

CURVE TABLE		CURVE TABLE	
CURVE LENGTH	RADIUS	DELTA	TANGENT CH. BEARING
C1 15.47	14368.94	00°03'42"	7.741 S 37°45'49" W 13.47
C2 175.47	14368.94	00°41'59"	87.741 S 37°20'58" W 175.47
C3 848.18'	30379.79'	15°59'13"	426.861 N 44°44'49" W 845.43'

LINE TABLE	
LINE	DISTANCE
L1	51'46'04" E 61.49
L2	37'47'01" E 84.56
L3	59'16'01" W 30.00
L4	79'00'49" E 66.54

**GENERAL NOTES**

- Unless more stringent standards are established by this Technical Data Sheet or these Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the MX-1 zoning district classification shall be followed in connection with development taking place on the Site.
- The configurations, placements and sizes of the buildings outlined on the Schematic Site Plan accompanying this Rezoning Petition are schematic in nature and, subject only to the provisions set forth below, may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations.
- Permitted Uses**
1. Single-Family Attached
  2. Single-Family Detached
  3. Up to 330 attached or detached dwelling units may be constructed together with any incidental or accessory structures permitted under the Ordinance in the MX-1 District.
  4. Commercial uses shall not be permitted.
  5. The single family attached and detached homes will be "for sale" units.
  6. In developing the project envisioned by this Technical Data Sheet, the Petitioner shall comply with the phasing requirements of Section 11.206(2) of the Ordinance, and the requirement of Section 11.206(3) of the Ordinance that at least 50% of the dwelling units in an MX-1 district must be detached dwellings.
- Buffers and Common Open Space**
1. Petitioner is willing to dedicate the Managed Use Zone and the Streamline Zone of the 100' S.W.I.M. Buffer to Mecklenburg County Parks and Recreation.
  2. Petitioner reserves the right to install pedestrian sidewalks or pathways, walls, berm, fences, and utility lines and facilities within the buffer areas and common open space.
  3. No buildings, parking spaces or maneuvering areas may be located within buffer areas.
  4. Internal buffers shall not be required between single-family attached and single-family detached units.
  5. Petitioner reserves the right to replace the 30' Class C Buffer area with the use of an earthen berm or a solid masonry wall, both with a minimum height of 6 feet.
  6. The petitioner will provide a 30' Class C Buffer along the length of I-485 except for the area occupied by the proposed public road as shown on this Technical Data Sheet.
  7. The proposed improvement to the common open space, which consist of a pedestrian path, is depicted on the revised Technical Data Sheet. Pedestrian connections to the common open space will be provided by the pedestrian path.
- Setbacks, Side Yards and Rear Yards**
1. Building setbacks will be established in the manner depicted on this Technical Data Sheet.
  2. The Petitioner agrees to 40 foot rear yards on those lots that are adjacent to parcels zoned R-3, provided, however, that the Petitioner reserves the right to reduce these rear yards in the event the adjacent parcels are rezoned. Should the adjacent parcels be rezoned and the Petitioner determine, in its discretion, to reduce the 40 foot rear yards, the size of these rear yards cannot be less than the minimum rear yards imposed on the adjacent parcels under their new zoning classification.
- Parking**
- Off street parking spaces will satisfy the minimum standards established under the Ordinance.
- Lighting**
- All freestanding lighting fixtures will be uniform in design.
- Landscaping**
- Street trees shall be provided at a minimum of 50' O.C. on Public and Private R/W.
- Signs**
- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- Access Points and Streets**
1. The number of vehicular access points to the Site shall be as depicted on this Technical Data Sheet.
  2. The placements and configurations of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs.
  3. The Petitioner reserves the right to use private streets in lieu of public streets.
  4. The Petitioner shall fund the construction of a left turn lane from Caldwell Road into the Site at the approximate location depicted on the Technical Data Sheet and Schematic Site Plan. The Petitioner shall make good faith efforts to acquire additional road right of way from adjacent landowners, as necessary to accommodate pavement tapers for the proposed left turn lane.

