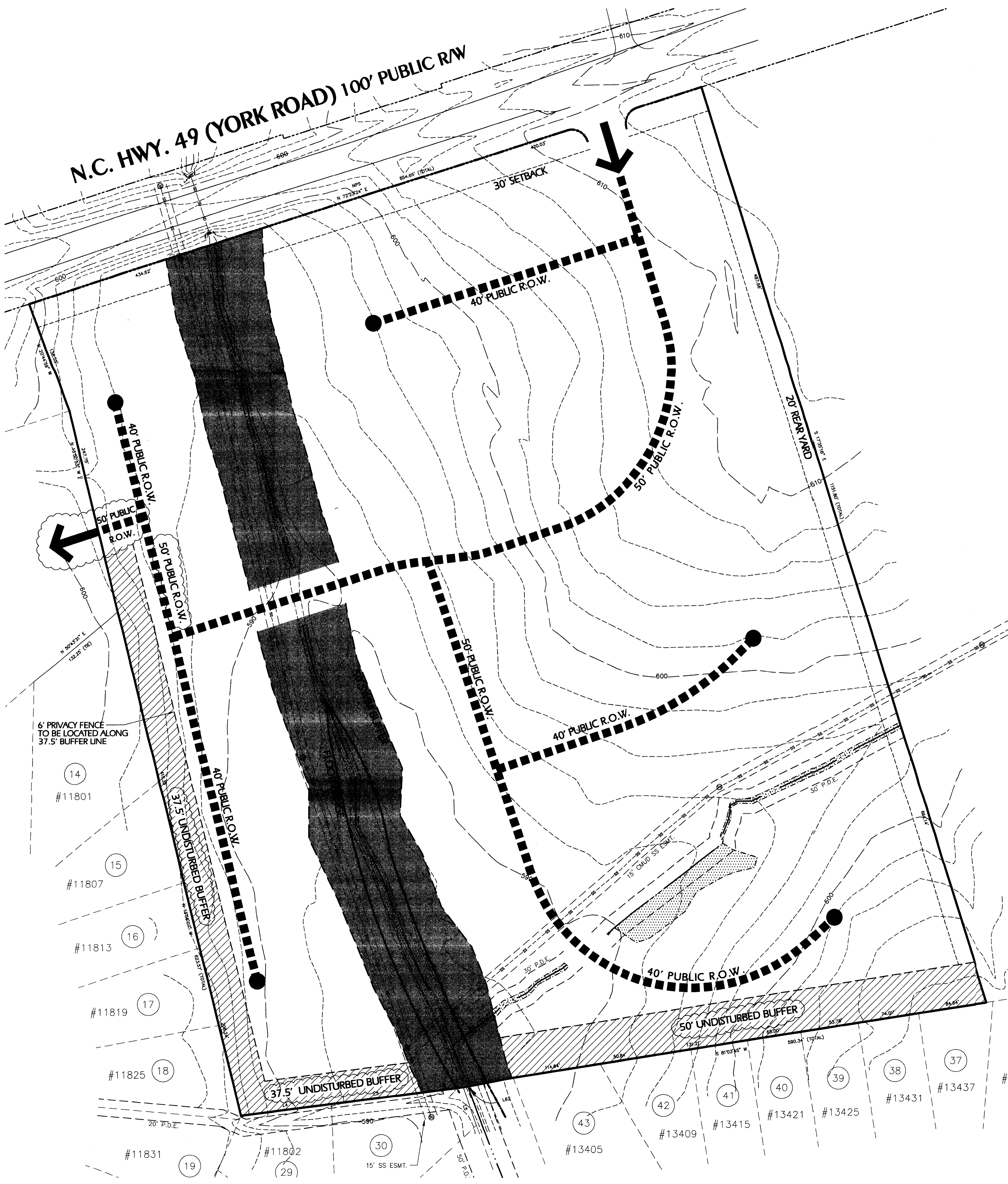


N.C. HWY. 49 (YORK ROAD) 100' PUBLIC RW



**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-8 zoning district classification shall be followed in connection with development taking place on the Site.

