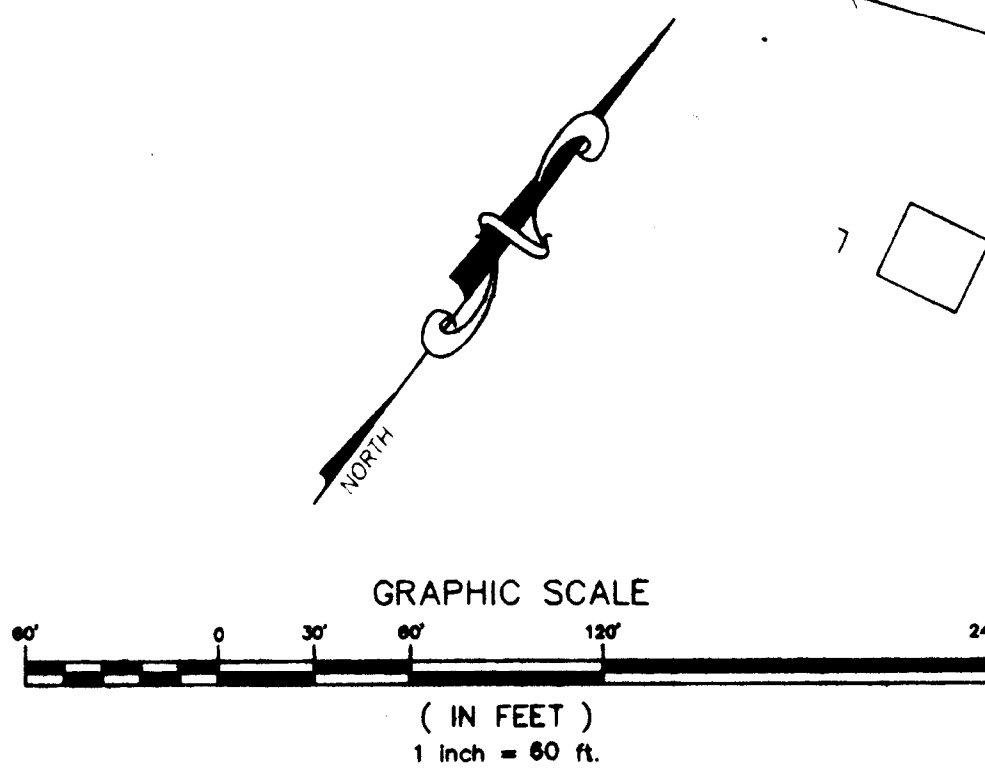


DEVELOPMENT DATA
 TAX PARCEL NUMBER: 201-221-02
 SITE AREA:
 PARCEL 1 16.15 ACRES
 PARCEL 2 1.26 ACRES
 EXISTING ZONING: R-3
 PROPOSED ZONING: R-12 MF (CD)
 MAXIMUM UNITS:
 PARCEL 1 167
 PARCEL 2 13

'FOR PUBLIC HEARING'
 PETITION NO. 99-39(C)

LEGAL DESCRIPTION
 COMMENCING from an existing NCDOT concrete right-of-way monument, located on the south right-of-way line of North Carolina Highway #49 and approximately 105' east of the center line of Choate Circle (SR #1122), N 85°25'46"W 77.30' to a point in the center line of said North Carolina Highway #49, the POINT OF BEGINNING, said point being the common corner of Gus Kanos et al. as recorded in Deed Book 3268 Page 62 in the Mecklenburg County Register of Deeds; thence, with said Kanos, two (2) lines: one (1) N15°42'56"W 1,336.91' (passing a set #5 rebar at 53.68') to an existing 1 1/2" iron pipe, two (2) N 66°12'32"E 584.24' to an existing 1 1/2" iron pipe, being the common corner of said Kanos and the property of Cathedral of the Cross as recorded in Deed Book 9697 Page 146 in the Mecklenburg County Register of Deeds; thence, with said Cathedral of the Cross line, N66 21°38'E 53.02' to a point, being the common corner of said Cathedral of the Cross and the property of W.S. Gordon Jr. as recorded in Deed Book 3816 Page 675 in the Mecklenburg County Register of Deeds, (said point also being, S66 21°38'W 477.97' from a marked Hickory Tree being the most southeasterly corner of said Cathedral of the Cross); thence, with said Gordon line, S14°35'18"E 1186.59' (passing an existing 1" iron pipe at 2.65' and a set #5 rebar at 1,132.48') to a point in the center line of said North Carolina Highway #49, thence, with said center line, S52°56'18"W 663.00' to the POINT OF BEGINNING.



