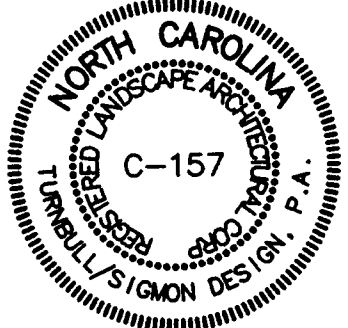
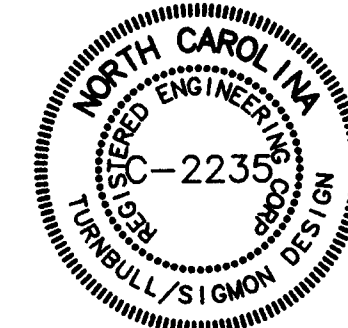


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LAND DEVELOPMENT DESIGN SERVICES



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Forest City Land Group

8305 UNIVERSITY EXECUTIVE PARK
CHARLOTTE, NC 28262

Old Stone Crossing

CHARLOTTE, NORTH CAROLINA

For Public Hearing

REZONING Technical Data Sheet
Petition # 2003-051

PROJECT NUMBER: 02176

DRAWN BY: TCS

DESIGNED BY: TCS

ISSUE DATE: 3-24-03

APPROVED BY CITY COUNCIL

DATE: 7/21/03

07/03/03 TCS REVISE PER CMPC COMMENTS
05/14/03 TCS REVISE PER CMPC COMMENTS
NO. DATE: BY: REVISIONS:

Development Standards

1. Development of the site identified as tract 'A' and tract 'B' on this technical data sheet, consisting of a total of 15+ acres, more or less (the "site"), will be governed by the standards established under the City of Charlotte Zoning Ordinance (the "ordinance") for the MX-1 conditional use district unless more stringent standards are established on this technical data sheet. The development depicted on this plan is intended to reflect the arrangement of existing buildings and proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
2. Up to 86 residential dwelling units (d.u.'s) may be developed on the site, together with any incidental or accessory uses associated therewith which are permitted under the ordinance by right or under prescribed conditions in an MX 1 zoning district. The dwelling units may consist of single family detached or single family attached units. The land included in this Petition and the units proposed will become part of a larger master planned community previously approved in Petition 2000-07c, as modified by proposed Petition 2003-50 and subsequent future modifications.
3. The access to the sites will be from adjacent existing or future residential streets.
4. Except as provided for in Section 14 below, the side yard, setback, and rear yard requirements imposed under the ordinance will be satisfied with respect to development taking place within the site, unless more stringent requirements are established under these development standards.
5. Off street parking shall meet the minimum standards established under the ordinance.
6. Storm water shall be managed in accordance with the requirements of storm water services.
7. The petitioner agrees to develop the site in accordance with the recommendations of the surface water improvement and management (S.W.I.M.) policies, if applicable.
8. Sidewalks along public streets within the site will be installed according to the ordinance.
9. All signs placed on the site will be erected in accordance with the requirements of the ordinance.
10. All freestanding lighting fixtures installed will be uniform in design and the maximum height of any such lighting fixture, including its base, may not exceed 20 feet in height.
11. Fire hydrants shall be located within 750' of the most remote point of buildings as the truck travels.
12. New units may either be included within one or more existing homeowner's associations or new homeowner's associations may be established for these new units.
13. The Petitioner will dedicate and convey 35' from the centerline of Caldwell Rd. where the site adjoins Caldwell Rd. to the appropriate transportation authority for use as road right-of-way.
14. With regard to Site "A":
 - a. Sidewalks along private streets, if required, will be installed in accordance with ordinance requirements.
 - b. The development may be combined with existing similar development on the adjacent site.
 - c. The Petitioner may reduce the buffer as shown on the site plan in accordance with the standards of the Zoning Ordinance.
 - d. The rear yards adjoining and single family development will be 40 feet, if developed for an attached housing product.
 - e. The development of the site will comply with the provisions of Sec. 12.529 of the Zoning Ordinance.
 - f. Street trees will be installed as generally depicted on the site plan on 40' centers, if developed for an attached housing product.
 - g. A dimension of 18' will be maintained between the garage entrance and the sidewalk so that cars do not extend into the sidewalk.
 - h. If this portion of the site is developed with single family detached units, then only normal R-6 single family development standards that are applicable to other similar development within the master planned community will apply and standards that are noted on the site plan or in the conditional notes for attached development, including buffers and private streets, will not apply.
15. With regard to site "B":
 - a. The Petitioner will provide a 'reverse frontage buffer' along Caldwell Rd. of those lots that may adjoin the Caldwell Rd. right-of-way.
 - b. The Petitioner will install improvements along Caldwell Rd. consistent with the improvements already installed as part of the overall master planned community.
 - c. Only single-family detached housing may be developed on this tract.
 - d. Minimum setbacks will be 10' and side yards will be consistent with R-6 standards. Rear yards will be consistent with those already established on adjoining lots.
16. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
17. The petitioner reserves the right to implement innovative standards as outlined in section 11.208 of the ordinance. The innovative standards that may be modified include:
 - Lot width
 - Building setback
 - Side yards
 - Lot area.
18. Throughout this rezoning petition, the term "petitioner" shall, with respect to the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the site who may be involved in its development from time to time.