The building configurations, placements, parking areas, road alignments and driveway locations and the number and sizes of the buildings depicted on the Schematic Site Plan accompanying this Technical Data Sheet are schematic in nature and may be altered or modified during the design, development and construction phases, provided that (1) the number of dwelling units to be located on the Site shall not exceed 167 units, (2) the access point to the Site from NC Highway 49 shall be in substantially the same location as shown on the Technical Data Sheet, (3) the public streets to be located on the Site shall be substantially similar in design and location to those shown on the Technical Data Sheet, and (4) the orientation of the buildings to the public roads to be located on the Site shall be substantially similar to that shown on the Schematic Site Plan, provided that the buildings located between the western creek and the westerly boundary of the Site shall not be located to the west of the public road to be located along the western boundary of the Site. Parking layouts may also be modified to accommodate final building locations provided that the parking layout shall satisfy the requirements of the section entitled "Parking" described below.

**PERMITTED USES**

A planned residential community comprised of no more than 167 "For Sale" Duplex, Triplex and Quadraplex dwelling units and such permitted accessory uses as the developer may elect to provide.

**BUFFERS AND COMMON OPEN SPACE**

1. The Petitioner shall establish buffer areas 37.5 feet in width along that portion of the westerly boundary line located to the south of the 50 foot stub street and a portion of the southern boundary line as generally depicted on the Technical Data Sheet and a buffer area 50 feet in width along a portion of the southern boundary line as generally depicted on this Technical Data Sheet.

2. The buffer areas shall remain as common open space and, will remain undisturbed, once established. The undisturbed buffer proposed by this Petitioner will be left in its natural state subject only to the hand removal of dead trees and plant materials (no soil disturbance or use of equipment to be permitted) and the installation and maintenance of the privacy fence described in the following note.

3. Prior to the issuance of the first building permit for any building located along the Site's westerly boundary line and southern boundary line in common with the Yorkshire neighborhood, the Petitioner shall install a 6 foot high privacy fence along the interior edge of those buffer areas that are less than 50 feet in width. The privacy fence shall be made of vinyl materials matching the style of the Kroy K28D fence or a substantially similar style. The finish side of the privacy fence shall face the abutting properties. During construction of the roads located along the westerly and southern boundary of the Site in common with the Yorkshire neighborhood, the Petitioner shall maintain a temporary/safety fence along the interior edge of those buffer areas.

**SETBACKS, SIDE YARDS AND REAR YARDS**

1. Subject and in addition to the buffer requirements set forth above, all buildings constructed within the Site shall satisfy the setback, rear yard and side yard requirements established under the Ordinance for the R-8 zoning district.

2. The building setback of York Road will be established in the manner depicted on this Technical Data Sheet.

3. Petitioner reserves the right to modify the SWIM buffer as allowed by the Mecklenburg County Department of Environmental Protection as part of the SWIM incentives allowed by the ordinance with respect to setbacks, yards and other requirements, provided that any such modifications of the SWIM buffer shall not result in any disturbances to the undisturbed buffers described above.

4. Building setbacks along North Carolina Highway 49 will be measured from the edge of the right-of-way purchased by the North Carolina Department of Transportation as part of the Highway 49 road widening project or a minimum of 50 feet from the centerline of the existing right-of-way, whichever is greater.

**SCREENING AND LANDSCAPED AREAS**

1. Plantings within landscaped areas will meet the requirements of the Tree Ordinance.

2. Landscaped areas within the Site will be planted and improved in sequences which are keyed to each phase of development taking place on the Site.

3. The Petitioner shall install 2-inch caliper street trees within 8 foot planting islands between parking areas and in substantially the same manner as shown on the Schematic Site Plan, in order to avoid the creation of large expanses of parking between streets and buildings.

4. Community dumpsters, if provided, will be located no nearer than 250 feet from the southern and westerly boundary of the site that abuts the Yorkshire neighborhood and otherwise will be screened from public streets and adjacent properties in a manner which satisfies or exceeds the requirements of the Ordinance.

**DEVELOPMENT DATA**

TOTAL SITE AREA:	21.714 AC.
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8 (CD)
TOTAL # UNITS:	167
DENSITY/GROSS AC.	8 D.U./AC. MAX.
TOTAL OPEN SPACE:	11.31 AC (52%)

**SYMBOL LEGEND**

- CREEK CHANNEL
- WETLANDS
- SWIM BUFFER
- ACCESS POINT
- PUBLIC STREET
- FLOOD FRINGE

**ARCHITECTURAL CONTROLS, DESIGN STANDARDS AND RESTRICTIVE COVENANTS**

1. No building constructed on the Site shall be more than 30 feet in height (measured from the finished floor to the ridge line of the roof).

