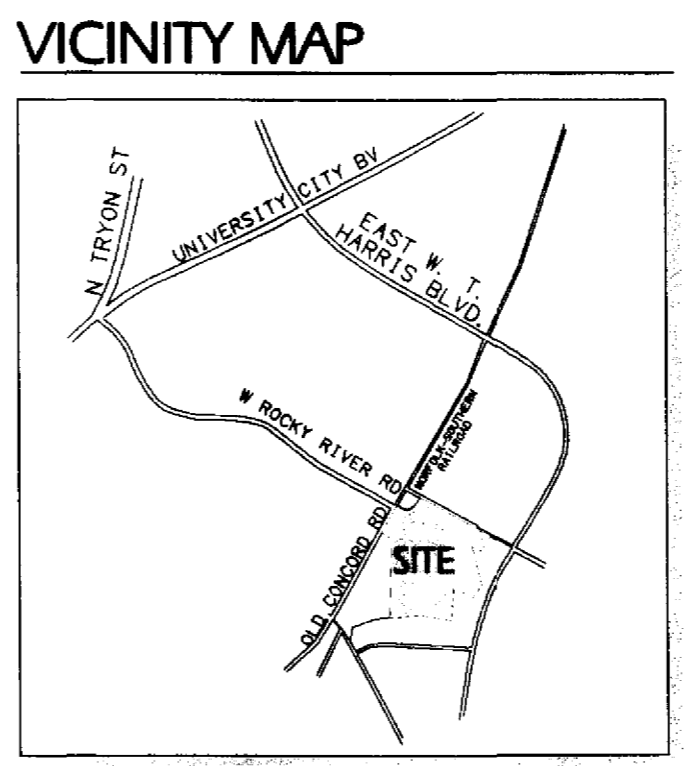
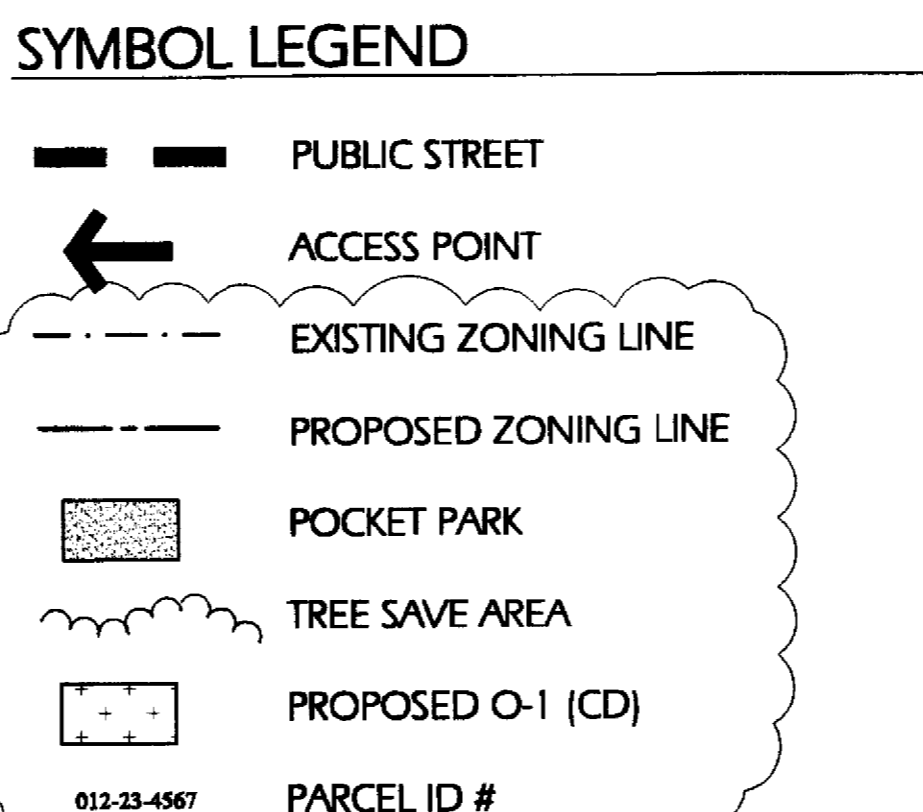
