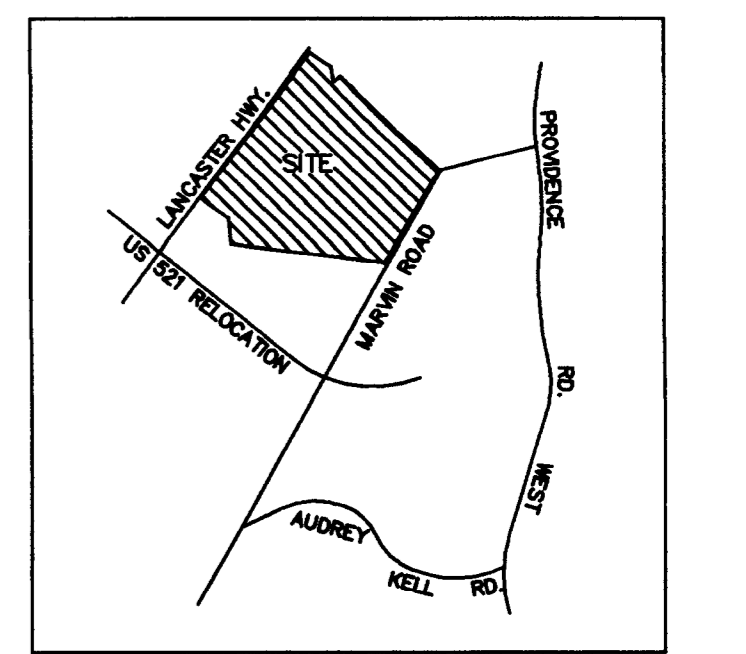


### Development Data:

**SITE AREA = ± 62 ACRES**  
**EXISTING ZONING = R3**  
**PROPOSED ZONING = MX-2**  
**PROPOSED USES = RESIDENTIAL**  
**SINGLE FAMILY DETACHED 67**  
**SINGLE FAMILY ATTACHED 94**  
**MULTI-FAMILY 252**  
**TOTAL MAXIMUM = 413 UNITS**  
**PROPOSED DENSITY = ±6.7 D.U./AC.**  
**PROPOSED OPEN SPACE = ±12.0 AC. (±19.3% of site)**  
**MINIMUM REQUIRED OPEN SPACE = ±6.2 AC.**

