

Development Data:

Total Area (Excluding area in R/W): 7.06 Ac.
 Existing Zoning: R-3
 Proposed Zoning: MX-2
 Maximum Proposed Development:
 Maximum Dwelling Units: 36
 Proposed Density: 5.1 D.U./Acre
 Minimum Open Space Area: 10% of Total Area

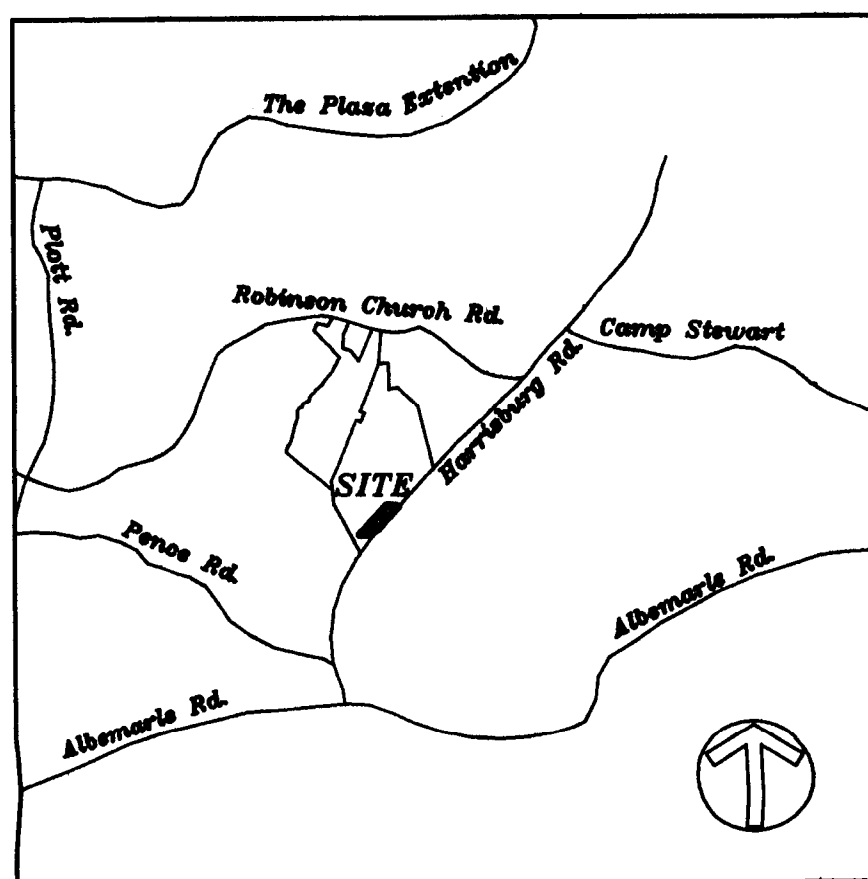
**Development Data for
 Petition #2000-12(c) & #01-024:**

Total Area (Excluding area in R/W): 328.96 Ac.
 Land sold to Charlotte-Mecklenburg Parks & Recreation Dept.: -26.47 Ac.
 Total Area After Park Sale: 302.49 Ac.

Existing Zoning: R-3
 Proposed Zoning: MX-2

Maximum Proposed Development:
 Maximum Dwelling Units: 1,323
 -26.47 Ac. @ 4.0 D.U./Ac.
 Max. D.U. After Park Sale: 1,218
 Proposed Density: 4.0 D.U./Acre

Minimum Open Space Area: 60.5 Ac. (20.0%)



Vicinity Map

Adjacent Property Owners

- ① 111-131-09 J.L. Cambell Heirs 13500 Phillips Road Matthews, NC 28105
- ② 111-131-08 Lynda B. Norem By Entirety 8212 Harrisburg Road Charlotte, NC 28215
- ③ 111-131-06 Jerry A. Norman 8412 Harrisburg Road Charlotte, NC 28215
- ④ 111-131-07 Clois Chalker & Wife Daris 4340 Castlewood Road Charlotte, NC 28211
- ⑤ 111-124-46 Jerry A. Norman 8412 Harrisburg Road Charlotte, NC 28215
- ⑥ 111-124-45 Paul W. Norman, Jr. By Entirety 8428 Harrisburg Road Charlotte, NC 28215
- ⑦ 111-124-44 William E. Cheek & Wife, Karol C. 8512 Harrisburg Road Charlotte, NC 28215
- ⑧ 108-061-03 The Mulvaney Group, LTD 1330 East 4th Street Suite 300 Charlotte, NC 28204-2231
- ⑨ 108-061-03 The Mulvaney Group, LTD 1330 East 4th Street Suite 300 Charlotte, NC 28204-2231

ⓧ = *Key reference to adjacent property owners (see attached sheet).