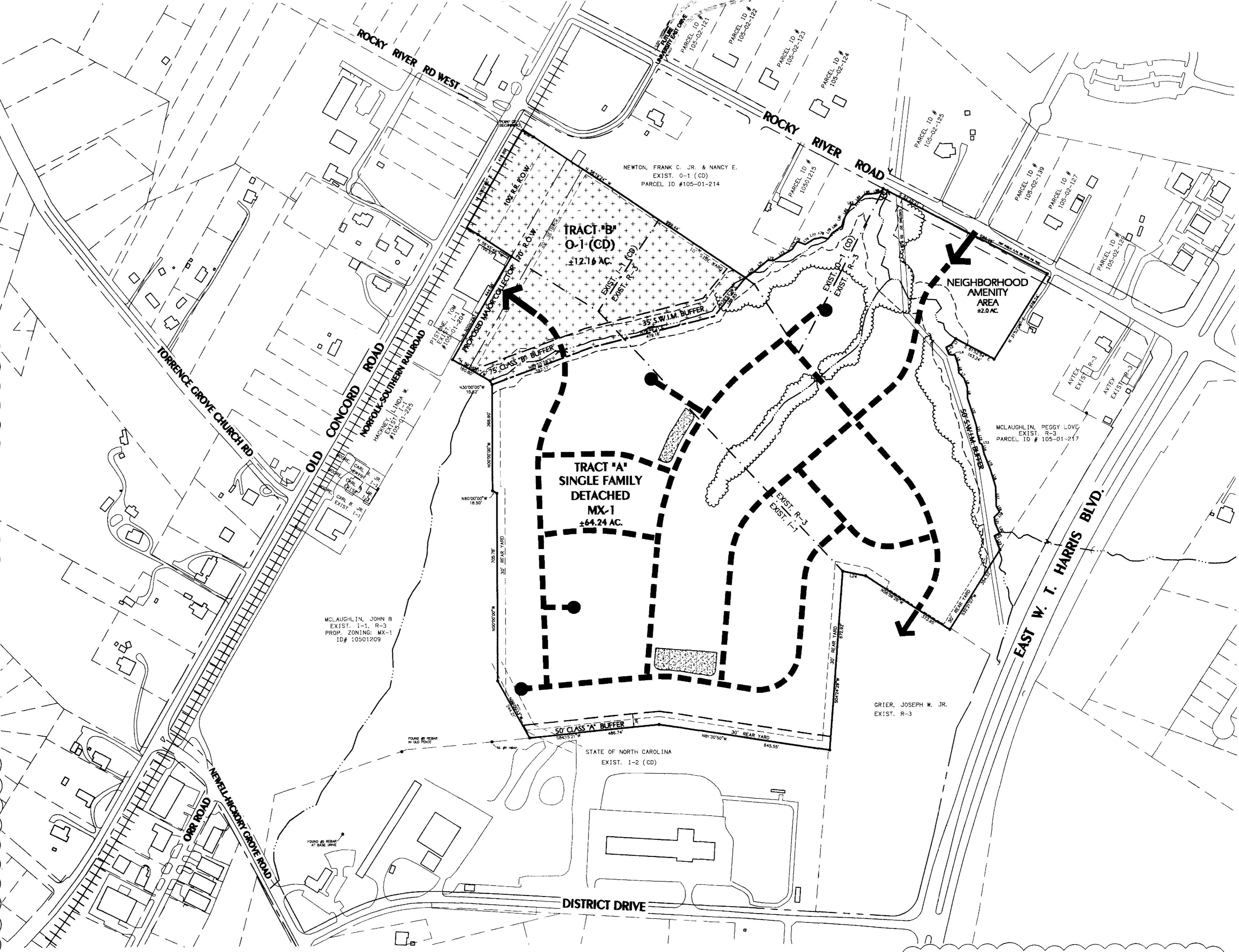


