

Vicinity Map



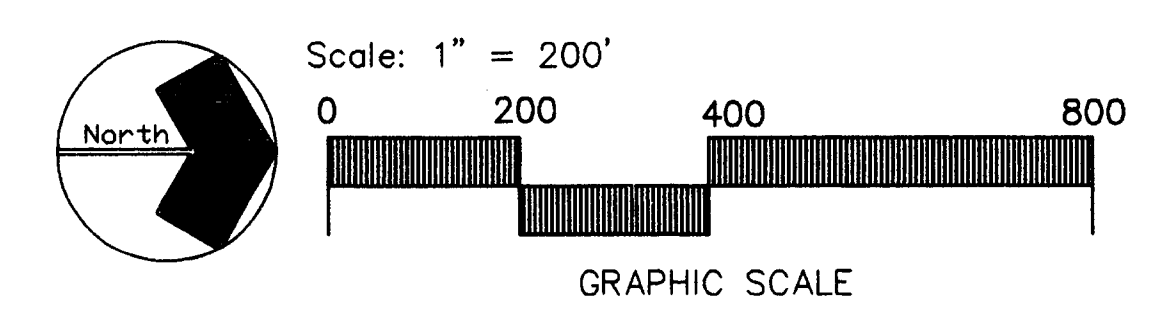
For Public Hearing
Petition # 2000 - 12(c)

This site plan subject to modification - see attached development notes.



DPR ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
PLANNERS & ENGINEERS
420 HIGHLAND PARK
CHARLOTTE, NC 28204
704/333-1034
DPR # 99049.2
DATE: 12/20/99
REVISION DATE: 1/21/00 Revised per staff review comments
REVISION DATE: 3/22/00 Revised per commitment to public hearing
REVISION DATE: 4/11/00 Removed "FLATS" and replaced with "QUADS" & T.H.

Schematic Site Plan
KINGSTREE
A MULVANEY GROUP COMMUNITY
CHARLOTTE, NORTH CAROLINA



APPROVED BY COUNTY COMMISSION
DATE: 4/11/2000

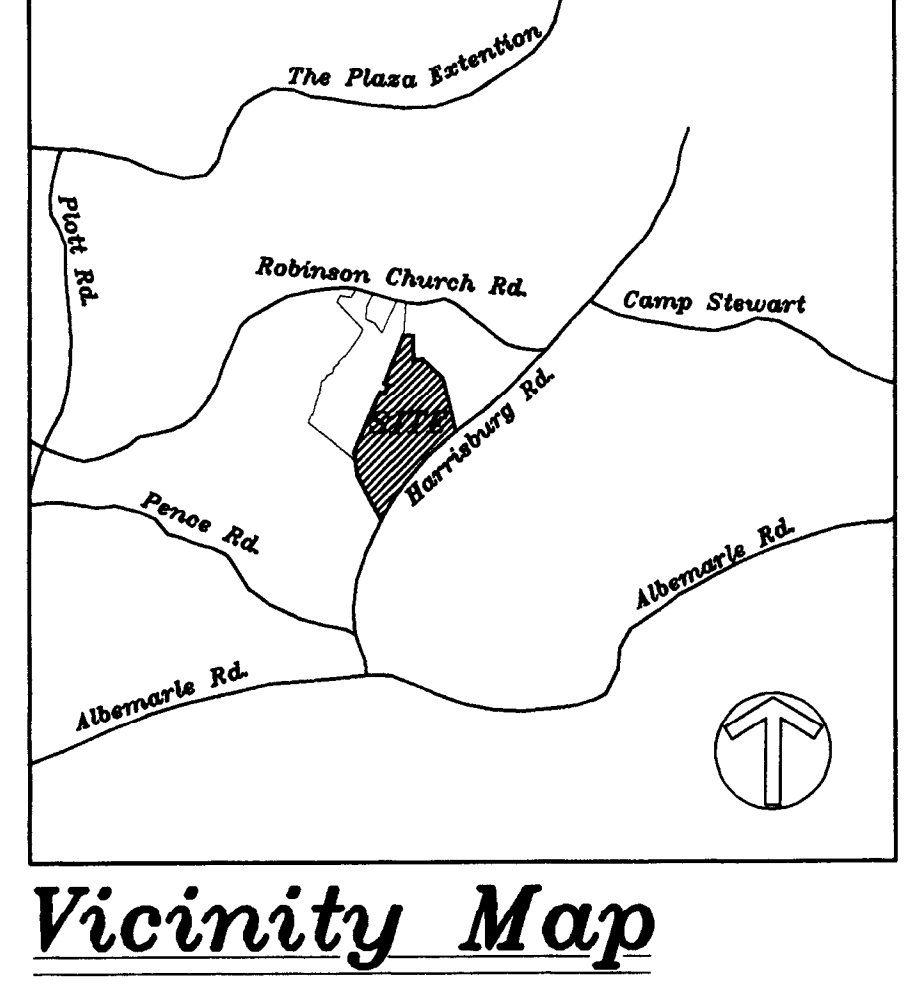
Sheet MRZ-2 of 2

Development Data:

Total Area (Excluding area in R/W): 321.9 Ac.
Existing Zoning: R-3
Proposed Zoning: MX-2
Maximum Proposed Density: 1.287
Proposed Density: 4.0 D.U./Acre
Minimum Open Space Area: 64.4 Ac. (20.0%)

General Notes

- 1. Boundary information from survey by Killough Surveying, dated December 15, 1999. Topographic information from digital topographic information by Mecklenburg County Mapping/GIS services.
- 2. See attached sheets for adjacent property owners.
- 3. The percentage of open space within the project shall meet or exceed the minimum requirements as established in the City of Charlotte Zoning Ordinance.



Vicinity Map

Development Standards

General Provisions
It is intended that this site be developed as a unified development, even though a portion of the site falls within the City of Charlotte F.T.D. which was adopted after the petition was filed. The same notes and site plan will accompany both Charlotte and Mecklenburg County petitions, even though each jurisdiction contains only a portion of the property. If the portions in the Charlotte F.T.D. is not approved, then an administrative site plan revision will be sought for the Mecklenburg County portion to insure compliance with applicable codes.

Minimum Open Space Standards
The building configuration, placement and size as well as the location of all development shown on the Schematic Site Plan (Sheet MRZ-2) are schematic in nature and may be altered or modified during design development and construction document phases. Innovative development standards may be utilized as described in Section 1.206 of the Ordinance. Innovative standards to be utilized include: lot sizes, yard setbacks, street right-of-way widths, single family four-unit or private streets. Site Plan (MRZ-2) shows general locations where standard requirements will not be applied.

Open Space
Open space shall be provided in accordance with the standards of Section 1.206 of the Ordinance, subject to the following:
(1) Buffer areas shall be provided in accordance with the standards of paragraph (a) and (d) below. All areas shall be landscaped, unless otherwise noted.
(2) Where there are existing trees, the Petitioner reserves the right to clear, grade and fill within the first 10 feet on the interior side of the buffer and, where buffer areas are open, the Petitioner reserves the right to grade and create berms.
(3) The Petitioner reserves the right, with all portions of buffer areas, to install utilities and pedestrian paths. However, utility installations may cross buffer areas at angles which are between 75° and 90° to the property line.
(4) No building, parking spaces or manure storage areas (except street crossings) may be placed within the buffer area.
(5) Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared unpaved areas of the buffer shall be landscaped with trees and shrubs.
(6) In the event existing trees or natural vegetation have been cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared unpaved areas shall be landscaped with trees and shrubs. The Petitioner will maintain any remaining areas (above or outside) to establish a visually attractive transition between the existing trees and the new paved materials.
(7) Landscaping areas will be planted and maintained in accordance with the standards set forth in each phase of development taking place on the site.

Landscaping and Open Space
(1) Screening shall conform with the standards and treatments specified in section 12.303 of the Ordinance.
(2) The Petitioner will preserve existing trees within the 100 foot wide landscape area established along Harborside Road as depicted on this sheet, except where removal is required for utilities, etc. Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared unpaved areas shall be landscaped with trees and shrubs. The Petitioner will maintain any remaining areas (above or outside) to establish a visually attractive transition between the existing trees and the new paved materials.
(3) Landscaping areas will be planted and maintained in accordance with the standards set forth in each phase of development taking place on the site.

Methods, Site Yards and Rear Yards
(1) All building construction within the Site shall satisfy or exceed the applicable setbacks, rear yard and side yard requirements established under the Ordinance, except as may be altered under the innovative section of the Ordinance. The Petitioner shall provide a minimum 10 foot setback for all building on lots with existing property lines, except those lots backing up to R-3 zoned Dual Power R/W.

Open Space
(1) Open space shall be provided in accordance with the standards of Section 1.206 of the Ordinance. Open space shall be provided in the form of a minimum 30% open space (30 acres). This open space shall be primarily provided in its natural state to serve as a water buffer, wildlife and plant habitat, and passive recreation area. Active recreation areas shall be provided in the form of a minimum 10% "open" area of natural periodic use, as shown on MRZ-2. A minimum of 15 points of pedestrian access shall be provided to the passive open space generally on adjacent property lines. A trail system may be provided within "unimproved" open space, and a ball field may also be provided.

