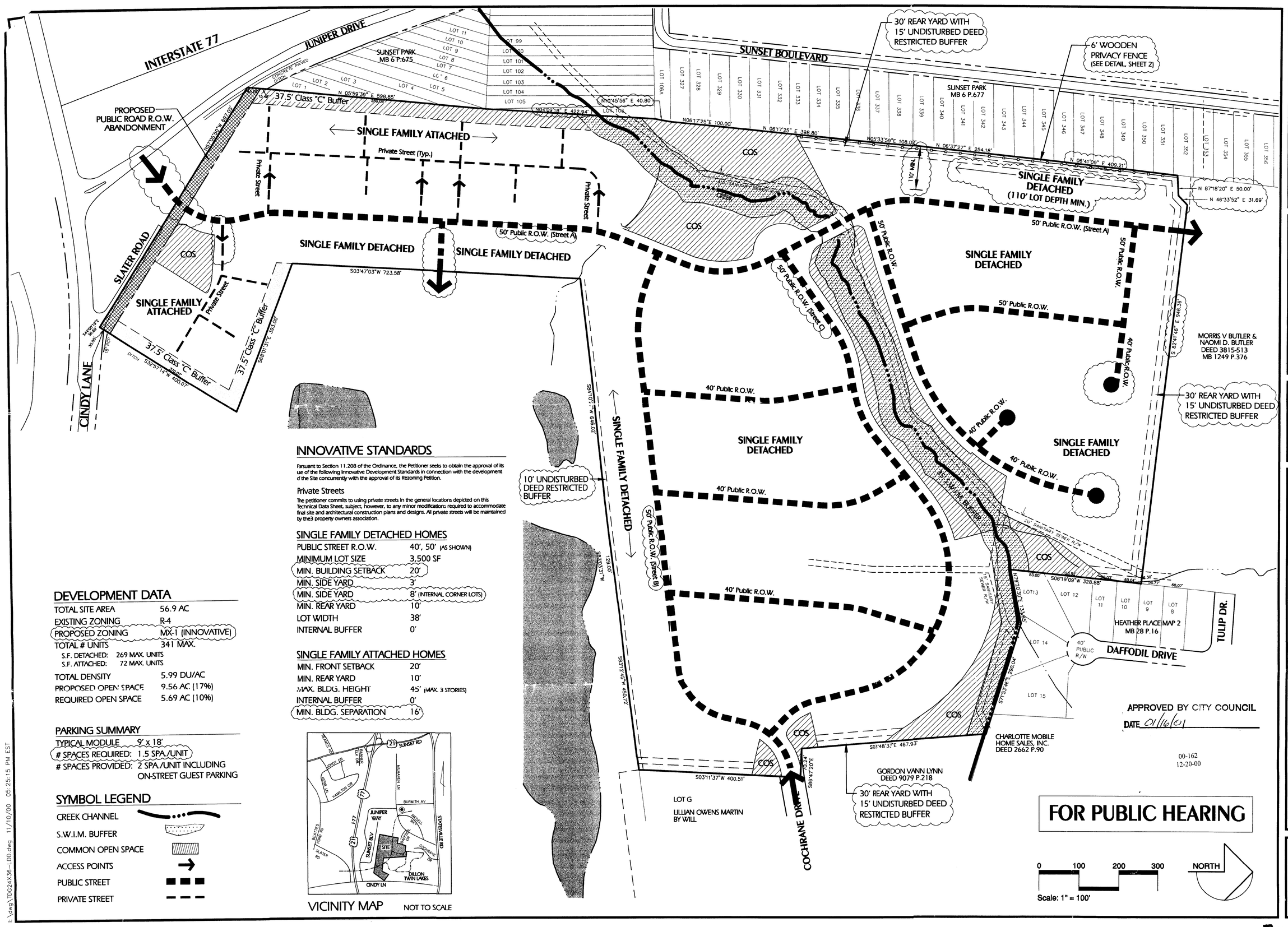


INNOVATIVE STANDARDS

Pursuant to Section 11.208 of the Ordinance, the Petitioner seeks to obtain the approval of its use of the following Innovative Development Standards in connection with the development of the Site concurrently with the approval of its Rezoning Petition.

Private Streets

The petitioner commits to using private streets in the general locations depicted on this Technical Data Sheet, subject, however, to any minor modifications required to accommodate final site and architectural construction plans and designs. All private streets will be maintained by the3 property owners association.