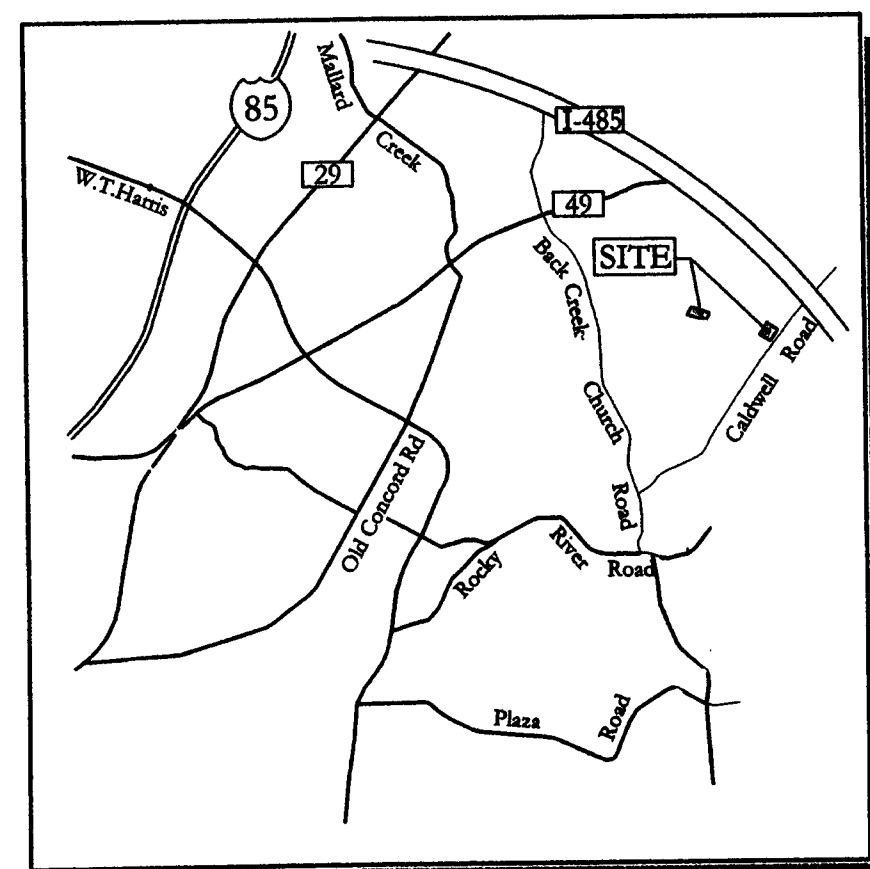
Development Data

Tract "A"

Site Area	±9.78 ac
Existing Zoning	R-3
Proposed Zoning	MX-1
Maximum # Dwelling Units	60
Maximum Density	6.13 d.u.a.
Min. Building Separation	16'
Maximum Building Height	40'