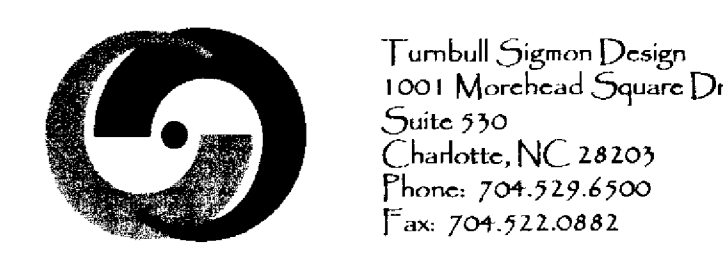
DEVELOPMENT STANDARDS

- A. General Provisions**
 Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the MX-1 and O-1 zoning district classifications shall be followed in connection with development taking place on the Site.
- The configurations, placements and sizes of the buildings outlined on the Schematic Site Plan accompanying the Rezoning Petition are schematic in nature and subject only to the provisions set forth below and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations.
- B. Permitted Uses**
Tract A
 Tract A of the Site may be developed with up to 302 single family homes, together with any incidental or accessory structures permitted under the Ordinance in the MX-1 District. Commercial uses shall not be permitted.
- Tract B**
 Tract B of the Site may be developed with up to 80,000 square feet of general or medical office uses, together with any incidental or accessory structures permitted under the Ordinance in the O-1 District.
- C. Buffers**
 1. Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance, subject however, to the provisions of Section 12.304 thereof. Buffers may be reduced or eliminated in the event that an abutting parcel is either rezoned to a zoning district or devoted to a use which would not require a buffer or would require a lesser buffer under the Ordinance. Required yards may be included in the buffers.
 2. Petitioner reserves the right to install pedestrian sidewalks or pathways, walls, berm, fences, and utility lines and facilities within the buffer areas.
 3. No buildings, parking spaces or maneuvering areas may be located within buffer areas.
 4. A Class C buffer shall be provided between Tract A and Tract B as generally indicated on the Technical Data Sheet. Installation of the buffer is the responsibility of the developer of Tract B. Required yards may be included in the buffer.
 5. A Class A buffer shall be provided between Parcel A and the adjoining parcel to the south as generally indicated on the Technical Data Sheet. Required yards may be located in the buffer.
- D. Setbacks, Side Yards and Rear Yards**
 Building setbacks and yards will be established in the manner depicted on the Technical Data Sheet.
- E. Common Open Space**
 A minimum of 9.0 acres shall be maintained as common open space. The common open space will be maintained by a Homeowner's Association. The Petitioner reserves the right to create sub-homeowner's associations for various sections of the development. The common open space system will include the following:
 1. Neighborhood Amenity Area
 A neighborhood amenity area will be provided along Rocky River Road in the area shown on the Technical Data Sheet. The amenity area will include picnic tables, walking trails and a playground. In addition, the amenity area may include a swimming pool, clubhouse and a gazebo. The neighborhood amenity area will be completed within six months of the issuance of the first certificate of occupancy for Parcel A.
 2. Pocket Parks
 Two pocket parks will be provided as generally indicated on the Technical Data Sheet. Improvements will include benches and landscaping and may include additional amenities at the discretion of the Petitioner.
 3. Pedestrian Pathway System
 A pedestrian pathway system will be provided throughout the Site and will connect to adjoining properties generally as depicted on the Technical Data Sheet.
 4. Tree Save Areas
 Existing trees will be preserved in the Tree Save Areas as generally indicated on the Technical Data Sheet.
- F. Architectural Controls**
 1. Any garages located within Parcel A shall not extend more than 10 feet in front of the house.
 2. The architecture of the buildings located within Parcel B shall be residential in scale and character. Buildings will not exceed 40 feet in height and will have windows facing onto the proposed major collector street.
- G. Parking**
 Off street parking spaces will satisfy the minimum standards established under the Ordinance.
- H. Lighting**
 All freestanding lighting fixtures within Parcel B will be uniform in design and capped or shielded so as to reduce glare onto adjoining properties.
- I. Streetscape Treatment**
 1. The streetscape treatment along Rocky River Road will include the following:
 3 foot sidewalk
 6 foot planting strip
 Screening treatment composed of landscaping and/or privacy fencing designed to screen the rear and/or side of homes from view from Rocky River Road as indicated on the Technical Data Sheet, and
 Brick entry monument signs.
 2. The above sidewalk may meander and the planting strip width may vary in order to preserve existing trees 6 inches caliper and larger. The above screening treatment may be located near the right-of-way line of Rocky River Road or near the adjoining property lines.
- J. Landscaping**
 The Site shall conform to the provisions of the City of Charlotte Tree Ordinance.
- K. Signs**
 All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- L. Access Points**
 1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.
 2. The placement and configuration of each access point 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 North Carolina Department of Transportation or the Charlotte Department of Transportation.
- M. Infrastructure**
 The 70 foot right-of-way for the portion of the proposed major collector street abutting Parcel B of the Site shall be dedicated and conveyed (by quitclaim deed and subject to a reversionary interest in any property not used for right-of-way purposes in the future) prior to the issuance of any certificates of occupancy for Parcel B. The exact location of the proposed major collector street may shift based on detailed engineering plans and subject to Staff approval.
- N. Storm Water Management**
 Storm water runoff from Tract B of the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.
- O. Swim Buffers**
 Swim buffers shall be provided in accordance with the Ordinance and as generally indicated on the Technical Data Sheet.
- P. Amendments to Rezoning Plan**
 Future amendments to the Technical Data Sheet, Schematic Site Plan 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.
- Q. Blinding 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.