5. The Petitioner will commit to dedicate a 35 foot right of way from center line for a minor thoroughfare. The Petitioner will construct at its expense a sidewalk five feet in width along that portion of Caldwell Road that directly abuts the Site. The Petitioner will also construct at its expense curb and gutter and other collector street improvements to that portion of Caldwell Road that directly abuts the Site.
  6. The Petitioner commits to contributing the sum of \$5,000.00 to the cost of improving certain intersection in the vicinity of the Site.
- Storm Water Management**
1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the Mecklenburg County Engineering Department.
  2. Since development lies within a regulated floodplain, no storm water detention is required on this Site.
- Amendments to Rezoning Plan**
- Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.
- Binding Effect of the Rezoning Application**
- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**DEVELOPMENT DATA**

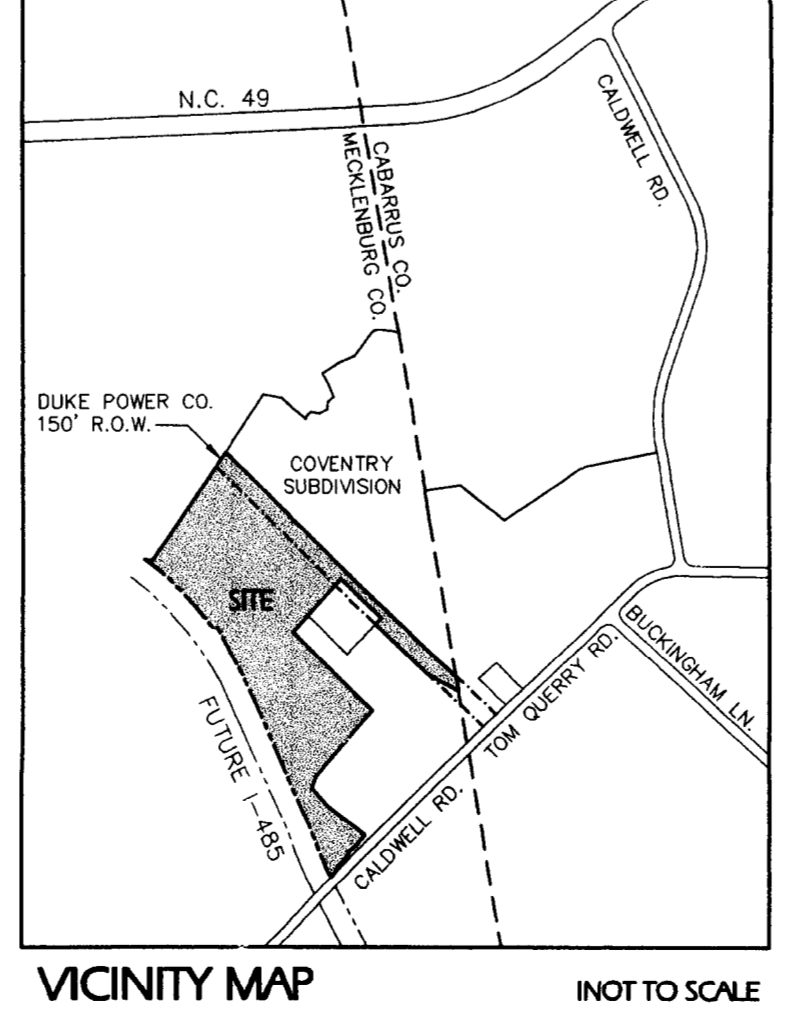
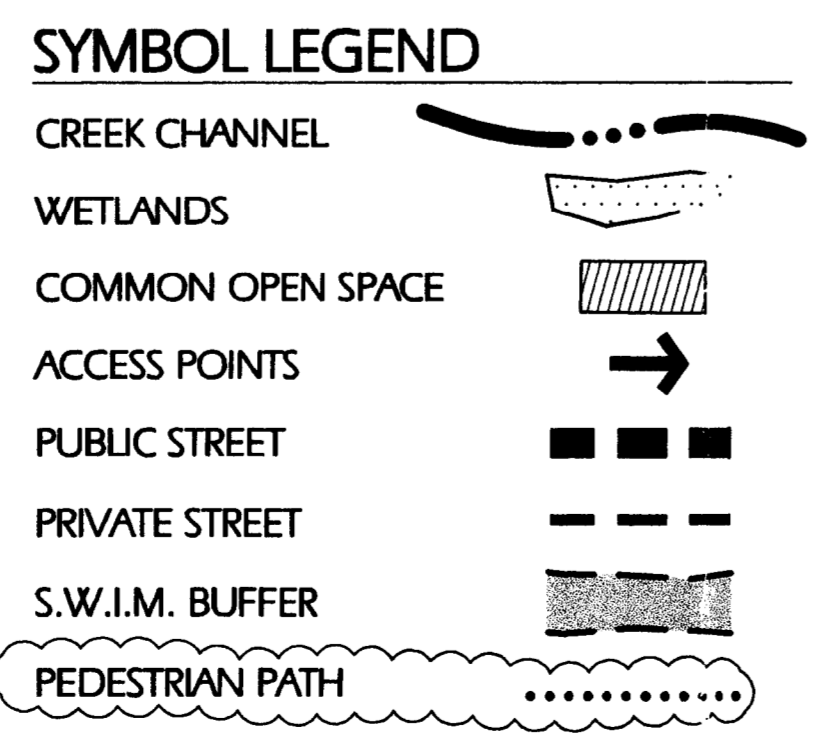
TOTAL SITE AREA	66.11 AC
EXISTING ZONING	R-3
PROPOSED ZONING	MX-1
MAX. # UNITS	330
MAX. # ATTACHED UNITS	165
MAX. DENSITY	4.99DU/AC
PROPOSED OPEN SPACE	18.5 AC (28%)
REQUIRED OPEN SPACE	6.61 AC (10%)

