

DEVELOPMENT DATA

PART I. COMMERCIAL. DEVELOPMENT OF THE REAL ESTATE ENTITLED ON THIS TECHNICAL DATA SHEET, CONSISTING OF 371.18 ACRES MORE OR LESS (THE "SITE") WILL BE GOVERNED BY THE STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE OF MECKLENBURG COUNTY (THE "ORDINANCE") FOR THE MULTI-FAMILY DEVELOPMENT DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS ON THE TECHNICAL DATA SHEET.

PART II. RESIDENTIAL. DEVELOPMENT OF THE REAL ESTATE ENTITLED ON THIS TECHNICAL DATA SHEET, CONSISTING OF 371.18 ACRES MORE OR LESS (THE "SITE") WILL BE GOVERNED BY THE STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE OF MECKLENBURG COUNTY (THE "ORDINANCE") FOR THE SINGLE-FAMILY DEVELOPMENT DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS ON THE TECHNICAL DATA SHEET.

PART III. BUFFER AREAS. THE BUFFER AREA 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.

PART IV. LANDSCAPING AND SCREENING. (A) LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.

ADJACENT PROPERTY OWNERS table with columns for owner name, address, and contact information. Includes owners like JOHNSON HALL FARMS, LLC and AUSTIN, JO ANN C. / TV.

SECTION 7. SIGNS. (A) ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

SECTION 8. LIGHTING. (A) ALL PREEXISTING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN AND THE MAXIMUM HEIGHT OF ANY SIGN LIGHTING FIXTURE, INCLUDING ITS BASE, MAY NOT EXCEED 20 FEET IN HEIGHT.

SECTION 9. FIRE WORKS. FIRE HYDRANTS SHALL BE LOCATED WITHIN 150' OF THE MOST REMOTE POINT OF BUILDINGS AS THE TRUCK TRAVELS.

SECTION 10. UTILITIES. (A) THE UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.302 OF THE ORDINANCE.

SECTION 11. TRAFFIC IMPROVEMENTS. (A) THE PETITIONER SHALL CONDUCT A TRAFFIC IMPROVEMENT STUDY TO EVALUATE THE IMPACTS TO THE SURROUNDING THOROUGHFARE SYSTEM.

SECTION 12. BUFFER AREAS. (A) THE BUFFER AREA 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.

SECTION 13. LANDSCAPING AND SCREENING. (A) LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.

SECTION 14. ADJACENT PROPERTY OWNERS. (A) THE PETITIONER SHALL NOTIFY ALL ADJACENT PROPERTY OWNERS OF THE PETITION AND SHALL PROVIDE THEM WITH A COPY OF THIS TECHNICAL DATA SHEET.

SECTION 15. UTILITIES. (A) THE UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.302 OF THE ORDINANCE.

SECTION 16. TRAFFIC IMPROVEMENTS. (A) THE PETITIONER SHALL CONDUCT A TRAFFIC IMPROVEMENT STUDY TO EVALUATE THE IMPACTS TO THE SURROUNDING THOROUGHFARE SYSTEM.