Access Points
Direct vehicular access to the Site from Harborside Road will be limited to access points shown on the Technical Data Sheet (2) within this petition, one within that portion within the City of Charlotte (F.T.D.) and will be located in the general vicinity of the intersection of Harborside Road and Robeson Church Rd. (2) private streets, and any other modifications required to accommodate final site and architectural plans and design. All driveway access and any other modifications shall be approved by the County Engineering Department. If applicable, North Carolina Department of Transportation.

Interior Street Pattern
The street pattern shown on the Schematic Site Plan (Sheet MRZ-2) is schematic in nature and may be altered or modified during the design development and construction document phases.

Utilities
(1) The parking spaces depicted on the Schematic Site Plan (Sheet MRZ-2) may vary from layout and location shown, in all events, will be sufficient to satisfy the minimum off-street parking standards established under the Ordinance, including Section 12.303(a) and (b) of the Ordinance.
(2) No parking will be permitted within buffer areas.

Lighting
(1) All landscaping lighting fixtures installed along public streets within the Site will be uniform in design.
(2) Except for public street lights, the maximum height of any freestanding lighting fixture, including to base, shall not exceed 20 feet in height.
(3) All direct lighting within the Site shall be designed such that direct illumination does not extend past the perimeter of the Site. Means for controlling light spillage to the adjacent property shall be provided.
(4) Light fixtures for construction will include intensity, control angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards Harborside Road and adjacent properties.

Signs
(1) A uniform sign and graphic system will be employed throughout the Site.
(2) All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

Fire Protection
Adequate fire protection in the form of hydrants will be provided to the Mecklenburg County Fire Marshal's standard specifications.

Construction
(1) Development taking place within the Site will be subject to covenants and restrictions created by Master Owner's Association and subject to the provisions of the Master Owner's Association to provide for maintenance of the exterior walls and exterior structures on all attached lots.
(2) Provide for maintenance of the exterior walls and exterior structures on all attached lots.
(3) Provide for maintenance of the exterior walls and exterior structures on all attached lots.
(4) Erosion or otherwise provided to the satisfaction of the Petitioner and approved by the Master Owner's Association. Any sub-association representing a group of owners in a particular area or project may be formed by the Master Owner's Association. A sub-association may be a member of the Master Owner's Association. By its way of exercising a sub-association, a sub-association may be a member of the Master Owner's Association other than all owners of the Site within a single family project.
(5) Covenants, restrictions and other limitations shall be provided by the Master Owner's Association and shall be enforceable by the Master Owner's Association or by any sub-association or public body that be owned and maintained by the Master Owner's Association.
(6) These documents may contain other covenants, restrictions and shall be in accordance with the standards of the Ordinance and shall be enforceable by the Master Owner's Association or by any sub-association or public body that be owned and maintained by the Master Owner's Association.

Storm Drainage Management and Flowage
The storm water runoff from the Site shall be controlled in accordance with the standards imposed by the Mecklenburg County Engineering Department. A detention facility may be shared between users.

Required Design Buffers ("SWIM" Buffers)
The site has also been designed to exceed the SWIM buffers in most areas, and to provide design buffers which are smaller than those required by the Ordinance. The U.S. Army Corps of Engineers shall be contacted regarding floodway, wetland, and water quality permits.
(1) A minimum 30 foot buffer shall be provided between the Site and any water bodies.
(2) No storm water detention and filling in floodway fringe will be allowed, except as necessary for required flood control.

Amendments to Ordinance
The Ordinance shall be amended to conform with the provisions of these Development Standards. A petition for the Ordinance shall be filed with the Board of Zoning Adjustment and the Board of Planning and Development.

Final Date of the Ordinance
(1) If the Petitioner's Ordinance Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall remain in effect until the summer provided under the Ordinance. The Ordinance shall be amended to conform with the provisions of these Development Standards and their respective laws, orders, personal representations, successors in interest and assigns.
(2) Throughout these Development Standards, the terms "Petitioner" and "Owner" shall be deemed to include the heirs, assigns, personal representatives, successors in interest and assigns of the Petitioner and the current and subsequent owners of the Site, from time to time, may be involved in any future development of the Site.

Development Standards (continued)

Final Date of the Ordinance
(1) If the Petitioner's Ordinance Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall remain in effect until the summer provided under the Ordinance. The Ordinance shall be amended to conform with the provisions of these Development Standards and their respective laws, orders, personal representations, successors in interest and assigns.
(2) Throughout these Development Standards, the terms "Petitioner" and "Owner" shall be deemed to include the heirs, assigns, personal representatives, successors in interest and assigns of the Petitioner and the current and subsequent owners of the Site, from time to time, may be involved in any future development of the Site.

