS POINT TYPICAL. 25' UNDISTURBED BUFFER PART IV, SEC 40.

PROPOSED ACCESS POINT TYPICAL. 25' UNDISTURBED BUFFER PART IV, SEC 40.

PROPOSED ACCESS POINT TYPICAL. 25' UNDISTURBED BUFFER PART IV, SEC 40.



ColeJenest & Stone Land Planning Landscape Architecture Civil Engineering Urban Design 112 South Tryon Street Suite 300 Charlotte North Carolina 28284

FOREST CITY LAND GROUP 1250 TERMINAL TOWER 50 PUBLIC SQUARE CLEVELAND, OHIO 44113-2200 (281) 416-3752

MECKLENBURG COUNTY, NORTH CAROLINA 1606 10/25/99

REVISIONS: 11/15/01 - REVISED PART VII NOTE CONCERNING GREENWAY DEDICATION. 10/11/01 - REVISE INNOVATION STDS. AND LOT SIZES.

TECHNICAL DATA SHEET PETITION #00-07(C) SCALE: 1"=300'

RZ1 2

REVISIONS: 02/09/00 - PER ZONING COMMITTEE. 02/07/00 - FOR ZONING COMMITTEE. 12/28/99 - FOR PUBLIC HEARING.

ColeJenest & Stone Land Planning Landscape Architecture Civil Engineering Urban Design 112 South Tryon Street Suite 300 Charlotte North Carolina 28284

FOREST CITY LAND GROUP 1250 TERMINAL TOWER 50 PUBLIC SQUARE CLEVELAND, OHIO 44113-2200 (281) 416-3752

MECKLENBURG COUNTY, NORTH CAROLINA 1606 12-28-99 - FOR PUBLIC HEARING

REVISIONS: 10/11/01 - REVISE INNOVATION STDS. AND LOT SIZES. 07/19/01 - REVISE INNOV. STDS. LOT DIMS. 02/08/00 - PER ZONING COMMITTEE.

SCHEMATIC SITE PLAN SCALE: 1"=300'

RZ2 2

Vertical text on the left edge of the page, likely a scanning artifact or page number.

DEVELOPMENT DATA

PART I COMMITMENT
DEVELOPMENT OF THE REAL ESTATE IDENTIFIED ON THIS TECHNICAL DATA SHEET, CONSISTING OF 418.8 ACRES, MORE OR LESS THAN "AS SHOWN", WILL BE GOVERNED BY THE STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE OF MECKLENBURG COUNTY (THE "ORDINANCE") FOR THE MX-1 CONDITIONAL USE DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR THE TECHNICAL DATA SHEET.

PART II PERMITTED DEVELOPMENT WITHIN THE SITE
UP TO 2,000 RESIDENTIAL DWELLING UNITS (D.U.'s) MAY BE DEVELOPED 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 AN MX1 ZONING DISTRICT.

PART III VEHICULAR ACCESS POINTS
THE NUMBER OF PERMANENT ACCESS POINTS TO/RFROM CALDWELL ROAD, TIMBER RIDGE ROAD, AND ADJACENT PROPERTIES SHALL BE LIMITED TO THOSE SHOWN ON THE TECHNICAL DATA SHEET.

THESE ACCESS POINTS SHALL BE LOCATED IN THE GENERAL AREAS DEPICED ON THE TECHNICAL DATA SHEET. FINAL LOCATION OF EACH ACCESS POINT IS SUBJECT TO ANY MODIFICATION REQUIRED TO ACCOMMODATE FINAL SITE/CONSTRUCTION PLANS AND DESIGN, AND ARE FURTHER SUBJECT TO APPROVAL BY NCDOT AND MECKLENBURG COUNTY ENGINEERING DEPARTMENT. ACCESS POINTS TO ADJACENT PROPERTIES SHALL BE DETERMINED BY THE MECKLENBURG COUNTY SUBDIVISION PROCESS.