**INNOVATIVE STANDARDS**

MINIMUM LOT SIZE (SF DETACHED)	3,000 SF
MIN. FRONT SETBACK (SF DETACHED)	10'
MIN. FRONT SETBACK (SF ATTACHED)	10'
MIN. SIDE YARD	3'
MIN. REAR YARD (SF DETACHED)	20' (internal) 40' (external)
MIN. REAR YARD (SF ATTACHED)	10'
MIN. LOT WIDTH (SF DETACHED)	30'

**PARKING SUMMARY**

TYPICAL MODULE	9' x 20'
# SPACES REQUIRED	2/UNIT



TURNBULL DESIGN GROUP, P.A.

Landscape Architecture  
Land Planning

2108 South Boulevard, Suite 100, Charlotte, North Carolina 28203  
Phone: 704.629.4600 Fax: 704.622.8882

Revisions:  
1. 10/10/2000 SPT Per Staff Comments  
2. 12/07/00 SPT Per Staff Comments

Scale: 1" = 100'  
Date: 8/18/00  
Drawn By: TEP  
Designed By: TEP  
Job No.: 0032

TECHNICAL DATA SHEET - PETITION # 2000-18(C)  
**CALDWELL PROPERTY II**  
MECKLENBURG COUNTY, NORTH CAROLINA  
CROSLAND LAND COMPANY, 141 SCALEYBARK ROAD, CHARLOTTE, NC 28209