SINGLE FAMILY DETACHED HOMES

PUBLIC STREET R.O.W.	40', 50' (AS SHOWN)
MINIMUM LOT SIZE	3,500 SF
MIN. BUILDING SETBACK	20'
MIN. SIDE YARD	3'
MIN. SIDE YARD	8' (INTERNAL CORNER LOTS)
MIN. REAR YARD	10'
LOT WIDTH	38'
INTERNAL BUFFER	0'

SINGLE FAMILY ATTACHED HOMES

MIN. FRONT SETBACK	20'
MIN. REAR YARD	10'
MAX. BLDG. HEIGHT	45' (MAX. 3 STORIES)
INTERNAL BUFFER	0'
MIN. BLDG. SEPARATION	16'

DEVELOPMENT DATA

TOTAL SITE AREA	56.9 AC
EXISTING ZONING	R-4
PROPOSED ZONING	MX-1 (INNOVATIVE)
TOTAL # UNITS	341 MAX.
S.F. DETACHED:	269 MAX. UNITS
S.F. ATTACHED:	72 MAX. UNITS
TOTAL DENSITY	5.99 DU/AC
PROPOSED OPEN SPACE	9.56 AC (17%)
REQUIRED OPEN SPACE	5.69 AC (10%)

PARKING SUMMARY

TYPICAL MODULE	9' x 18'
# SPACES REQUIRED:	1.5 SPA./UNIT
# SPACES PROVIDED:	2 SPA./UNIT INCLUDING ON-STREET GUEST PARKING

SYMBOL LEGEND

- CREEK CHANNEL
- S.W.I.M. BUFFER
- COMMON OPEN SPACE
- ACCESS POINTS
- PUBLIC STREET
- PRIVATE STREET

VICINITY MAP NOT TO SCALE

TURNBULL DESIGN GROUP, PA
Landscape Architecture
Land Planning
2108 South Boulevard, Suite 100, Charlotte, North Carolina 28203
Phone: 704/529-6500 Fax: 704/522-0882

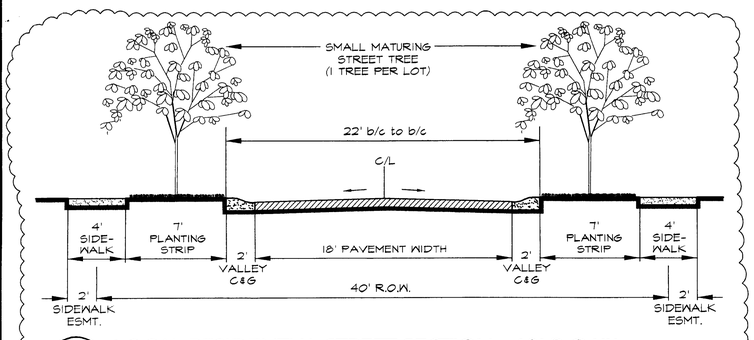
Revisions:
1. 11/20/00 REVISED PER CMPC STAFF REVIEW COMMENTS
2. 12/12/00 REVISED PER CLIENT COMMENTS
3. 12/18/00 REVISED PER CMPC STAFF REVIEW COMMENTS
4. 12/20/00 REVISED PER CMPC STAFF REVIEW COMMENTS

Scale:	1" = 100'
Date:	9/21/00
Drawn By:	KGS
Designed By:	SRT
Job No.:	9999

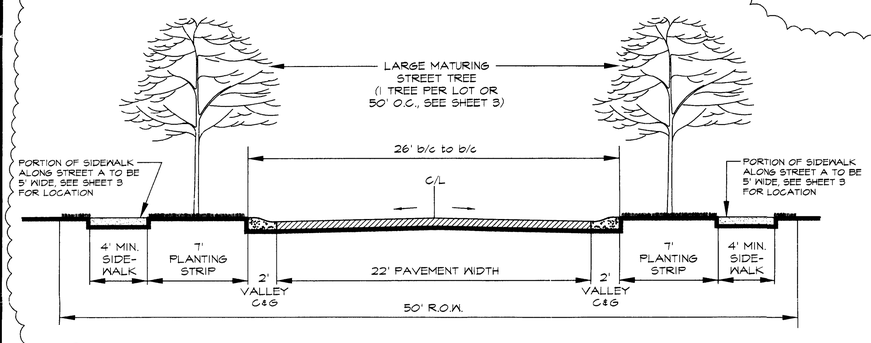
TECHNICAL DATA SHEET - PETITION #00-162
CINDY LANE PROPERTY
CITY OF CHARLOTTE, NORTH CAROLINA
DIAMOND OAK DEVELOPMENT, 10612-D PROVIDENCE ROAD, CHARLOTTE, NC 28277

