





DEVELOPMENT DATA

PART I: CONVEYANCE. DEVELOPMENT OF THE REAL ESTATE IDENTIFIED ON THIS TECHNICAL DATA SHEET, CONSISTING OF THE SURFACE RIGHTS AND INTERESTS IN THE LAND, SHALL BE SUBJECT TO THE STANDARDS ESTABLISHED BY THE MECKLENBURG COUNTY ZONING ORDINANCE...

PART II: FUTURE DEVELOPMENT WITHIN THE SITE. UP TO 2000 RESIDENTIAL DWELLING UNITS (DU's) MAY BE DEVELOPED ON THE SITE, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH...

PART III: YARD RESTRICTIONS. IN EVERY INSTANCE THE SIDE YARD, SETBACK AND REAR YARD REQUIREMENTS WHERSOEVER THE ORDINANCE HAS BEEN REVISED TO DEVELOPMENT TAKING PLACE WITHIN THE SITE...

PART IV: BUFFER AREAS. THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.304 THEREOF...

PART V: LANDSCAPING AND SCREENING. LANDSCAPING SHALL BE INSTALLED IN PHASES IN ACCORDANCE WITH THE ORDINANCE ON EACH PHASE OF THE SITE AS DEVELOPED...

ADJACENT PROPERTY OWNERS. A list of adjacent property owners with their addresses and names, including owners like DAVIS, POWERS CO., and various individuals and companies in the area.

SECTION 7. SIGNS

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

SECTION 8. FUTURE DEVELOPMENT WITHIN THE SITE. UP TO 2000 RESIDENTIAL DWELLING UNITS (DU's) MAY BE DEVELOPED ON THE SITE, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH...

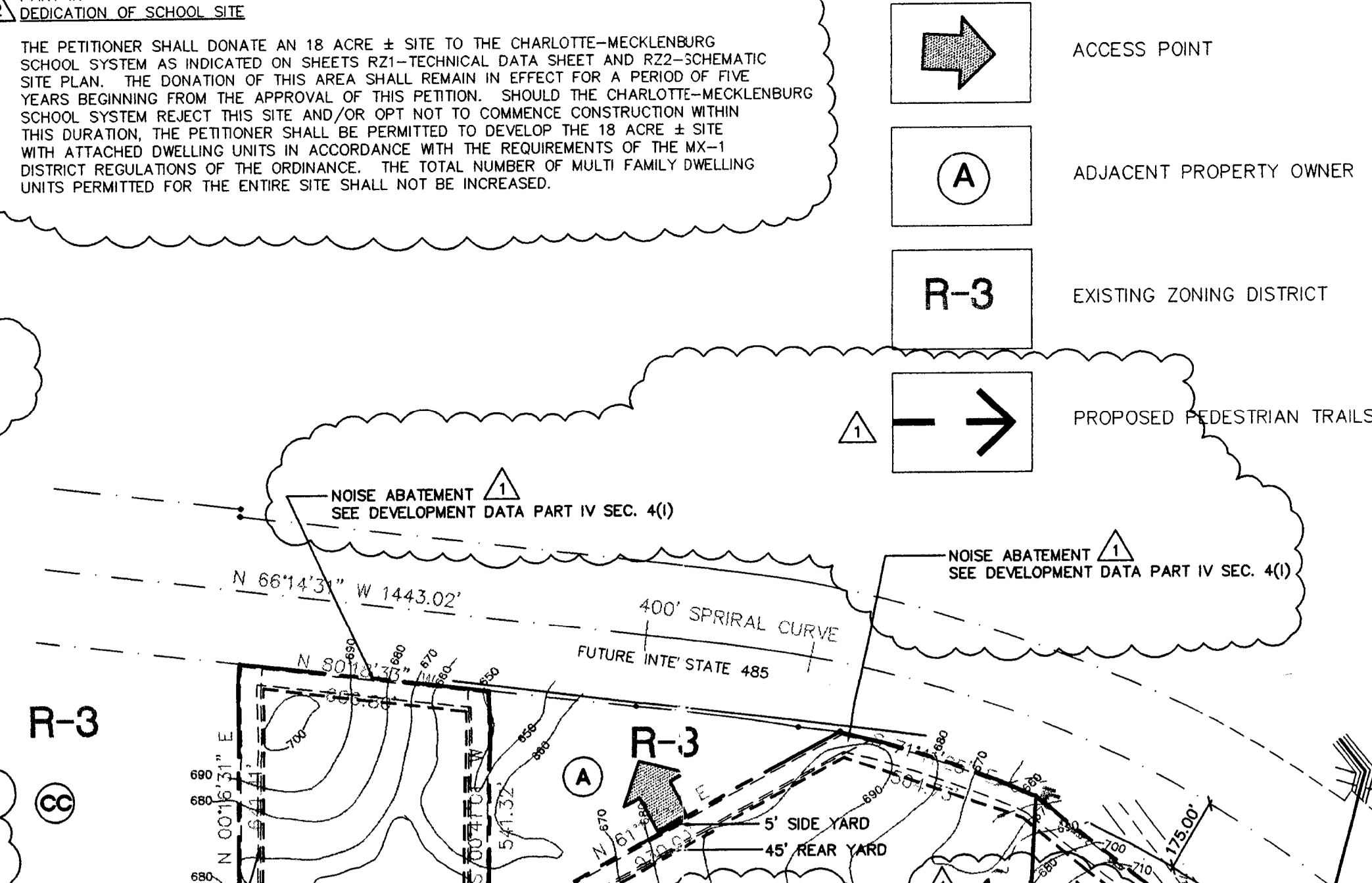
SECTION 9. BUFFER AREAS. THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.304 THEREOF...

