

SITE DATA
 ASSUMING SUCCESSFUL REZONING TO R-8(CD):
 EXISTING AREA 2.7142 Acres (existing street to be abandoned)
 MAXIMUM DENSITY 8.0 units per acre (or 21.71 units)
 PROPOSED DENSITY OF 5.53 units per acre (or 15 units)
 (EXISTING DENSITY OF 4.33 units per acre (or 10 units) net of road R/W)

DEVELOPMENT STANDARDS

GENERAL:
 1. At a minimum, all development standards established under the Ordinance for the R-8 Zoning District shall be satisfied. In addition, development shall be governed by these Development Standards and this technical Rezoning Site Plan, including Exhibit A (Conceptual English Village Photograph), Exhibit B (Illustrative Schematic Site Plan) and Exhibit C (Vernon Drive Streetscape Plan) (Illustrative Schematic Site Plan) and an Illustrative Schematic Site Plan (Exhibit B) is schematic in nature and the exact building configurations, placements and sizes, as well as the locations of driveways and parking areas within the site may be altered or modified during design development and construction document phases.

ARCHITECTURAL DATA:
 1. Proposed buildings will be located as shown hereon. Buildings will be built without phasing. Design of building architecture is not yet complete; however, elevation of the buildings will be similar in design and appearance to Conceptual English Village Photograph (attached as Exhibit A). Actual building footprints may vary slightly from the footprints shown hereon to provide for flexibility in footprint design of individual units. Each individual unit will be allowed to have a private fenced patio adjacent to the building facade facing the garden.
 2. Proposed 2-car garages as shown will be 1-story garages with no windows adjacent to exterior project boundaries. No living space is allowed above the garages.

LOT DATA:
 1. Minimum lot area is 3,500 s.f. for detached dwellings, 6,500 s.f. for duplexes, 9,500 s.f. for triplexes and 11,500 s.f. for quadruplexes. No lots are permitted to have more than one principal building. No principal building is permitted to have more than four (4) units.
 2. Minimum lot width is 40.00 feet.
 3. Minimum setback is 20' (front), 5' (side) and 20' (rear). No zoning buffer is required for R-8 single-family zoning.
 4. Minimum open space is 50.00% for this project.
 5. Maximum building height is 40 feet, with provisions for increasing building height in accordance with Chart 9.205 (1) of the City of Charlotte Zoning Ordinance.
 6. Development must conform to the Charlotte Subdivision Regulations, Chapter 20 of the City Code.

VEHICULAR ACCESS AND ROADWAYS:

- Proposed right of way along Vernon Drive is to be dedicated 30 feet off existing right of way centerline as shown prior to issuance of certificate of occupancy for the first unit to be completed within this project.
- A public sidewalk is required along the property frontage of Vernon Drive Streetscape Plan (attached as Exhibit C).
- Abandonment of the existing Purnell Court right of way is required prior to subdivision plot approval.
- The proposed driveway connections to Vernon Drive will require a driveway permit to be submitted to the Charlotte Department of Transportation (CDOT) for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process. The location of the driveways shown on the site plan are subject to change in order to comply with City Driveway Regulations and the City Tree Ordinance.
- Driveway configurations will be mews-style driveways as shown.
- All driveways on opposite side of Vernon Drive are shown hereon.
- Minimum required parking is 2 spaces per unit for duplexes and 1.5 spaces per unit for triplexes and quadruplexes. **MINIMUM REQ'D = 23.5 spaces; PROP'D = 30 spaces.**
- The parking requirement will be accomplished by use of the 2-bay garages shown hereon, having interior parking space dimensions of at least 8.5 feet by 18.5 feet.
- Any fence or wall constructed along or adjacent to any sidewalk or street right of way requires a certificate issued by CDOT. See Exhibit C.
- A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (such as irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed or existing City-maintained street right of way by a private individual, group, business or homeowners' or business association. An Encroachment Agreement must be approved by CDOT prior to the construction or installation of the non-standard items. Contact CDOT for additional information concerning cost, submittal and liability insurance coverage requirements.
- Petitioner commits to construct a public sidewalk to extend from its southeastern boundary at Vernon Drive to the intersection of Vernon Drive and Providence Drive. Construction will occur simultaneously with the installation of the public sidewalk as shown on Vernon Drive Streetscape Plan (attached as Exhibit C).
- Subject to appropriate governmental approval, Petitioner shall design and construct a traffic circle within the existing 60' right of way in the general area as depicted on Vernon Drive Streetscape Plan (attached as Exhibit C). If the traffic circle fails to receive the appropriate governmental approvals, Petitioner will hire Hall Engineering to design an alternate traffic calming plan in the general area fronting the subject property and within the existing right of way. Furthermore, it agrees to construct such alternate plan subject to the appropriate governmental approvals.
- The front wall along Petitioner's property at Vernon Drive will be built as generally depicted on Vernon Drive Streetscape Plan (Exhibit C). Description of wall will be as follows: (1) the wall fronting the buildings and extending outward to the Petitioner's side property boundaries will not exceed 5 feet in height, (2) the wall fronting the central garden area will not exceed 2 feet in height and (3) the pedestrian access from Vernon Drive leading into the garden area will be designed so that it does not have a gate but may include an arch or other design entry.