2. All buildings constructed on the Site containing Duplex, Triplex and Quadraplex dwelling units shall be architecturally compatible in appearance through the use of substantially similar building materials, colors and design.

3. The Petitioner agrees to record restrictive covenants governing the use and development of the Site prior to the issuance of any building permit for improvements to the Site. The restrictive covenants will be enforced by the owners of the dwelling units and by a Homeowners Association and will provide for the establishment of:

- (a) Homeowners Association;
- (b) Use restrictions on the Site; and
- (c) The Maintenance of Common Areas, Common Open Space and the exterior yards and exterior structures of all buildings.

4. The restrictive covenants may contain such other covenants, restrictions and bylaws as the Petitioner may deem necessary or advisable for the effective administration of the Homeowners Association or to ensure compliance with local, state and federal laws.

5. Each owner of a dwelling unit within the Site must be a member of the Homeowners Association.

6. No more than 30 dwelling units shall be located in that area between the western creek and the westerly boundary of the Site. No more than 16 dwelling units shall be located in the area between the southern creek and the southern boundary of the site.

**PARKING**

Parking areas depicted on this Technical Data Sheet and the Schematic Site Plan may vary in size and location, but in all events, off street parking will meet the minimum standards established under the Ordinance including without limitation Section 12.206(3).

**LIGHTING**

Lighting fixtures installed on the Site shall not exceed 15 feet in height, shall include protectors to avoid the projection of glare onto adjacent properties and shall be of intensity and scale to those within the adjacent Yorkshire neighborhood.

**SIGNS**

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

**ACCESS POINT(S)**

1. The number of vehicular access points to the Site shall be located in the general area depicted on this Technical Data Sheet. The configuration and ultimate location of these are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and the North Carolina Department of Transportation.

2. A stub street, in the location generally depicted on the Technical Data Sheet, shall be provided at the westerly boundary line of the Site, provided, however, that this stub street shall be located a minimum of 75 feet from the northern boundary line of that Yorkshire neighborhood lot shown on the Technical Data Sheet as #14 and consisting of Tax Parcel No. 219-142-14.

**SIDEWALKS**

1. The Petitioner will install 4-foot sidewalks on both sides of all public streets within the Site, provided, however, the Petitioner reserves the right to seek a variance to omit the requirement for the addition of a sidewalk (and associated planting strip) along both sides of the single loaded street located along the western side of the Site to allow for plantings in front of the privacy fence to be installed by the Petitioner as described above. If any such variance is approved, the Petitioner shall install any required trees in front of the privacy fence and the back of the curb of such single loaded street shall not be located any closer to the westerly boundary of the Site than 46 feet.

2. The Petitioner shall install a 5 foot sidewalk behind an 8 foot planting strip along North Carolina Highway 49 if the North Carolina Department of Transportation does not include such improvements as part of the North Carolina Highway 49 road widening project provided that NCDOT permits such sidewalk and planting strip to be located within the right-of-way for NC Highway 49.

**FIRE PROTECTION**

Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Marshal's specifications.