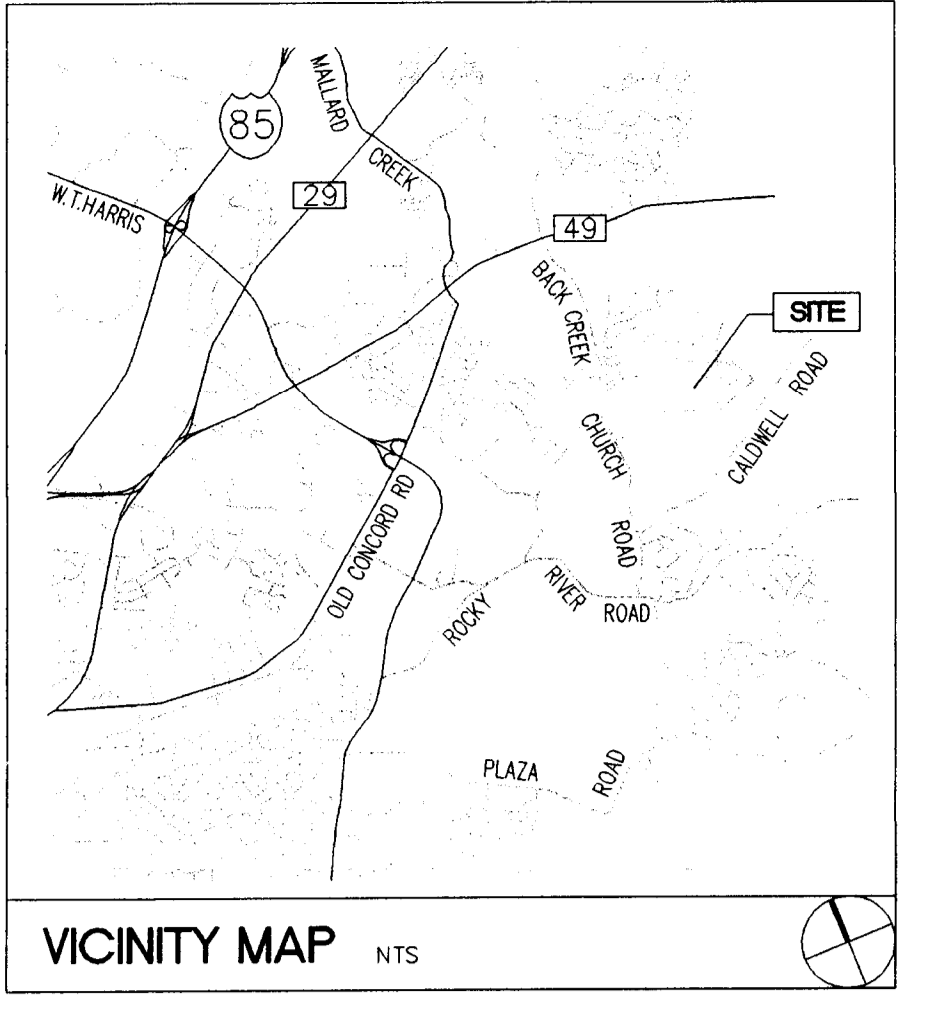
SITE SUMMARY

SITE AREA: 371.18 ACRES (368.43 ACRES NET-EXCLUDING ROW). TAX PARCEL #'S: 051-201-09, 051-211-06, 051-211-05, 051-191-01.

