

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 this 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 and 3 as depicted on this Technical Data Sheet.

Landscaped Areas and Screening
1. Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 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
1. The number of vehicular access points into the Site will be limited to those shown on the Technical Data Sheet.
2. 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.
3. The locations of all access points from Rea Road into the Site are schematic in nature because of the need to coordinate access for adjoining properties. Accordingly, the number and locations of access points and median openings to serve the site must be approved by CDOT and NCDOT.

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.

Fence Elevation
NOT TO SCALE

BRICK COLUMN ELEVATION
NOT TO SCALE

R-15MF (CD) Petition #91-4 (C)

Proposed Fence with Brick Columns and Landscaping along Rea Road Ext. (typ.) See detail this sheet

Proposed Median Cut

Proposed Sidewalk (typ.)

Proposed Public Street

Proposed Walking Trail (typ.)

Proposed Fence (No brick columns) See detail this sheet

BLAKENEY TOWN CENTER ZONED: CC

NEIGHBORHOOD PARK DETAIL
NOT TO SCALE

NEIGHBORHOOD PARK (See detail)
Benches and Picnic Area

NEIGHBORHOOD PARK DETAIL
NOT TO SCALE

GREEN DETAIL
NOT TO SCALE

SECTION A - A'
SCALE: 1" = 10'

EVERGREEN SCREEN PLANTING
MAX. MYRTLE OR EQUIVALENT
6" O.C. SPACING
36" HEIGHT MIN.

EVERGREEN SCREEN PLANTING
LIGNUM OR EQUIVALENT
4" O.C. SPACING
24" HEIGHT MIN.

STREET TREE PLANTING
MAX. MYRTLE OR EQUIVALENT
6" O.C. SPACING
3" CAL. MIN.

HOUSE
BRICK COLUMN
WOOD FENCE
BENCH
PLANTING STRIP (PROPOSED)

20' REAR YARD
20' COMMON OPEN SPACE
REAR
SIDEWALK
PLANTING STRIP

DEVELOPMENT DATA

TOTAL SITE AREA	47.32 AC.
EXISTING ZONING PETITION #91-4 (C)	
MAX. # UNITS PROPOSED	192
MAX. TOTAL DENSITY	4.06 D.U./AC. MAX.
MIN. OPEN SPACE	4.73 AC. (10%)
MIN. OPEN SPACE PROVIDED	6.2 AC. (13%) (AREA IN SCREENING FOR REAR FRONTING LOTS = 0.94 AC)

TRACT 1	
EXISTING ZONING	R-20MF (CD)
PROPOSED ZONING	MX-1 INNOVATIVE
SITE AREA	13.02 AC
MAXIMUM # OF LOTS	54 LOTS
PROPOSED USE	SINGLE FAMILY DETACHED
MIN. LOT WIDTH	51'

TRACT 2	
EXISTING ZONING	R-12 (CD)
PROPOSED ZONING	MX-1 INNOVATIVE
SITE AREA	18.87 AC.
MAXIMUM # OF LOTS	74 LOTS
PROPOSED USE	SINGLE FAMILY DETACHED
MIN. LOT WIDTH	51'

TRACT 3	
EXISTING ZONING	R-12 (CD)
PROPOSED ZONING	MX-1 INNOVATIVE
SITE AREA	15.43 AC.
MAXIMUM # OF LOTS	64 LOTS
PROPOSED USE	SINGLE FAMILY DETACHED
MIN. LOT WIDTH	51'

INNOVATIVE DEVELOPMENT STANDARDS	
MIN. FRONT SETBACK	15'
MIN. SIDE YARD	4'
MIN. EXTERNAL REAR YARD	20' (EXCEPT AS NOTED)
MIN. INTERNAL REAR YARD	10'
MIN. LOT SIZE	4,500 SF

Landscaping Architecture
Land Planning

TURNBULL DESIGN GROUP PA

2108 South Boulevard, Suite 100, Charlotte, North Carolina 28203
Phone: 704/552-6500

Revisions:

1. 6/22/01	REVISED PER OMPIC STAFF COMMENTS
2. 7/13/01	REVISED PER OMPIC STAFF COMMENTS
3. 7/16/01	REVISED PER CLIENT COMMENTS
3. 9/11/01	REVISED PER OMPIC STAFF COMMENTS

Scale: 1" = 100'