SECTION 10. LANDSCAPING AND SCREENING. LANDSCAPING SHALL BE INSTALLED IN PHASES IN ACCORDANCE WITH THE ORDINANCE ON EACH PHASE OF THE SITE AS DEVELOPED...

SECTION 11. BUFFER AREAS. THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.304 THEREOF...

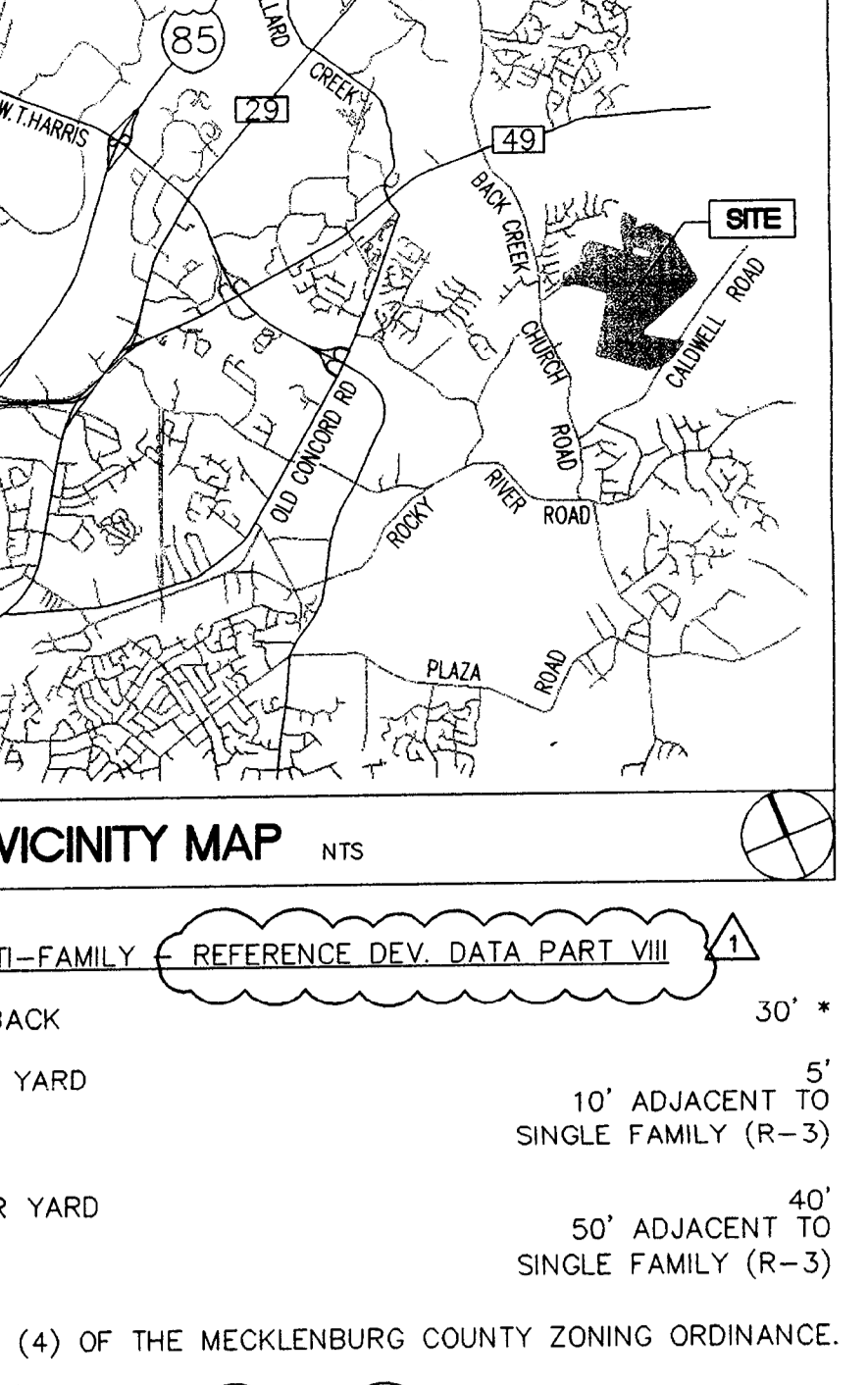
SECTION 12. BUFFER AREAS. THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.304 THEREOF...

