

LAND DEVELOPMENT DESIGN SERVICES



THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 8003@

PULTE HOME CORPORATION

11121 CARMEL COMMONS BLVD.
SUITE 450
CHARLOTTE, NC 28226

Beverly Crest Parcel "D"

CHARLOTTE, NC

REZONING Technical Data Sheet

For Public Hearing
Petition #- 2003-87

PROJECT NUMBER: 03073

DRAWN BY: SFC

DESIGNED BY: SRT

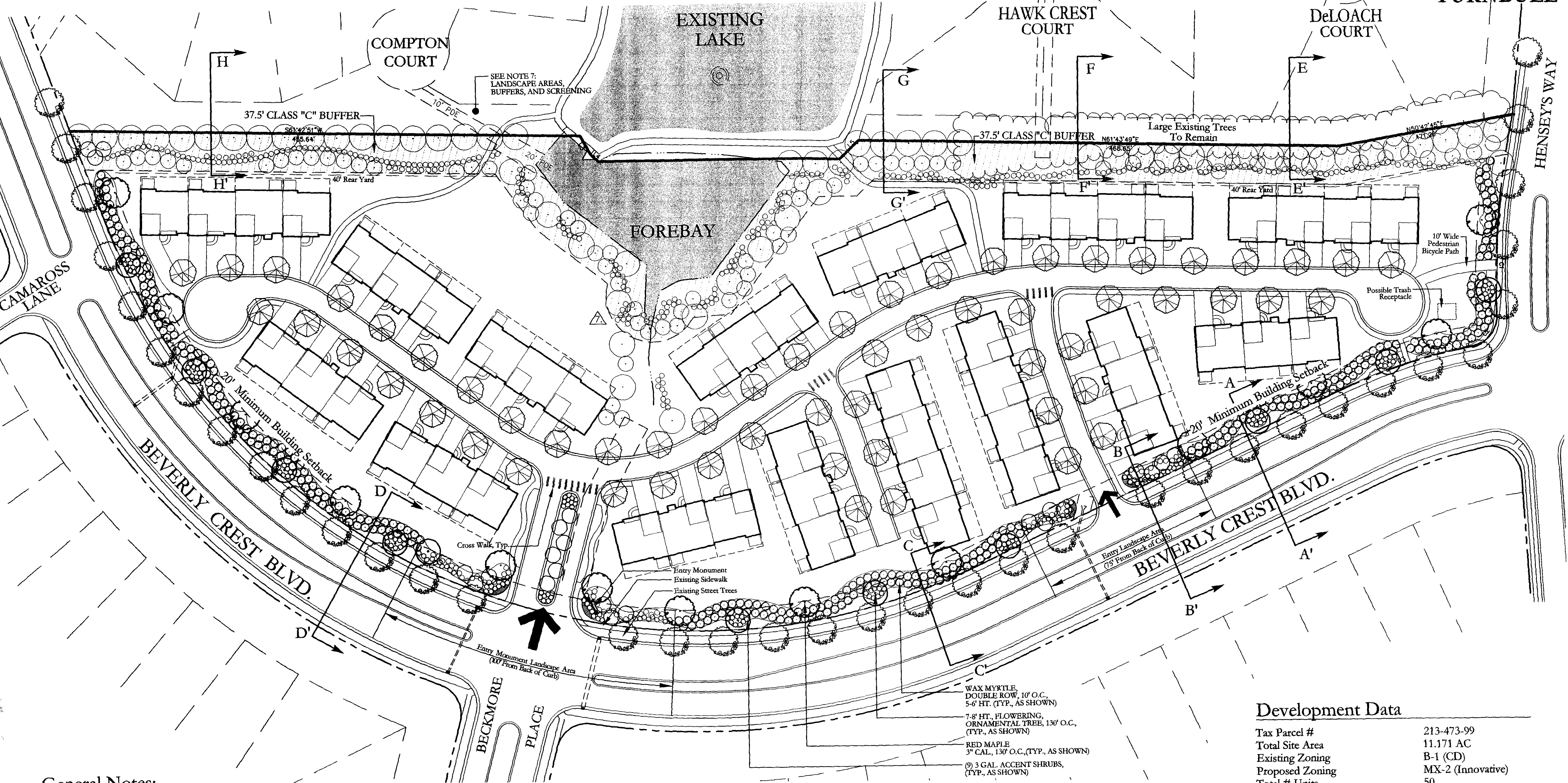
ISSUE DATE: 6/18/03

APPROVED BY CITY COUNCIL

DATE: 1/20/04

NO.	DATE	BY	REVISIONS
7.	01/22/04	TCS	Revise per CMPC comments
6.	12/21/03	TCS	Revise per zoning committee
5.	11/17/03	ABS	Revise per client comments
4.	10/16/03	TCS	Revise per client comments
3.	10/08/03	TCS	Revise per client comments
2.	9/08/03	TCS	Revise per client/neighbor comments
1.	8/15/03	TCS	Revise per CMPC comments