Tract "B"

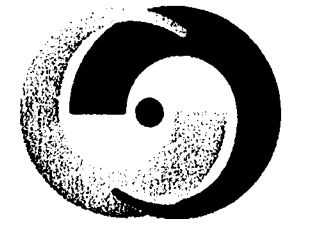
Site Area	±5.24 ac
Existing Zoning	R-3
Proposed Zoning	MX-1
Maximum # Dwelling Units	26
Maximum Density	4.96 d.u.a.
Min. Building Separation	16'
Maximum Building Height	40'



VICINITY MAP NOT TO SCALE

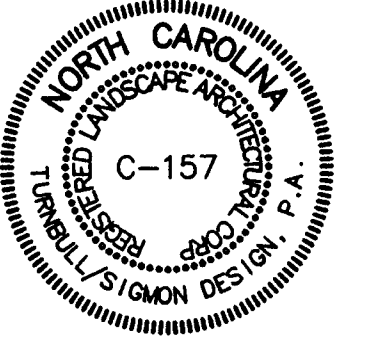
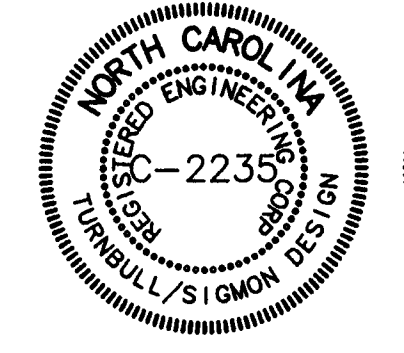


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Forest City Land Group
8307 UNIVERSITY EXECUTIVE PARK
CHARLOTTE, NC 28262

Old Stone Crossing
CHARLOTTE, NORTH CAROLINA

For Public Hearing

REZONING Schematic Site Plan Tract "A"

