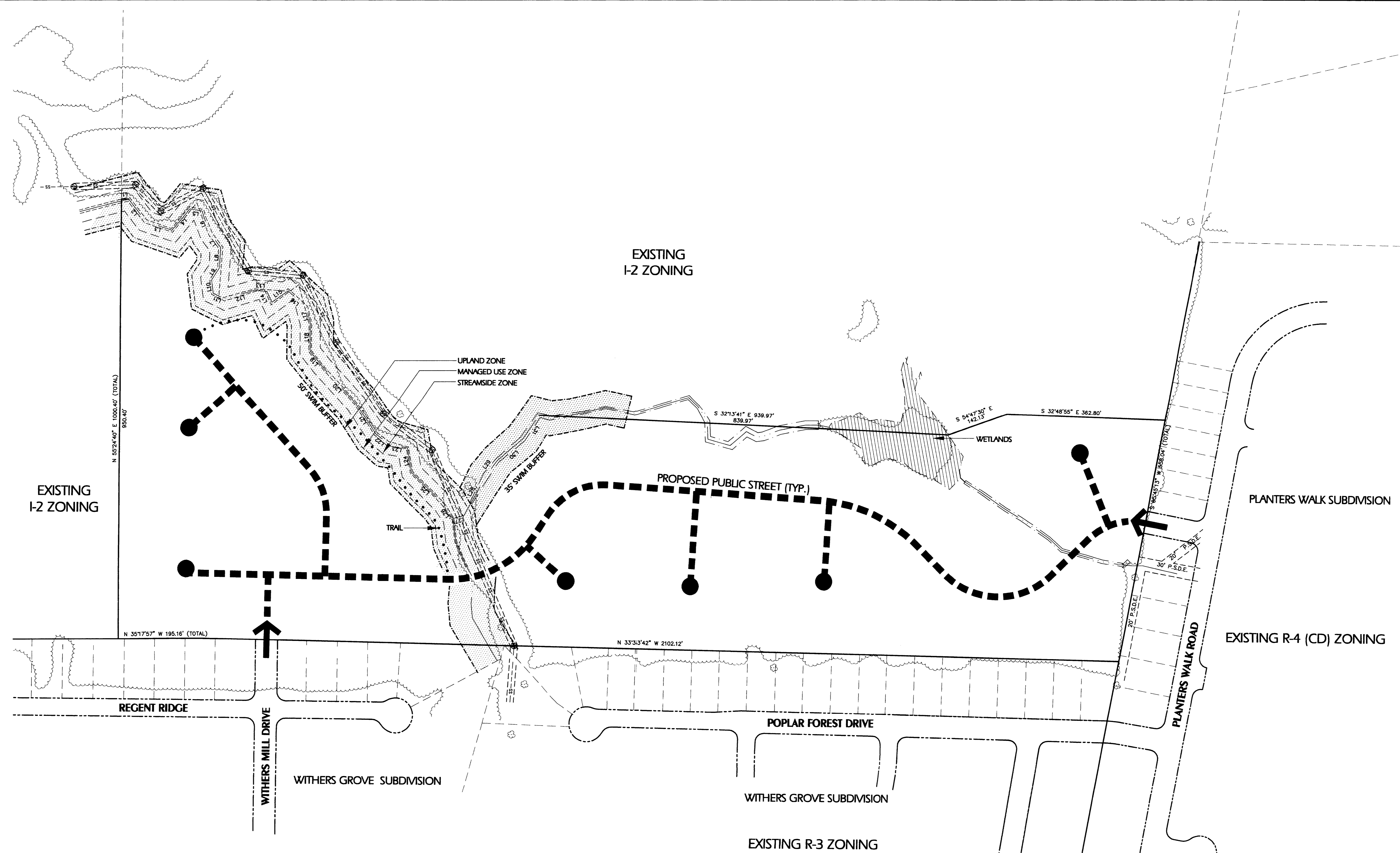


LINE	BEARING	DISTANCE
L1	S 34°52'20" E	16.38'
L2	S 16°56'48" W	63.73'
L3	S 16°01'13" E	63.53'
L4	S 84°17'35" E	63.80'
L5	S 25°41'10" E	29.00'
L6	S 34°50'54" W	52.80'
L7	S 17°59'30" W	39.08'
L8	S 58°40'29" W	46.65'
L9	S 88°46'21" W	32.06'
L10	S 47°43'48" W	30.72'
L11	S 08°45'58" E	29.65'
L12	S 51°13'35" E	71.53'
L13	S 29°37'04" E	28.68'
L14	S 20°15'13" W	26.97'
L15	S 89°58'11" E	44.52'
L16	S 08°44'22" W	59.79'
L17	S 40°35'55" W	36.99'
L18	S 55°27'48" W	63.83'
L19	S 16°52'42" W	48.47'
L20	S 12°48'43" W	109.76'
L21	S 21°21'23" W	85.46'
L22	S 03°54'28" W	34.41'
L23	S 22°33'46" E	47.02'
L24	S 45°11'06" W	56.44'
L25	S 09°28'54" W	101.12'
L26	S 20°50'14" W	40.23'
L27	S 51°35'30" E	26.53'
L28	N 84°40'45" E	102.83'
L29	S 87°50'43" E	43.35'
L30	S 76°08'24" E	75.83'
L31	N 88°55'49" E	65.18'
L32	N 69°09'49" E	32.94'
L33	N 29°46'54" E	44.79'



GENERAL NOTES

- Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the R-4 zoning district classification shall be followed in connection with development taking place on the Site.
- Development of the Site will be limited to no more than 116 detached single family residences and any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the R-4 (CD) district.
 - The Petitioner commits to install a 5 foot wide nature trail along the creek which runs through the Site within the common open space as depicted on the Technical Data Sheet and to connect this nature trail to the sidewalk system which is to be installed as a part of the development. This trail will be installed in sequences, which are keyed to development taking place within the Site.
 - The Petitioner commits to annexing each lot and property owner into the Withers Grove Home Owners Association (the "HOA"), which shall be responsible for the upkeep and maintenance of any common areas of the Association as directed by the HOA Board of Directors.
 - The configuration and exact locations of access points into the Site are subject to minor modifications required to accommodate final site plan adjustments for wetlands, topographic and architectural constraints and are further subject to approval of the North Carolina Department of Transportation and the Charlotte Department of Transportation.
 - Subject to Note 6 below, the Petitioner may elect to take advantage of the development incentives provided by Section 12.803 of the Ordinance (and any similar provisions) regarding Surface Water Improvement and Management Stream Buffers (SWIM buffers), including without limitation, reduction in lot size and widths, relaxation of lot setback requirements, satisfaction of open space requirements and increases in density.
 - Each lot on the Site that abuts an existing lot located within the Withers Grove subdivision to the west of the Site shall have a minimum lot width along the rear property line of sixty (60) feet, shall have a minimum rear yard of thirty-five (35) feet, and shall align on a "rear yard to rear yard" orientation with a portion of one or more lots located within the Withers Grove subdivision.

