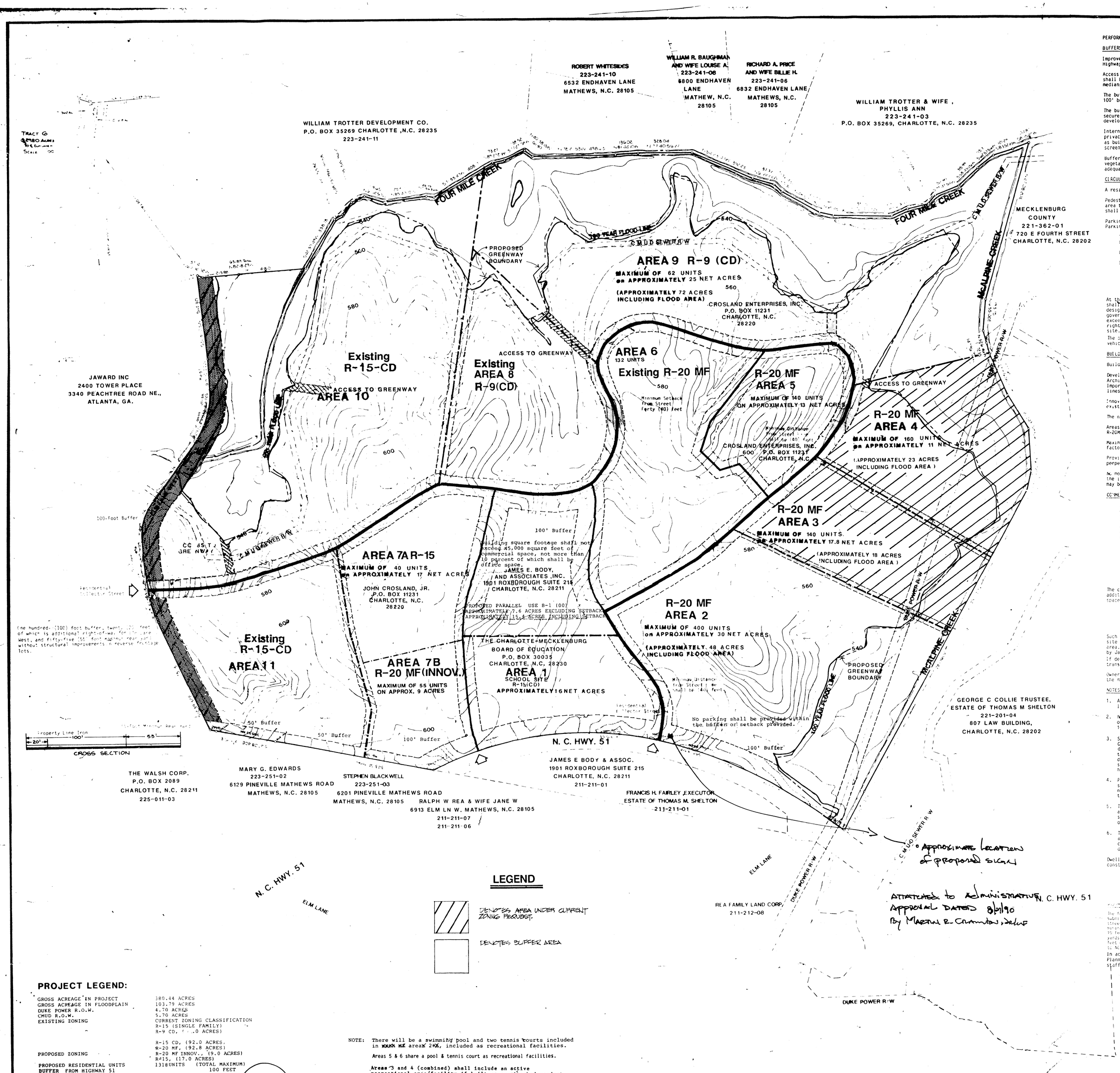


PERFORMANCE STANDARDS

BUFFERS

Improvements to the buffer along Highway 51 shall be made in accordance with the Highway 51 policy to complete adequate screening.

Access from Highway 51 into the project shall be treated as gateway entrances and shall be designed to complement buffer areas by incorporating such things as medians and landscaping.