### Development Notes:

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the general arrangement of proposed use on the site, but the exact details of configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.2.6(2) during the design development and construction phases. This Proposal is intended to enable the development of a mixed-use community composed of multifamily, townhomes and single family uses.
- The site may be developed only for the following uses:  
 67 Single Family detached units  
 94 Single Family attached units  
 252 Multi-family units  
 Up to 413 total residential units may be constructed on the site, together with any incidental or accessory structures permitted under the Ordinance in the M-2 District. No retail or office uses will be permitted.
- Access to the site will be provided by connections to Marvin Rd. and Lancaster Hwy. as indicated. Access points will also be coordinated with adjacent site. Street connections are subject to approval by N.C.DOT, Mecklenburg County and/or CDOT depending on jurisdiction.
- Buffer areas will be developed in accordance with the definition of Woodland Buffer as listed below:  
 A buffer that would allow a limited amount of clearing to take place to promote the growth of existing vegetation and/or to enhance the aesthetic appeal of the site. The following would be allowed in a woodland buffer:  
 A. Hand pruning only. No heavy equipment or vehicles allowed in this buffer (i.e. bulldozers).  
 B. Plant material, which may be removed, shall be cut flush with the ground. No disturbance of the soil will be allowed.  
 C. No limb removal, with the exception of dead or diseased limbs.  
 D. Weeds and vines may be removed.  
 E. Trees that measure LESS than 2" CALIPER at the base that are clearly within the drip line of a tree that is 2" or greater may be removed. Drip line is defined as an imaginary line on the ground that would form the perimeter of the tree's canopy.  
 F. Dead trees and materials may be removed. Diseased trees may be removed at the discretion of an Urban Forester.  
 G. Mulch may be applied to the woodland buffer. Keep mulch 2"-3" away from the bark of trees.
- Stormwater runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.
- Development on the site may utilize public, private, or a combination of public and private streets within the site. Setbacks from public or private streets anywhere on the site may be reduced in accordance with proposed innovative development standards.
- Any detached lighting on the multifamily and office portions of the site will be limited to 20 feet in height.
- Signage will be permitted in accordance with applicable Zoning standards for the type of use for which the signage is proposed.
- Parking will be provided which will meet or exceed the standards of the zoning ordinance.
- Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
- All dumpsters on the site will be screened with a solid enclosure with gates.
- The exact location of driveways and street intersections will be determined during the development process by ncdot and/or CDOT whichever has jurisdiction over that determination.
- A Day Care center may be established on the site subject to regulations of Section 12.502. The maximum number of children allowed will be 50.
- Townhomes located with the Single Family attached area shall have frontage along either a public or a private street. No dwelling units back up to a public or private street, with the exception of the dwelling units which have frontage along Marvin Road (which do have units backing to a private street as shown).
- Decks, porches, garages, sheds, etc. will not be allowed in the setbacks along Marvin Road.
- The area within the common open space portion of the site shall be a combination of existing natural vegetation along with walking trails.
- Street trees shall be provided on both sides of public and private streets at 40 feet on center.
- Pedestrian connections to the common open space shall be provided as shown, exact locations may vary depending upon final construction drawings, site contours, etc.
- In addition to the "Innovative Development Standards" listed herein, the setback along Marvin Road shall be reduced to 20 feet.
- The petitioner shall provide a 5 foot sidewalk and an 8 foot planting strip along the site's frontage adjacent to Marvin Road and Lancaster Highway. The sidewalk may meander and the planting strip may vary to save existing trees 6 inches in caliper and larger.
- The petitioner shall provide a 4 foot sidewalk with a 4 foot planting strip along one side of internal private streets.
- The 50 foot setback along Lancaster Highway shall remain undisturbed, except for clearing required for street connection to Lancaster highway.
- The petitioner shall provide left turn lanes at the proposed public street intersections along Marvin Road and Lancaster Highway. The left turn lanes shall be designed with a minimum 150 feet of storage and appropriate transition and bay taper.
- As indicated by the site plan, the single family detached area located at the northeastern corner of the site (adjacent to the Price property 223-091-13) may be developed under Alternate A design scenario as shown, or Alternate B design scenario (see inset) at the discretion of the petitioner.
- In accordance with Urban Forestry Staff stipulations in conjunction with existing site conditions, no tree survey along the site's Lancaster Hwy. frontage shall be required. The petitioner shall provide a tree survey along the site's Marvin Road frontage as required within the proposed 20' setback.
- The petitioner shall provide pedestrian scale lighting 12' - 15' height along private and public streets at intervals of 90 feet. Such lighting shall be provided in conjunction with Duke Power regulations and requirements for such lighting.



### Innovative Development Standards

Pursuit 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. (Also see Note#19)

