

# JOSEPHS TRACT

AREA DESIGNATION PLAN

FOR PERIMETER IMPROVEMENTS

No.	Revision/Issue	Date
1	REVISED PLAN DUE TO CHANGE IN ENGINEERING PLANS	2/12/02

Prepared By:  
**POLLOCK & ASSOCIATES**  
 LANDSCAPE ARCHITECTS  
 2502 ABBEY COURT  
 ALPHARETTA, GA 30004  
 (770)569-5900 (770)751-3398 (FAX)

Prepared For:  
**PULTE**  
 HOME CORPORATION  
 CHARLOTTE, NC

Project JOSEPHS TRACT	SHEET A. 1
Date 10/9/01	
Scale 1" = 100'	

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: April 19, 2001  
 BY: MARTIN R. CRAMTON, JR.  
 2001-90



**SYMBOL LEGEND**

- EXISTING CONTOUR
- VEHICULAR CIRCULATION
- ACCESS POINTS
- PROPOSED SIDEWALK
- PREPOSED WALKING TRAIL
- COMMON OPEN SPACE

**DEVELOPMENT STANDARDS**

**Commitment**  
Development of the real estate identified on the Technical Data Sheet prepared by Turnbull Design Group, P.A., consisting of 47.32 acres, more or less (the "Site"), dated March 31, 2001, will be governed by the conditions of these Development Standards, the Technical Data Sheet and applicable provisions of the Charlotte Zoning Ordinance (the "Ordinance").

**Transportation Commitments**  
1. The Petitioner commits to construct, at its expense, additional turning and deceleration lanes as its traffic consultant, NCDOT and the City of Charlotte Engineering Department may mutually agree are necessary to accommodate each access to the Site.  
2. The Petitioner intends to request permission from the NCDOT and CDOT for a median cut at the intersection of Rea Road and the proposed access to tract 2 as depicted on this Technical Data Sheet.

**Landscaping and Screening**  
1. Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.203 of the Ordinance.  
2. Large maturing trees shall be planted at 40' on center along both sides of the streets within the planting strip of the new internal public streets.  
3. In addition to the street tree planting requirement, one 3" caliper large maturing tree will be planted on each single family lot.

**Height Restrictions**  
No building constructed within the Site may exceed 2 stories or 40 feet in height.

**Lighting**  
1. All direct lighting within the Site except streetlights which may be erected along Rea Road Extension and other public streets will be designed such that direct illumination does not extend past any property line. 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 adjacent streets and properties.  
2. The maximum height of any outside lighting fixture, including its base, installed within the Site may not exceed 20 feet.  
3. All new internal streets shall have decorative pedestrian scale street lighting installed.