PEDESTRIAN PATHWAYS AND GARDEN AREA

- Pedestrian circulation within the project will be accomplished by a series of pedestrian pathways as conceptually indicated hereon. Also, pedestrian circulation will be allowed within the private driveways and mews as shown hereon. Additional walkways will be provided along private driveways as shown on Vernon Drive Streetscape Plan (attached as Exhibit C).
- Garden area shown conceptually on Illustrative Schematic Site Plan (Exhibit B) will include a 0.3-acre+ area to be landscaped within the center of the project.

GRADING AND STORMWATER MANAGEMENT

- Stormwater detention facilities are required in accordance with the Drainage Detention Ordinance, if required. See Appendix A of the City Code.
- Grading permits will be required in accordance with Chapter 18 of the City Code.

LANDSCAPING AND TREES

- Site must comply with Chapter 21 Section 45 of the Charlotte City Code. Trees 8-inches diameter breast height that are located in the front building setback area will be shown on the grading and/or site plan with tree protection details and notes. Existing trees will remain undisturbed within these setback areas except as necessary for access. These trees cannot be removed except as coordinated with the Urban Forestry Staff. Existing trees that are damaged or impacted by construction may require mitigation and/or monetary fines, except as necessary for access. Planted trees in the right of way of Vernon Drive 1-inch diameter or larger require a permit for removal to be obtained from the City Arborist, except as required for driveway access and as coordinated with the City Arborist.
- Trees around other perimeter areas of the site are to be saved where possible, except where grading requires removal of the trees.
- Site will comply with Chapter 21 of the Charlotte City Code. Proposed planting shown on the attached Illustrative Schematic Site Plan (Exhibit B) is conceptual only and will be subject to change based on actual site conditions and based on Urban Forestry Staff approval. The number and types of trees required for this site will be determined by the Urban Forestry Staff during landscape plan review. The Petitioner commits to plant or relocate a minimum of 10 trees of 5-inch caliper and above within the courtyard and garden areas. Petitioner commits to plant additional trees within these areas such that at least 4 large-maturing trees and 10 small-maturing trees are planted within the courtyard and garden areas in addition to the existing large-maturing trees along Vernon Drive. Petitioner commits to plant or relocate a minimum of 8 large-maturing trees between garages along the perimeter of this site as shown hereon.
- Petitioner agrees to take necessary steps to preserve bushes along the common boundary with the Wilcox property. Bushes that are lost will be replaced with comparable materials.