#### Single Family Detached

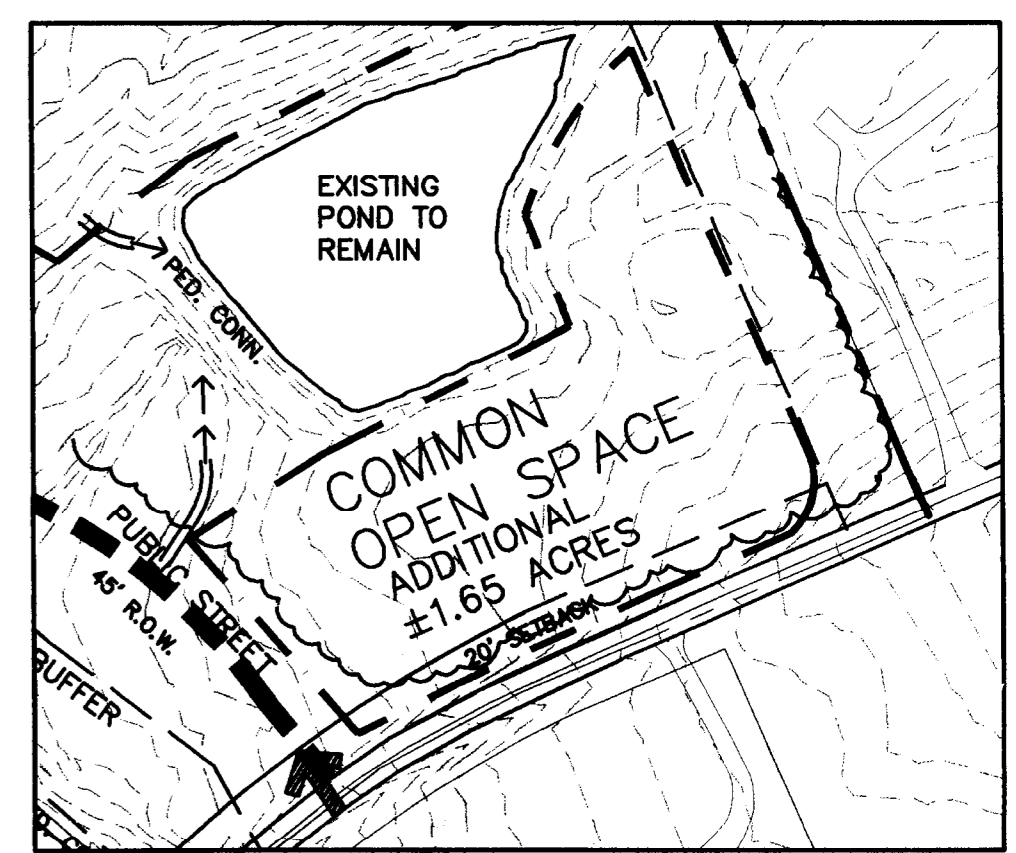
Public Street R.O.W.	45'
Minimum Lot Size	3,000 S.F.
Minimum Front Setback	2'
Minimum Side Yard	3'
Minimum Rear Yard	10'
Min. Perimeter rear Yard	20'
Minimum Lot Width	30'
Maximum Building Height	40' (Max. 3 Stories)
Internal Buffer	0'
Swim Club Parking	1 SP. / 200 SF

#### Single Family Attached

Minimum Front Setback	2'
Minimum Side Yard	3'
Minimum Rear Yard	10'
Minimum Lot Width	16'
Maximum Building Height	45' (Max. 3 Stories)
Internal Buffer	0'
Min. Perimeter rear Yard	20'

#### Multi-family

Minimum Front Setback	10'
Minimum Side Yard	10'
Minimum Rear Yard	10'
Minimum Bldg. separation	16'
Maximum Building Height	45'
Internal Buffer	0'



ALTERNATE B INSET

- NOTES:**
- TAX PARCEL #223-091-02 & #223-019-03
  - BOUNDARY SURVEY INFORMATION FOR BLANKENSHIP TRACT OBTAINED FROM A SURVEY BY CPA SURVEYORS, DATED 3-21-01.
  - BOUNDARY SURVEY INFORMATION FOR KAPERONIS TRACT OBTAINED FROM A SURVEY BY WM. J. ALEXANDER, DATED 10-13-70.
  - TOPOGRAPHY INFORMATION OBTAINED FROM COUNTY AERIAL PHOTO.

# TECHNICAL DATA SHEET

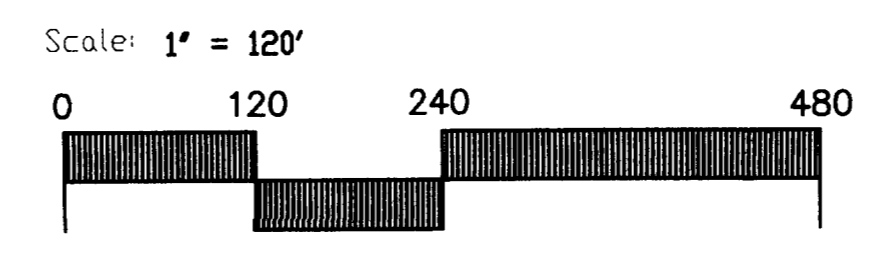
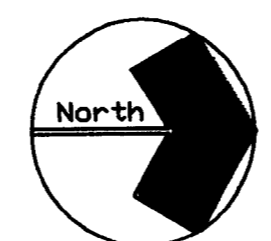
## PETITION # 2001-101