The buffer along Elm Lane shall receive similar treatment as required for the 100' buffer fronting Highway 51. No parking will be allowed in these two buffers.

The buffer adjacent to the Edwards and Blackwell properties shall be such to secure privacy to both properties and insure suitable screening between future developments.

Internal buffer relationships shall be designed to insure adequate screening and privacy between adjacent developments and building areas. Site relationships such as building orientation and elevation shall be designed to enhance privacy and screening requirements.

Buffers shall preserve existing natural vegetation. In areas where natural vegetation is insufficient, proper infill planting shall be required to provide adequate screening within 2 years of planting.

CIRCULATION

A residential collector street shall access each development area.

Pedestrian circulation shall be provided from the collector street and the development area to the greenway. Vehicular access, when deemed desirable by greenway officials, shall be provided as a part of the greenway plan.

Parking areas shall be designed to reflect a small pedestrian oriented scale. Parking areas shall meet the following standards:

There is to be min. of 10% internal landscaping in/on the parking area. This is in addition to the buffer areas.

Landscaping shall be provided between buildings and parking.

In the design of parking areas these factors shall be taken into consideration.

* innovative plantings
* sensitive grading
* drainage design
* use of alternative paving materials

At the time of construction of each access point to N. C. Highway 51, the developer shall construct a deceleration/turn lane on N. C. Highway 51 at the entrance. The design of the deceleration/turn lane shall be approved by N. C. D.O.T. and the local governmental unit having review authority. The cost to the developer shall not exceed $20,000 in constant 1983 dollars for each lane. An additional 10' of right-of-way shall be dedicated along the full length of Elm Lane adjacent to the site.

The overall circulation patterns shall accommodate pedestrians, bicyclists and vehicular movement.

BUILDINGS

Building type shall be appropriate to specific density.

Development areas are expected to include a mixture of building styles and types. Architectural building features shall avoid excessive repetition of building design. Important design features to consider are such features as heights, scale, roof lines and materials.

Innovative design and site intergration of buildings and parking as it relates to existing topography and vegetation is a major objective for each development area.

The number of units within a development area are not transferable to other areas.

Areas other than 10 and 11 can be developed single family through regulations under R-20MF innovative standards.

Maximum preservation of natural topography and vegetation is a preeminent design factor.

Provisions shall be made for maintenance of all open space, private roads, etc. in perpetu.

No more than 1,058 dwelling units (365 acres x 2.9 units) shall be constructed during the initial five year period from the date of approval. The balance of 263 units may be constructed after the initial five year limitation.

COMMERCIAL AREA

In accordance with other site plan conditions, a specific site plan for the commercial area shall be reviewed by the Planning Commission and any comments from that review shall be considered by the applicant and staff in designing the final site plan. Plan submittal shall include appropriate information concerning the maximum two acres relating to the public purpose/community oriented use. Review and comment shall be based upon consideration of the following factors:

* full site utilization
* building heights
* number of buildings
* edge conditions
* access points
* landscaped parking areas and arrangements
* signage

The commercial area shall not exceed 45,000 square feet of gross floor area. In addition, a maximum area of two acres shall be dedicated to public purpose/community space and shall be provided for such uses including but not limited to the following:

a. library
b. post office
c. community meeting facility
d. school, vocational or related use

Such uses and/or space shall be designated as a part of the detailed commercial area site plan, but shall not be located in the buffer area surrounding the commercial area. If public purpose/community space is not accepted by appropriate agency by January 3, 1994, offer of dedication shall be deemed withdrawn.

If deemed desirable by the appropriate agency, an appropriate shelter for mass transit riders shall be provided in conjection with the commerical area.

Owner will not seek any increase in the total size of the commerical space or the maximum square footage which may be built therein.

NOTES:

1. Areas and dimensions of areas may vary due to road alignments, topography, landscaping, buffering, flood plain dedication and other conditions.

2. No commercial use in the proposed B1 (CD) area shall be located on an exterior out parcel. All commercial uses shall be centrally located within the 100' buffer.

3. Substantially all of the floodplain will be offered for dedication to Mecklenburg County in the Greenway Project. The applicant shall be allowed to vary the precise dimensions of the area to be dedicated from the 100-year flood line in order to avoid undue irregularity in such dimensions. Portions of the area to be dedicated shall be dedicated no later than the development of the area adjoining such portion of the flood plain, provided, however, that the total dedication has occurred no later than January 3, 1994.