General Notes

- Boundary information from survey by Killough Surveying, dated December 15, 1999. Topographic information from digital topographic information by Mecklenburg County Mapping/GIS services.
- See attached sheets for adjacent property owners.
- The percentage of open space within the project shall meet or exceed the minimum requirements as established in the City of Charlotte Zoning Ordinance.

Development Standards

General Provisions

This Site is immediately adjacent to a 321.9 acre parcel of land owned by the Petitioner (the "Adjoining Tract") that was rezoned to the MX-2 zoning district classification by the Mecklenburg County Board of Commissioners on April 11, 2000 (Petition No. 2000-12(c)). The Adjoining Tract is currently being developed by the Petitioner as a mixed-use residential development that will accommodate single family attached and detached dwelling units, as well as multi-family or condominium dwelling units. The Petitioner intends to combine this Site and the Adjoining Tract (hereinafter collectively referred to as the "Combined Tract") and to develop the Combined Tract as a unified development. The Combined Tract is depicted on Sheet RZ-2. This Site was not part of Petition No. 2000-12(c) because it falls within the City of Charlotte's extrajurisdictional jurisdiction.

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 MX-2 zoning district classification shall be followed in connection with development taking place on this Site.

The building configurations, placements and sizes as well as the locations of all development shown on the Schematic Site Plan (Sheet RZ-2) are schematic in nature and may be altered or modified during design development and construction document phases. Innovative development standards may be utilized as described in Section 11.208 of the Ordinance. Innovative development standards to be utilized include: lot sizes, yards and setbacks, street right-of-way widths and single family frontages on private streets.

Permitted Uses

Up to 36 for sale dwelling units may be constructed on the Site, consisting of single-family detached dwelling units and single family attached dwelling units. No more than 4 single-family attached dwelling units per building will be allowed. Additionally, any incidental or accessory uses permitted under the Ordinance by right or under prescribed conditions within the MX-2 zoning district shall be allowed.

Buffer Areas

- Buffer areas provided on the Site shall conform to the standards of Section 12.302 of the Ordinance, subject to the provisions of Section 12.304.
- Buffer areas shall remain as open space and, subject to the provisions of paragraphs (c) and (d) below, will remain undisturbed, once established.
- Where there are existing trees, the Petitioner reserves the right to clear, grade and fill within the first 10 feet on the interior side of the buffer, and where buffer areas are sparsely vegetated, Petitioner reserves the right to grade and to create berms within buffer areas.
- The Petitioner reserves the right within all portions of buffer areas to install utilities and pedestrian paths. However, utility installations may cross buffer areas only at angles which are between 75 degrees and 90 degrees to the exterior property lines.
- No buildings, parking spaces or maneuvering areas (except street crossings) may be placed within the buffer areas.
- Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared, unimproved portions of buffer areas shall be landscaped with trees and shrubs.
- In the event the zoning assigned to or the uses taking place on any adjacent property should change at some point in the future so that the buffer requirement changes or is not required, then the buffers specified in this Petition shall change accordingly. However, once a buffer and use are established and constructed on any parcels forming a part of the Site, such buffers and uses may remain.
- Internal to the project (not at adjacent properties) 50 foot Class C buffers will be provided between multi-family and single-family uses. However, the Petitioner reserves the right to grade and replant these internal buffer areas as final site designs dictate.

Landscaped areas and screening

- Screening shall conform with the standards and treatments specified in section 12.303 of the Ordinance.
- The Petitioner will preserve existing trees within the 100 foot wide landscape areas established along Harrisburg Road as depicted on the Technical Data Sheet, except where removal may be required for utilities, etc. Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared unimproved areas shall be landscaped with trees and shrubs. The Petitioner will landscape any remaining areas (shown at entrances) to establish a visually attractive transition between Harrisburg Road and the residences to be built behind those areas. The Petitioner shall also maintain or cause to be maintained all such planted materials.
- Landscape areas will be planted and maintained in sequences which are keyed to each phase of development taking place on the Site.

