

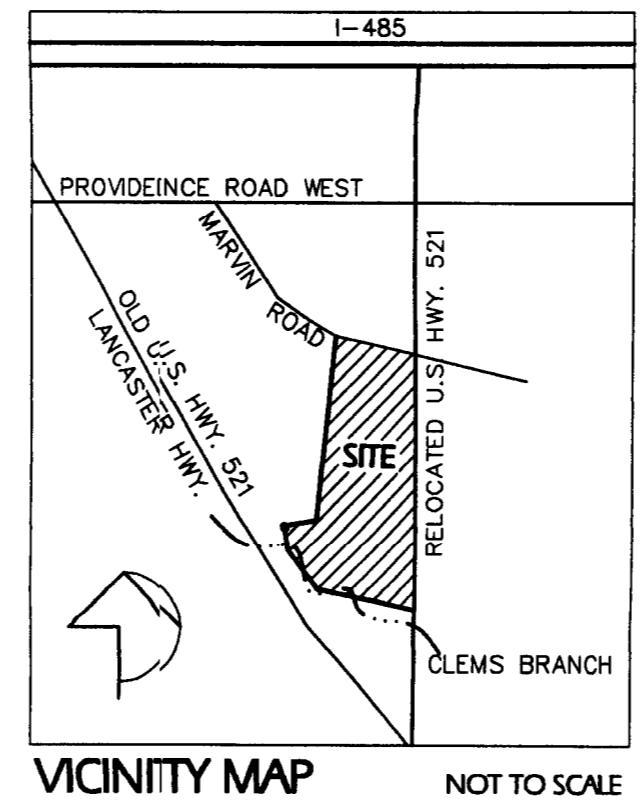
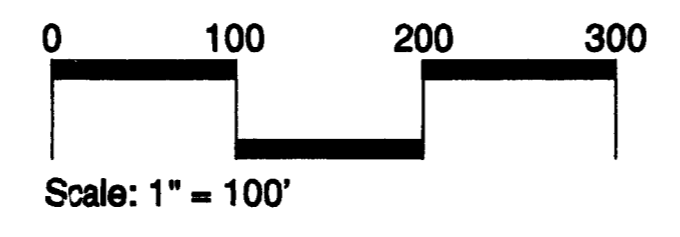
RELOCATE EXISTING SINGLE FAMILY HOUSE TO THIS LOCATION WITH PROPOSED DRIVEWAY ACCESS OFF OF MARVIN ROAD

GRACE COVENANT CHURCH (PROPOSED)

PROPOSED RIGHT IN/RIGHT OUT

RELOCATED U.S. HWY. 521

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INNOVATIVE DEVELOPMENT STANDARDS

Pursuant to Section 11.208 of the Ordinance, the Petitioner seeks to obtain the approval of its use of the following Innovative Development Standards in connection with the development of the Site concurrently with the approval of its Rezoning Petition.

SINGLE FAMILY DETACHED HOMES

PUBLIC STREET R.O.W.	45' or 50'
MINIMUM LOT SIZE	3,000 SF
MIN. FRONT SETBACK	2'
MIN. SIDE YARD	3' (INCL. CORNER LOTS)
MIN. REAR YARD	10'
MIN. LOT WIDTH	30'
MAX. BLDG. HEIGHT	40' (MAX. 3 STORIES)
INTERNAL BUFFER	0'
SWIM CLUB PARKING	1 SPACE/200 SF (SF OF POOL WATER SURFACE)

SINGLE FAMILY ATTACHED HOMES

PUBLIC STREET R.O.W.	45' or 50'
MIN. FRONT SETBACK	2'
MIN. SIDE YARD	3' (INCL. CORNER LOTS)
MIN. REAR YARD	10'
MIN. LOT WIDTH	16'
MAX. BLDG. HEIGHT	45' (MAX. 3 STORIES)
INTERNAL BUFFER	0'
SWIM CLUB PARKING	1 SPACE/200 SF (SF OF POOL WATER SURFACE)