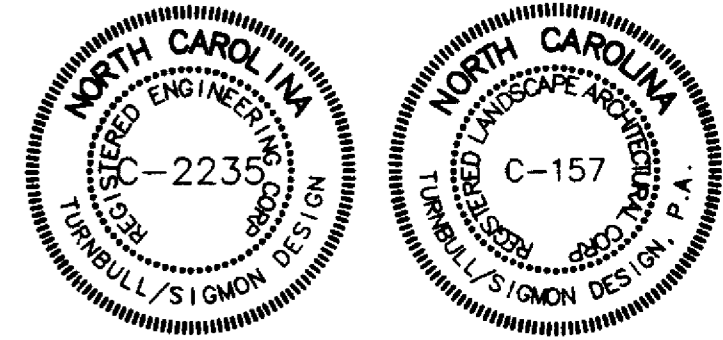


DEVELOPMENT DATA

SITE AREA	76.40 AC.
EXISTING ZONING	I-1; I-1 (CD); O-1 (CD); R-3
PROPOSED ZONING	MX-1; O-1 (CD)
TRACT "A"	
AREA	±64.24 AC.
SINGLE FAMILY DETACHED	302 MAX.
DENSITY/GROSS AC.	4.70 D.U./AC.
COMMON OPEN SPACE	9.0 AC. (14%)
SETBACKS/YARDS	FRONT 20' SIDE 5' INTERNAL SIDE 3' EXTERNAL REAR 20' INTERNAL REAR 30' EXTERNAL
TRACT "B"	
AREA	12.16 AC.
MAX. OFFICE	80,000 sf
MAX. BUILDING HEIGHT	40'