PART IV THE PETITIONER AGREES TO DEDICATE SUCH ADDITIONAL PORTIONS OF THE SITE AS MAY BE NEEDED TO PROVIDE FOR 30' OF RIGHT OF WAY NORTH OF THE EXISTING CENTERLINE OF TIMBER RIDGE ROAD AND 35' OF RIGHT OF WAY NORTH OF THE EXISTING RIGHT OF WAY CENTERLINE FOR CALDWELL ROAD PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR IMPROVEMENTS TO THE SITE.

PART V THE PETITIONER HAS UNDERTAKEN A TRAFFIC IMPACT STUDY TO EVALUATE THE IMPACT(S) THIS PETITION MAY HAVE ON ADJACENT PROPERTIES AND THE SURROUNDING THOROUGHFARE SYSTEM. THE PETITIONER AGREES TO MAKE SUCH IMPROVEMENTS AS ARE RECOMMENDED BY THE TRAFFIC IMPACT STUDY, PREPARED BY KUBILINS TRANSPORTATION CONSULTANTS, DATED JANUARY 2000, AND/OR THE RECOMMENDATIONS ESTABLISHED BY NCDOT.

PART VI FURTHER, THE PETITIONER WILL CONTRIBUTE FUNDS UP TO 66% OF THE COST OF ROADWAY IMPROVEMENTS AT UNIVERSITY CITY BOULEVARD (VIC HWY 40) AND BACK CREEK CHURCH ROAD PER THE TRAFFIC IMPACT STUDY. THE ACTUAL DOLLAR AMOUNT AND SCHEDULE OF PAYMENT(S) SHALL BE COORDINATED WITH AND APPROVED BY NCDOT.

PART VII DESIGN GUIDELINES

SECTION 1. YARD RESTRICTIONS
IN EVERY INSTANCE THE SIDE YARD, SETBACK, AND REAR YARD REQUIREMENTS IMPOSED UNDER THE ORDINANCE WILL BE SATISFIED WITH RESPECT TO DEVELOPMENT TAKING PLACE WITHIN THE SITE, UNLESS MORE STRINGENT REQUIREMENTS ARE ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS.

SECTION 2. OFF STREET PARKING
OFF STREET PARKING SHALL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

SECTION 3. STORM WATER MANAGEMENT
(A) STORM WATER SHALL BE MANAGED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS OF MECKLENBURG COUNTY.
(B) THE PETITIONER AGREES TO DEVELOP THE SITE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SURFACE WATER IMPROVEMENT AND MANAGEMENT (S.W.I.M.) POLICIES.

SECTION 4. BUFFER AREAS
(A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREOF.

(B) THE PETITIONER RESERVES THE RIGHT WITHIN THE BUFFER AREA TO INSTALL PEDESTRIAN SIDEWALKS OR PATHWAYS, WALLS, BERMS, FENCES, AND UTILITY LINES AND FACILITIES.
(C) THE BUFFER AREA IS TO REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE SIDEWALKS OR PATHWAYS, DRAINAGE PIPES OR CHANNELS, AND UTILITY LINES/FACILITIES.
(D) IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE PEDESTRIAN PATHS OR THE INSTALLATION OF UTILITY LINES, THE CLEARED UNIMPROVED AREAS WILL BE LANDSCAPED AS REQUIRED BY SECTION 12.302 OF THE ORDINANCE.

SECTION 5. SIDEWALKS
SIDEWALKS ALONG PUBLIC STREETS WITHIN THE SITE WILL BE INSTALLED ACCORDING TO THE ORDINANCE. IN ADDITION, THE PETITIONER AGREES TO PROVIDE STREET TREES IN CONJUNCTION WITH SAID SIDEWALKS PROVIDED WITHIN THE SITE.

SECTION 6. LANDSCAPING AND SCREENING
(A) LANDSCAPING AND SCREENING SHALL AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.