4. Project signage conform to the Mecklenburg County Zoning ordinance except there shall not be a greater number of detached signs in the B1 (CD) areas than the number of access points to such area. Screening and buffering shall conform to ordinance requirements.

5. There shall be no more than two (2) access points to the project off Highway 51 and no more than one (1) access point off Elm Lane West and these access points shall be located approximately as shown on this plan. The number and location of interior access points are not yet determined.

6. The Planning Commission shall be informed of all development plan submittals and given an opportunity to review the general results being achieved by the conditions placed on the plan. Follow normal administrative procedures for development plan approval.

Dwelling units shown or referenced represent a maximum number. The actual number constructed may vary to a lower count.

NOTE:
A 16" WATER MAIN IS LOCATED LESS THAN 2000' FROM THE INTERSECTION OF HIGHWAY 51 AND CARMEL ROAD

Area 7B only

The following conditions will be incorporated into site plans for Area 7B (innovative) and submitted for approval to the Planning Commission. All streets will be privately [illegible] have a street right-of-way of [illegible] feet. The minimum lot width will be [illegible] with a minimum width of 55 feet and minimum depth of [illegible] feet. Residential shall be separated at least 30 feet with a minimum side yard of 5 feet. Front yard setbacks will be at least 25 feet, rear yards will be a minimum of 7 feet plus [illegible] feet where lots back up to Cardwell [illegible] 50 feet where lots face up to adjacent residential [illegible] and [illegible] feet where lots [illegible] to NC Hwy. 51.

In accordance with other site plan conditions, a specific site plan shall be reviewed by the Planning Commission and any comments from that review shall be considered by the applicant and staff in designing the final site plan.

REVISED: 12-14-89 BY DPR ASSOCIATES - CHANGED CURRENT ZONING REQUEST AREAS PER CLIENTS COMMENTS
1-19-90 BY DPR ASSOCIATES - ADDED SECOND NOTE.
5-22-90 BY DPR ASSOCIATES - ADDED THIRD NOTE.

PROJECT LEGEND:

GROSS ACREAGE IN PROJECT	180.44 ACRES
GROSS ACREAGE IN FLOODPLAIN	103.79 ACRES
DUKE POWER R.O.W.	4.70 ACRES
CMUD R.O.W.	5.70 ACRES
EXISTING ZONING	CURRENT ZONING CLASSIFICATION R-15 (SINGLE FAMILY) R-9 CD, ([illegible] ACRES)
PROPOSED ZONING	R-15 CD, (92.0 ACRES. R-20 MF, (92.8 ACRES) R-20 MF INNOV., (9.0 ACRES) R-15, (17.0 ACRES)
PROPOSED RESIDENTIAL UNITS	1318 UNITS (TOTAL MAXIMUM)
BUFFER FROM HIGHWAY 51	100 FEET
SCREENING ADJACENT TO EXISTING PROPERTIES	50 FEET
OVERALL PROJECT DENSITY	1318 / 365 = 3.61 DU/ACRE
R-20 MF DENSITY (AREAS 2,3,4,5,6,7B)	1027 / 130 = 7.90 DU/ACRE

PREPARED - March 2, 1983

REVISED - April 5, 1983
November 2, 1983
March 9, 1983
November 1, 1983
DEC 6 1985
DEC 19,1985
JAN 9,1986
MARCH 19, 1986
MAY 27, 1986
JUNE 3, 1986
AUGUST 19,1986
AUGUST 27, 1986

NOTE: There will be a swimming pool and two tennis courts included in ~~XXXXX~~ area~~X 2~~, included as recreational facilities.

Areas 5 & 6 share a pool & tennis court as recreational facilities.

Areas 3 and 4 (combined) shall include an active recreational area/facility if built as an attached product, but such area/facility shall not be required if built under the innovative ordinance allowing detached housing.