DEVELOPMENT DATA

GROSS SITE AREA	37.32 AC.
NET R.O.W. SITE AREA	36.441 AC.
EXISTING ZONING	R-3
PROPOSED ZONING	MX-2
MAX. SINGLE-FAMILY ATTACHED	160 TOWNHOMES
MAX. SINGLE-FAMILY DETACHED	125 LOTS
TOTAL DWELLING UNITS	285 D.U. MAX.
DENSITY/ GROSS AC.	7.6 D.U./AC.
OPEN SPACE PROPOSED	5.45 AC. (15%)
MIN. OPEN SPACE REQUIRED	3.73 AC. (10%)
MIN. BUILDING SEPARATION	16' (ATTACHED UNITS ONLY)

SYMBOL LEGEND

	CREEK CHANNEL
	ALLEY
	PRIVATE STREET
	PUBLIC STREET
	COMMON OPEN SPACE/AMENITY AREA
	SINGLE-FAMILY ATTACHED
	SINGLE-FAMILY DETACHED

GENERAL NOTES

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the MX-2 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 and 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 and street locations may also be modified to accommodate final building locations.

Permitted Uses

- The Site may only be devoted to the following uses:
- 160 Single-Family attached units
 - 125 Single-Family detached units
- Up to 285 attached or detached dwelling units may be constructed on the Site, together with any incidental or accessory structures permitted under the Ordinance in the MX-2 District. Commercial uses shall not be permitted.

Buffers

1. Buffer areas 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.
2. Petitioner reserves the right to install pedestrian sidewalks or pathways, walls, berm, fences, and utilities within the buffer areas.
3. Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.
4. No buildings, parking spaces or maneuvering areas may be located within buffer areas.
5. Internal buffers shall not be required between single-family attached and single-family detached units.
6. There shall be no buffers around the relocated existing single family home internal or external to the Site.

Setbacks, Side Yards and Rear Yards.

1. Building setbacks off of Marvin road will be established in the manner depicted on this Technical Data Sheet.
2. Lots abutting the western property boundary will be restricted to a 40' min. rear yard and 6' side yard as shown on this Technical Data Sheet.
3. Detached garages and other accessory structures may be located within the required yards.
4. Lots abutting the Hwy. 521 R.O.W. will maintain the 30' setback for primary structures and will allow for detached garages to be located within the setback at a minimum of 3' from the Hwy. 521 R.O.W.

Parking & Alleys

1. Off street parking spaces will satisfy the minimum standards established under the Ordinance.
2. All lots abutting an alley shall be accessed by the alley with the exception of single family detached corner lots which may have garages which are accessed off of the public street which forms the side property line of the lot.

Lighting

All freestanding lighting fixtures will be uniform in design.

Landscaping

1. Street trees shall be provided at a minimum of 50' O.C.
2. One 2" caliper tree will be provided in the rear yard on each lot of which the rear lot line abuts the Hwy. 521 R.O.W.
3. The Petitioner commits to providing landscaping along Marvin Road to satisfy the minimum requirements of the City of Charlotte Tree Ordinance.
4. Street trees within street R.O.W.'s shall count toward the requirements of the City of Charlotte Tree Ordinance.

Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

Access Points

1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.
2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation/CDOT.
3. This site shall have no direct access to Hwy. 521.

Street Improvements

1. Petitioner agrees to construct improvements to Marvin Road which shall include the following: Pavement widening for one-half of residential collector cross section, construction of a concrete median from the existing median at Hwy. 521 to a point 50 feet west of the easternmost entrance to the site to main entrance, curb & gutter, storm drainage, sidewalk and street tree plantings.
2. The Petitioner commits to installing a 5' sidewalk within the 30' setback and R.O.W. along Marvin Road. The sidewalk will be meandering in character to preserve existing trees.
3. The Petitioner reserves the right not to install the sidewalk along Hwy. 521 per section 11.208 of the Ordinance.
4. The petitioner reserves the right to modify the street R.O.W. at the subdivision approval process to select either the recently approved 45' R.O.W. Standard shown or the 50' R.O.W. Standard.
5. The petitioner reserves the right to reduce site triangles as permitted by CDOT.
6. The minimum intersection centerline separation distance shall be 100'.

Storm Water Management

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

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 5 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.