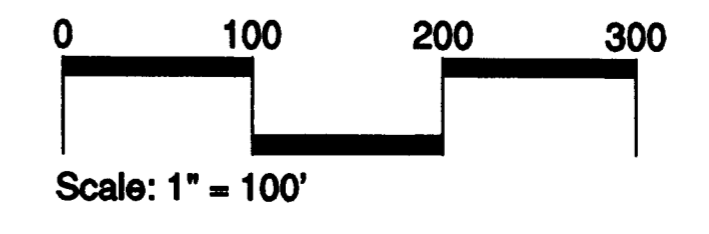
00-18C  
12-7-00

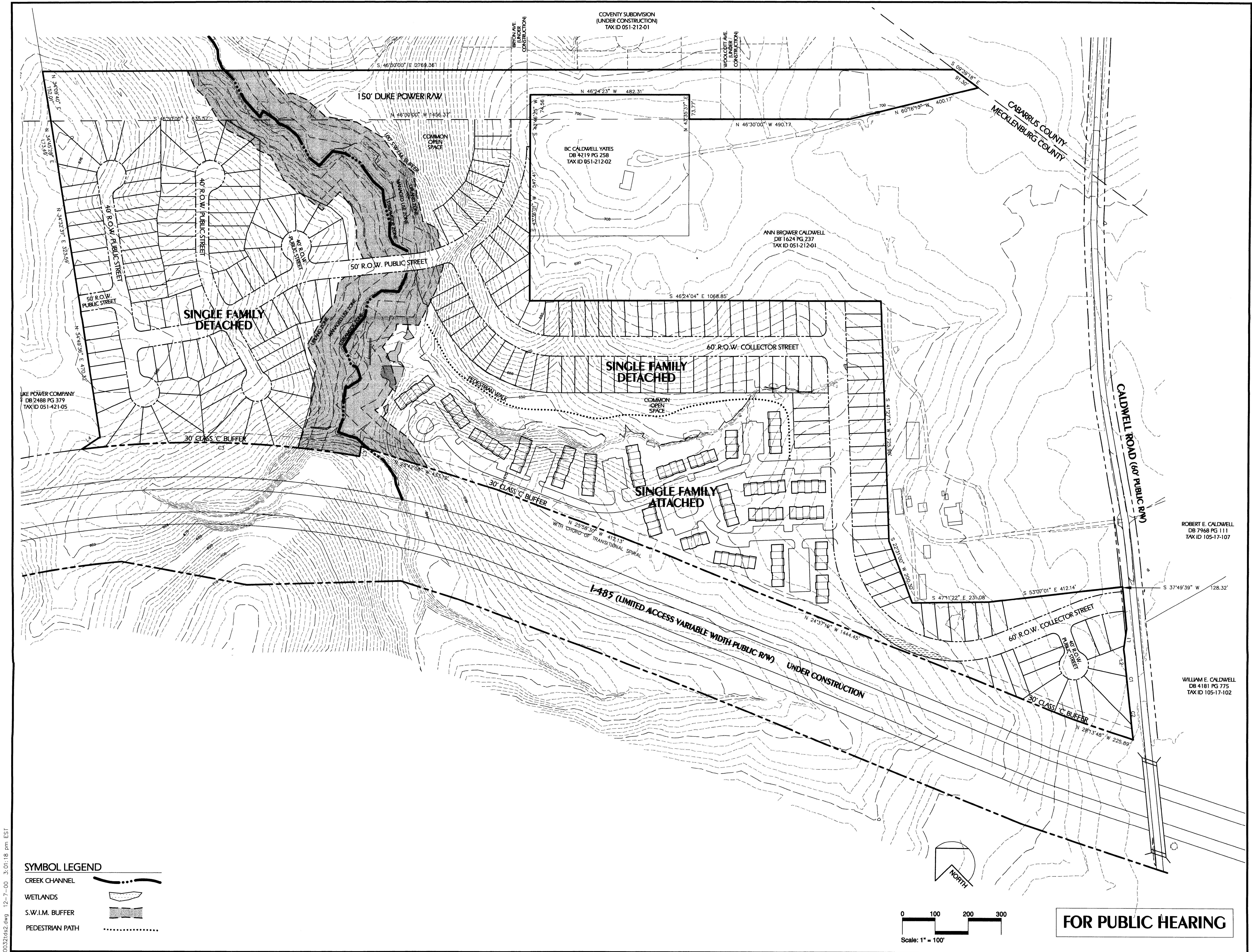
Sheet No. **1**  
of 2

003218c.dwg 12-7-00 3:01:18 pm EST

**FOR PUBLIC HEARING**

APPROVED BY COUNTY COMMISSION  
DATE 12/12/00

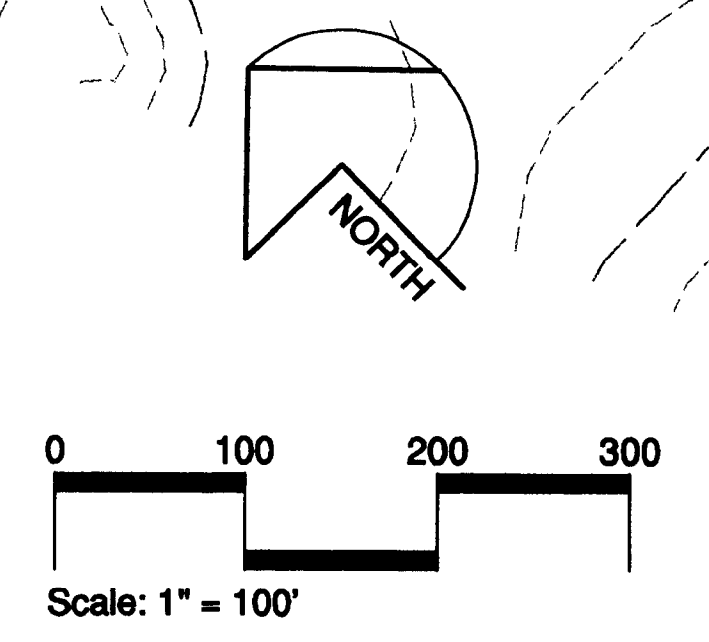




00321d62.dwg 12-7-00 3:01:18 pm EST

**SYMBOL LEGEND**

CREEK CHANNEL	
WETLANDS	
S.W.I.M. BUFFER	
PEDESTRIAN PATH	



**FOR PUBLIC HEARING**

TURNBULL  
DESIGN  
GROUP, P.A.  
Landscape Architecture  
Land Planning  
2108 South Boulevard, Suite 110, Charlotte, North Carolina 28203  
Phone: 704/659-6600 Fax: 704/622-0882

Revisions:  
1. 10/17/00 SRT Per Staff Comments  
2. 12/07/00 SRT Per Staff Comments  
3. 12/07/00 SRT Per Staff Comments

Scale: 1" = 100'  
Date: 8/18/00  
Drawn By: TEP  
Designed By: SRT  
Job No.: 0032

**SCHEMATIC SITE PLAN - PETITION #2000-18(C)**  
**CALDWELL PROPERTY II**  
MECKLENBURG COUNTY, NORTH CAROLINA  
CROSLAND LAND COMPANY, 141 SCALEYBARK ROAD, CHARLOTTE, NC 28209

Sheet No.  
**2**  
of 2