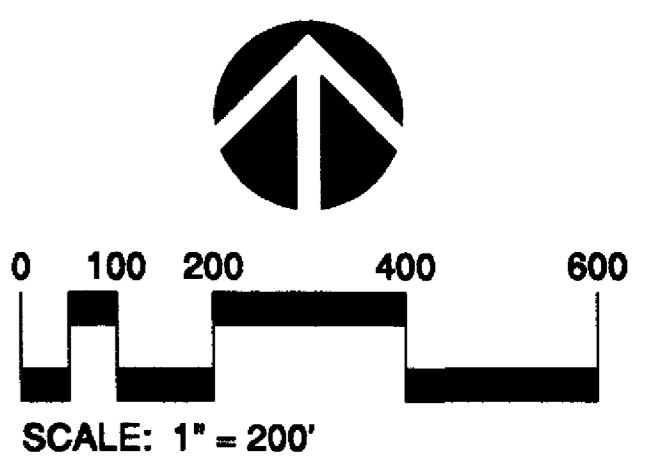


LAND DEVELOPMENT DESIGN SERVICES



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PULTE HOME CORPORATION
 11121 CARMEL COMMONS BLVD.
 SUITE 450
 CHARLOTTE, NC 28226



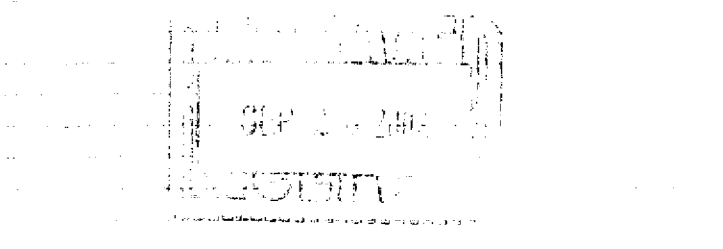
McLAUGHLIN PROPERTY
 CHARLOTTE
 NORTH CAROLINA

FOR PUBLIC HEARING

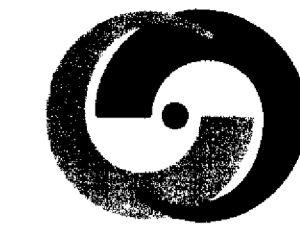
REZONING TECHNICAL DATA SHEET

Petition # 2002-83

PROJECT NUMBER: 0135
 DRAWN BY: TCS
 DESIGNED BY: SRT
 ISSUE DATE: 04-22-02

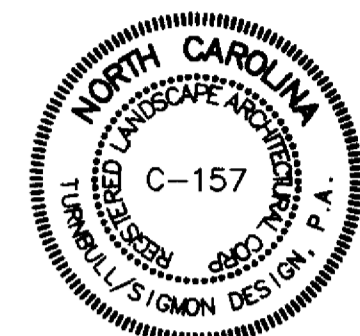
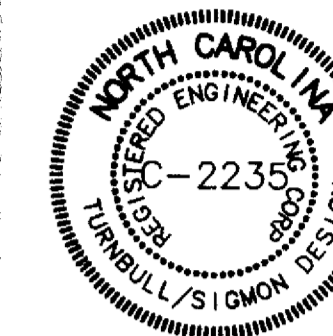


3. 09-24-02 TCS REVISE PER CLIENT REVIEW/MEETING
 2. 09-11-02 TCS REVISE PER CMP REVIEW/MEETING
 1. 06-12-02 TCS REVISE PER PLANNING COMMISSION COMMENTS
 NO. DATE: BY: REVISIONS:



Turnbull Sigmon Design
1001 Morehead Square Drive
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Fax: 704.522.0882

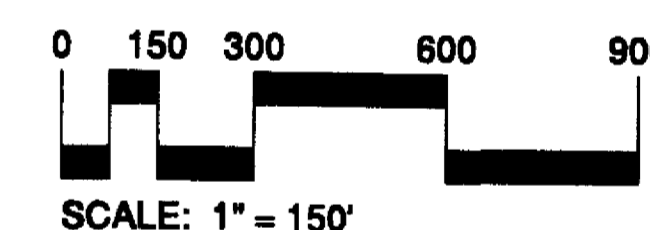
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McLAUGHLIN PROPERTY