### FOR PUBLIC HEARING

## BLANKENSHIP PROPERTY

REVISED: 8/20/01  
 8/27/01  
 HILLS COMMUNITIES  
 CHARLOTTE, NORTH CAROLINA

Project Manager	AS
Drawn By	SBC
Checked By	
Date	4/23/01
Project Number	01035



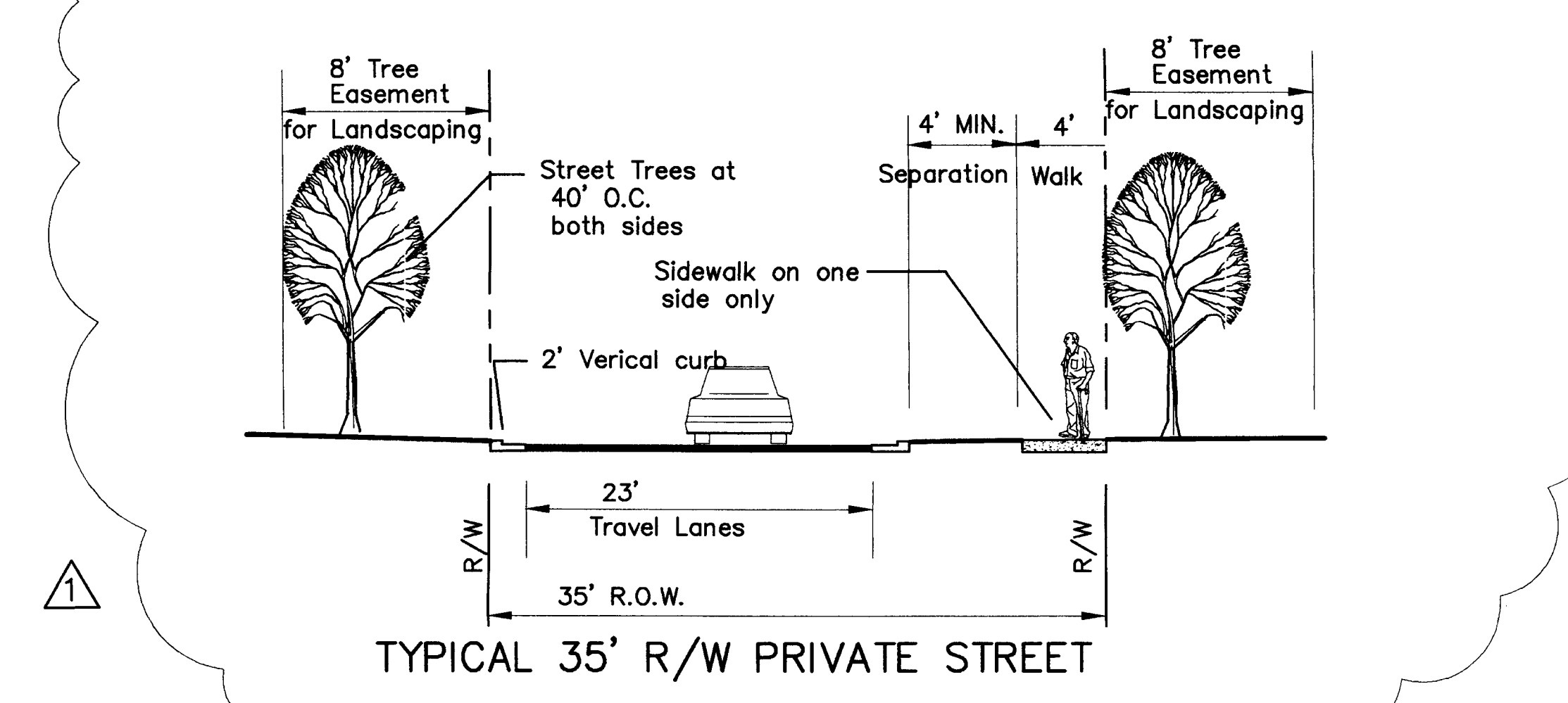