Petition # 2003-051

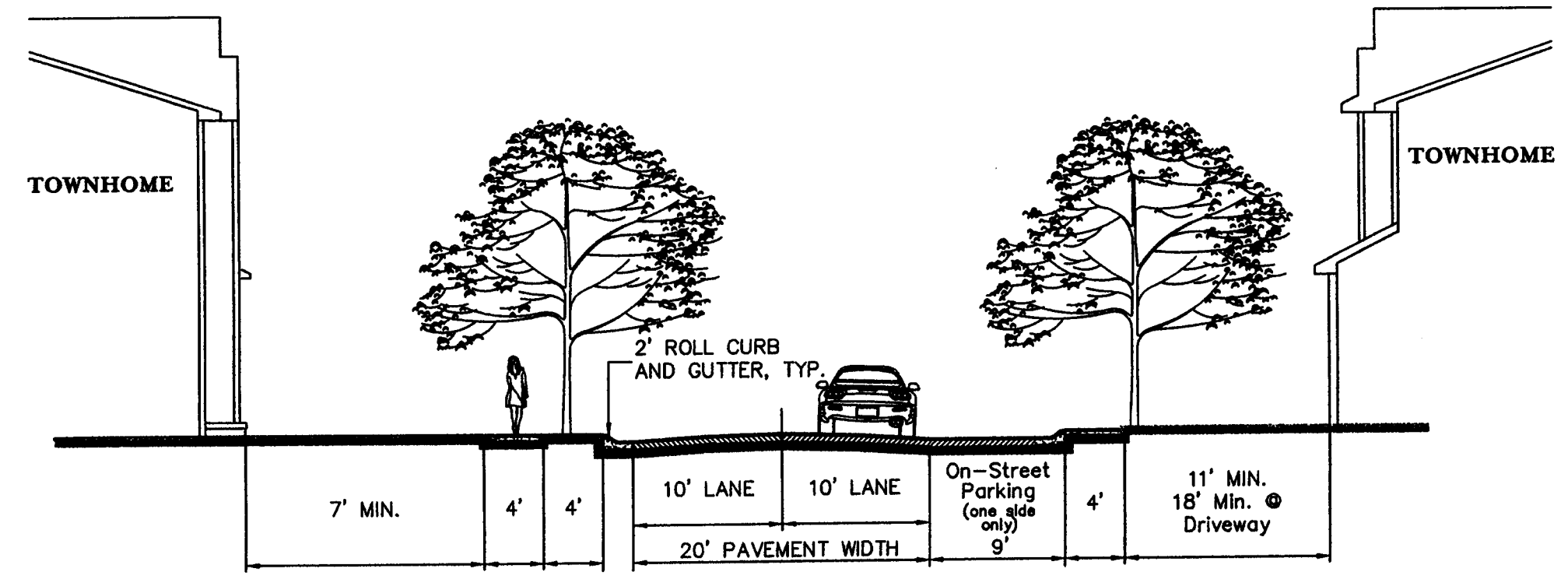
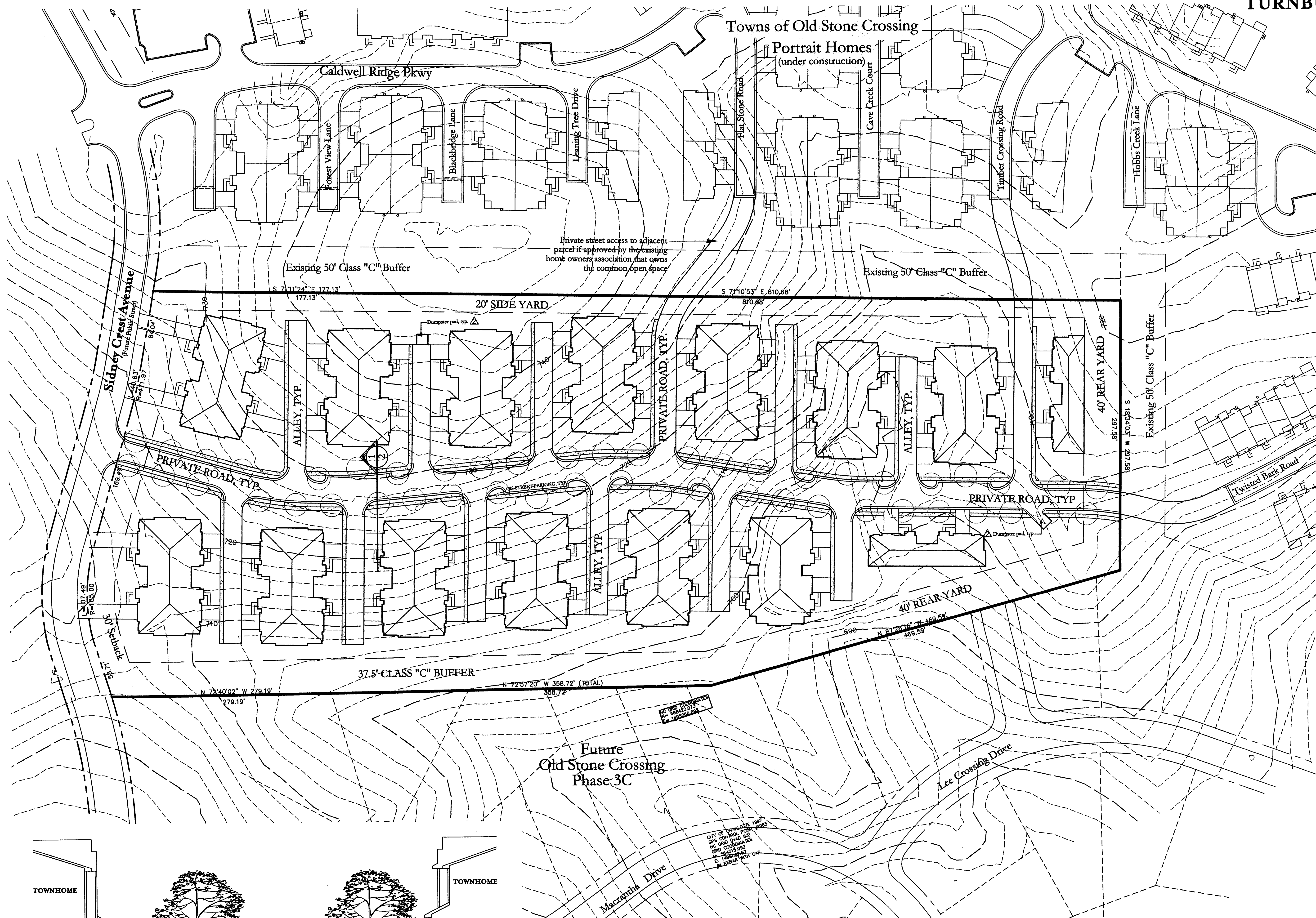
PROJECT NUMBER: O2175