Setbacks, Side yards and Rear Yards

The setback along the proposed major thoroughfare shall be undisturbed except for the access point disturbance within the access right-of-way.

All buildings constructed within the Site shall satisfy or exceed the applicable setback, rear yard, and side yard requirements established under the Ordinance, except as may be allowed under the innovative section of the Ordinance.

Open Space

The Petitioner provides for a minimum 10 percent open space over the entire Site. This open space is to be primarily preserved in its natural state to serve as storm water buffer, wildlife and plant habitat, and passive recreation area. Active recreation areas shall be provided in the form of a neighborhood swim club and park area in the central portion of the Combined Tract as shown on Sheet RZ-2. A minimum of 15 points of pedestrian access shall be provided to the passive open space on the Combined Tract. A trail system may be provided within "unimproved" open space, and a ball field may also be provided.

Development Standards

(continued)

Access Points

Direct vehicular access to the Site from Harrisburg Road will be limited to 1 access point shown on the Technical Data Sheet and will be located in the general area depicted. Direct vehicular access to the Combined Tract will be limited to 4 access points shown on Sheet RZ-2 in the general areas depicted thereon. The configurations and ultimate locations of these access points are subject to any minor modifications required to accommodate final site and architectural plans and designs. All driveway and new public street access points shall be subject to approval by the Charlotte Department of Transportation and, if applicable, North Carolina Department of Transportation.

A left-turn lane will be provided at the entrance per CDOT & NCDOT requirements.

35' x 35' & 10' x 70' sight triangles will be provided at the entrance & signage, berms, landscaping will respect these sight triangles.

Internal Street Pattern

The street pattern shown on the Schematic Site Plan (Sheet RZ-2) is schematic in nature and may be altered or modified during the design development and construction document phases.

Parking

- The parking spaces depicted on the Schematic Site Plan (Sheet RZ-2) may vary in layout and location but, in all events, will be sufficient to satisfy the minimum offstreet parking standards established under the Ordinance, including Sections 12.203(1) and 12.203(2).
- No parking will be permitted within buffer areas.

Lighting

- All freestanding lighting fixtures installed along public streets within the Site will be uniform in design.
- Except for public street lights, the maximum height of any freestanding lighting fixture, including its base, shall not exceed 20 feet in height.
- All direct lighting within the Site shall be designed such that direct illumination does not extend past the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards Harrisburg Road and adjacent properties.

Signs

- A uniform signage and graphic system will be employed throughout the Combined Tract.
- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

Fire Protection

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

Owners Associations

- Development taking place within the Combined Site will be subject to covenants and restrictions creating a Master Owner's Association and various sub-associations and providing for the maintenance of the exterior yards and exterior structures on all attached units.
- Individual parcels which contain one or more of the following features: 1) specialized amenities, 2) open space specifically associated with the parcel, 3) private streets, and 4) private utilities may be governed by separate sub-associations.
- Except as otherwise provided in the next succeeding paragraph, each owner of property within the Site must be a member of the Master Owner's Association and may be a member of a sub-association.
- Any sub-association representing a group of owners in a particular area or project may be the member of the Master Owner's Association in lieu of all owners in such area or project being members. By way of example, a condominium association may be a member of the Master Owner's Association rather than all owners of the condominium units, and a homeowner's association may be the member of the Master Owner's Association rather than all Owners of lots within a single family project.
- Common open space not otherwise owned and maintained by sub-association or public body shall be owned and maintained by the Master Owner's Association.
- These documents may contain such other covenants, restrictions and bylaws as the Petitioner may deem necessary or advisable for the effective administration of the association(s) or to insure compliance with local, state and federal laws.

Storm Drainage Management and Floodways

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Engineering Department. A detention facility may be shared between users.

Required drainageway buffers ("SWM buffers") will be provided. The Combined Tract has also been designed to exceed the SWM buffers in most cases, and to preserve drainageways which are smaller than those required SWM buffers. NCDENR & U.S. Army Corps of Engineers shall be contacted regarding floodplain, wetland, and water quality permits.

No storm water detention or filling within the floodway fringe will be allowed, except as necessary for required street crossings.