Common Open Space

Improvements to common open space will be made through the addition of landscaped greens, a pool and cabana, sidewalks, and street trees.

APPROVED BY CITY COMMISSIONER DATE 11/20/00

TURNBULL DESIGN GROUP, P.A.
Landscape Architecture
Land Planning
2108 South Boulevard, Suite 100, Charlotte, North Carolina 28203
Phone: 704/529-6500 Fax: 704/529-0882

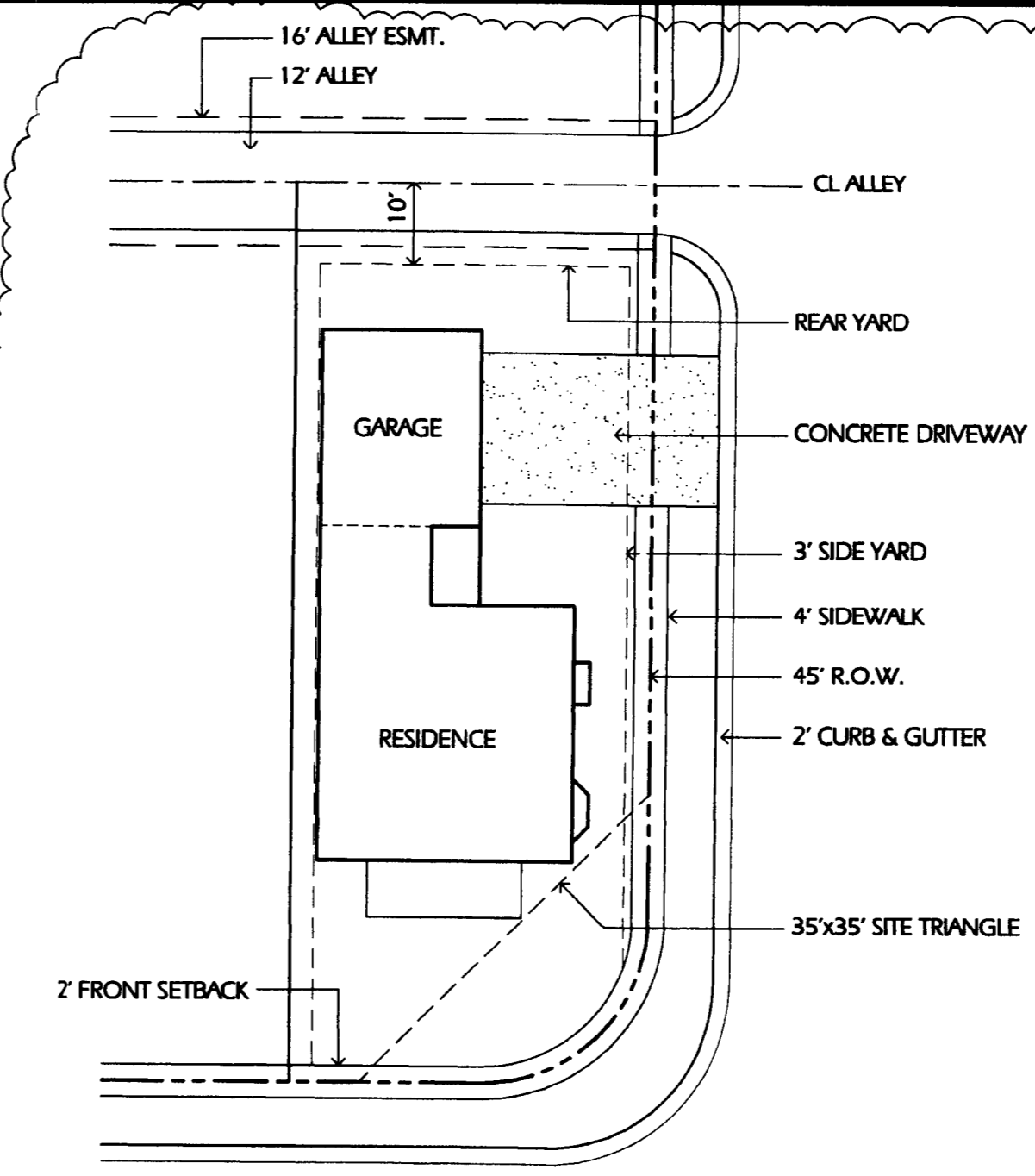
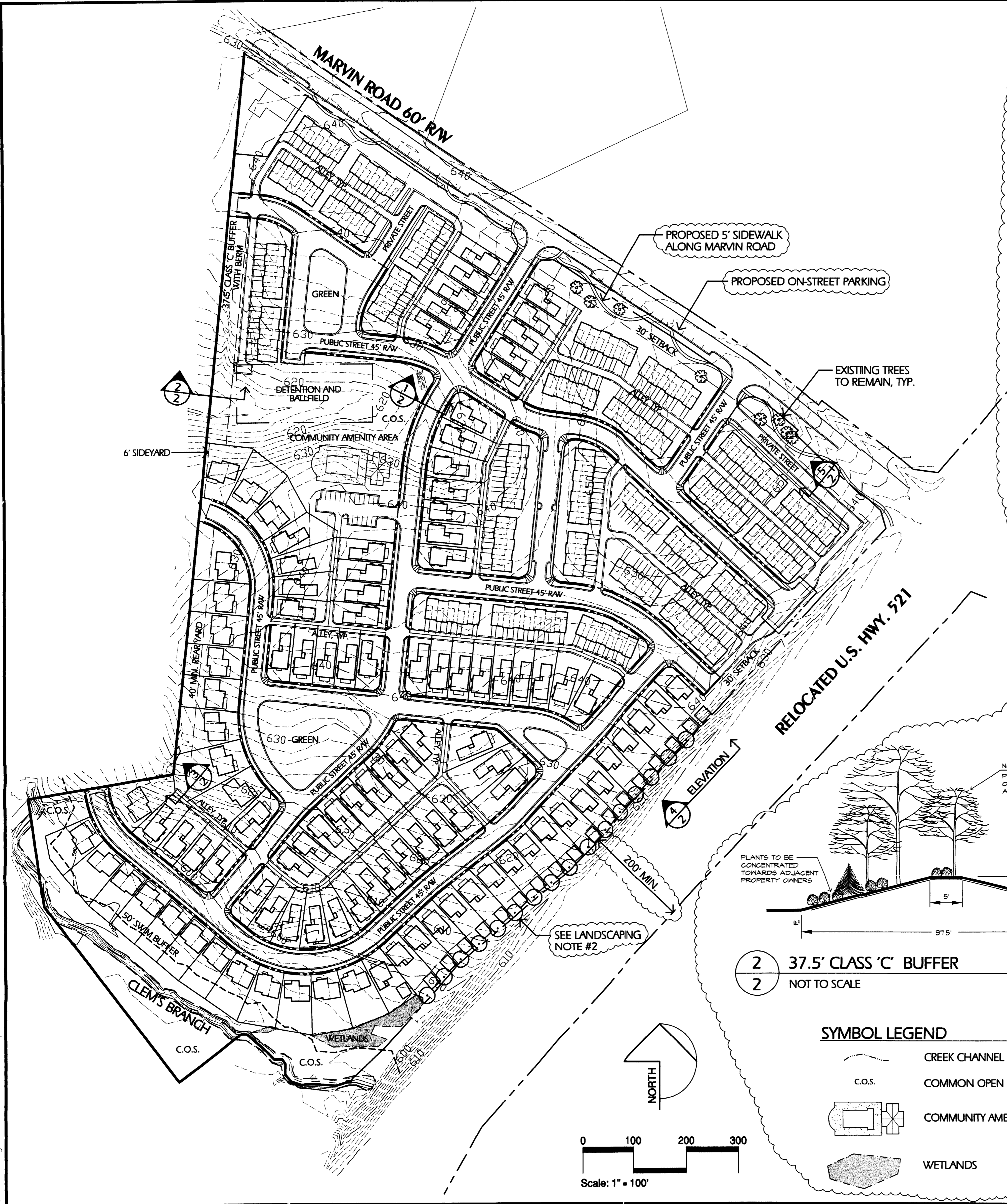
Revisions:
1. 4/20/00 PER CHPC STAFF COMMENTS
2. 8/18/00 PER CLIENT REVIEW AND COMMENTS
3. 9/22/00 PER CHPC STAFF REVIEW COMMENTS