**STORM WATER MANAGEMENT**

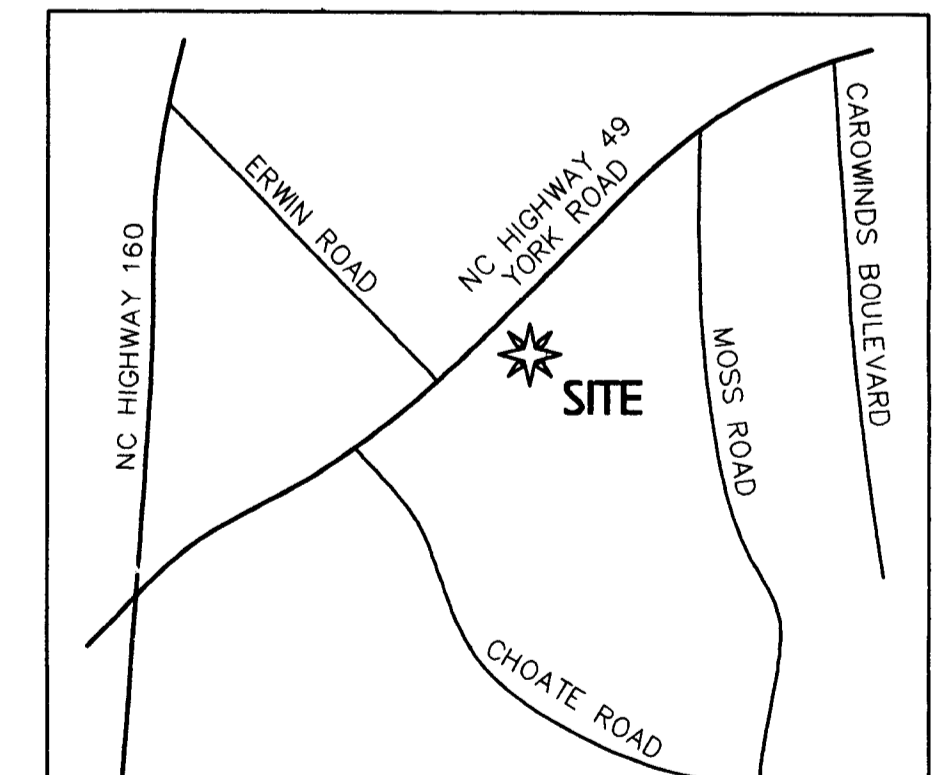
Stormwater run-off from the Site will be managed through proven techniques which satisfy the standards, if any, proposed by the City of Charlotte Engineering Department, including either (1) the provision of stormwater detention for the 25, 50 and 100 year storm events such that the post development run-off rates do not exceed those produced by a R-3 zoning classification or (2) in lieu of on site detention, the Petitioner provides evidence to Stormwater Services, in the form of a detailed engineering study, completed by a professional engineer licensed in North Carolina, showing that the downstream drainage system is sufficient to convey the increase in flow due to the change in zoning classification and will remain in compliance with current standards.

**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 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.



VICINITY MAP NOT TO SCALE

**FOR PUBLIC HEARING**

APPROVED BY CITY COUNCIL  
 DATE 02/19/01  
  
 Scale: 1" = 200'

TURNBULL DESIGN GROUP, P.A.  
 Landscape Architecture  
 Land Planning

REVISIONS:  
 1. 1/14/01 REVISED PER DMC AND YORKSHIRE REZONING COMMENTS

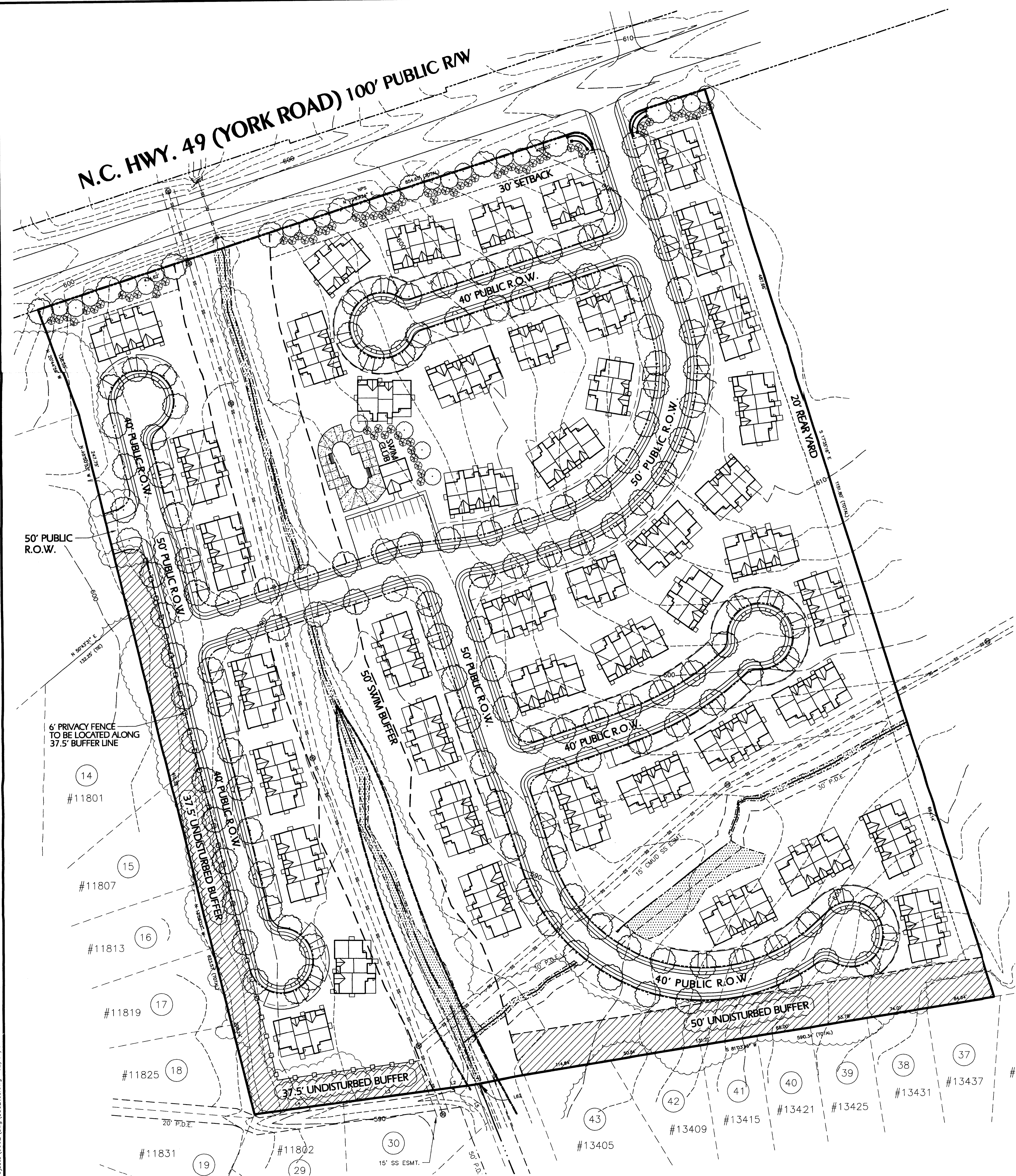
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 Designed By: TEP  
 Job No.: 0002