LEGEND

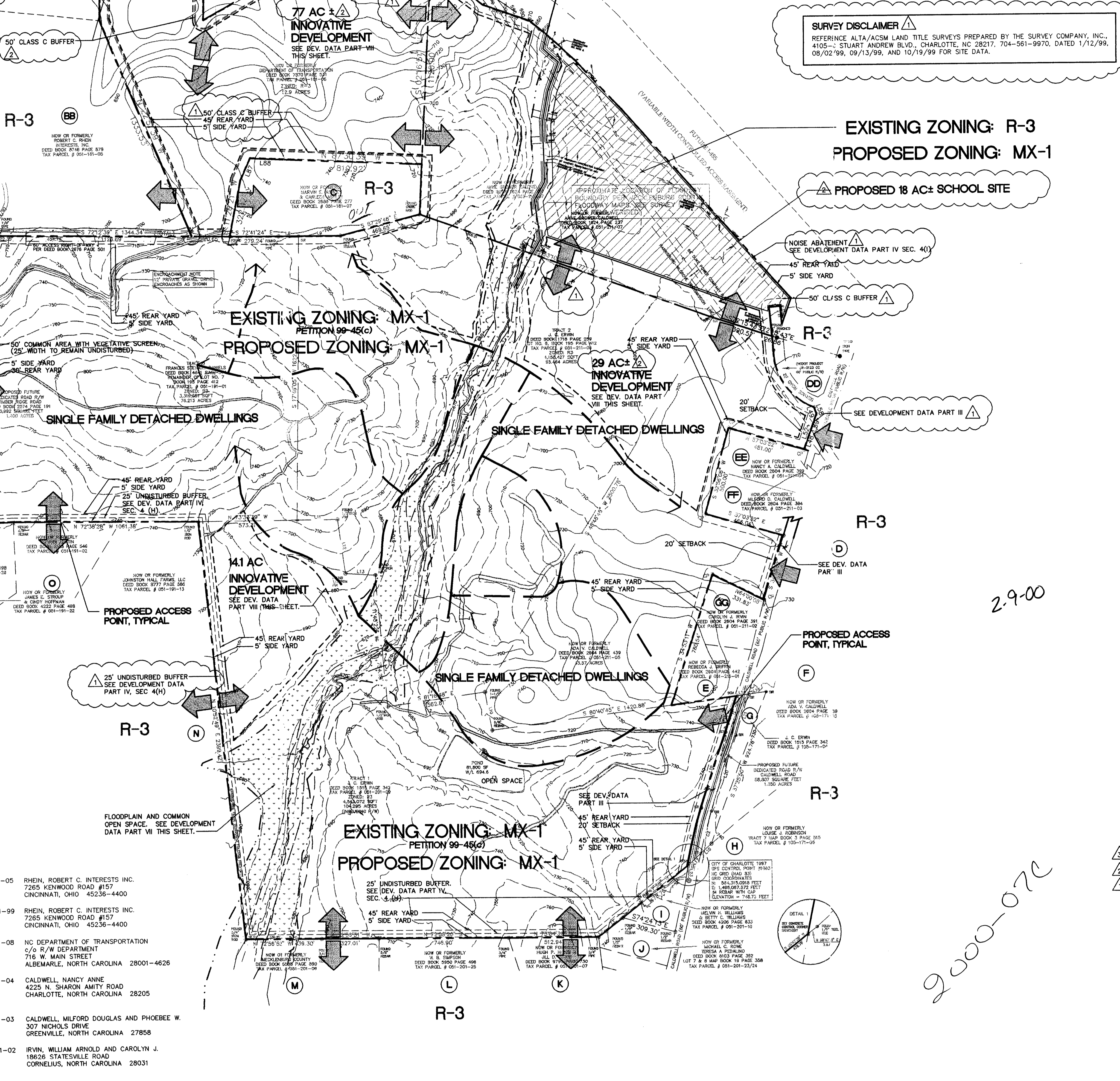


SITE SUMMARY

SITE AREA: 418.18 ACRES (413.68 ACRES NET- EXCLUDING DUKE POWER ROW). TAX PARCEL #S: 051-201-09, 051-211-06, 051-191-01, 051-211-07. PROPOSED DENSITY: 1250 SINGLE FAMILY DU'S / 1750 MULTIFAMILY UNITS / 2000 TOTAL DU's (3 DU's / A.C.).



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



Forest City Land Group logo and contact information: 1250 Terminal Tower, 50 Public Square, Cleveland, Ohio 44113-2203.

Caldwell Rd. Property Rezoning Plan title block: MECKLENBURG COUNTY, NORTH CAROLINA.

Technical Data Sheet title block: PETITION #00-07(C).

Approval stamps and dates: 1606, 10/25/99, 02/09/00 - PER ZONING COMMITTEE, 02/07/00 - FOR ZONING COMMITTEE, 12/28/99 - FOR PUBLIC HEARING.

SECTION 12. BUFFER AREAS

(A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.304 THEREOF...

(B) THE PETITIONER RESERVES THE RIGHT TO INSTANTLY REEVALUATE THE BUFFER AREA TO INSTANTLY REEVALUATE THE BUFFER AREA TO INSTANTLY REEVALUATE THE BUFFER AREA...

(C) THE BUFFER AREA IS TO BE MAINTAINED AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE UTILITIES OR PATHWAYS...

(D) IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN IDENTIFIED AS SIGNIFICANT TO THE SITE...

(E) UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT 90 DEGREES...

(F) NO BUILDINGS, PARKING SPACES, MANUFACTURING AREAS OR STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN BUFFER AREAS...

SECTION 13. BUFFER AREAS

(A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.304 THEREOF...

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Schematic Site Plan title block: MECKLENBURG COUNTY, NORTH CAROLINA.