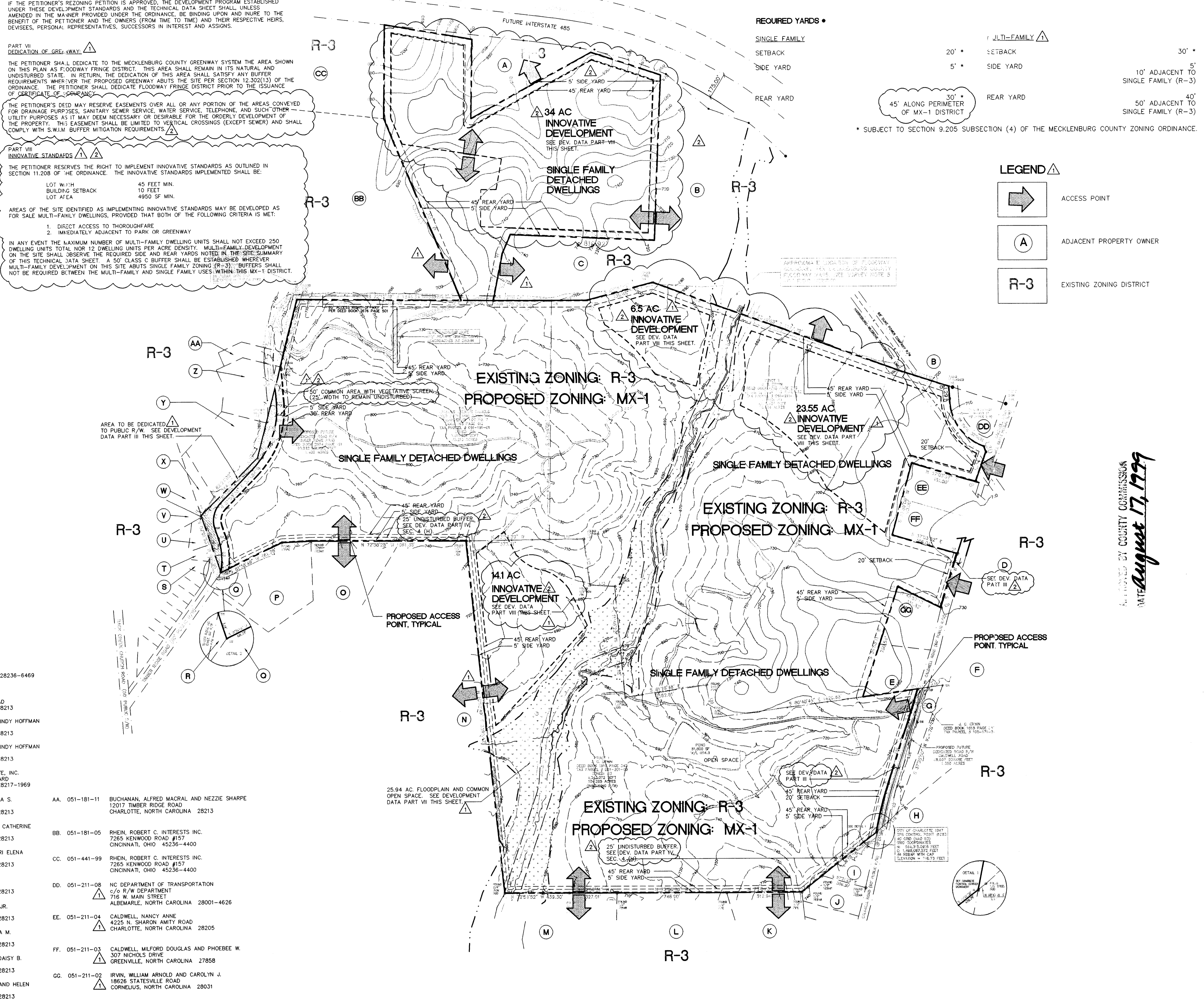
EXISTING ZONING: R-3. PROPOSED ZONING: MX-1. PROPOSED DENSITY: 1250 SINGLE FAMILY D.U.'s, 250 MULTI-FAMILY D.U.'s, 1500 TOTAL D.U.'s.

BUILDING HEIGHT: 40' MAXIMUM. COMMON OPEN SPACE: 36.84 ACRE MIN. (10% MIN. OF SITE).

REQUIRED YARDS: SINGLE FAMILY: SETBACK 20', SIDE YARD 5', REAR YARD 45' ALONG PERIMETER OF MX-1 DISTRICT.



LEGEND: ACCESS POINT (arrow symbol), ADJACENT PROPERTY OWNER (circle with letter), EXISTING ZONING DISTRICT (R-3 symbol).