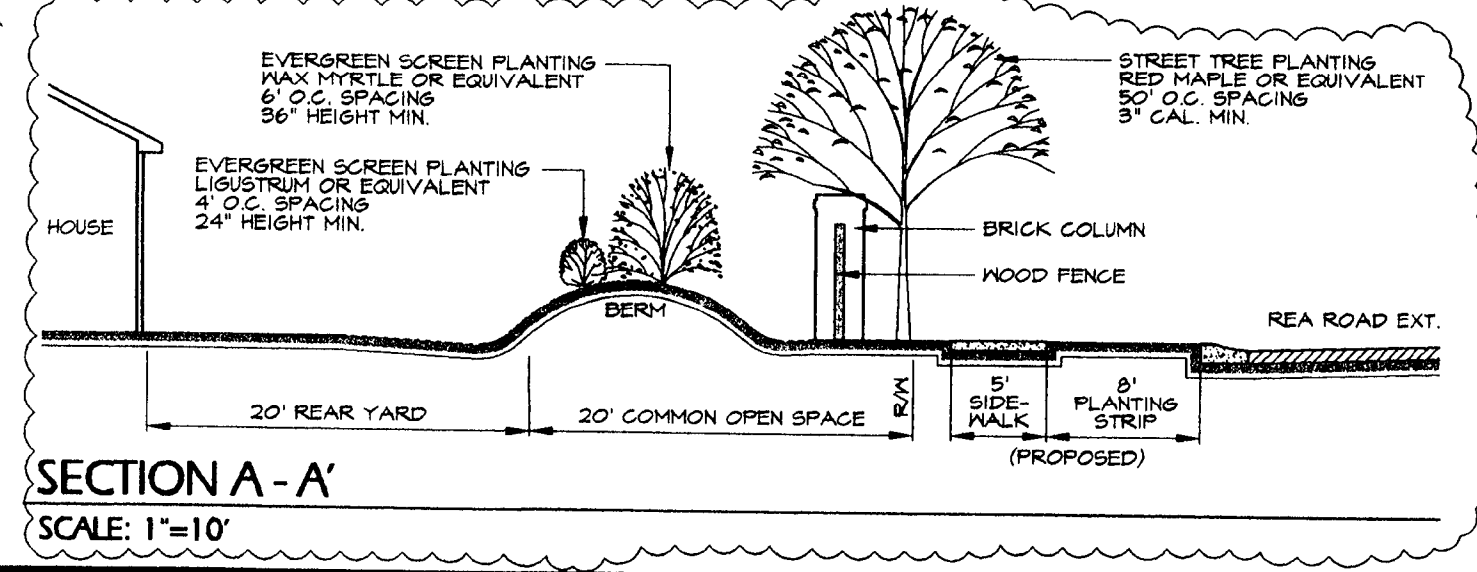
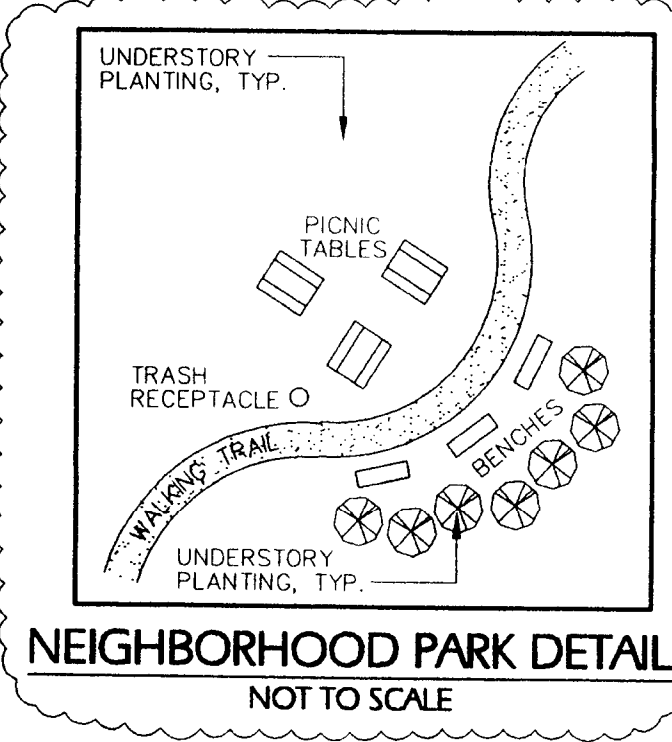
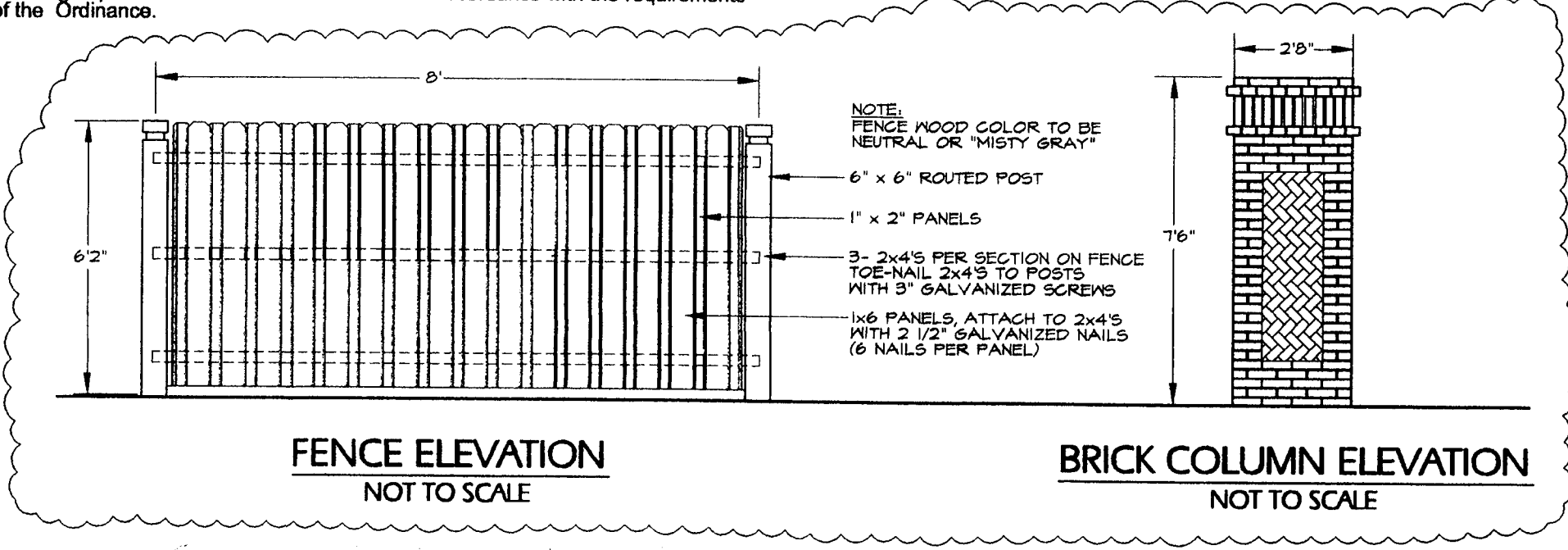
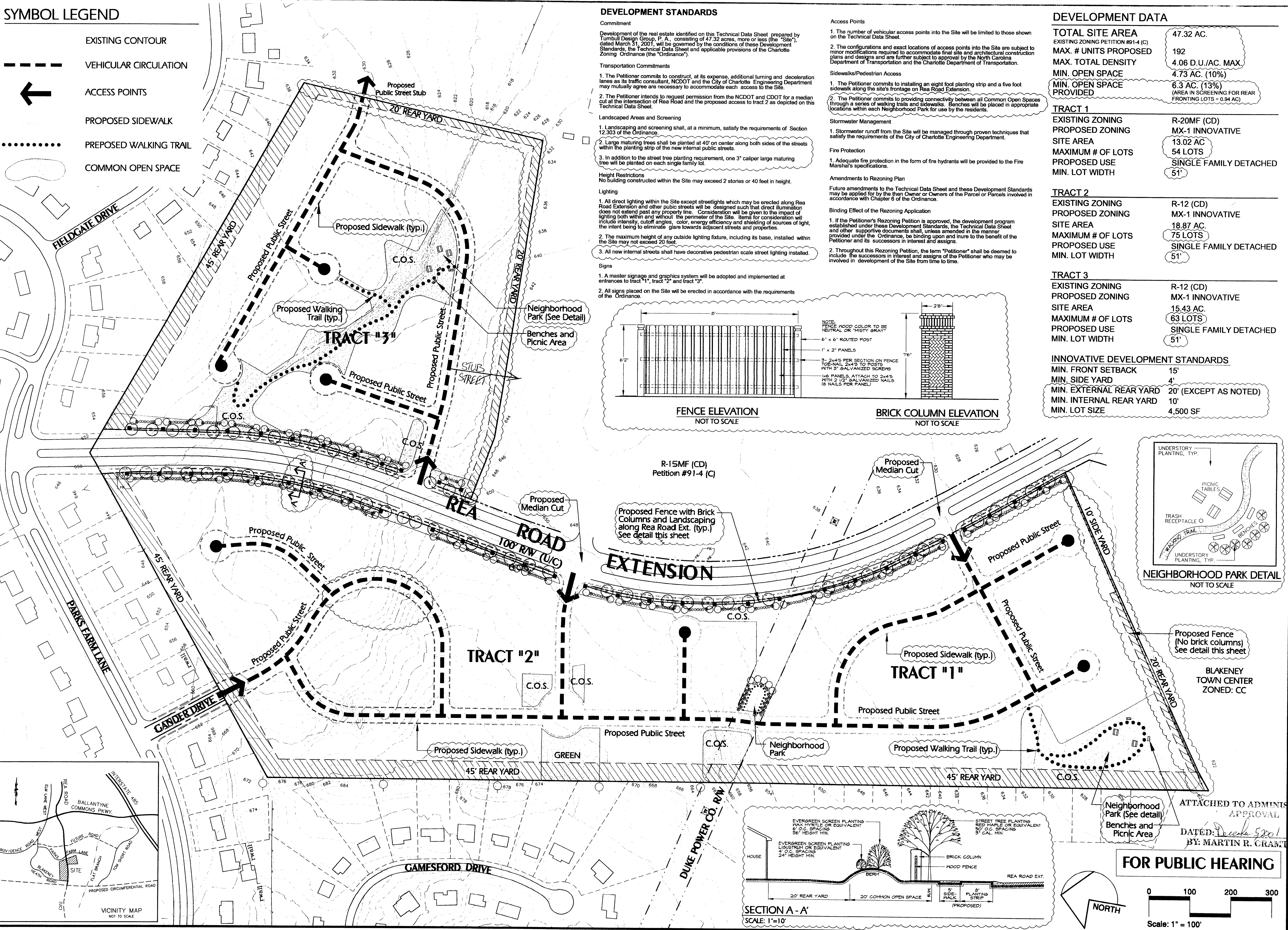
**Signs**  
1. A master signage and graphics system will be adopted and implemented at entrances to tract "1", tract "2" and tract "3".  
2. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