Sheet No. 1 of 3

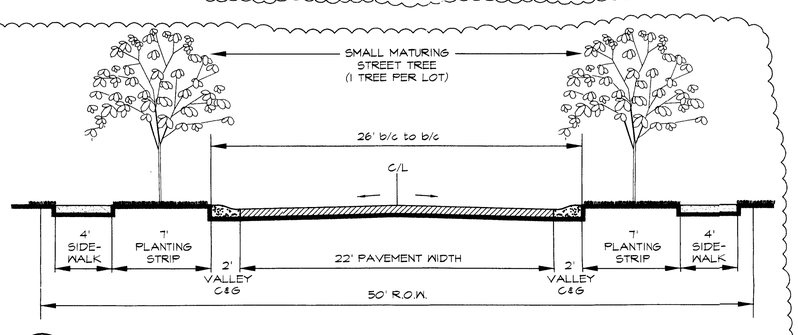
2000-162



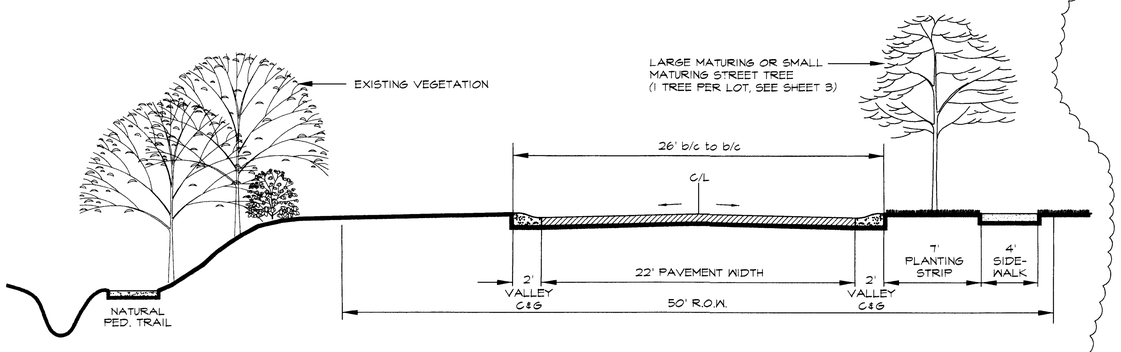
1/2 LOCAL RESIDENTIAL STREET SECTION - 40' R.O.W.
1" = 5' - 0"



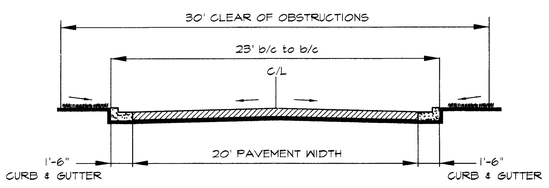
2A/2 LOCAL RESIDENTIAL STREET SECTION - 50' R.O.W. (STREETS A, B, & C)
1" = 5' - 0"



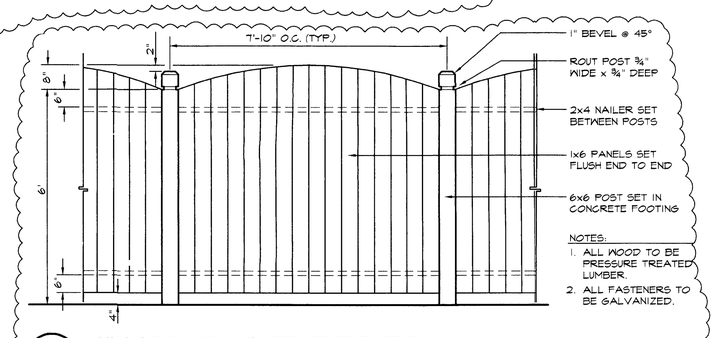
2B/2 LOCAL RESIDENTIAL STREET SECTION - 50' R.O.W.
1" = 5' - 0"



4/2 PARKSIDE DRIVE SECTION - 50' R.O.W. (W/ SIDEWALK ON ONE SIDE)
1" = 5' - 0"



3/2 PRIVATE STREET SECTION
1" = 5' - 0"



5/2 WOODEN PRIVACY FENCE ELEVATION
1/2"=1'-0"

GENERAL NOTES

All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MX-1 zoning district classification shall be followed in connection with development taking place on the Site unless more stringent standards are established by this Technical Data Sheet or these Development Standards.

The configurations, placements and sizes of the buildings outlined on the Schematic Site Plan accompanying this Rezoning Petition are schematic in nature and, subject only to the provisions set forth below, 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.

