

PROPOSED DEVELOPMENT SUMMARY

PARCEL	USE	ZONING	AREA	MAX. # UNITS
A	SINGLE FAMILY	MX-2	62.46± AC.	281
B	SINGLE FAMILY	MX-2	30.69± AC.	122
C	TOWNHOUSE	MX-2	19.58± AC.	195
D	MULTIFAMILY	MX-2	26.84± AC.	412
E	SEE NOTE #6	R-17MF(CD)	7.41± AC.	N/A

DEVELOPMENT DATA

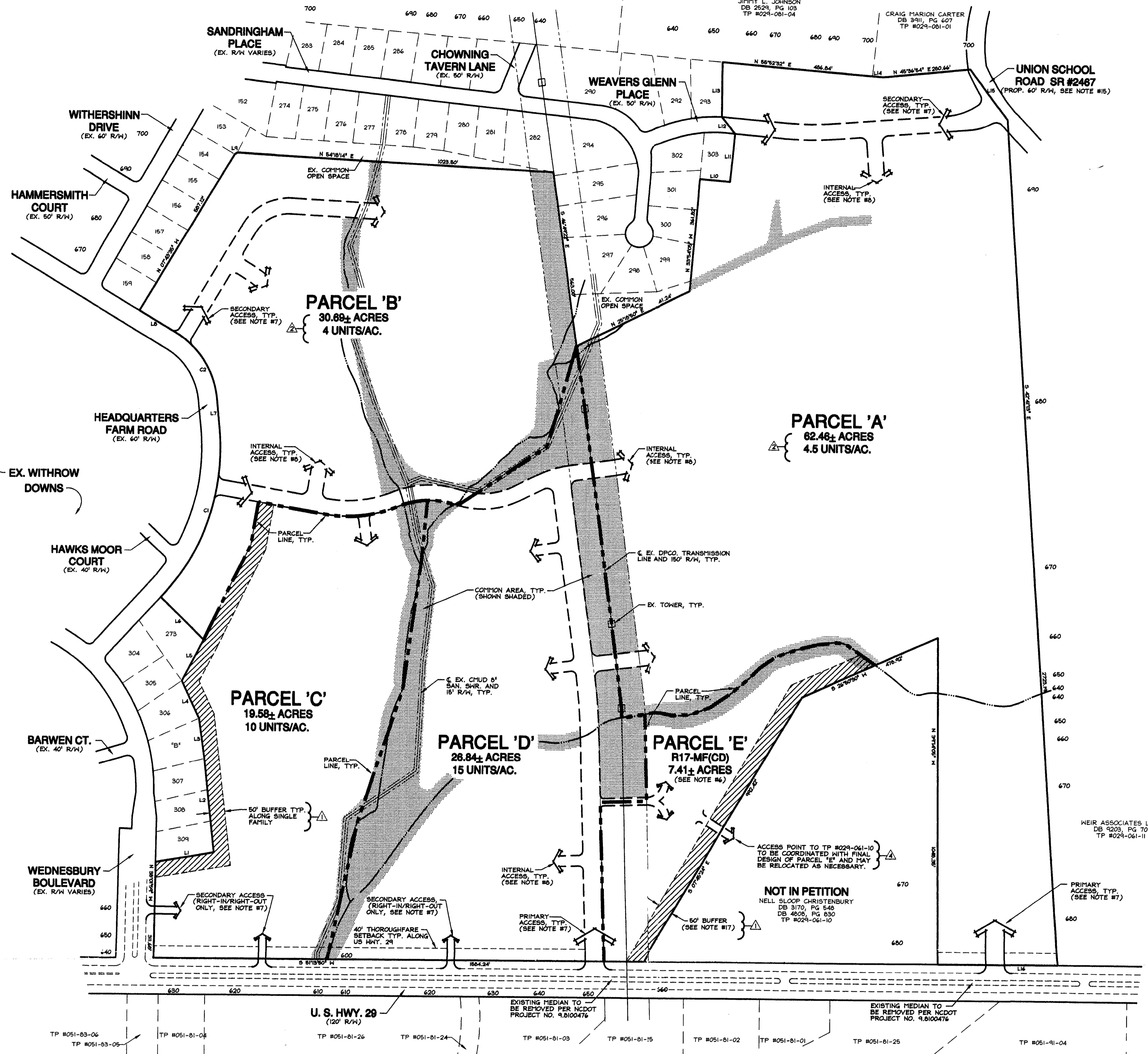
TAX PARCEL NOS: 029-061-06, -08 & -24
EXISTING ZONING: R-3
PROPOSED ZONING: MX-2 & R-17MF(CD)
TOTAL SITE AREA: 146.98± ACRES
MX-2 AREA: 134.57± ACRES
R-17MF(CD) AREA: 7.41± ACRES
COMMON AREA: 15.2± ACRES (NOT INCLUDING NEIGHBORHOOD RECREATION AREA)
AREA IN RIGHT-OF-WAY: 0.11± ACRES
ALLOWABLE MX-2 DENSITY: 8 UNITS/ACRE
MAX. NO. UNITS ALLOWED: 139,46 x 8 = 1115
TOTAL NO. UNITS PROPOSED: 1010