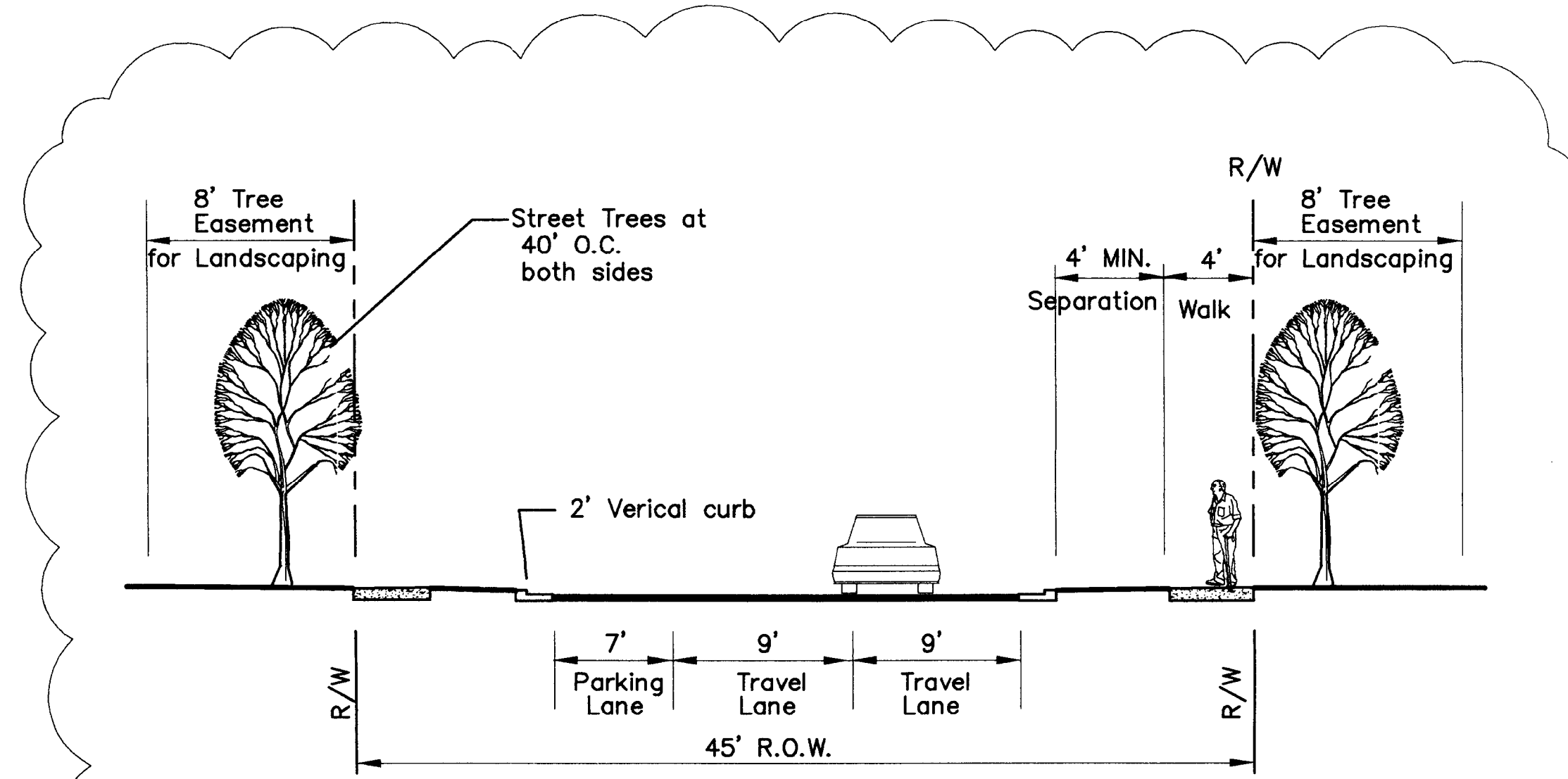
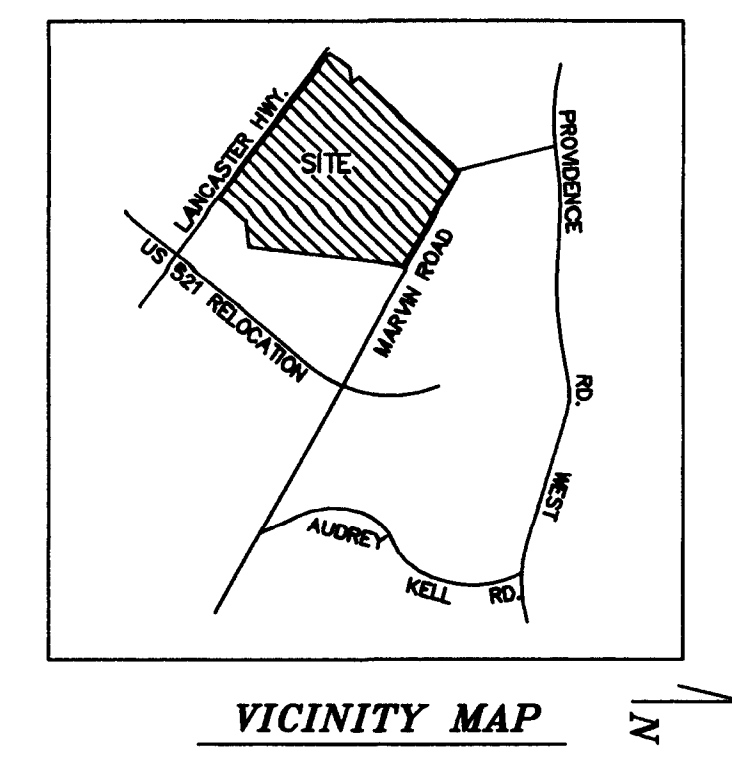
DPR ASSOCIATES, INC.  
 Landscape Architects  
 Planners & Engineers  
 420 Hawthorne Lane  
 Charlotte, NC 28204  
 704/332-1204