- DEVELOPMENT STANDARDS**
- A. Permitted Uses**
- Up to 167 detached housing units in Parcel 1, and up to 13 detached housing units in Parcel 2 may be constructed on the Site, together with any incidental or accessory uses associated therewith which are permitted under the Mecklenburg County Zoning Ordinance (the "Ordinance") by right or under prescribed conditions in an R-12MF zoning district.
 - Up to 84 detached housing units in Parcel 1, and up to 5 detached housing units in Parcel 2, each of which will be developed in accordance with R-4 standards.
- B. Development Requirements**
- General Provisions.** At a minimum, all development standards established under the Ordinance for the R-12MF District shall be satisfied. In addition, development shall be governed by these Development Standards and the Technical Data Sheet.
 - Building Configurations, Placements and Sizes.** as well as the locations of streets and parking areas, shown on the Schematic Site Plan (Sheet RZ-2), are schematic in nature and may be altered or modified during design development and construction documents provided the maximum building limit lines established on the Technical Data Sheet.
 - Setbacks, Side Yards and Rear Yards.**
 - All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the R-12MF District.
 - A 50 foot setback will be established along York Road.
 - Buffer Area.**
 - Buffer areas established on the Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Paragraphs (b), (c), (d) and (e) of this Section.
 - Buffer areas are to remain as open space, except to the extent necessary to accommodate access points, berms, walls, fences, drainage pipes or channels, utility lines, pedestrian pathways and bicycle pathways. Utility installations may cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.
 - Buffer widths may not be reduced through the use of walls, fences or berms.
 - All trees 8" in caliper within the setback along York Road will be preserved except for trees which need to be removed to accommodate York Road access.
 - In all buffer areas where existing trees and natural vegetation have been cleared to accommodate berms, walls, fences or the installation of utility construction, the cleared, unimproved areas will be landscaped as required by Section 12.302 of the Ordinance.
 - If adjoining property is rezoned to an MF classification, the subject property shall be rezoned of buffer requirements unless occupied buildings exist along that portion of a buffer.
 - No storm water detention facilities may be placed within buffer areas.
 - Landscaped Areas and Screening.**
 - Screening shall conform to the standards and treatments specified in Section 12.303 of the Ordinance.
 - Landscaped areas and setbacks within the Site will be planted and installed in sequences which are keyed to development taking place on the site.
 - Along both sides of proposed modified local residential street, 2" caliper large maturing street trees will be installed at maximum spacing of 55 feet on center.
 - Trash Collection.**
 - The Petitioner presently contemplates that trash will be collected from each individual unit from separate trash containers located at each unit.
 - If this form of collection is utilized, pick up will be handled by a private hauler unless and until governmental policy would provide for the public pick up of trash.
 - If dumpsters are provided, they will be screened with a solid wooden or masonry enclosure with gate.
 - Access Point.**
 - Vehicle access to the Site from York Road will be limited to the access point shown on the Technical Data Sheet and will be located in the general area depicted thereon. The configuration and ultimate location of this access point within the Site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the Mecklenburg County and the North Carolina Department of Transportation. This access will be converted to a Right-of-Way/Right-Out movement in coordination with NCDOT improvements along frontage of site. This conversion will occur at such time as is deemed necessary by Mecklenburg County and NCDOT.