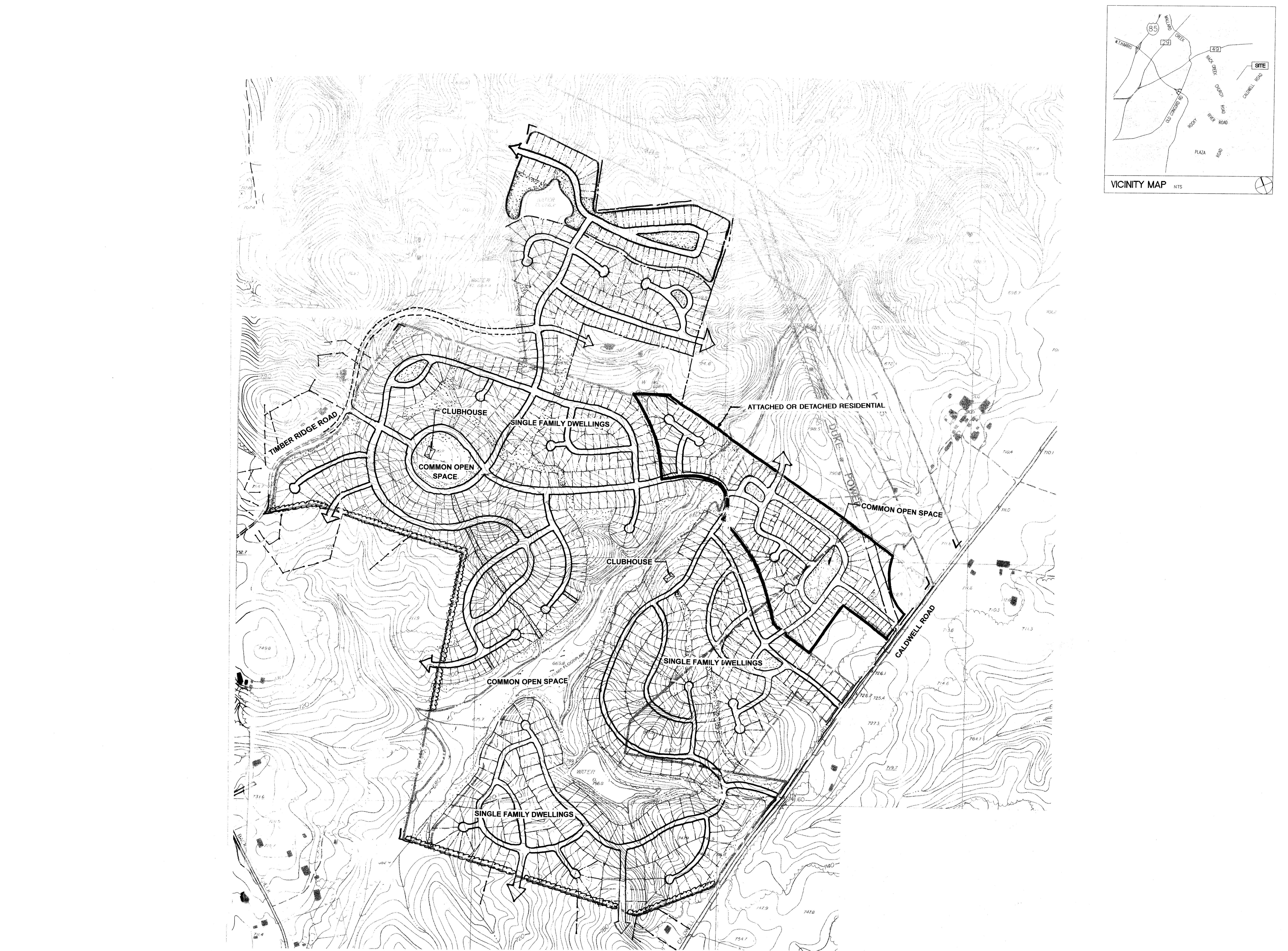
ColeJenest & Stone logo and contact information: Land Planning, Landscape Architecture, Civil Engineering, Urban Design. 112 South Tryon Street, Suite 300, Charlotte, NC 28284.

FOREST CITY LAND GROUP logo and address: 1250 TERMINAL TOWER, 50 PUBLIC SQUARE, CLEVELAND, OHIO 4413-2203.

CALDWELL RD. PROPERTY REZONING PLAN PETITION # 99-45(c) MECKLENBURG COUNTY, NORTH CAROLINA.

TECHNICAL DATA SHEET. 1606, 04/26/99, Issued.

07/26/99 - FOR ZONING COMMITTEE, 06/18/99 - FOR PUBLIC HEARING, 06/11/99 FOR CMPIC REVIEW. SCALE: 1"=300'. RZ1 2, Sheet of.



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CALDWELL RD. PROPERTY REZONING PLAN PETITION # 99-45(c) MECKLENBURG COUNTY, NORTH CAROLINA.

SCHEMATIC SITE PLAN. 1606, 04/26/99, Issued.

06/18/99 FOR PUBLIC HEARING, 06/11/99 FOR CMPIC REVIEW. SCALE: 1"=300'. RZ2 2, Sheet of.