Date: 7/26/01

Drawn By: JSM

Designed By: SRT

Job No.: 9995

TECHNICAL DATA SHEET - PETITION #2001-90

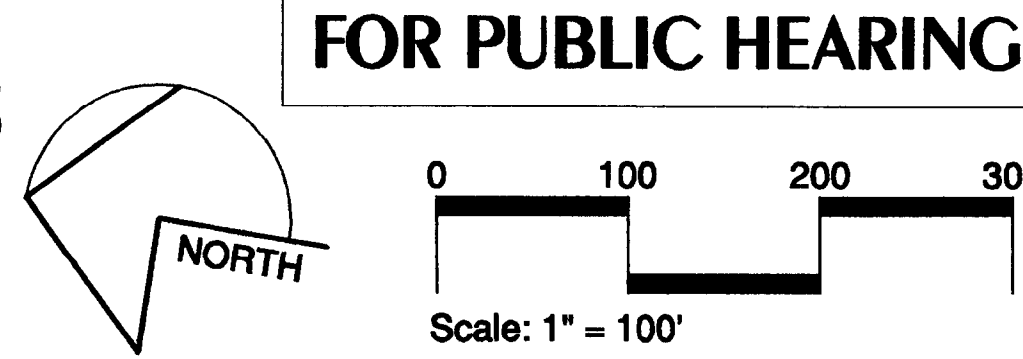
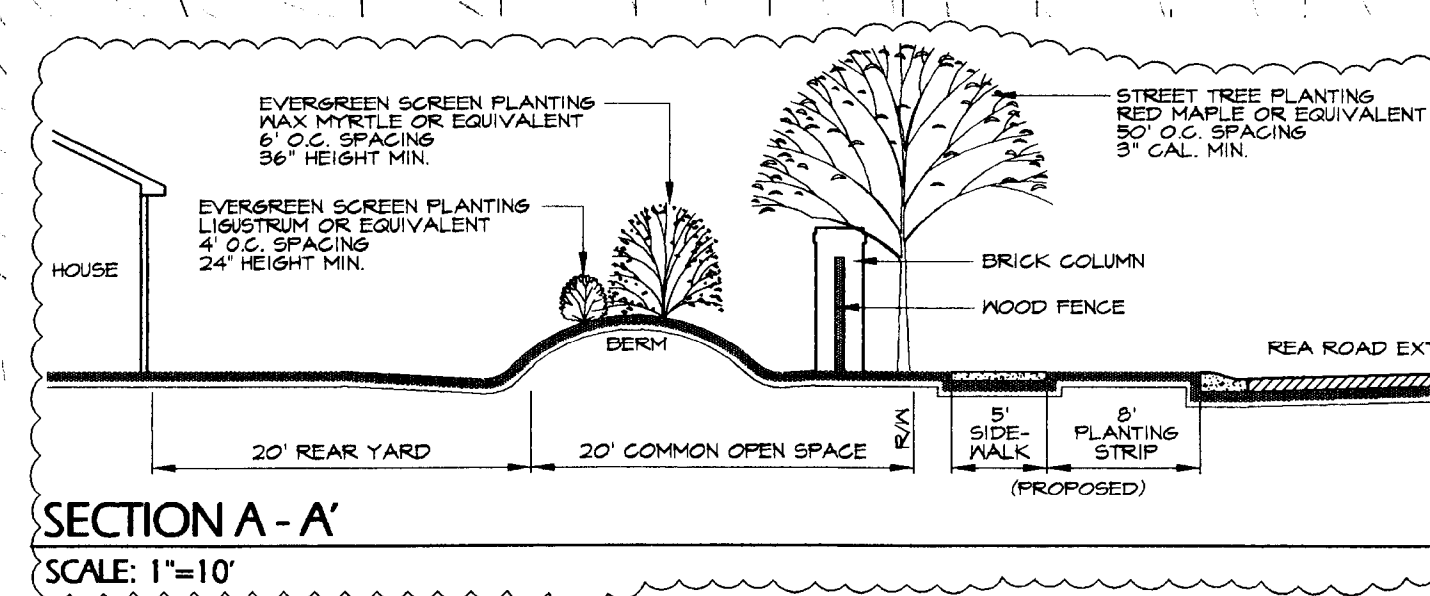