PETITIONER

DEVELOPER:
H.C. GRIMMER DEVELOPMENT CO., LLC
PO BOX 898
MATTHEWS, NC 28106

OWNER:
H.C. GRIMMER DEVELOPMENT CO., LLC
PO BOX 898
MATTHEWS, NC 28106

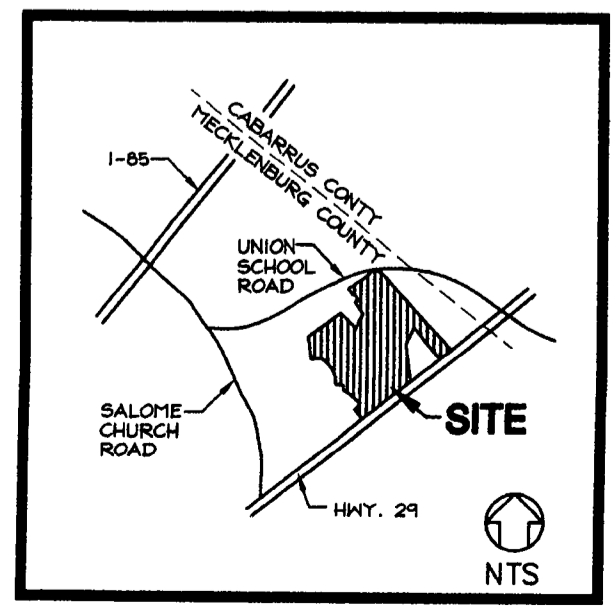
PETE A. ATHANAELOS (TP #029-061-08)
PO BOX 151
MYRTLE BEACH, SC 29582