PERMITTED USES

1. Single-Family Attached Homes (72 max. units)
2. Single-Family Detached Homes (269 max. units)

Up to 341 dwelling units may be constructed together with any incidental or accessory structures permitted under the Ordinance in the MX-1 District. Commercial uses shall not be permitted

BUFFERS

1. Buffer areas 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 In the event that an adjoining parcel of land that directly abuts a portion of the Site that is subject to a Class "C" Buffer as depicted on the Technical Data Sheet is developed for any use other than single family residential, the Petitioner will not be required to install or maintain that portion of the Class "C" Buffer that directly abuts such parcel.

BUFFERS (cont'd)

2. Petitioner reserves the right to install pedestrian sidewalks or pathways, walls, berms, fences and utilities within the buffer areas.

3. Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.

4. No buildings, parking spaces or maneuvering areas may be located within buffer areas.

5. Internal buffers shall not be required between single-family attached and single-family detached units.

6. Pursuant to Section 12.302 (8) of the Ordinance, the width of the required Class 'C' Buffer shall be reduced from 50 feet to 37.5 as a result of the Petitioner's installation of a berm and landscaping.

7. The deed restricted buffers located at the rear of the single family detached lots located at the western, northern, eastern and southern boundary lines of the Site as depicted on the Technical Data Sheet shall remain undisturbed, except for the removal of dead and decaying trees and the installation of a six foot high wooden privacy fence along the rear property lines of those single family detached lots described above in note #2, Setbacks, Side Yards and Rear Yards.

SETBACKS, SIDE YARDS AND REAR YARDS

1. Building setbacks, side and rear yards shall conform to the standards of Section 11.205(2) of the Ordinance, except as noted on the Technical Data Sheet - Innovative Development Standards.

2. Petitioner will cause to be installed along the rear property line of each single family detached lot located on the western boundary line of the Site a six foot high wooden privacy fence, the location of such fence being generally depicted on the Technical Data Sheet. Petitioner will require the owner(s) of each lot to maintain and repair the six foot high wooden privacy fence located on his, her or their lot by way of appropriate deed restrictions.

PARKING

Off street parking will satisfy the minimum standards established under the Ordinance.

LIGHTING

All freestanding lighting fixtures will be uniform in design and pedestrian in scale. Final spacing of fixtures is to be determined by the Petitioner.

LANDSCAPING

Street trees shall be provided at a maximum of 50' O.C. on Public R/W.

SIGNS

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

ACCESS POINTS AND STREETS

1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.

2. The placements and configurations of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs.

3. The stub street connecting the Site to the property located to the southeast of the Site may be eliminated, at the election of the Petitioner, in the event that this property is rezoned for or devoted to a non-residential use.

4. The Petitioner is currently working with CDOT on a possible modification to the southern entrance to the Site, so that the Site would be accessed by a new right of way that connects the Site to Juniper Drive rather than by Slater Road. If this modification can be accomplished to the satisfaction of CDOT and the Petitioner, the Petitioner will modify the southern entrance to the Site as described above.

PEDESTRIAN ACCESS/SIDEWALKS

1. The sidewalk and natural pedestrian trail locations depicted on the Site Plan are schematic and are subject to change based on final engineering drawings.

2. The Petitioner will install internal sidewalks within that portion of the Site devoted to single family attached dwelling units, however, the locations of such sidewalks as depicted on the Technical Data Sheet are schematic in nature and may be altered during design development and construction document phases to accommodate final building locations.

STORM WATER MANAGEMENT

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

AMENDMENTS TO REZONING PLAN

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

COMMON OPEN SPACE

1. At the election of the Petitioner, the common open space shall either be conveyed to the City of Charlotte or conveyed to a property owners association created for this development.

2. The Petitioner will install a natural pedestrian trail within the Common Open Space.

FOR PUBLIC HEARING

TURNBULL DESIGN GROUP, PA
Landscape Architecture
Land Planning
2108 South Boulevard, Suite 100, Charlotte, North Carolina 28203
Phone: 704/529-6500 Fax: 704/522-0882

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Scale:	1" = 5' - 0"
Date:	9/21/00
Drawn By:	SFC
Designed By:	SFC
Job No.:	9999

CROSS SECTIONS & GENERAL NOTES - PETITION #00-162
CINDY LANE PROPERTY
CITY OF CHARLOTTE, NORTH CAROLINA
DIAMOND OAK DEVELOPMENT, 10612-D PROVIDENCE ROAD, CHARLOTTE, NC 28277

Sheet No. 2 of 3

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