CHARLOTTE
NORTH CAROLINA

FOR PUBLIC HEARING

REZONING SCHEMATIC SITE PLAN

Petition # 2002-83

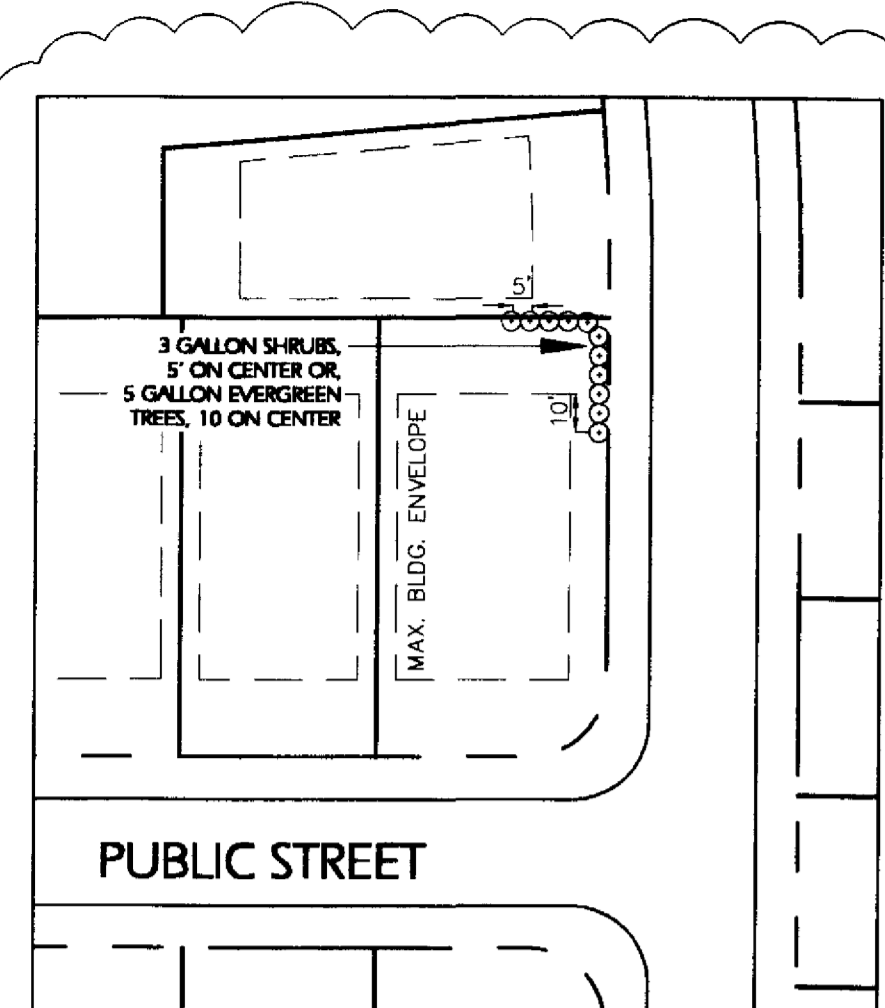
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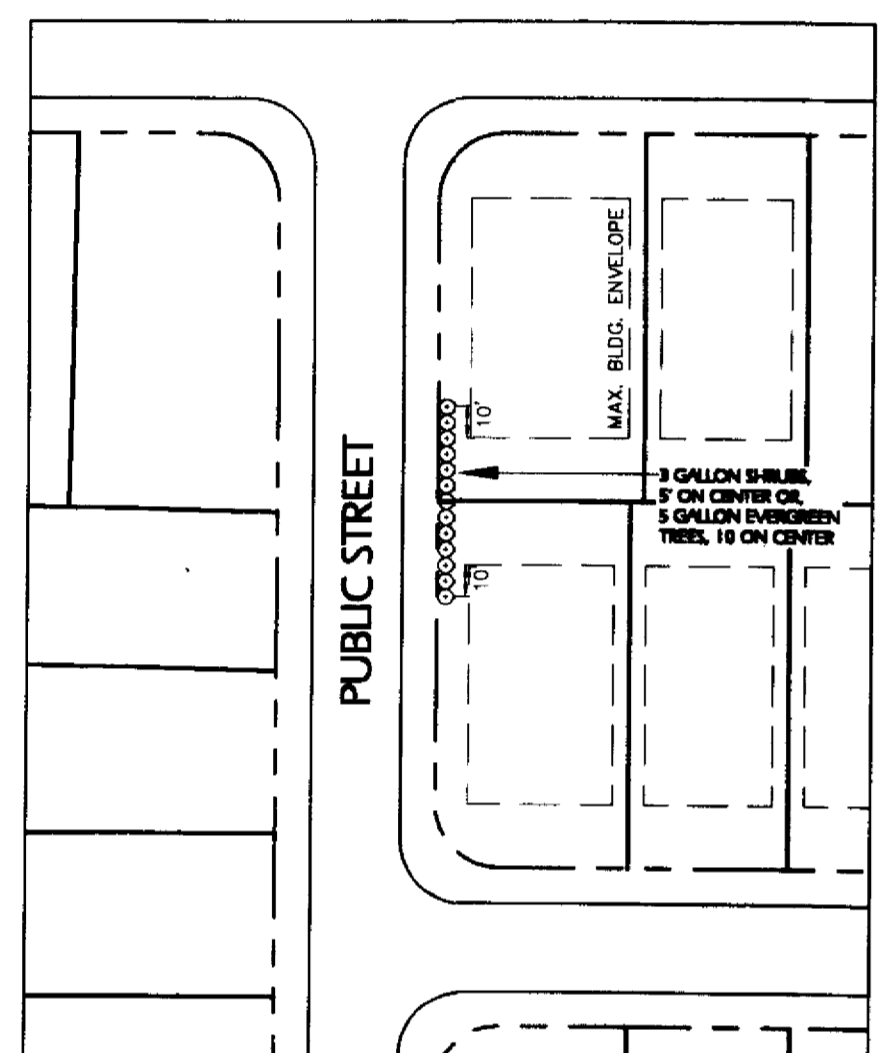
DESIGNED BY: SRT