DEVELOPMENT NOTES

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND THE STANDARDS OF THE MECKLENBURG COUNTY ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. THIS PROPOSAL IS INTENDED TO ENABLE THE DEVELOPMENT OF A MIXED RESIDENTIAL DEVELOPMENT OF SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, AND MULTIFAMILY HOUSING INTERCONNECTED WITH OPEN SPACE, PEDESTRIAN AND VEHICULAR LINKAGES AS WELL AS A COMMUNITY RECREATION FACILITY AND A DAY CARE CENTER.
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
- PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
- ALL SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.03 OF THE ZONING ORDINANCE. ALL PERMANENT GARBAGE/TRASH DISPOSAL FACILITIES (I. E. DUMPSTERS OR COMPACTORS IF PROVIDED) WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
- BUILDINGS WILL NOT EXCEED 40 FEET IN HEIGHT.
- THE SITE MAY DEVELOPE FOR SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, AND MULTIFAMILY HOUSING AS ALLOWED IN THE MX-2 DISTRICT IN ACCORDANCE WITH THE STANDARDS OF THAT DISTRICT AND THE RESTRICTIONS OF THIS SITE PLAN. USES ON THE PARCEL PROPOSED FOR R-17MF(CD) ARE DESIGNATED AS A COMMONITY COMPOSED OF SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, AND MULTIFAMILY HOUSING. THE SIZE OF THE DEVELOPMENT PARCEL AND THE STANDARDS OF THE ORDINANCE WILL DETERMINE THE DETAILS OF THE INDIVIDUAL USE.
- ACCESS TO THE SITE WILL BE PROVIDED BY TWO PUBLIC STREET CONNECTIONS TO US 29, A PUBLIC STREET CONNECTION TO UNION SCHOOL RD., AND BY CONNECTIONS TO OTHER EXISTING STREETS. THE PETITIONER ALSO PROPOSES LIMITED MOVEMENT DRIVEWAYS TO US 29 AND TO OTHER EXISTING AND NEARLY CONSTRUCTED STREETS WITHIN THE SITE. ALL STREET AND DRIVEWAY CONNECTIONS ARE SUBJECT TO APPROVAL BY N.C. DOT AND BY MECKLENBURG COUNTY.
- INTERNAL ACCESS POINTS WILL BE DETERMINED AS PART OF THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES, AND ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY. ALL INTERNAL STREET CONNECTIONS ARE SUBJECT TO REVIEW BY NCDOT AND/OR MECKLENBURG COUNTY.
- COMMON OPEN SPACE AREAS WILL BE PROVIDED IN VARIOUS LOCATIONS ON THE SITE AND MAY INCLUDE OPEN LAWNS, PATHWAYS AND TRAILS, RECREATIONAL FACILITIES, PLAY FIELDS, OR OTHER FACILITIES. THESE AREAS WILL BE INTERCONNECTED WITH THE REST OF THE DEVELOPMENT BY SIDEWALKS PROVIDED ALONG THE STREETS.
- THE PETITIONER, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 12.006 OF THE ZONING ORDINANCE ("INNOVATIVE DEVELOPMENT STANDARDS"), MAY PROPOSE MODIFICATIONS TO THE FOLLOWING STANDARDS:
 - STREET RIGHT-OF-WAY WIDTHS
 - MINIMUM LOT SIZE
 - SETBACKS AND YARDS
 - LOT WIDTH
- BOUNDARY SURVEY INFORMATION PER SURVEY BY MEL G. THOMPSON & ASSOCIATES, DATED AUGUST 18, 1998.
- TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY DEAL'S LAND SURVEYING, DATED DECEMBER 18, 1997.
- WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY EXTENSIONS OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
- SITE IMPROVEMENTS WILL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT DEVELOPMENT STANDARDS MANUAL, EXCEPT AS MODIFIED PER NOTE #10 ABOVE.
- RIGHT-OF-WAY WILL BE DEDICATED 30' FROM THE CENTERLINE OF UNION SCHOOL ROAD.
- FINAL DETERMINATION OF THE "PARCEL LINES" BETWEEN PORTIONS OF THE SITE WILL BE DETERMINED AT THE TIME OF SUBMISSION OF PRELIMINARY SUBDIVISION PLANS FOR THE VARIOUS PORTIONS OF THE SITE. THE PARCEL AREAS AS SHOWN UNDER "PROPOSED DEVELOPMENT" SUBJECT TO REVIEW AND REVISION AS NECESSARY; HOWEVER, THE MAXIMUM NUMBER OF UNITS PER PARCEL WILL NOT CHANGE.
- BUFFERS WILL BE INSTALLED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS. IF THE PROPERTY LOCATED NORTH OF PARCEL 'E' IS REZONED TO A ZONING DISTRICT A BUFFER IS NO LONGER REQUIRED. THE BUFFER INDICATED ON THIS PLAN MAY BE REMOVED. THE BUFFER AREAS ALONG PARCEL 'E' WILL REMAIN UNDISTURBED FOR THE FIRST 25' MEASURED FROM THE OUTSIDE AND THE REMAINING 25' MAY BE GRADED AND REPLANTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- FIRE HYDRANTS WILL BE INSTALLED IN ACCORDANCE WITH MECKLENBURG COUNTY STANDARDS.
- THE PETITIONER WILL PRESERVE TREES WHICH ARE 8" OR LARGER CALIPER WITHIN THE SETBACK ALONG US 29 NOT INCONSISTENT WITH OTHER REQUIREMENTS SUCH AS SIGHT DISTANCE TRIANGLES, ETC.
- ANY DETACHED LIGHTING LOCATED ANYWHERE WITHIN THE ENTIRE SITE, EXCEPT FOR STREET LIGHTS, WILL BE LIMITED TO 20 FEET IN HEIGHT AND WILL BE SHIELDED TO PREVENT GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES. NO "HALL PAK" TYPE LIGHTING WILL BE INSTALLED WITHIN 75 FEET OF THE EXTERIOR PROPERTY LINE OF THE SITE AND WHERE INSTALLED, WILL BE DIRECTED AWAY FROM ADJOINING RESIDENTIALLY ZONED PROPERTIES.
- IN ACCORDANCE WITH THE REQUIREMENTS OF STORM WATER SERVICES, THE PETITIONER WILL PROVIDE FIELD SURVEY DATA AND AN ENGINEERING ANALYSIS OF THE EXISTING CULVERT UNDER US 29 CONSIDERING CULVERT HYDRAULICS DURING THE 50 AND 100 YEAR STORM EVENTS USING FUTURE LAND USE CONDITIONS. IN ADDITION, THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION: 401/404 PERMIT, NCDENR - RALEIGH OFFICE, 919-733-1786; 401/404 PERMIT, US ARMY CORPS OF ENGINEERS, 704-271-4834.
- STORM WATER DETENTION WILL NOT BE LOCATED WITHIN ANY REQUIRED BUFFER AREA. THE PETITIONER RESERVES THE RIGHT TO LOCATE ALL OR A PORTION OF REQUIRED STORM WATER DETENTION FACILITIES WITHIN THE SETBACK ALONG US 29 WHICH IS THE LOWEST POINT ON THE SITE. IF PLACED WITHIN THE SETBACK AREA, SUCH DETENTION WILL BE LIMITED TO SLOPES NOT TO EXCEED 3 TO 1 AND THE AREA WILL BE LANDSCAPED AS PART OF THE OVERALL SITE DESIGN.
- LOTS THAT FRONT ON HEADQUARTERS FARM ROAD WILL CONTAIN 15,000 SF AND WILL BE CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT REQUIREMENTS OF THE WITHROW DOWNS DESIGN GUIDELINES. LOTS WHICH FRONT ON THE EXTENSION OF WEAVERS GLEN PLACE WILL HAVE A MINIMUM WIDTH OF 75 FEET. LOTS WITHIN THE PORTION OF PARCEL 'E' WHICH ADJOIN LOTS OR COMMON SPACE ON SANDRINGHAM PLACE WILL BE LARGER THAN OTHER LOTS WITHIN PARCEL 'A' AND WILL BE ARRANGED SO AS TO COMPLEMENT THE EXISTING LOT PATTERN.
- THE DEVELOPMENT OF PARCEL 'C' WILL CONSIST OF SINGLE FAMILY ATTACHED HOUSING AS SPECIFICALLY DEFINED AS "DWELLING, ATTACHED" IN THE ZONING ORDINANCE (COMMONLY REFERRED TO AS TOWNHOMES) WHICH WILL BE OFFERED FOR SALE.
- THE PETITIONER WILL INITIALLY BE LIMITED TO THE CONSTRUCTION OF 500 DWELLING UNITS, AFTER WHICH THE PETITIONER WILL OFFER TO CONTRIBUTE UP TO \$25,000.00 OF A TRAFFIC SIGNAL ON US 29 AT THE INTERSECTION WITH THE MAIN ENTRANCE TO THE SITE NEAREST THE DUKE POWER R/W. IF NCDOT DETERMINES THAT A SIGNAL IS WARRANTED, IF NCDOT DETERMINES THAT A SIGNAL IS NOT WARRANTED, THEN THE PETITIONER WILL BE RELIEVED OF THIS COMMITMENT AND WILL BE FREE TO COMPLETE THE REMAINDER OF THE DEVELOPMENT.