Amendments to Rezoning Plan

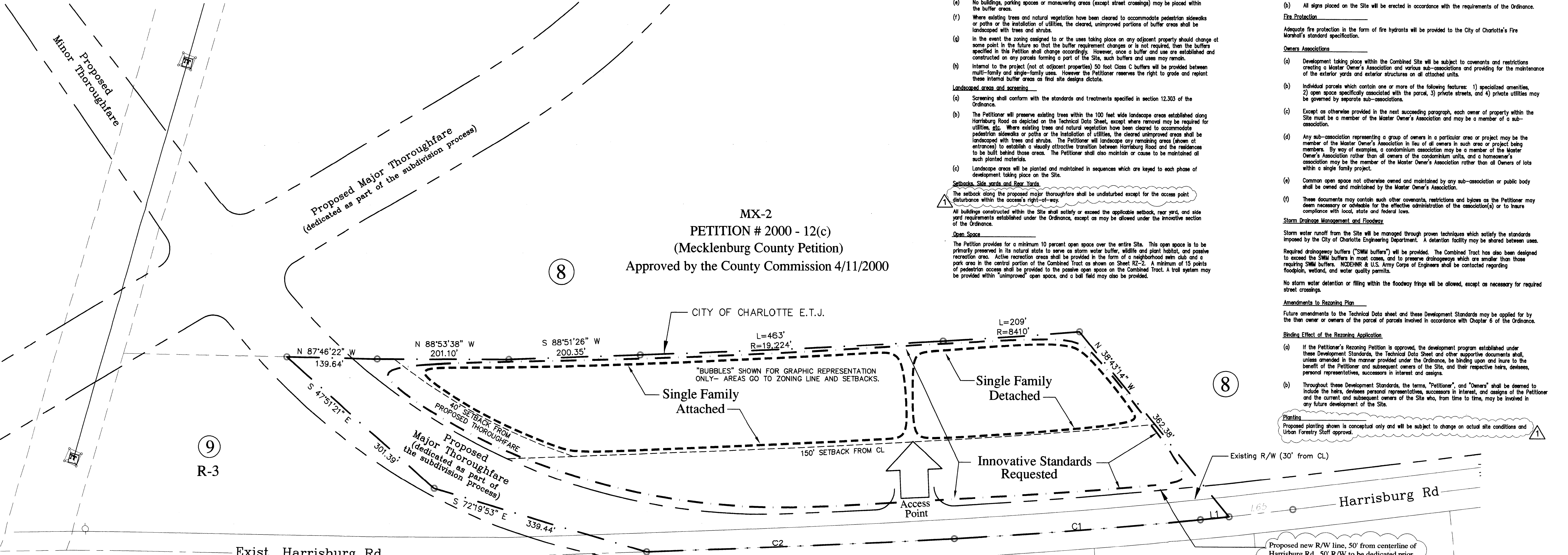
Future amendments to the Technical Data sheet and these Development Standards may be applied for by the then owner or owners of the parcel of parcels involved in accordance with Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Application

- 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 Petitioner and subsequent owners of the Site, and their respective heirs, devisees, personal representatives, successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "Owners" shall be deemed to include the heirs, devisees personal representatives, successors in interest, and assigns of the Petitioner and the current and subsequent owners of the Site who, from time to time, may be involved in any future development of the Site.

Planting

Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval.



LINE	DIRECTION	DISTANCE
L1	S 39°07'39" W	44.11'

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	8710.25'	379.04'	379.01'	S 40°22'27" W
C2	19523.99'	470.07'	470.06'	S 42°18'38" W