Scale: 1" = 100'
Date: 1/28/00
Drawn By: TEP
Designed By: SRT
Job No.: 9977

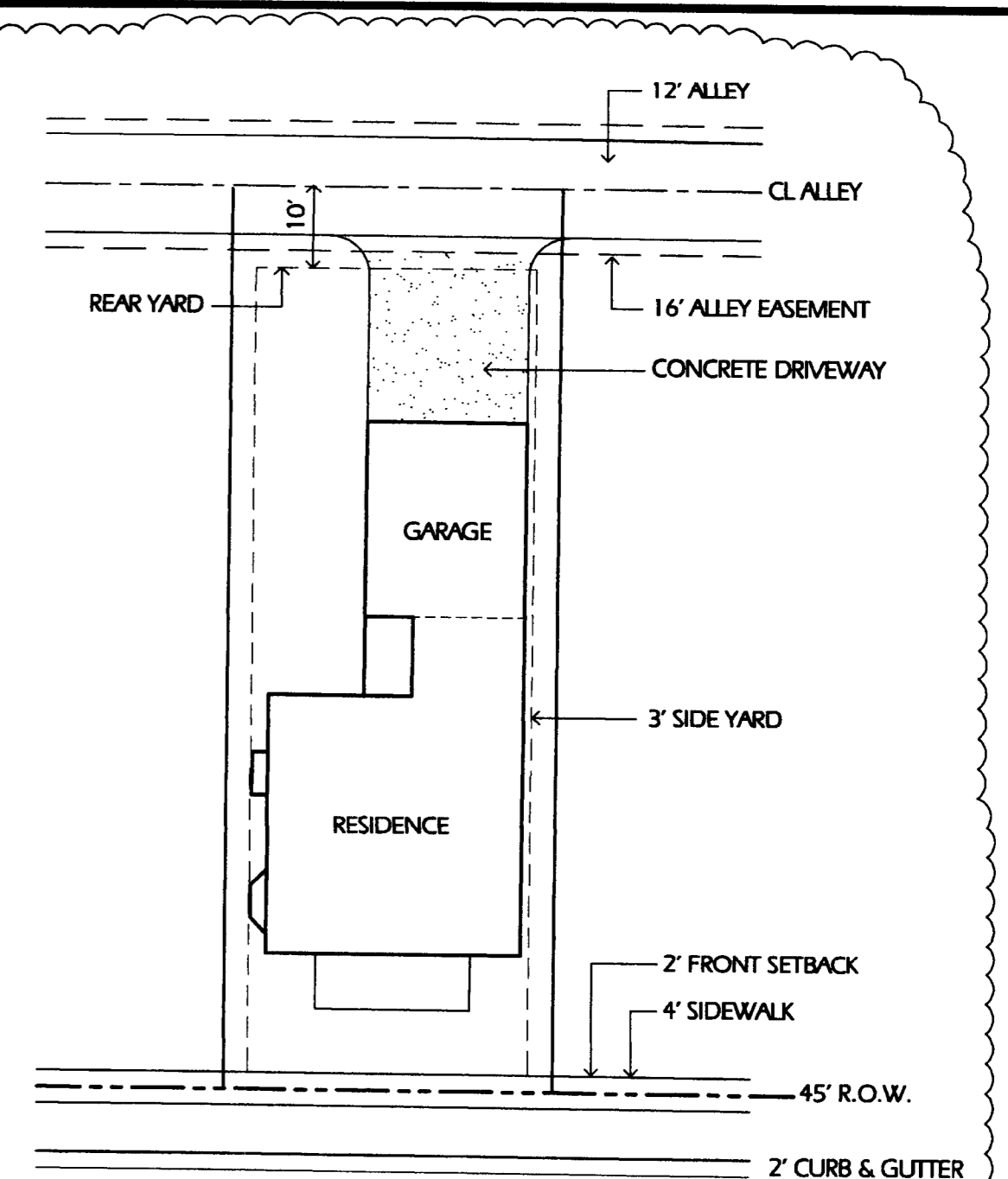
TECHNICAL DATA SHEET - PETITION #00-76
KINGSLEY
CITY OF CHARLOTTE: (E.T.I.), NORTH CAROLINA
CROSSLAND LAND COMPANY, 141 S CALEYBARK ROAD, CHARLOTTE, NC 28209