 - Modified Local Residential Street.**
 - The proposed 45' Modified Local Residential Street will be built as a private road and the Petitioner will dedicate the right of way, depicted on the Technical Data Sheet when requested by NCDOT once all CMUD issues regarding private water and sewer lines are resolved. The location of this road as shown on the Technical Data Sheet is illustrative and may be changed. However, the location of where this road enters and exits the property will not change except that minor locational changes may be required due to final site design as required by Mecklenburg County and North Carolina Department of Transportation.
 - The proposed 45' Modified Local Residential Street will be accessible to the public. No gates will be erected.
 - Lighting.**
 - A uniform lighting system will be employed throughout the Site. All lighting within the Site except street lights which may be erected along York Road shall be designed such that direct illumination does not extend past property line of the Site.
 - 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.
 - Lighting fixtures will not exceed 20 feet in height except for street lights installed along York Road.
 - Petitioner will install pedestrian scale lighting along Modified Local Residential Street.
 - Parking.**
 - The parking spaces depicted on the Schematic Site Plan may vary but in all events will be sufficient to satisfy the minimum off street parking standards established under the Ordinance, including Sections 12.203(1) and 12.303(2) of the Ordinance.
 - No parking will be permitted within buffer areas or setback areas.
 - Signs.** A uniform signage and graphics system will be employed throughout the Site which will comply with the provisions of Section 13 of the Ordinance.
 - Fire Protection.** Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications.
 - Design Standards.**
 - Landscaped islands will be provided in parking areas to avoid large expanses of pavement. These islands will satisfy the provisions of Section 12.208 of the Ordinance.
 - Storm Drainage.**
 - The Site will be subject to the Planned Multi-Family requirements of Section 9.303(19) of the Ordinance.
 - Storm Water Runoff.**
 - Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the Mecklenburg County Engineering Department. In addition to standard detention for 2 and 10 year storms, detention will be provided for 25 and 100 year storms limiting runoff to rates produced by an R-3 land cover.
 - No storm water facilities may be placed within setback areas unless solid storage is underground.
 - Road Right-of-Way.** Petitioner agrees to dedicate additional right-of-way along York Road for future widening purposes equal to 50 feet from centerline as depicted on this Technical Data Sheet. This additional right-of-way shall be dedicated as a part of the subdivision final plot process.
 - Existing Home on Property.** The existing single family residence located in the area defined as Parcel 2 on this Technical Data Sheet is designated as a Life Estate, but may eventually become part of the development.
- C. Amendments to Rezoning Plan**
- Future amendments to the Rezoning Plan 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.
- D. Binding Effect of the Rezoning Application**
- 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 the current and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest and assigns.
 - Throughout this Rezoning Petition, the terms "Petitioner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the parcel or parcels of the Site from time to time who may be involved in any future development thereof.