TECHNICAL DATA SHEET
KINGSTREE
 A MULVANEY GROUP COMMUNITY
 CHARLOTTE, NORTH CAROLINA

City of Charlotte

For Public Hearing
 Petition # 01-024

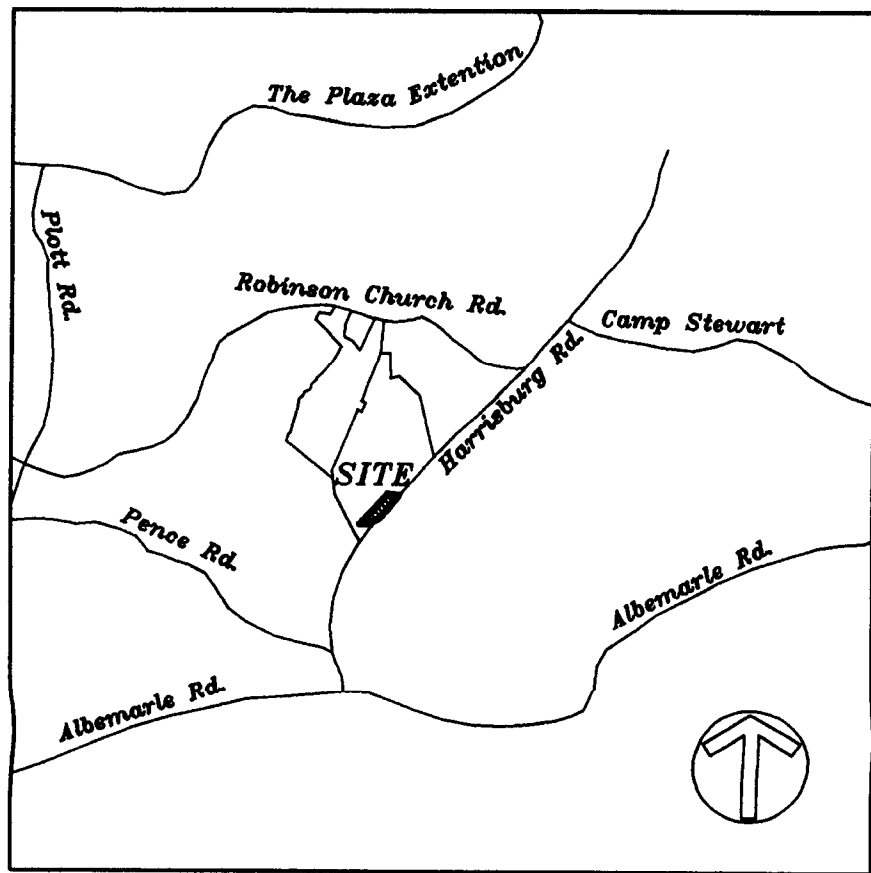
APPROVED BY CITY COUNCIL
 DATE: 4/16/01

Scale: 1" = 60'
 0 60 120 240
 GRAPHIC SCALE

01-24
 4-6-01

DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 420 Hawthorne Lane
 Charlotte, NC 28204
 704/332-1204

DPR # 99049.2
 DATE: 12/06/00 Original submission date.
 REVISION DATE: 2/16/01 Revised per staff review comments.



Vicinity Map

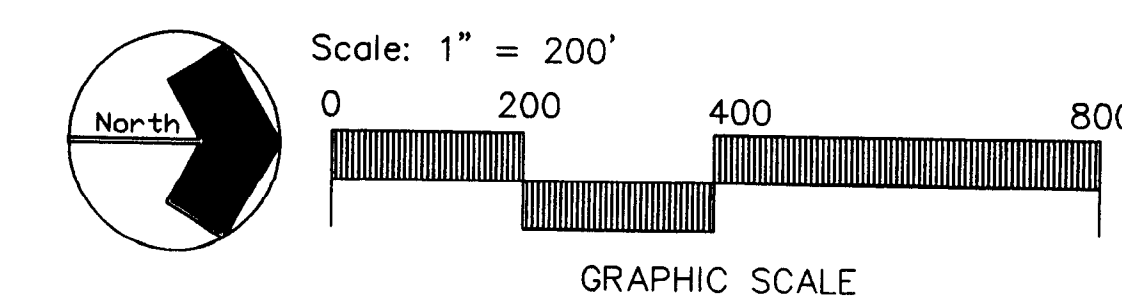


This site plan subject to modification - see attached development notes.

City of Charlotte

For Public Hearing
Petition # 01-024

SCHEMATIC SITE PLAN
KINGSTREE
A MULVANEY GROUP COMMUNITY
CHARLOTTE, NORTH CAROLINA



APPROVED BY CITY COUNCIL
DATE 4/17/01

DPR
DESIGN-PLANNING-RESEARCH

DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
120 Northpark Lane
Charlotte, NC 28204
704/332-1204

DPR # 99049.2
DATE: 12/06/00 Original submission date.
REVISION DATE: 2/16/01 Revised per staff review comments.