Sheet No. 1 of 2

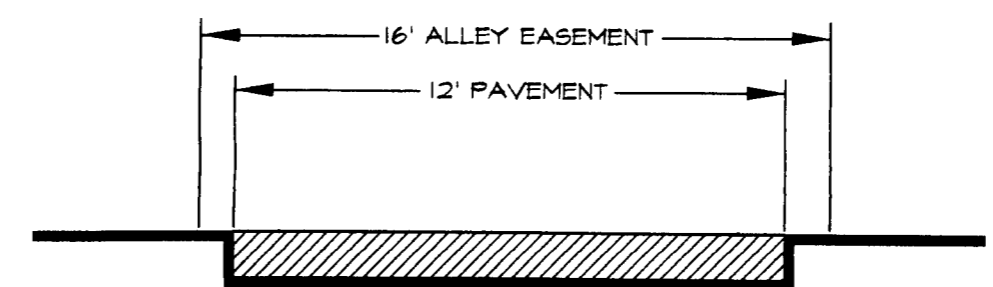
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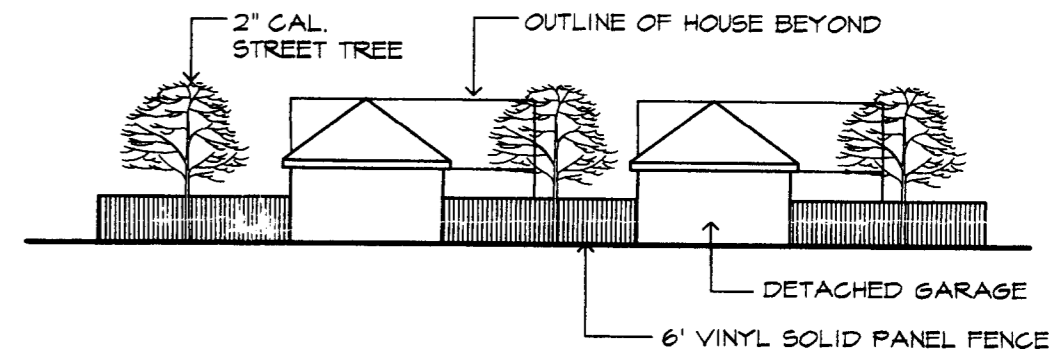
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SCALE: 1"=20'