ISSUE DATE: 04-18-02

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2. 09-11-02 TCS REVISE PER REVIEW/MEETING
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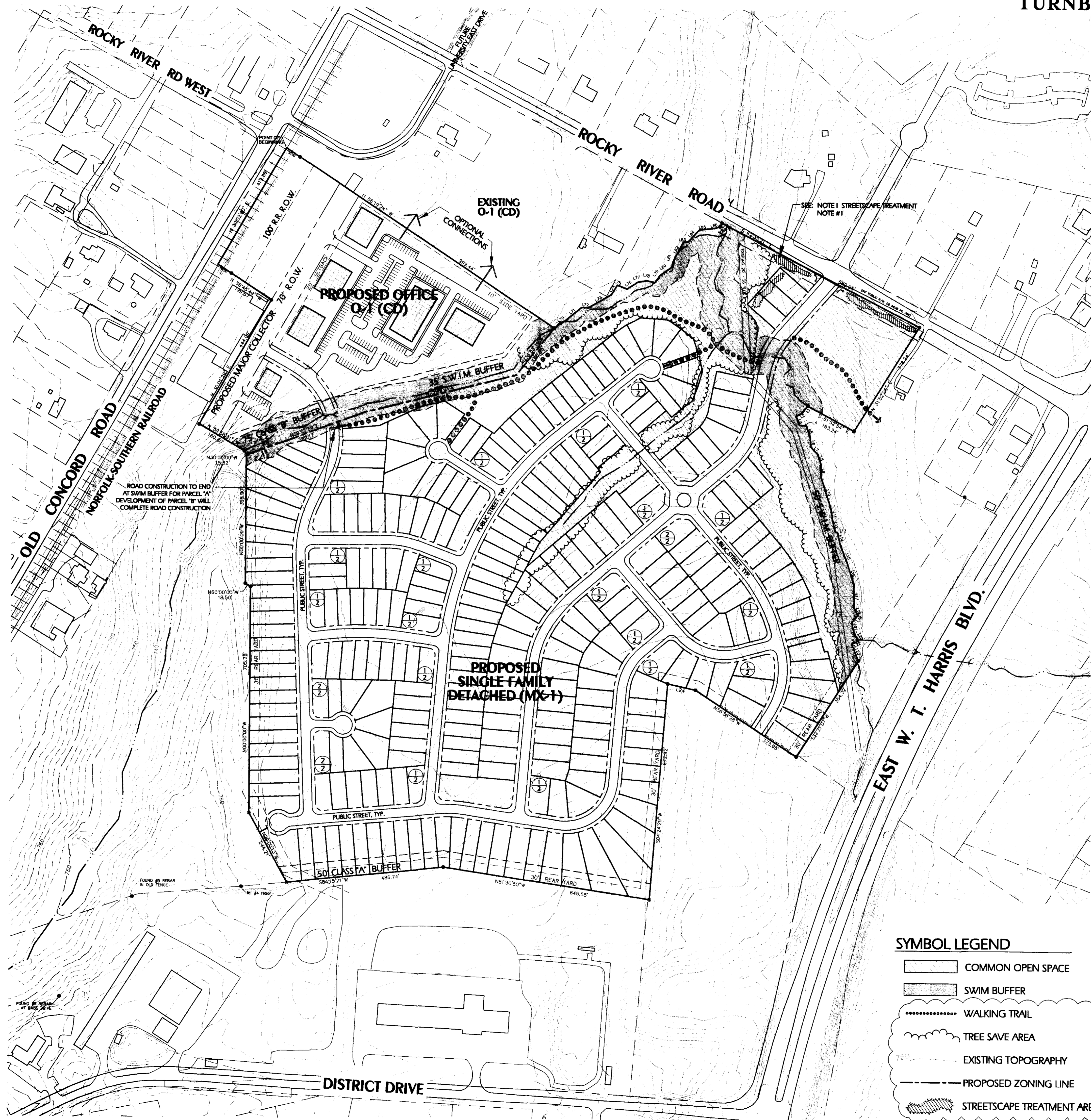