SITE SOLUTIONS
 Landscape Architecture
 Park Planning
 Civil Engineering

5311 Seventy-Seven Center Drive
 Suite 82 • Charlotte, NC 28217
 Ph. 704.521.9800 • Fax 704.521.8625
 E-Mail: SJSolutions@aol.com

Project No: 1993
 Drawn By: S. Stevens
 Designed By: P. Hobbs
 Checked By: P. Hobbs
 Date: 3/15/99

Revisions:
 CMPC COMMENTS 5/6/99
 CMPC COMMENTS 5/11/99
 CMPC COMMENTS 10/4/99

Sheet Title:
Technical Data Sheet

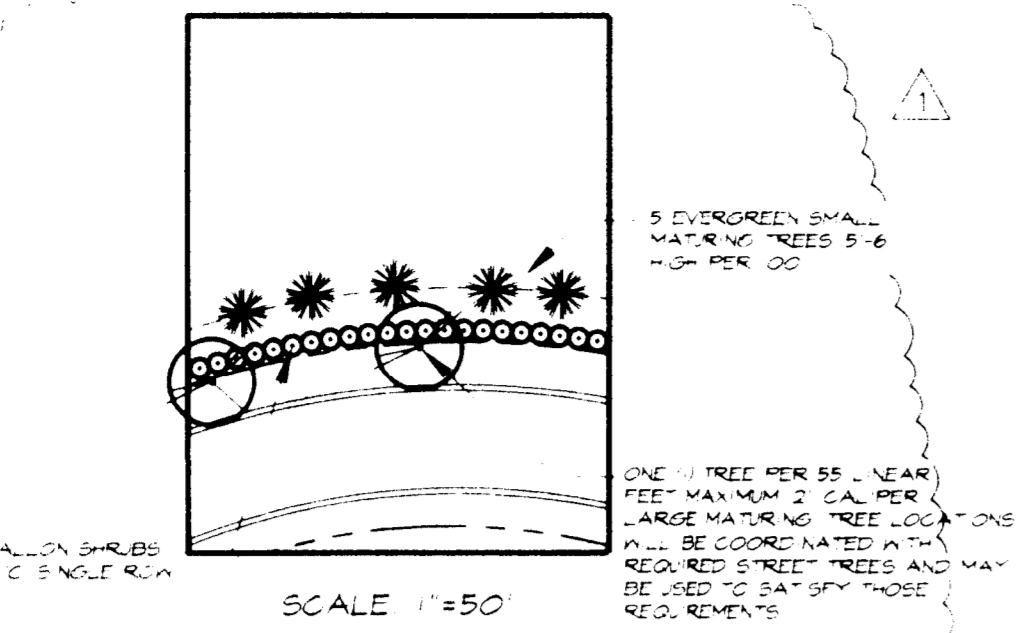
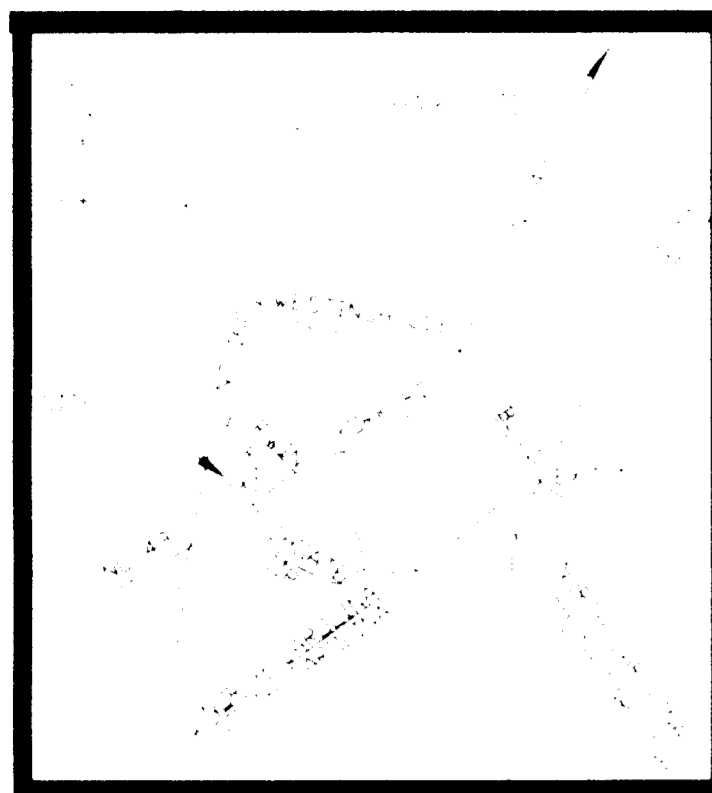
Sheet No:
RZ-1

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: October 5, 1999
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cranton, Jr., Planning Director
 SUBJECT: Administrative Approval for Petition No. 99-39(c) Portrait Homes. Tax parcel 201-221-02.

Attached is a copy of the revised technical data sheet for the above rezoning petition. Sheet RZ-1 has been revised to reflect a reduction of the setback along NC Hwy 49 to 30 feet. This reduction is a result of the NCDOT requiring additional right-of-way. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.

MECKLENBURG COUNTY ADMINISTRATIVE APPROVAL
 DATED: 5/1999
 BY: MARTIN R. CRANTON, JR.