(B) LANDSCAPING WILL BE INSTALLED IN PHASES IN ACCORDANCE WITH THE ORDINANCE AS EACH PHASE OF THE SITE IS DEVELOPED.
(C) ALL PARKING LOTS WITHIN THE MULTI FAMILY PORTION OF THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE ORDINANCE.
(D) ALL DUMPSTERS WILL BE SCREENED WITH SOLID ENCLOSURES AND GATES.
(E) A TREE SAVE AND PROTECTION AREA SHALL BE ESTABLISHED FOR ALL TREES SIX INCHES IN CALIPER OR GREATER WITHIN THE SETBACKS ALONG CALDWELL ROAD.
(F) THE PETITIONER SHALL MAKE A DILIGENT EFFORT TO PRESERVE TREES 24 INCHES IN CALIPER OR GREATER IN REAR YARDS (LOTS GREATER THAN 70' IN WIDTH) OR WHERE SIGNIFICANT TREES (2 24" CAL.) COINCIDE WITH COMMON OPEN SPACE, AND PEDESTRIAN TRAILS.

ADJACENT PROPERTY OWNERS

Table listing adjacent property owners with their names and addresses. Includes Duke Power Co., Caldwell, Anne Browner, Ashley, Marvin E. and Carleen C., Caldwell, Ada V., Erwin, J.C. U/W/Tr E.L., Robinson, Louise J., Williams, Melvin H. and Betty C., Rowe, Michael C. and Teresa Pedalino, Coffrey, Phillip L. and W. Claire C., Simpson, W.B., Simpson, Gerald B. and Sandra M., Johnston Hall Farms, LLC, Austin, Jo Ann C., Stroup, James Edward and Cindy Hoffman, Williams, Melvin H. and Betty C., Dillard, Barry A. and Patricia S., Murray, James J. and Mary Catherine, Mele, Alfred Ronald and Lori Elena, Lutz, Henry F., Sprinkle, Donald Cleveland Jr., Winkler, Robert C., Tindle, Robert C. and Angela M., Austin, Fitzhugh L. Sr. and Daisy B., Rodgers, Clarence Darwin and Helen, Buchanan, Alfred Maesal and Nezzie Sharpe, etc.

PART IX DEDICATION OF SCHOOL SITE

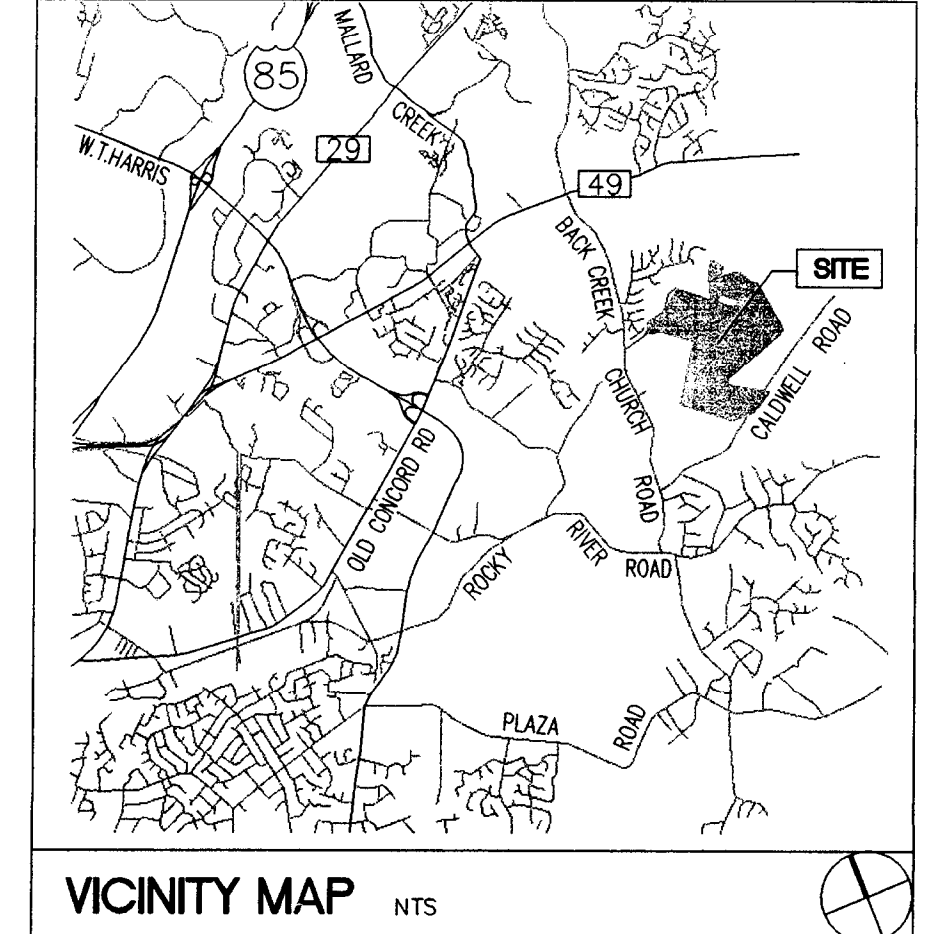
THE PETITIONER SHALL DONATE AN 18 ACRE ± SITE TO THE CHARLOTTE-MECKLENBURG SCHOOL SYSTEM AS INDICATED ON SHEETS RZ1-TECHNICAL DATA SHEET AND RZ2-SCHEMATIC SITE PLAN. THE DONATION OF THIS AREA SHALL REMAIN IN EFFECT FOR A PERIOD OF FIVE YEARS BEGINNING FROM THE APPROVAL OF THIS PETITION. SHOULD THE CHARLOTTE-MECKLENBURG SCHOOL SYSTEM REFUSE THIS SITE AND/OR OPT NOT TO COMMENCE CONSTRUCTION WITHIN THIS DURATION, THE PETITIONER SHALL BE PERMITTED TO DEVELOP THE 18 ACRE ± SITE WITH ATTACHED DWELLING UNITS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MX-1 DISTRICT REGULATIONS OF THE ORDINANCE. THE TOTAL NUMBER OF MULTI-FAMILY DWELLING UNITS PERMITTED FOR THE ENTIRE SITE SHALL NOT BE INCREASED.