PROPOSED LAND USE PLAN FOR :

Touchstone

MECKLENBURG COUNTY, NORTH CAROLINA

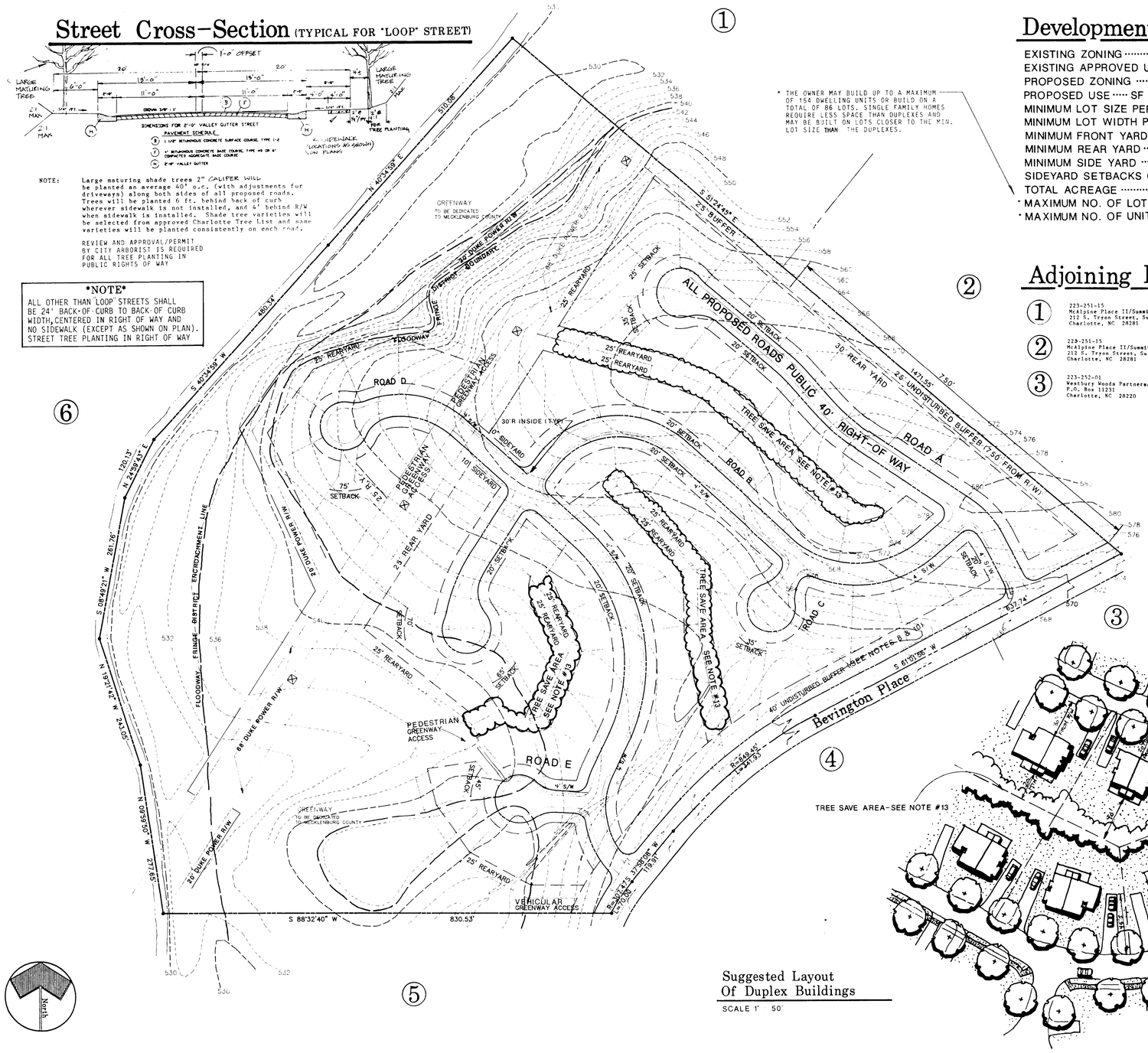
Edward D. Stone, Jr. and Associates, Inc.
EDSA
Planners and Landscape Architects
P.O. Box 837 Wilmington, NC 28401

Street Cross-Section (TYPICAL FOR 'LOOP' STREET)

NOTE: Large maturing shade trees 2" CALIPER WILL be planted an average 40' o.c. (with adjustments for driveways) along both sides of all proposed roads. Trees will be planted 6 ft. behind back of curb wherever sidewalk is not installed, and 4' behind R/W when sidewalk is installed. Shade tree varieties will be selected from approved Charlotte Tree List and same varieties will be planted consistently on each road.