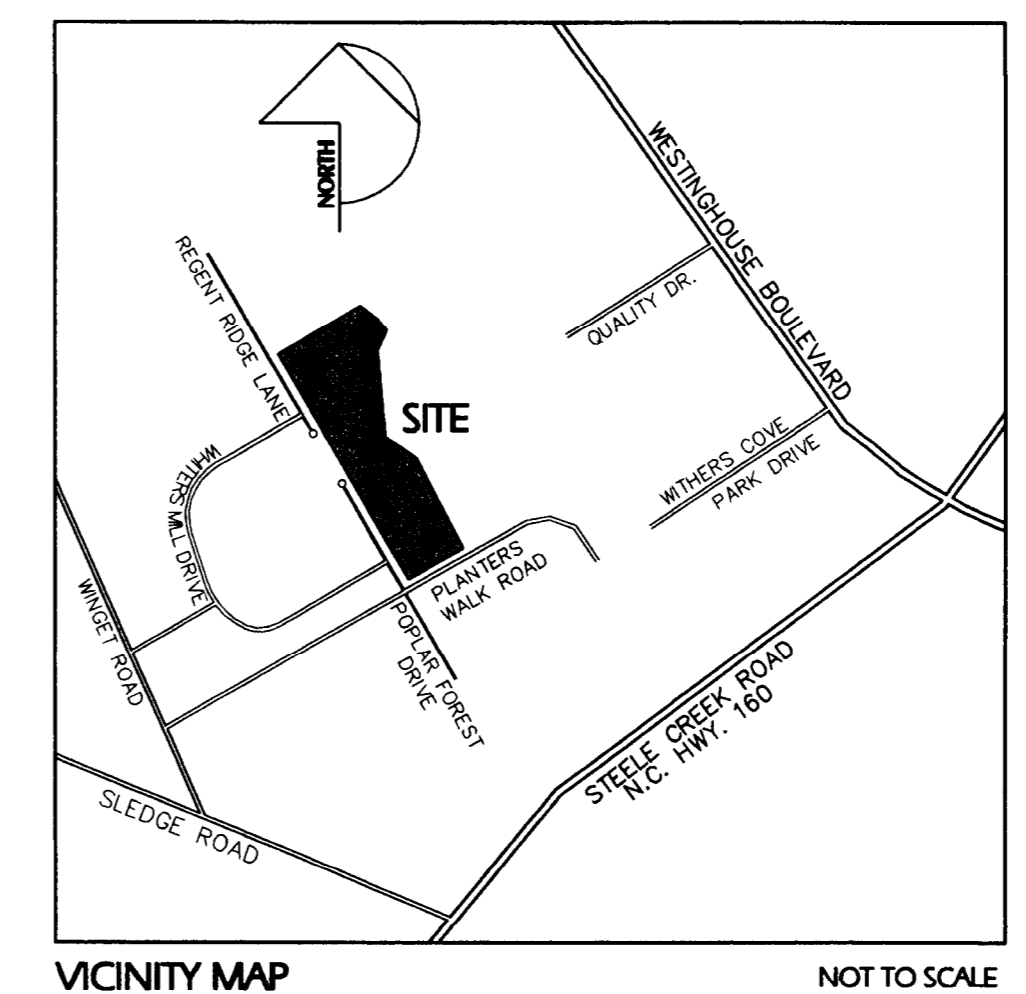
- Petitioner shall install a temporary safety/construction fence along the full length of the common boundary of the Site with the Withers Grove subdivision to the west of the Site (subject to breaks for road, storm water and utility access) prior to development of lots located along the common boundary. The temporary safety/construction fence will be located approximately fifteen (15) feet from said common boundary and will be removed only after completion of the site work associated with a lot. Petitioner shall instruct builders and contractors working in the fenced-off area not to remove trees located within the area (except for removal in connection with road, storm water and utility access). Prior to the sale of the first lot on the Site, the Petitioner shall record an amendment or supplement to the Withers Grove restrictive covenants that will bring the lots to be located on the Site within the control of the Withers Grove Homeowners Association and prohibit property owners along the common boundary between the Site and the existing Withers Grove subdivision from cutting down trees of greater than two (2) inch caliper within an area ten (10) feet in width extending from the common boundary line (except for removal for road, storm water and utility access).
- A master signage and graphics system will be adopted and implemented throughout the Site. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- Storm water runoff from the Site will be managed through proven techniques that satisfy the requirements of the City of Charlotte Engineering Department.
- Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.
- 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 inure to the benefit of the Petitioners and their successors in interest and assigns.

DEVELOPMENT DATA

GROSS SITE AREA	30.80 AC.
EXISTING ZONING	I-2
PROPOSED ZONING	R-4 (CD)
MAX. SINGLE-FAMILY DETACHED	116 LOTS
TOTAL DWELLING UNITS	116 D.U. MAX.
DENSITY/ GROSS AC.	4 D.U./AC. MAX.

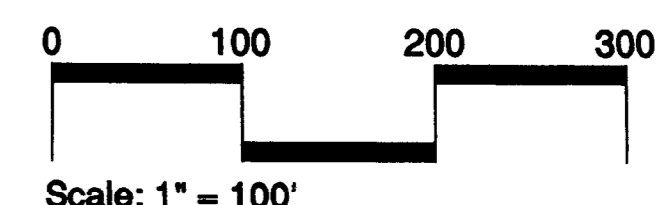
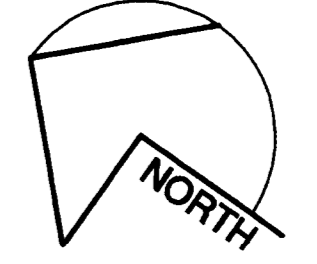
SYMBOL LEGEND

- CREEK CHANNEL
- PUBLIC STREET
- TRAIL



FOR PUBLIC HEARING

APPROVED BY CITY COUNCIL
DATE 02/12/01



TECHNICAL DATA SHEET - PETITION # 2000-163
QUEEN'S PROPERTY
CHARLOTTE, NORTH CAROLINA
CROSLAND LAND COMPANY, 141 SCALEYBARK ROAD, CHARLOTTE, NC 28209

00-163
1-16-01
Sheet No.
1
of 1

TURNBULL DESIGN GROUP, P.A.
Landscape Architecture
Land Planning
2108 South Boulevard, Suite 100, Charlotte, North Carolina 28203
Phone: 704/525-8600 Fax: 704/525-8682

Revisions:
1. 12/14/00 PER DRC STAFF COMMENTS
2. 1/17/01 REVISION GENERAL NOTE #

Scale: 1" = 100'
Date: 12/04/00
Drawn By: TCS
Designed By: SRI
Job No.: 0027