LEGEND

- ACCESS POINT
ADJACENT PROPERTY OWNER
EXISTING ZONING DISTRICT
PROPOSED PEDESTRIAN TRAILS

SITE SUMMARY

Table with 2 columns: Category and Value. Includes Site Area (418.8 ACRES EXCLUDING DUKE POWER ROW), Tax Parcel #s, Existing Zoning (MX-1), Proposed Zoning (MX-1), Proposed Density (1250 SINGLE FAMILY D.U.'s, 2000 TOTAL D.U.'s), Building Height (40' MAXIMUM), Common Open Space (41.36 ACRE MIN), Required Yards (Setback, Side, Rear, etc.), and Survey Disclaimer.



ColeJenest & Stone logo and contact information: Land Planning, Landscape Architecture, Civil Engineering, Urban Design, 112 South Tryon Street, Suite 300, Charlotte, North Carolina, 28284.

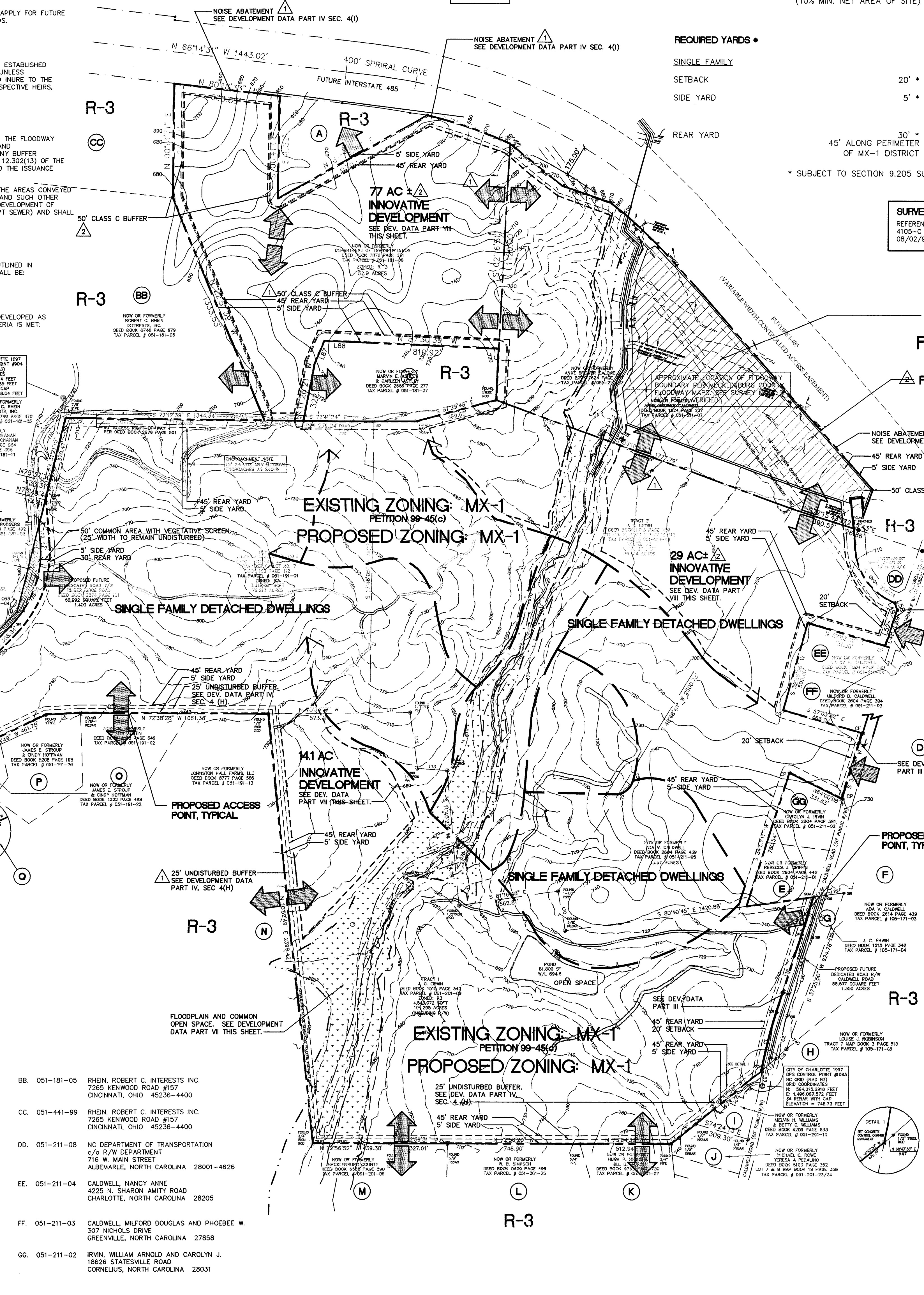


Table detailing required yards: Single Family, Multi-Family, Side Yard, Rear Yard, and setbacks.

SURVEY DISCLAIMER