1 RZ-1 Screening of Buildings With Back Parallel to 45' Modified Local Residential Street

DEVELOPMENT DATA

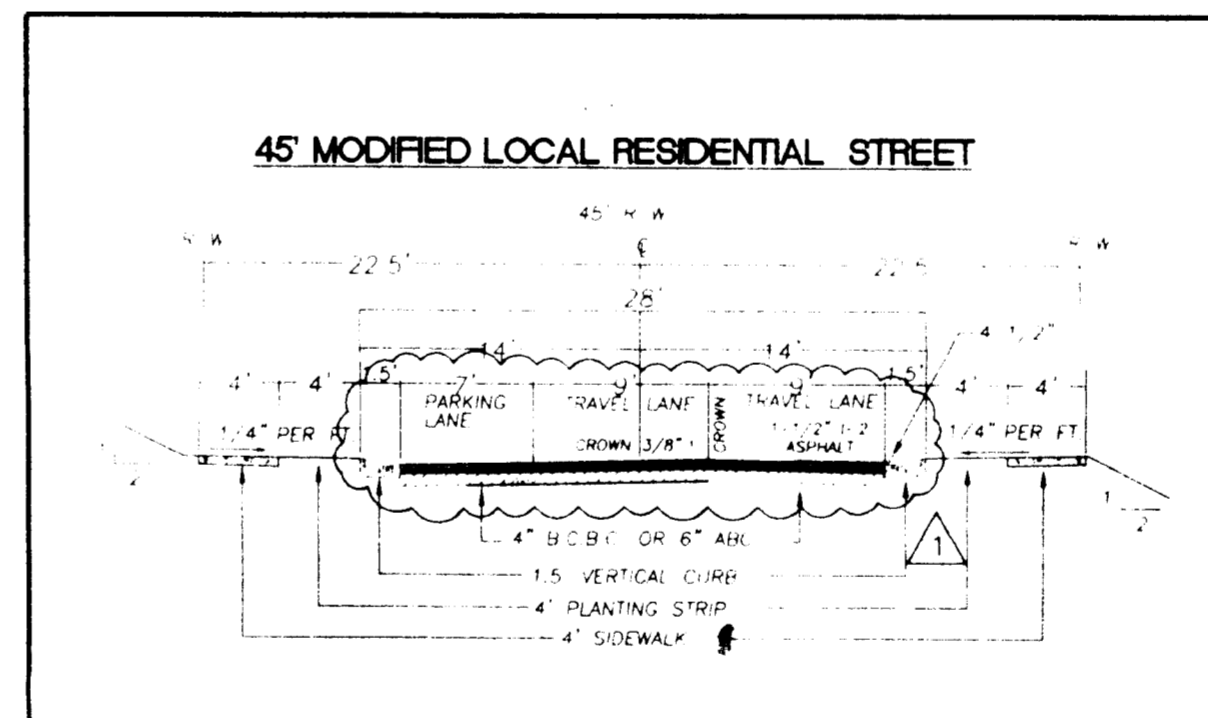