DRAWN BY: TCS

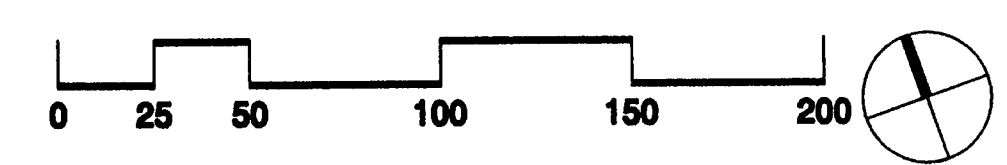
DESIGNED BY: TCS

ISSUE DATE: 3-24-03

07/03/03 TCS REVISE PER CMPC COMMENTS
05/13/03 TCS REVISE PER CMPC COMMENTS
NO. DATE: BY: REVISIONS:



1 Cross Section - Private Street
2 N.T.S.

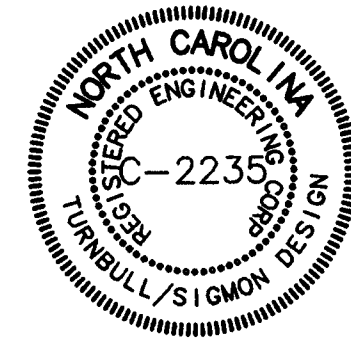


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Old Stone Crossing
CHARLOTTE, NORTH CAROLINA