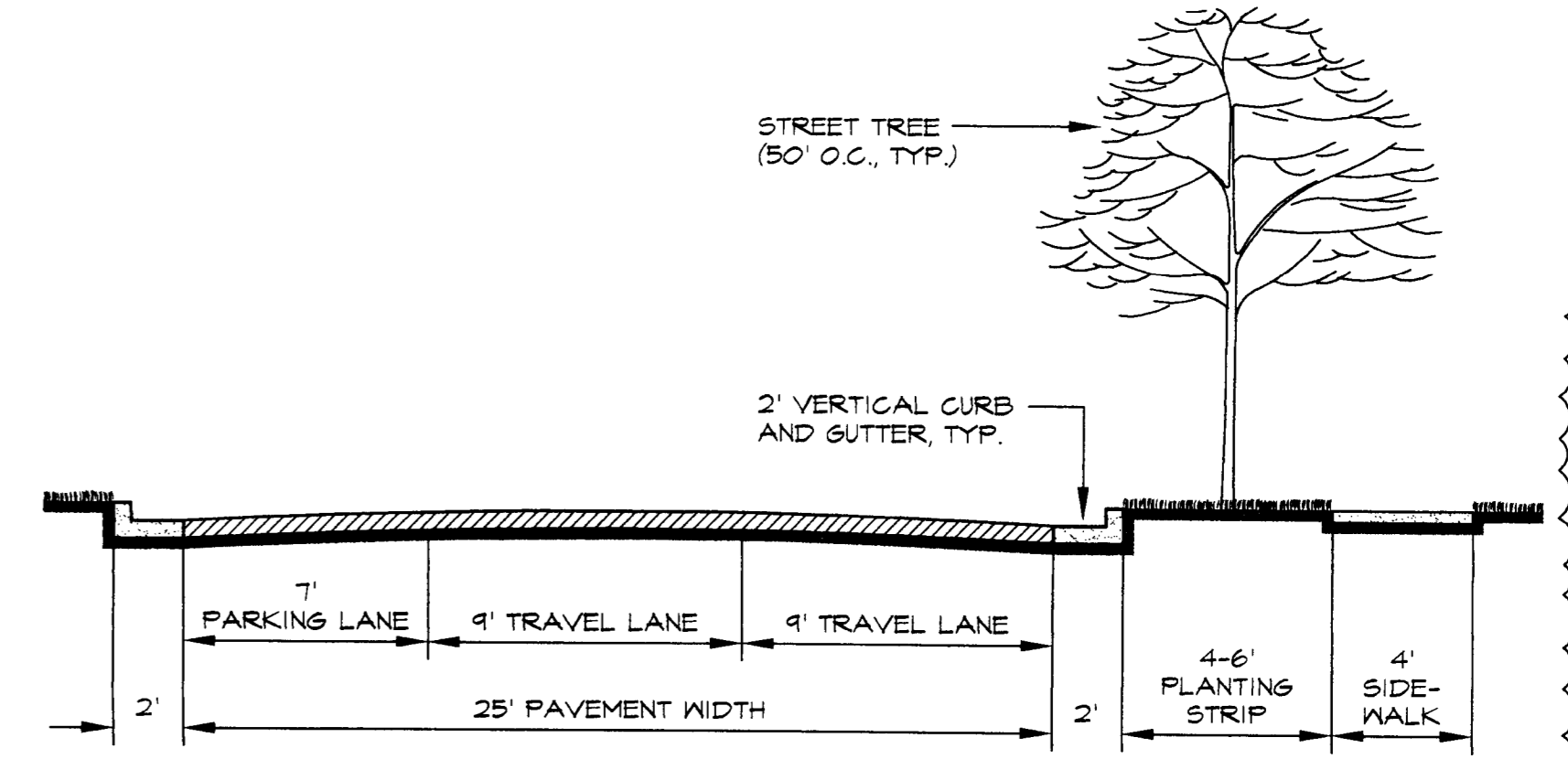
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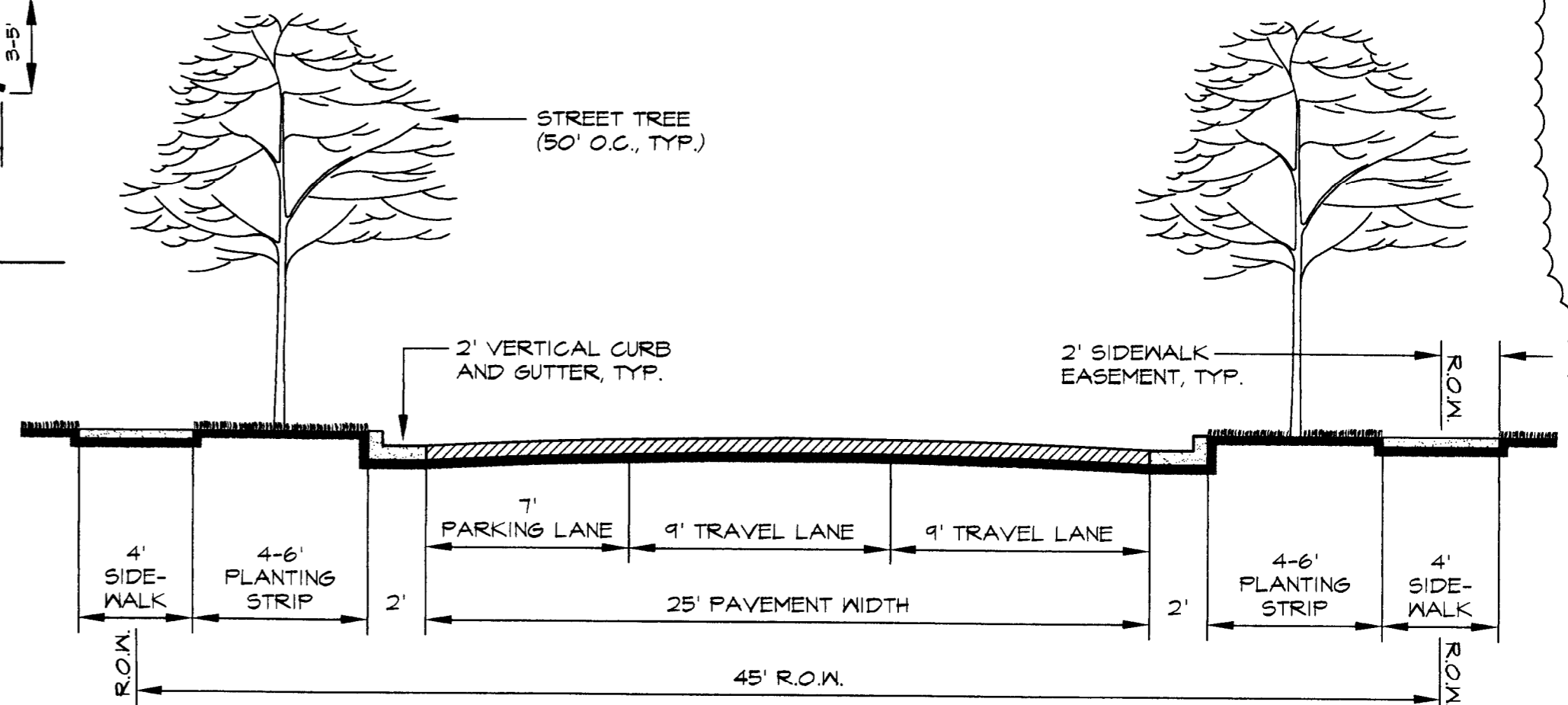
3 ALLEY CROSS SECTION, TYP.
2 NOT TO SCALE