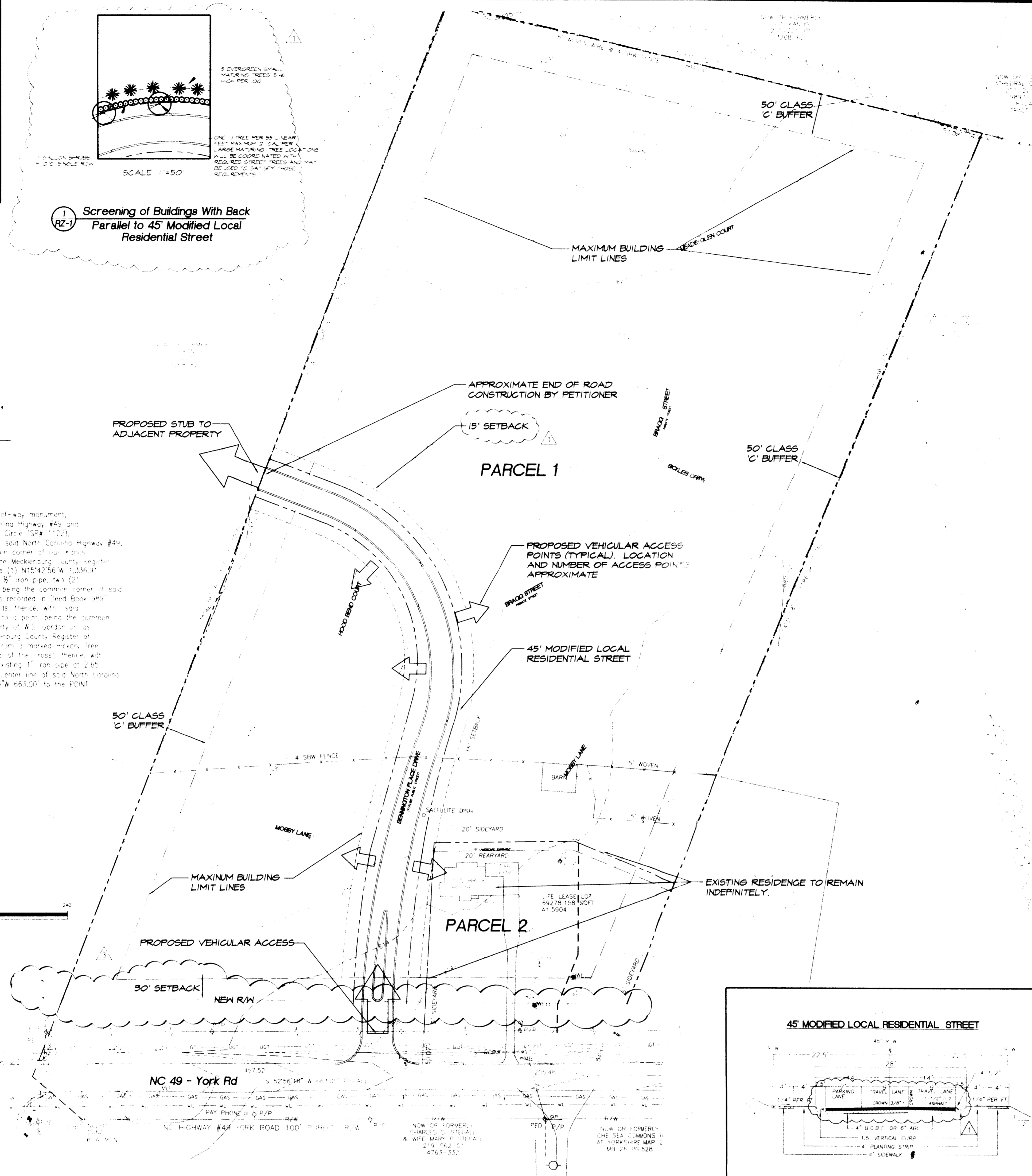
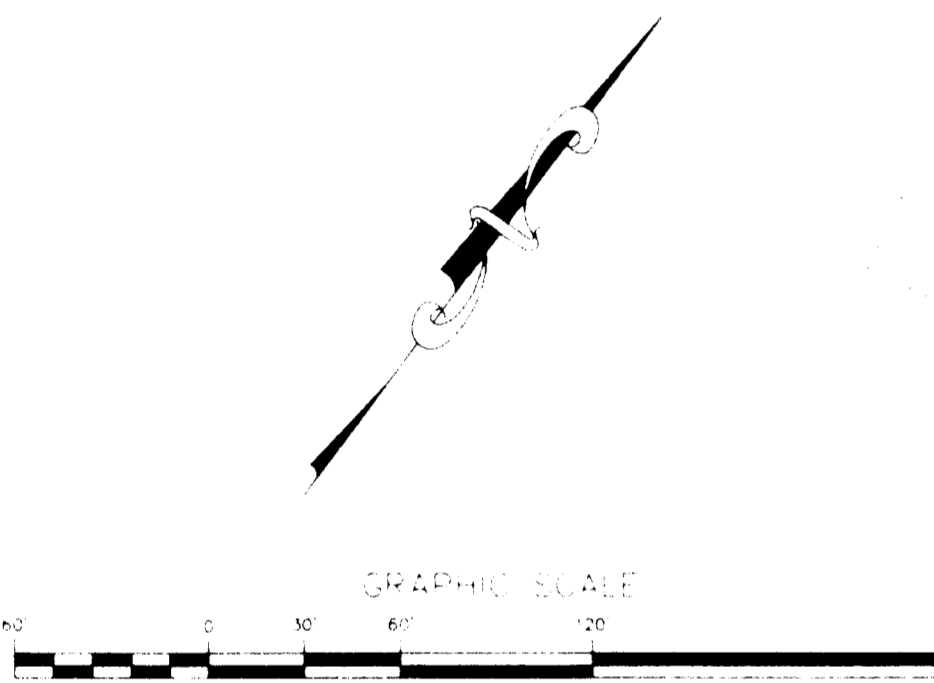
Map No. 99-39(C)
Petition No. 99-39(C)
Scale 1"=50'