MISCELLANEOUS

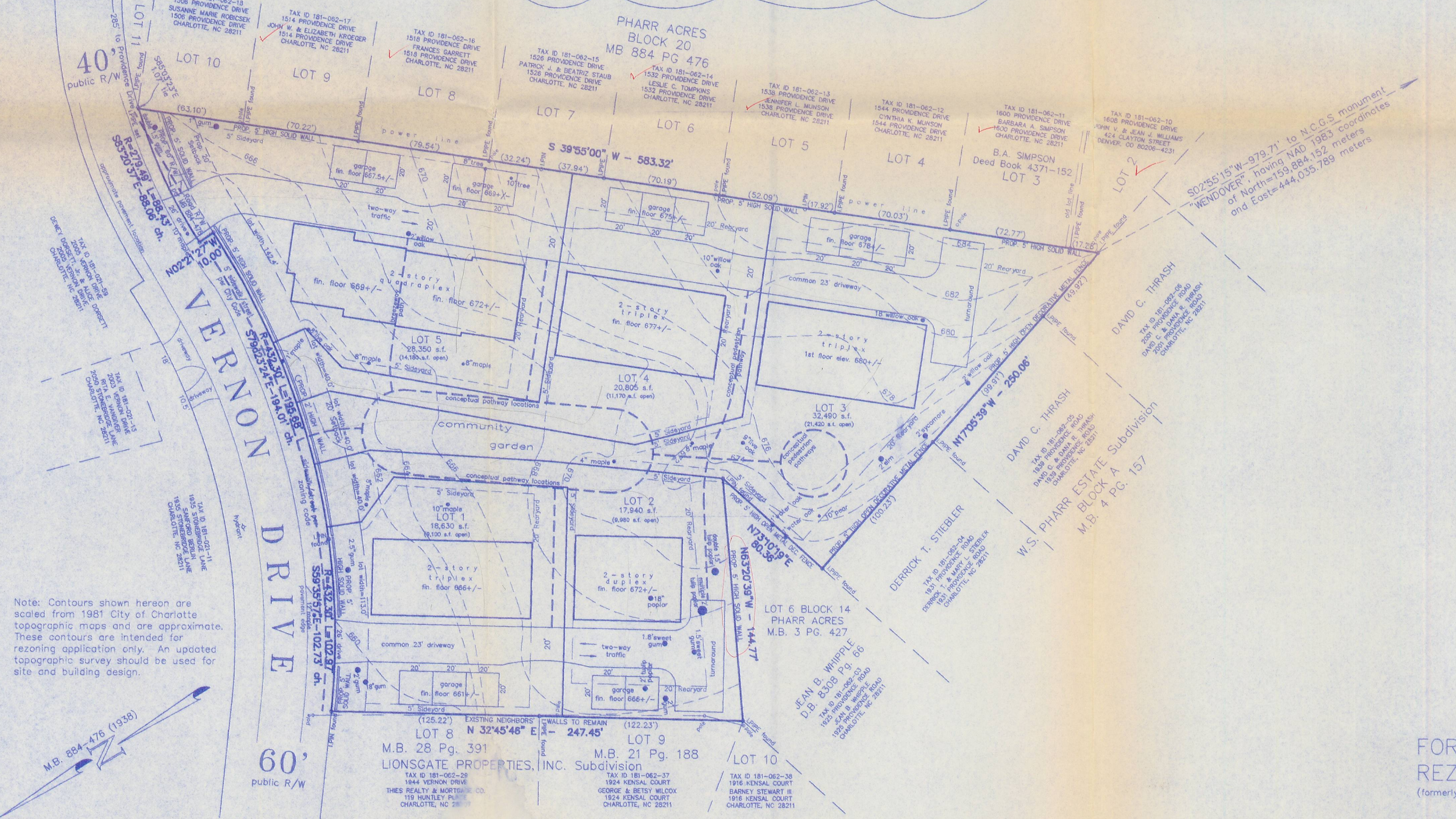
- The petitioner shall be deemed to include David Simonini Development Group, LLC and its successors and assigns.
- Petitioner shall construct a masonry wall along its common boundary line with Providence Drive property owners. The wall will be located on the Petitioner's property within 7.5 feet of the common boundary line. The height of the wall will be approximately 5 feet from grade currently existing at the common boundary line. Both sides of the wall will have the same finish. The wall will be constructed to provide sufficient drainage based on existing grades, to the adjoining properties. Petitioner will allow adjacent property owners an easement to tie into the constructed wall. The composition of the wall will complement the building construction.
- Petitioner will address fire department comments regarding water supply through the building permit process.

THIS SURVEY IS CERTIFIED TO ONLY THE PERSONS OR ENTITIES SHOWN IN THE TITLE BLOCK BELOW. THIS IS TO CERTIFY THAT THIS SURVEY IS BASED UPON MY BEST KNOWLEDGE, INFORMATION AND BELIEF. STATE OF NORTH CAROLINA, Mecklenburg County

1. ANDREW G. ZOUTEWELLE, do hereby certify that this map was drawn from an actual field survey performed under my supervision; that the precision is 1:15,000; that the angular precision is less than 7.5 seconds per angle; that this map is not intended to meet GS 47-30 recording requirements.