TECHNICAL DATA SHEET - PETITION # 2001-04  
**LIONS GATE**  
 CITY OF CHARLOTTE, NORTH CAROLINA  
 CROSLAND LAND COMPANY, 141 SCALEYBARK ROAD, CHARLOTTE, NC 28209

Sheet No.  
**1**  
 of 2

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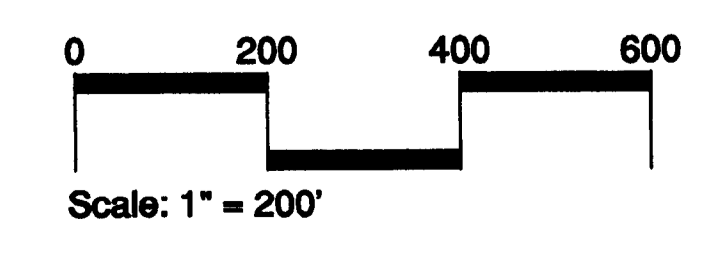
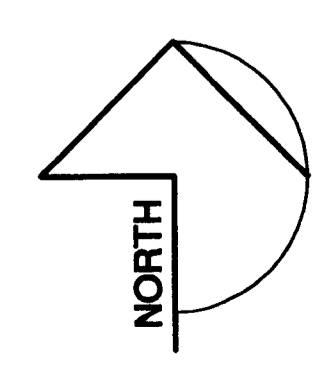
N.C. HWY. 49 (YORK ROAD) 100' PUBLIC R/W



**SYMBOL LEGEND**

- CREEK CHANNEL
- WETLANDS
- SWIM BUFFER
- FLOOD FRINGE
- 6' PRIVACY FENCE

**FOR PUBLIC HEARING**



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SCHEMATIC SITE PLAN - PETITION # 2001-04

**LIONS GATE**

CITY OF CHARLOTTE, NORTH CAROLINA  
CROSLAND LAND COMPANY, 141 SCALEBARK ROAD, CHARLOTTE, NC 28209

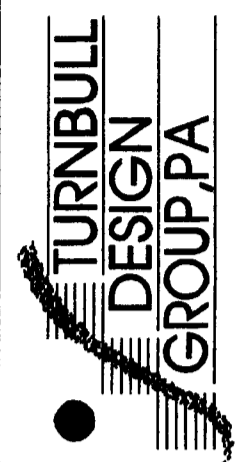
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**2**

of 2

Revisions:  
1. 1/14/01 REVISED PER DMPC AND YORKSHIRE NEIGHBOR COMMENTS

Scale:	1" = 50'
Date:	12/22/00
Drawn By:	MCS
Designed By:	TEP
Job No.:	0002


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