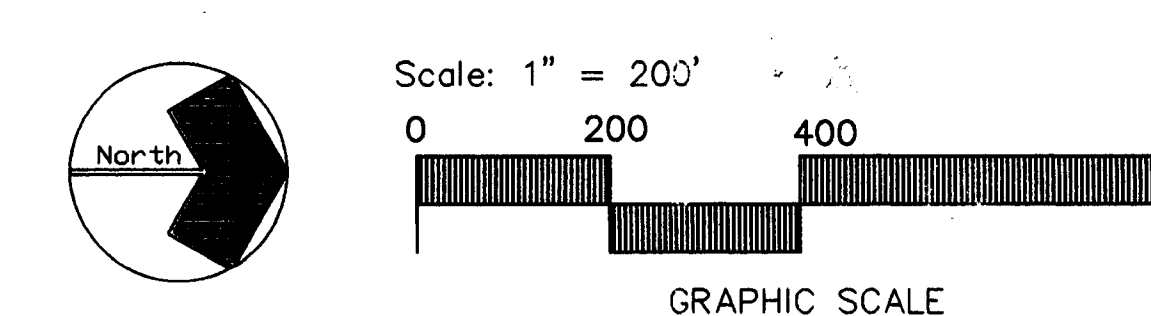
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- # *Key reference to adjacent property owners (see attached sheet).
- PA *Key reference to a min. 15 points of pedestrian access to the open space.

CURVE	RADIUS	LENGTH	CHORD	BEARING
D1	1731.05	154.44	186	S 58°18'38" W
D2	2100.06	357.44	358.39	S 43°13'46" W
D3	2609.04	199.70	199.60	S 67°18'52" W

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	55.33	N13°57'22"E	L30	59.55	N07°41'54"W
L2	43.04	N36°27'15"E	L31	25.58	N36°38'46"E
L3	44.53	N23°08'44"E	L32	33.92	N77°28'45"E
L4	59.32	N45°59'13"E	L33	73.21	N49°32'23"E
L5	48.73	N24°24'17"W	L34	63.09	N33°27'23"E
L6	75.92	N2°14'24"E	L35	191.92	N33°24'24"E
L7	147.37	N24°48'19"E	L36	23.55	N12°19'14"E
L8	92.76	N0°15'11"E	L37	114.69	N42°34'36"E
L9	39.55	N20°21'32"E	L38	36.35	N11°25'53"E
L10	29.15	N0°39'07"W	L39	93.81	N46°16'37"E
L11	33.80	N42°22'31"E	L40	28.86	N12°49'22"E
L12	76.34	N06°04'08"E	L41	28.56	N88°37'59"E
L13	72.62	N24°44'12"E	L42	49.79	N10°00'28"E
L14	45.76	N20°15'20"E	L43	25.93	N10°00'28"E
L15	206.17	N12°21'47"E	L44	81.99	N45°58'47"E
L16	113.86	N14°17'07"E	L45	201.03	N09°13'30"E
L17	26.05	N34°36'15"E	L46	29.55	N00°43'30"E
L18	126.70	N02°52'45"E	L47	54.25	N41°00'07"E
L19	26.86	N26°25'07"W	L48	68.86	N24°51'00"E
L20	42.79	N18°20'28"E	L49	47.78	N44°22'04"E
L21	105.09	N42°10'07"E	L50	103.47	N16°31'15"E
L22	103.14	N48°05'05"E	L51	49.15	N16°46'44"E
L23	44.71	N07°39'31"W	L52	35.12	N59°55'10"E
L24	84.62	N64°42'20"E	L53	76.31	N19°22'11"E
L25	169.35	N64°12'20"E	L54	16.37	N52°12'38"E
L26	42.88	N32°44'09"E	L55	45.20	N29°27'22"E
L27	102.48	N09°05'44"E	L56	49.46	N09°11'59"W
L28	158.82	N45°24'28"E	L57	34.56	N66°17'28"E
L29	73.53	N56°22'47"E	L58	43.03	N17°46'20"E
L59			L60	59	S 87°03'33" E
L60			L61	6	N 67°11'38" W
L61			L62	8	S 20°09'17" W
L62			L63	2	S 49°03'53" W
L63			L64	3	S 39°19'59" W
L64			L65	3	S 38°08'25" W
L65			L66	3	S 38°26'27" W

Technical Data Sheet
KINGSTREE
A MULVANEY GROUP COMMUNITY
CHARLOTTE, NORTH CAROLINA



APPROVED BY COUNTY COMMISSION
DATE: 4/11/2000

Sheet MRZ-1 of 2



DPR ASSOCIATES, INC.
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420 HIGHLAND PARK
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704/333-1034
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REMOVED ALL REFERENCES TO 3-STORY CONDOMINIUM UNIT - 41100