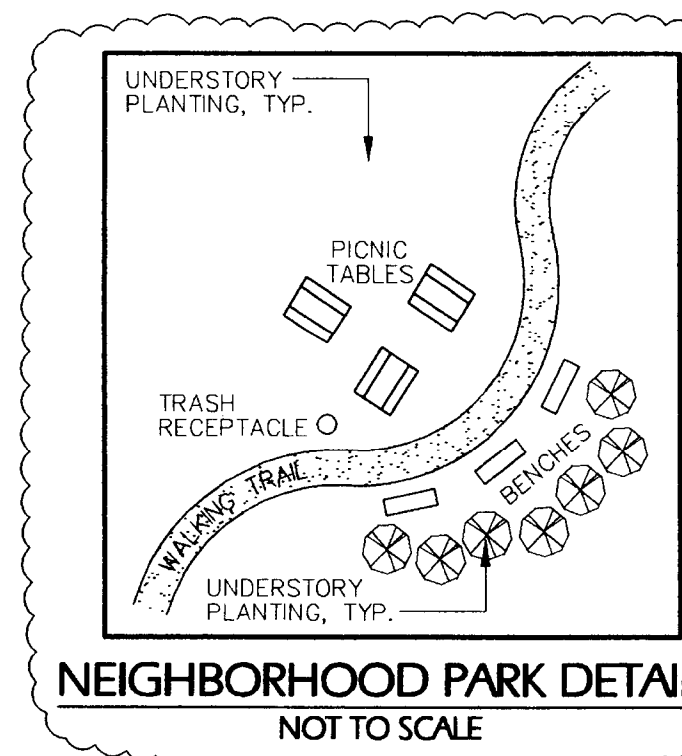
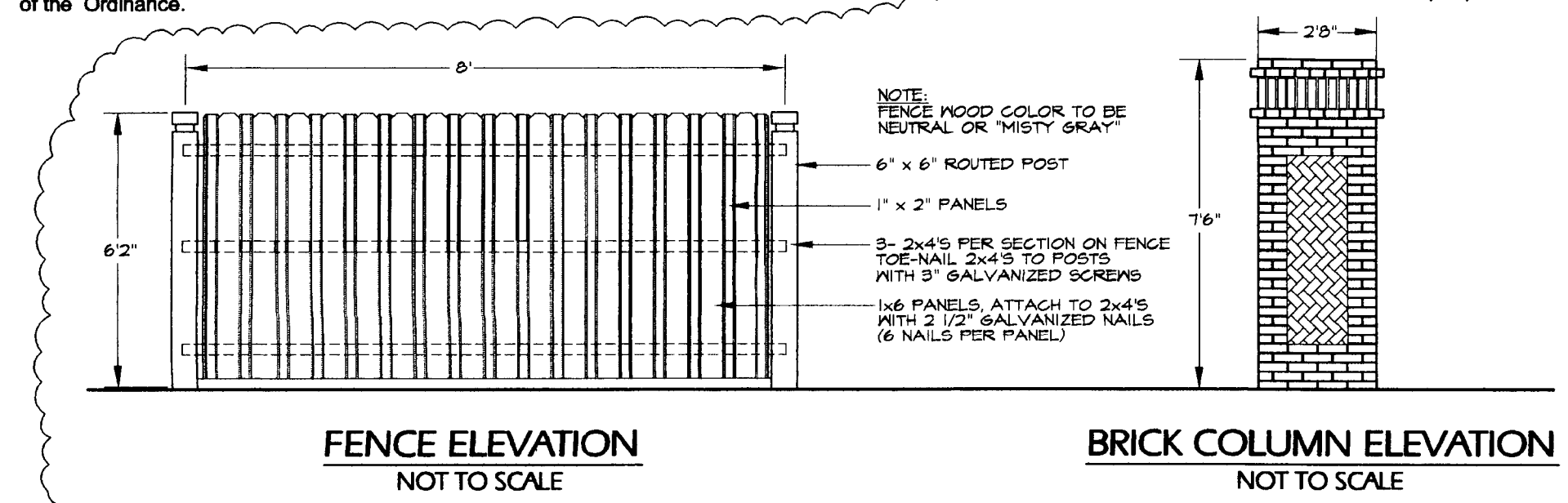
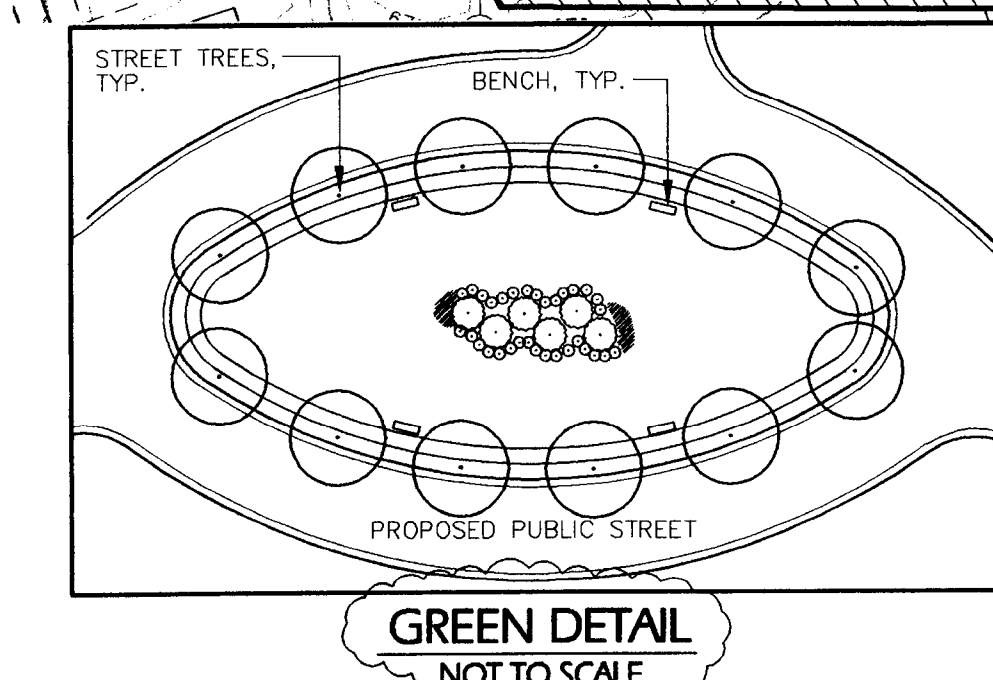
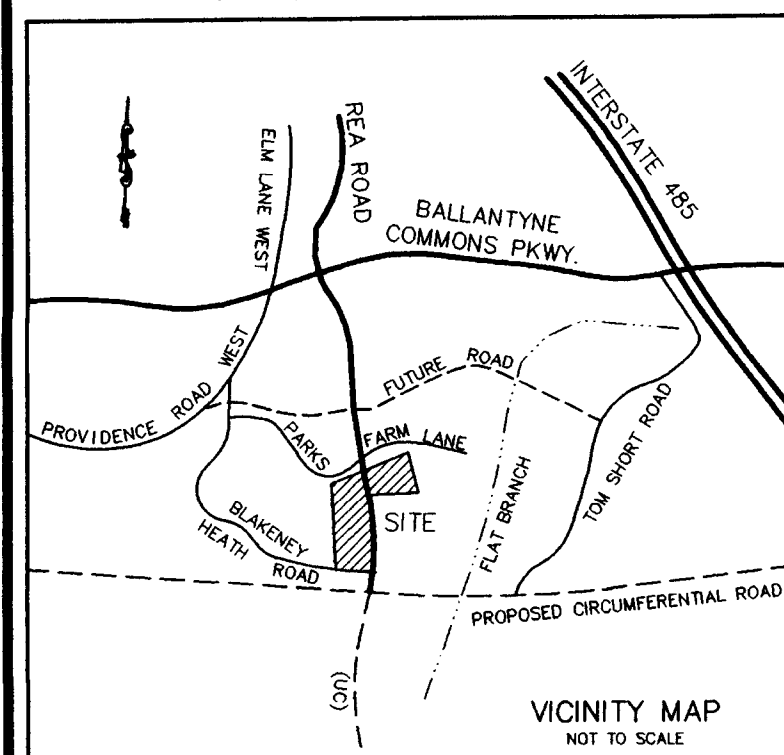
JOSEPHS PROPERTY

CITY OF CHARLOTTE E.T.J., NORTH CAROLINA

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

Sheet No. 1 of 1

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APPROVED BY CITY COUNCIL
DATE 7/17/01