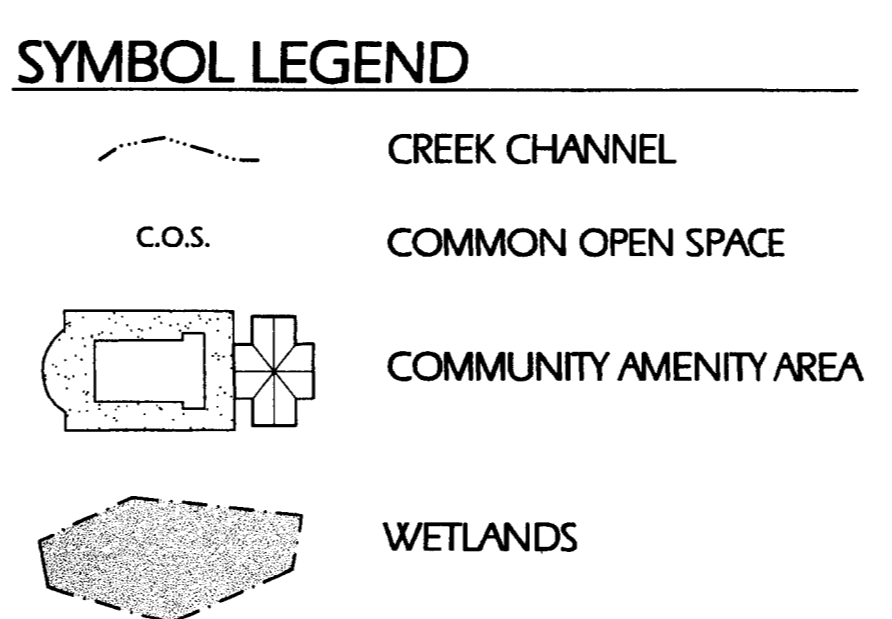
4 ELEVATION FROM HWY. 521
2 NOT TO SCALE



5 PRIVATE STREET SECTION
2 NOT TO SCALE



1 45' R/W PUBLIC STREET SECTION
2 SCALE: 1" = 5'-0"



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