**Access Points**

- The number of vehicular access points into the Site will be limited to those shown on the Technical Data Sheet.
  - The configurations and exact locations of access points into the Site are subject to minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the North Carolina Department of Transportation and the Charlotte Department of Transportation.
- Sidewalks/Pedestrian Access**  
1. The Petitioner commits to installing an eight foot planting strip and a five foot sidewalk along the site's frontage on Rea Road Extension.  
2. The Petitioner commits to providing connectivity between all Common Open Spaces through a series of walking trails and sidewalks. Benches will be placed in appropriate locations within each Neighborhood Park for use by the residents.
- Stormwater Management**  
1. Stormwater runoff from the Site will be managed through proven techniques that satisfy the requirements of the City of Charlotte Engineering Department.
- Fire Protection**  
1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.
- 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 or Parcels involved in accordance with Chapter 6 of the Ordinance.
- Binding Effect of the Rezoning Application**  
1. 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 its successors in interest and assigns.  
2. Throughout this Rezoning Petition, the term "Petitioner" shall be deemed to include the successors in interest and assigns of the Petitioner who may be involved in development of the Site from time to time.

**DEVELOPMENT DATA**

<b>TOTAL SITE AREA</b>	47.32 AC.
<b>EXISTING ZONING</b> PETITION #91-4 (C)	
<b>MAX. # UNITS PROPOSED</b>	192
<b>MAX. TOTAL DENSITY</b>	4.06 D.U./AC. MAX.
<b>MIN. OPEN SPACE</b>	4.73 AC. (10%)
<b>MIN. OPEN SPACE PROVIDED</b>	6.3 AC. (13%) (AREA IN SCREENING FOR REAR FRONTING LOTS = 0.94 AC.)
<b>TRACT 1</b>	
<b>EXISTING ZONING</b>	R-20MF (CD)
<b>PROPOSED ZONING</b>	MX-1 INNOVATIVE
<b>SITE AREA</b>	13.02 AC.
<b>MAXIMUM # OF LOTS</b>	54 LOTS
<b>PROPOSED USE</b>	SINGLE FAMILY DETACHED
<b>MIN. LOT WIDTH</b>	51'
<b>TRACT 2</b>	
<b>EXISTING ZONING</b>	R-12 (CD)
<b>PROPOSED ZONING</b>	MX-1 INNOVATIVE
<b>SITE AREA</b>	18.87 AC.
<b>MAXIMUM # OF LOTS</b>	75 LOTS
<b>PROPOSED USE</b>	SINGLE FAMILY DETACHED
<b>MIN. LOT WIDTH</b>	51'
<b>TRACT 3</b>	
<b>EXISTING ZONING</b>	R-12 (CD)
<b>PROPOSED ZONING</b>	MX-1 INNOVATIVE
<b>SITE AREA</b>	15.43 AC.
<b>MAXIMUM # OF LOTS</b>	63 LOTS
<b>PROPOSED USE</b>	SINGLE FAMILY DETACHED
<b>MIN. LOT WIDTH</b>	51'
<b>INNOVATIVE DEVELOPMENT STANDARDS</b>	
<b>MIN. FRONT SETBACK</b>	15'
<b>MIN. SIDE YARD</b>	4'
<b>MIN. EXTERNAL REAR YARD</b>	20' (EXCEPT AS NOTED)
<b>MIN. INTERNAL REAR YARD</b>	10'
<b>MIN. LOT SIZE</b>	4,500 SF



Landscaping Architecture  
Land Planning

**TURNBULL DESIGN GROUP, P.A.**

2108 South Boulevard, Suite 100, Charlotte, North Carolina 28203  
Phone: 704/599-6500 Fax: 704/592-0682

Revisions:

- 6/22/01 REVISED PER CMC STAFF COMMENTS
- 7/13/01 REVISED PER CMC STAFF COMMENTS
- 11/16/01 REVISED PER CMC STAFF COMMENTS
- 12/04/01 REVISED PER CHANGES TO SCHEMATIC SITE PLAN

Scale: 1" = 100'  
Date: 3/26/01  
Drawn By: JSM  
Designed By: SRT  
Job No.: 99975

TECHNICAL DATA SHEET - PETITION #2001-90

**JOSEPHS PROPERTY**  
CITY OF CHARLOTTE E.T.I., NORTH CAROLINA

PULTE HOME CORPORATION, 7422 CARMEL EXECUTIVE PARK, SUITE 300, CHARLOTTE, NC 28226

Sheet No. 1 of 1

2001-091

**CHARLOTTE - MECKLENBURG PLANNING COMMISSION**  
**INTER-OFFICE COMMUNICATION**

**DATE:** December 5, 2001

**TO:** Robert Brandon  
Zoning Administrator

**FROM:** Martin R. Cramton, Jr.  
Planning Director

**SUBJECT:** Administrative Approval for Petition No. 2001-90 by Pulte Homes.

Attached is a revised technical data sheet for the above petition. The plan has been revised to show a relocation of access points, a shift in the common open space and a shift of one lot from tract 3 to tract 2. Since these changes are minor and do not alter the intent of the plan I am administratively approving this revised technical data sheet. Please use this plan when evaluating requests for building permits and certificates of occupancy.