VICINITY MAP



BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	700.46'	84.14'	516.85'	576.98'	N 20°11'58" E	46°23'15"
C2	278.33'	262.42'	40.29'	245.31'	N 71°31'11" W	63°24'57"

BOUNDARY LINE TABLE

LINE	N. POINT	S. POINT	DISTANCE
L1	N 21°02'14" E	N 21°02'14" E	288.00'
L2	N 21°02'14" E	N 21°02'14" E	125.00'
L3	N 21°02'14" E	N 21°02'14" E	125.00'
L4	N 21°02'14" E	N 21°02'14" E	125.00'
L5	S 81°56'24" W	S 81°56'24" W	179.21'
L6	N 10°01'11" E	N 10°01'11" E	107.81'
L7	N 10°01'11" E	N 10°01'11" E	185.00'
L8	N 30°24'24" E	N 30°24'24" E	77.50'
L9	S 81°56'24" W	S 81°56'24" W	222.71'
L10	S 81°56'24" W	S 81°56'24" W	256.21'

Approve Site Plan
RZ 99-29(c)

FOR PUBLIC HEARING

Hwy. 29 Property

HE

TECHNICAL DATA SHEET

for

REZONING PETITION #99 - 29(c)

Job No.: H2398	Proj. Mgr.: WMH	Sheet No.:	
Date: 1/25/99	Drawn: PSWH	RZ-1	
Scale: 1" = 200'	Checked: WMH	Of 2	

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Planning • Surveying

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704.334.1382
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#4 - 7/6/99, REVISED PER CHPC STAFF COMMENTS
#3 - 7/1/99, REVISED PER CHPC STAFF COMMENTS
#2 - 5/26/99, REVISED PER COMMUNITY COMMENTS
#1 - 4/15/99, REVISED PER CHPC STAFF COMMENTS
REVISION SUMMARY.