CORNER LOT SCREENING



CORNER LOT SCREENING

LINE	LENGTH	BEARING
L1	29.09	S37°06'29"W
L2	19.84	S64°53'16"W
L3	29.13	S20°03'42"E
L4	22.43	S84°34'11"E
L5	37.71	S17°53'04"E
L6	30.09	S05°19'21"E
L7	29.02	S43°38'36"E
L8	34.78	S18°37'48"E
L9	39.83	S01°10'32"E
L10	105.20	S17°45'12"E
L11	33.65	S07°46'08"E
L12	35.46	S12°55'24"E
L13	9.74	S61°29'57"E
L14	35.34	S11°50'25"E
L15	64.59	S21°06'25"E
L16	68.92	S17°00'21"E
L17	74.33	S01°43'12"E
L18	26.99	S44°27'06"W
L19	25.03	S27°33'21"E
L20	41.75	S23°56'39"E
L21	21.69	S06°10'21"E
L22	22.25	S62°29'41"W
L23	56.14	S22°02'02"E
L24	87.64	N78°14'37"W
L70	43.06	S54°42'47"W
L71	63.95	S30°25'30"W
L72	20.10	N86°00'21"W
L73	82.66	S59°26'21"W
L74	34.24	S32°08'57"W
L75	32.40	N70°56'19"W
L76	36.73	S57°52'05"W
L77	29.65	S80°36'16"W
L78	24.25	N76°38'45"W
L79	25.82	S34°26'28"W
L80	45.24	S54°26'14"W
L81	24.03	S15°58'06"W
L82	62.94	S27°26'40"W
L83	14.66	S87°18'02"W
L84	50.66	S43°05'46"W
L85	48.29	S83°31'11"W
L86	16.95	S70°51'00"W
L87	12.81	N27°55'47"E



SYMBOL LEGEND

- COMMON OPEN SPACE
- SWIM BUFFER
- WALKING TRAIL
- TREE SAVE AREA
- EXISTING TOPOGRAPHY
- PROPOSED ZONING LINE
- STREETScape TREATMENT AREA