'FOR PUBLIC HEARING'

PETITION NO. 99-39(C)

LEGAL DESCRIPTION

COMMENCING from an existing NCDD concrete right-of-way monument located on the south right-of-way line of North Carolina Highway #49 and approximately 105' east of the center line of Chouteau Circle (S28 1/2' N 88 25' 46"W 77.33' to a point in the center line of said North Carolina Highway #49, the POINT OF BEGINNING, said point being the common corner of said parcel as it is recorded in Deed Book 1268 Page 60 in the Mecklenburg County Register of Deeds, thence with said Kansas two (2) lines one (1) N15 42' 56"W 7.336 9' crossing a set #3 rebar of 5/16" to an existing 1 1/2" iron pipe 4x12 (2) N 66 12' 30"E 594.24' to an existing 1 1/2" iron pipe, being the common corner of said Kansas and the property of Cathedral of the Cross as recorded in Deed Book 244 Page 146 in the Mecklenburg County Register of Deeds, thence with said Cathedral of the Cross line N 4 21' 38"E 53.32' to a point being the common corner of said Cathedral of the Cross and the property of said parcel as it is recorded in Deed Book 3516 Page 421 in the Mecklenburg County Register of Deeds, said point also being 566 21' 34"W 477.47' from a marked marker, tree being the most southeasterly corner of said Cathedral of the Cross, thence with said Graham line S14 35' 18"E 1346.59' passing an existing 1" iron pipe at 2.65' and a set #3 rebar of 1/2" to a point in the center line of said North Carolina Highway #49, thence with said center line S12 56' 18"W 663.00' to the POINT OF BEGINNING.



- DEVELOPMENT STANDARDS
1. Permitted Uses
2. General Provisions
3. Building Requirements
4. Setbacks
5. Buffer Areas
6. Storm Drainage
7. Landscaping Standards
8. Signage Standards
9. Other Provisions

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: December 13, 1999
BY: MARTIN R. CRAMTON, JR.
99-39(c)

CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: December 13, 1999
TO: Robert Brandon, Zoning Administrator
FROM: Martin R. Cramton, Jr., Planning Director
SUBJECT: Administrative Approval for Petition No. 99-39(c) Portrait Homes. Tax parcel 201-221-02.

Attached is a copy of the revised technical data sheet for the above rezoning petition. Sheet RZ-1 has been revised to reflect a change in the tree save requirements in the setback and the lighting requirements along the new public road. Since these changes are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.



Landscape Architecture
Park Planning
Civil Engineering

Portrait Homes Property
Steele Creek Township
Mecklenburg County, North Carolina

Table with project details: Project No. 1993, Designed by S. Stevens, P. Hobbs, Checked by P. Hobbs, Date 3/15/99.

Technical Data Sheet

Sheet No. RZ-1