TAX ID 181-062-19
 2042 VERNON DRIVE
 STEVEN ANDERSON
 2042 VERNON DRIVE
 CHARLOTTE, NC 28211



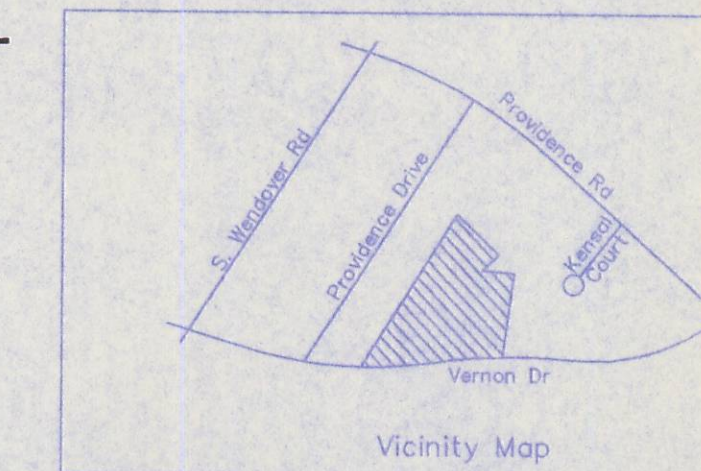
Note: Contours shown hereon are scaled from 1981 City of Charlotte topographic maps and are approximate. These contours are intended for rezoning application only. An updated topographic survey should be used for site and building design.

LAND SURVEY NOTES:

- Source of title is Deed Book 8883 Pages 511, 513, 515, 517, 519, 521, 523, 525 and 527. See also plots recorded in Map Book 7 Page 851 and Map Book 10 Page 179. This site plan is based on survey dated April 12, 2000.
- Tax parcel numbers for this property are 181-062-20 through 181-062-28.
- Total project area is 118,230 s.f. (2.7142 ac.), including right of way of Purnell Court, which is to be abandoned.
- This property is currently zoned R-3 (single-family residential). This site plan is subject to rezoning to R-8(CD) and to the approval of the City of Charlotte.
- Combined grid scale factor is 0.9998734. All distances shown are horizontal ground distances.
- This survey does not reflect a complete title examination, which may reveal additional easements and restrictions.
- This survey does not reflect complete utility locations. CONTRACTOR SHOULD CONTACT THE NORTH CAROLINA ONE-CALL UTILITY LOCATING SERVICE AT 1-800-632-4949 BEFORE ANY DIGGING OR EXCAVATION IS BEGUN.

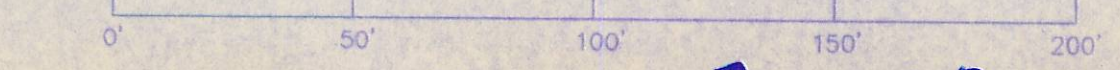
LEGEND
 ch. chord
 LR curve length & radius
 s.f. square feet (by coordinates)
 L.P.M. from survey stake
 conc. concrete
 o/c air conditioner
 MB, DB record map and deed references