APPROVED BY CITY COUNCIL  
 DATE: 11/19/01

2001-101  
 8-30-01  
 Sheet Number  
**RZ-1**

2000-101





- NOTES:**
- TAX PARCEL #223-091-02 & #223-019-03
  - BOUNDARY SURVEY INFORMATION OBTAINED FROM A SURVEY BY GPA SURVEYORS, DATED 3-21-01.
  - TOPOGRAPHY INFORMATION OBTAINED FROM COUNTY AERIAL TOPO.

# SCHEMATIC SITE PLAN

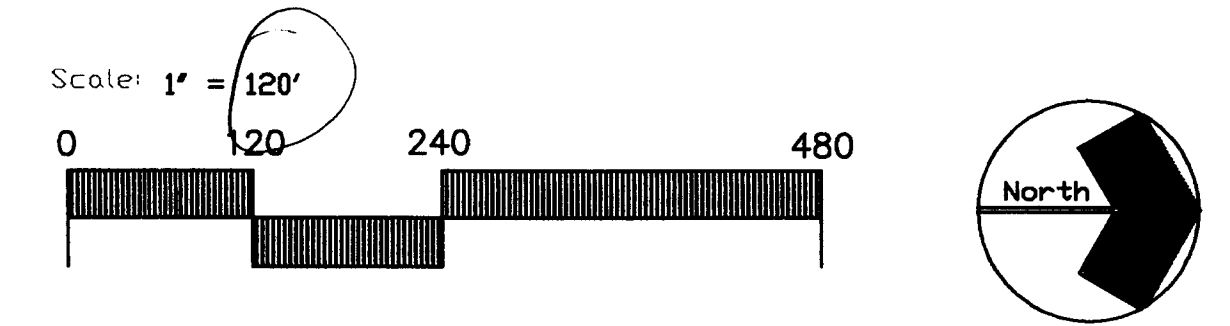
## PETITION # 2001-101

### FOR PUBLIC HEARING

### BLANKENSHIP PROPERTY

REVISED: 8/20/01  
 8/27/01  
 HILLS COMMUNITIES  
 CHARLOTTE, NORTH CAROLINA

Project Manager	AS
Drawn By	SBC
Checked By	Checked By
Date	4/10/01
Project Number	01035



**DPR ASSOCIATES, INC.**  
 Landscape Architects  
 Planners & Engineers  
 420 Hawthorne Lane  
 Charlotte, NC 28204  
 704/332-1204

Sheet Number  
**RZ-2**