For Public Hearing

**REZONING
Schematic Site Plan
Tract "A" - Alternate**

Petition # 2003-051

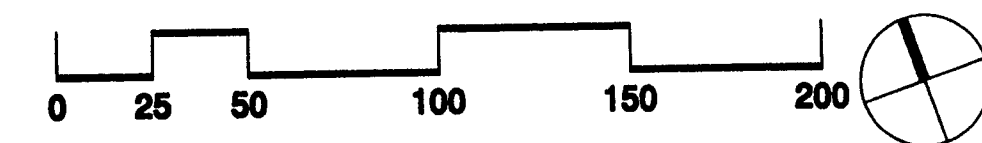
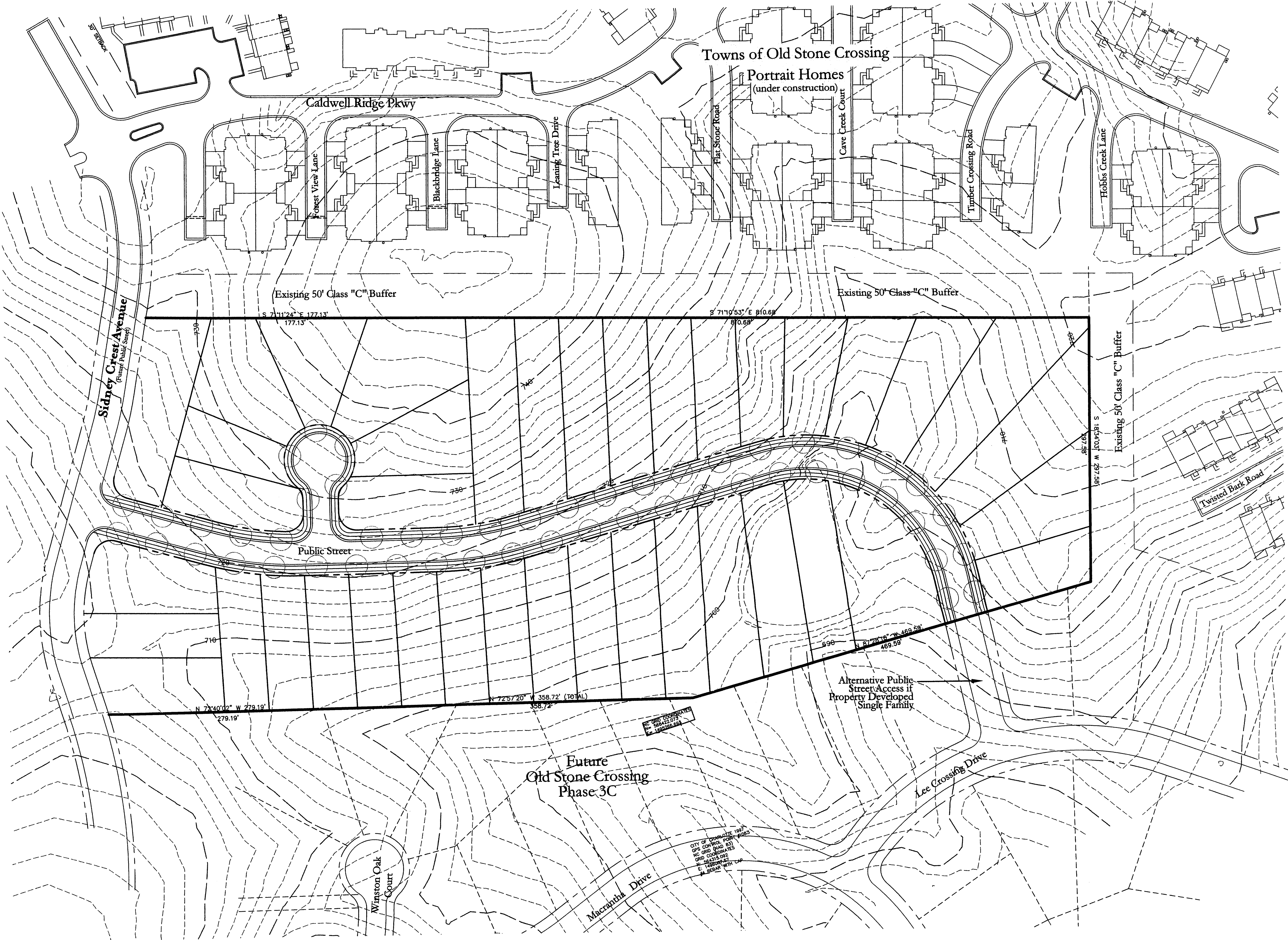
PROJECT NUMBER: 02175