APPROVED BY CITY COUNCIL
 DATE 02/19/01

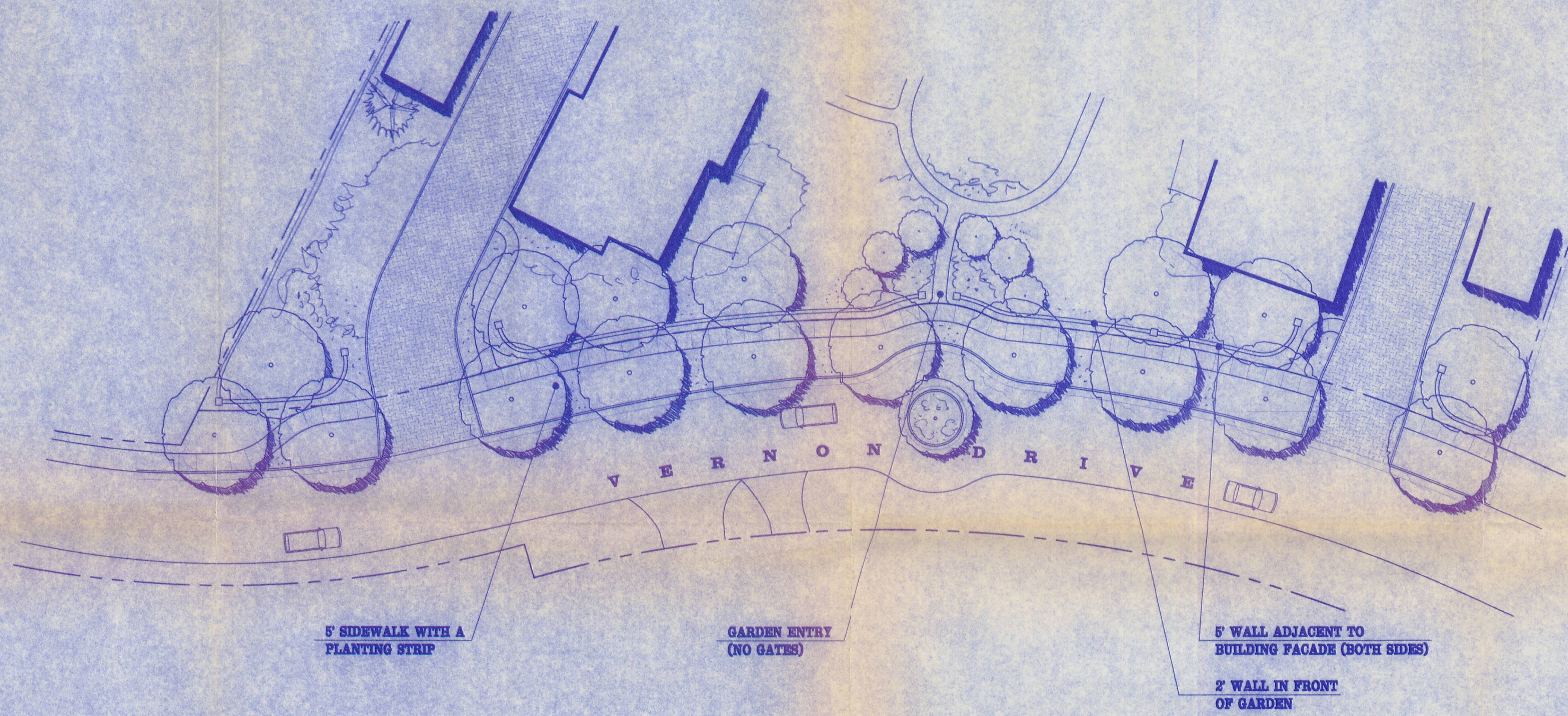


FOR PUBLIC HEARING
 REZONING PETITION #01-008
 (formerly submitted as Purnell Court)

COPYRIGHT 2001
**REZONING SITE PLAN OF
 CAMBRIDGE COURT**
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for DAVID SIMONINI DEVELOPMENT GROUP, LLC
 Description taken from MB 10-179 & MB 7-851
 Scale 1" = 40' January 16, 2001
 ANDREW G. ZOUTEWELLE, L-3098
 1914 Brunswick Avenue Charlotte, NC 28207



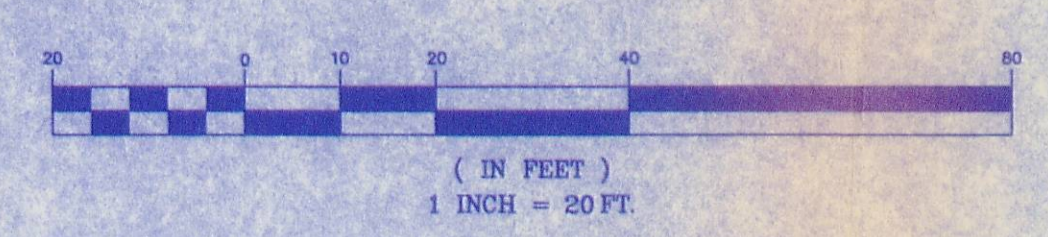
2001-08



VERNON DRIVE STREETSCAPE PLAN

EXHIBIT C

PROPOSED TRAFFIC CIRCLE ON VERNON DRIVE



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 www.drgp.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning



EXH. C