REFERENCE ALTA/ACSM LAND TITLE SURVEYS PREPARED BY THE SURVEY COMPANY, INC., 4105-C STUART ANDREW BLVD., CHARLOTTE, NC 28217, 704-561-9970, DATED 1/12/99, 08/02/99, 09/13/99, AND 10/19/99 FOR SITE DATA.

THE DRAWINGS, THE PROJECT MANUAL AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF COLEJENEST & STONE, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT CONSENT OF COLEJENEST & STONE, P.A. IS PROHIBITED.

FOREST CITY LAND GROUP
1250 TERMINAL TOWER
50 PUBLIC SQUARE
CLEVELAND, OHIO 44113-2203
(216) 416-3752

CALDWELL RD. PROPERTY REZONING PLAN

MECKLENBURG COUNTY, NORTH CAROLINA

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 10-22-2001
BY: MARTIN R. CRAMTON, JR.

TECHNICAL DATA SHEET
PETITION #00-07(C)

1606

10/25/99

Issued

- 10/11/01 - REVISE INNOVATION STDS. AND LOT SIZES
07/19/01 - REVISE INNOV. STDS. LOT DIMS
02/09/00 - PER ZONING COMMITTEE
02/07/00 - FOR ZONING COMMITTEE
12/28/99 - FOR PUBLIC HEARING

Revised

SCALE: 1"=300'

RZ1 2

Sheet of