REVIEW AND APPROVAL/PERMIT BY CITY ARBORIST IS REQUIRED FOR ALL TREE PLANTING IN PUBLIC RIGHTS OF WAY

NOTE
ALL OTHER THAN 'LOOP' STREETS SHALL BE 24' BACK-OF-CURB TO BACK-OF CURB WIDTH, CENTERED IN RIGHT OF WAY AND NO SIDEWALK (EXCEPT AS SHOWN ON PLAN). STREET TREE PLANTING IN RIGHT OF WAY.



* THE OWNER MAY BUILD UP TO A MAXIMUM OF 154 DWELLING UNITS OR BUILD ON A TOTAL OF 86 LOTS. SINGLE FAMILY HOMES REQUIRE LESS SPACE THAN DUPLEXES AND MAY BE BUILT ON LOTS CLOSER TO THE MIN. LOT SIZE THAN THE DUPLEXES.

Development Data

EXISTING ZONING	R-20 MF
EXISTING APPROVED UNITS	300
PROPOSED ZONING	R-20 MF (INNOVATIVE)
PROPOSED USE	SF DETACHED BLDGS. &/OR DUPLEX BLDGS.
MINIMUM LOT SIZE PER BLDG.	7000 Sq.Ft.
MINIMUM LOT WIDTH PER BLDG.	70'
MINIMUM FRONT YARD SETBACK (SEE NOTE #7)	20'
MINIMUM REAR YARD	25' (EXCEPT AS NOTED)
MINIMUM SIDE YARD	7'
SIDEYARD SETBACKS ON CORNER LOTS	10'
TOTAL ACREAGE	40.52± AC
* MAXIMUM NO. OF LOTS	86
* MAXIMUM NO. OF UNITS	154

Adjoining Property Owners

1. 223-251-15
McAlpine Place II/Summit
212 S. Tryon Street, Suite 1280
Charlotte, NC 28281

2. 223-251-15
McAlpine Place II/Summit
212 S. Tryon Street, Suite 1280
Charlotte, NC 28281

3. 223-252-01
Westbury Woods Partners...p
P.O. Box 11231
Charlotte, NC 28220

4. 223-252-02
Crosland Properties
P.O. Box 11759
Charlotte, NC 28235

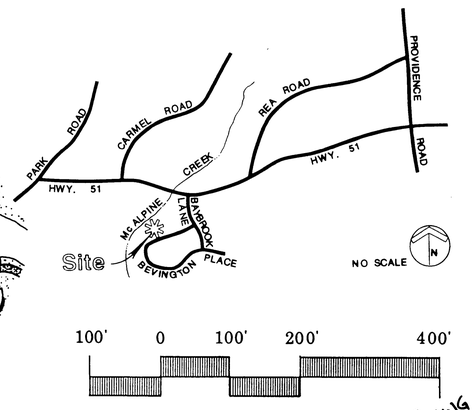
5. 223-401-09
Centex Real Estate Corp.
P.O. Box 35566
Charlotte, NC 28235

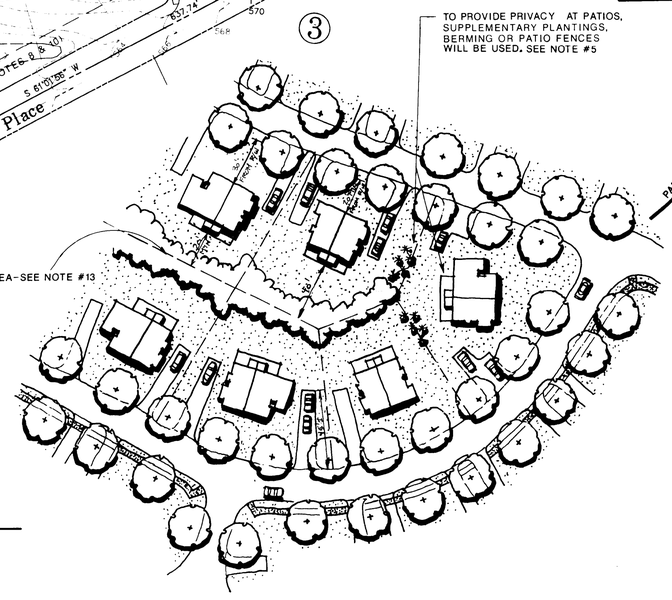
6. 221-201-04
George C. Collis
428 E. 4th Street, Suite 100
Charlotte, NC 28202