DRAWN BY: TCS

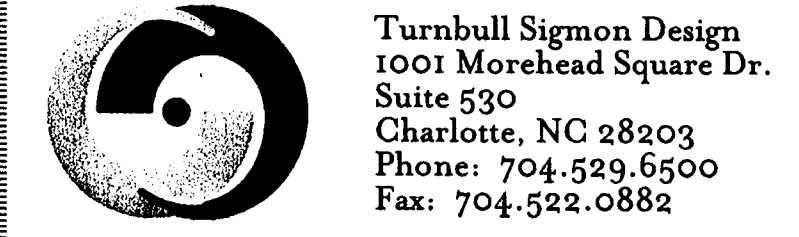
DESIGNED BY: TCS

ISSUE DATE: 3-24-03

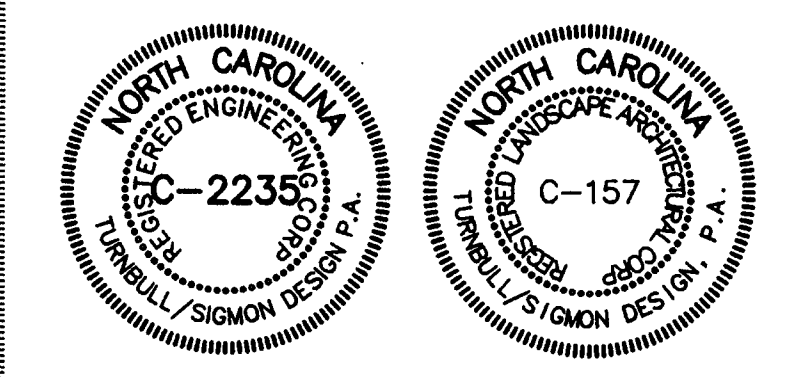
07/03/03 TCS REVISE PER CMPC COMMENTS
05/13/03 TCS REVISE PER CMPC COMMENTS
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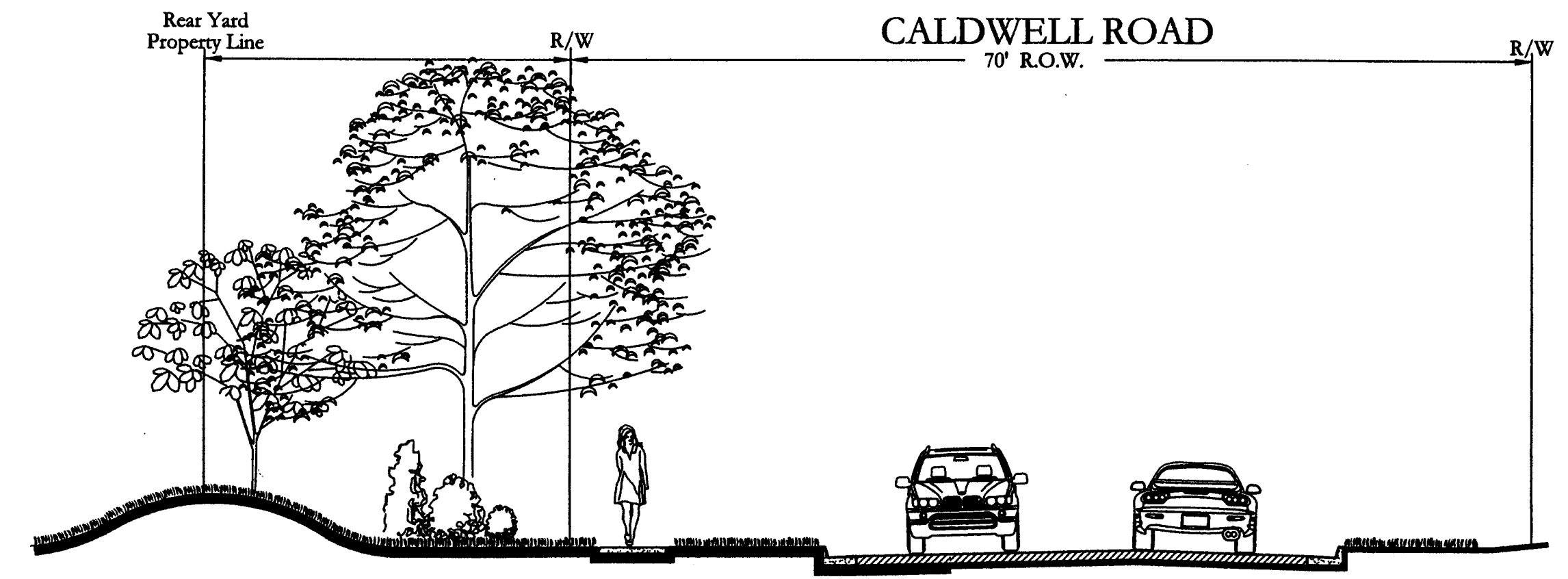
CHARLOTTE, NORTH CAROLINA
For Public Hearing

REZONING Schematic Site Plan Tract "B"

Petition # 2003-051

PROJECT NUMBER:	O2175
DRAWN BY:	TCS
DESIGNED BY:	SRT
ISSUE DATE:	3-28-03

07/03/03	TCS	REVISE PER CMPC COMMENTS
05/13/03	TCS	REVISE PER CMPC COMMENTS
NO. DATE:	BY:	REVISIONS:



I
3
Caldwell Road Reverse Buffer Treatment
N.T.S.