General Notes

1. Boundary survey information taken from survey dated July 10, 1986, by Huge E. White, NCRLS #2646 titled "A Survey for John Crosland".
2. Public (CMUD) water and sewer for public use.
3. Streets as shown shall be dedicated for public use.
4. There shall be no more than two (2) street access points off of Bevington Place and these access points shall be located approximately where shown but may vary slightly during final engineering. The lot layout shown is schematic in nature and may vary slightly during final design. The total maximum number of units may vary up to 154 at the discretion of the Developer.
5. Screening shall conform to the City/County Zoning Ordinance. View to patios and service areas shall be substantially blocked from public streets and from other patios by planting, fences, berms, distance or some combination of these.
6. Signage may be provided in accordance with applicable signage ordinance.
7. Although the minimum front yard setback is 20 feet, buildings will have varying setbacks to create visual street interest.
8. No grading, site improvements, or utilities are allowed in the 40 foot undisturbed buffer without previous review and approval from the Planning Commission staff.
9. The entire 68' Duke Power right-of-way, except for the street "D" right-of-way crossing, shall be included in the land dedication to the County for greenway. Access from road "D" through greenway shall be used for pedestrian access only. Vehicular access to future greenway improvements shall be made from the greenway access point connecting directly to Bevington Place.
10. FILL REQUIRED ON LOTS BACKING UP TO THE PROPOSED DEDICATED GREENWAY WILL BE CONTAINED WITHIN THE PROPOSED LOT LINES. AND FILL REQUIRED ON LOTS BACKING UP TO THE UNDISTURBED BUFFER WILL NOT EXTEND INTO THE BUFFER EXCEPT AS MAY BE SPECIFICALLY REVIEWED AND APPROVED BY PLANNING COMMISSION STAFF.
11. Substantially all of the flood plain will be offered for dedication to Mecklenburg County in the Greenway Project. The applicant shall be allowed to vary the precise dimensions of the area to be dedicated from the 100-year flood line in order to avoid undue irregularity in such dimensions. Portions of the area to be dedicated shall be dedicated no later than the development of the area adjoining such portion of the flood plain, provided, however, that the total dedication has occurred no later than January 3, 1994.
12. All utilities will be underground.
13. "Tree save areas" shown on plan shall be protected from construction damage by erection and maintenance of protective fencing, and shall be kept free of grading, utilities and materials storage, except as may be approved by Planning Commission staff on an individual basis. It is anticipated that some of tree save areas may be destroyed by required grading and drainage swales. If grading on adjacent lots is less than 4' above or below grade, tree save areas will be saved by stopping cut or fill short of trees or providing retaining walls.

Location Map





Suggested Layout
Of Duplex Buildings
SCALE 1" = 50'

ZONING COMMITTEE
Approval 9/24/90
Attached to memo
Graphic to Fields

Project Manager	RLE
Drawn By	SSW
Checked By	RLE
Date	7/18/90
Project Number	90045

Revisions
1) 8/28/90 REVISED ROAD LAYOUT
2) 8/30/90 PER CMPC COMMENTS

DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
2036 East Seventh Street
Charlotte NC 28204
704 [illegible] 204

Innovative Development Plan

Bevington Place
Charlotte, North Carolina
(Formerly Touchstone-Parcels 3 and 4)
For R.H. Hagemeyer

Scale 1"=100'

Sheet Number RZ-1
Of one Total one

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: Sept. 26, 1990

TO: Mr. Robert Brandon
Zoning Administrator

FROM: Mr. Martin Crampton, Jr.
Planning Director

SUBJECT: Bevington Place (formerly Touchstone), Innovative Plan Approval for R-20 MF Zoning.

On Monday, September 24, 1990, the Zoning Committee of the Charlotte-Mecklenburg Planning Commission met and approved the attached plan for R-20 MF Innovative Development Standards. Please use the attached plan when reviewing requests for plan and permit approvals.

Please call if you have any questions. Thank you for your assistance.

Attachments

cc: Mr. Dick Hagemeyer, owner
Mr. Greg Allen, DPR Associates
TOUCHSTONE FILE