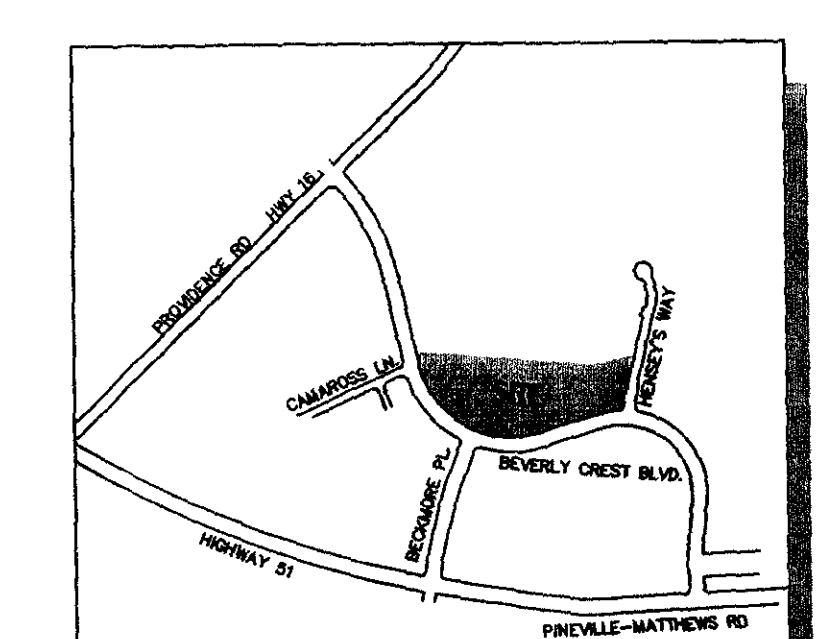
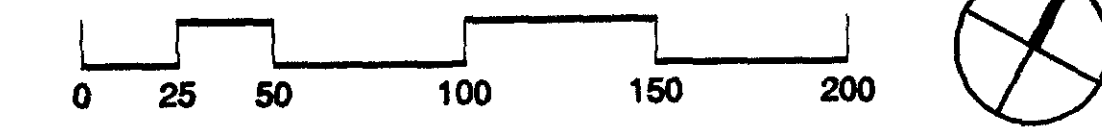
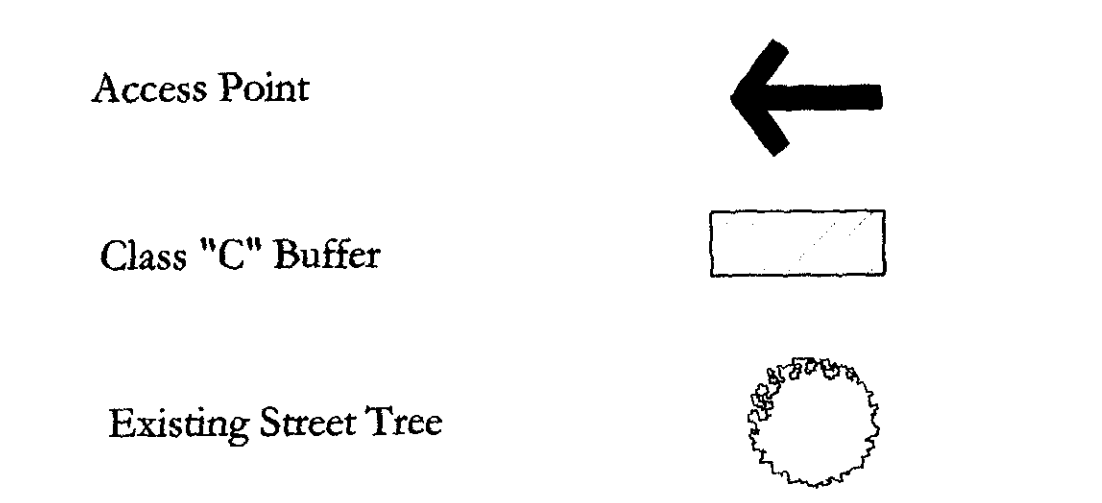
NO. DATE: BY: REVISIONS:



Development Data

Tax Parcel #	213-473-99
Total Site Area	11.171 AC
Existing Zoning	B-1 (CD)
Proposed Zoning	MX-2 (Innovative)
Total # Units	50
Density	4.48 DU/AC
Common Open Space	5 AC± (40%)
Residential Unit Type	For Sale Townhomes (Single-Family Attached)
Min. Setback	* 20'
Min. Sideyard	10'
Min. Rearyard	40'
Min. Building Separation	16'
* Innovative Provision	

Legend



Vicinity Map
Not To Scale

General Notes:

- These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Pulte Homes to accommodate redevelopment of that 11.171 acre portion of the Beverly Crest Neighborhood located off Beverly Crest Boulevard and which is more particularly described on the Technical Data Sheet (the "Site").
- Development of the Site will be governed by the Technical Data Sheet and these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MX-2 zoning classification shall govern all development taking place on the Site, subject to the Innovative provision outlined on the Technical Data Sheet and below. If in the event any of the information on Sheets 2 and/or 3 is in conflict with any of the information outlined on Sheet 1, then Sheet 1 shall apply.
- Street and parking layouts may be modified to accommodate final building locations.
- Permitted Development within the Site
Development will be limited to no more than 50 attached for sale townhomes and any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the MX-2 District under the Ordinance.
- Setbacks, Side Yards and Rear Yards
All new buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the MX-2 District, subject to the Innovative provision regarding the setback along Beverly Crest Boulevard.
- Landscaped Areas, Buffers, and Screening
1. Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance, subject to the provisions of Section 12.304.
2. The buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance and the cross sections outlined on Sheet 2. The width of the buffer may be reduced to 37.5 feet in accordance with the provisions set forth in Section 12.302(9).
3. Treatment of the setback along Beverly Crest Boulevard will be designed to complement the existing Beverly Crest Boulevard landscaping by installing:
a. a double row of Wax Myrtle (5-6 feet in height at installation), spaced 10 feet on center in each row.
b. one Red Maple (3 inch caliper at installation) will be planted a maximum of 130 feet on center.
c. one flowering accent tree (7-8 feet in height at installation) will be planted a maximum of 130 feet on center.
d. under the flowering accent trees, a minimum of nine 3 gallon accent shrubs (round bush, wax myrtle, double row, 10' O.C., 5-6' HT. (TYP. AS SHOWN), 7-8' HT. FLOWERING, ORNAMENTAL TREE, 130' O.C. (TYP. AS SHOWN), RED MAPLE 3" CAL., 130' O.C. (TYP. AS SHOWN), 9) 3 GAL. ACCENT SHRUBS, (TYP. AS SHOWN)

- This landscape treatment is required along the entire setback of Beverly Crest Boulevard except that Petitioner may treat the areas noted on the Technical Data Sheet as "Entry Landscape Area" in a different manner.
- Entry structure(s) and/or signage similar in theme to the major entry structure for the Beverly Crest Salsfield neighborhoods shall be installed at the entrance to this neighborhood located across Beverly Crest Boulevard from Beckmore Place.
- The size and/or height of any berms constructed on the Site may vary from that depicted on Sheet 2 depending on final cut and fill analyses and/or grading plans.
- Permanent grassing shall be of a fescue type, not Bermuda grass.
- Petitioner shall extend a berm from this neighborhood into Precinct II at the general area shown on the Technical Data Sheet, provided that Precinct II provides the necessary easements. Maintenance of any portion of the berm that is within the boundaries of Precinct II shall be the sole responsibility of Precinct II.
- Common Open Space
Common open space shall be provided as generally depicted on the Technical Data Sheet.
- Architectural Controls
1. The minimum heated square footage of 80 percent of the units shall be 2,300 square feet. The remaining units shall be a minimum of 2,200 square feet.
2. At least 85% of the exterior opaque vertical surfaces of the front, side and rear elevations of each building constructed on the Site will be brick.
3. Sides of buildings along Beverly Crest Boulevard shall contain at least one window.
4. All buildings shall be generally compatible with the conceptual elevations depicted on Sheet 3.
5. The roof shingles on each of the buildings will be of the same style and color.
- Height Restrictions
No building constructed within the Site may exceed 2 stories or 40 feet in height. Basements shall not count toward these restrictions.
Lighting
1. All direct lighting within the Site will be designed such that direct illumination does not extend past any property line. On the proposed residential connector, consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.
2. The maximum height of any outside lighting fixture, including its base, installed within the Site

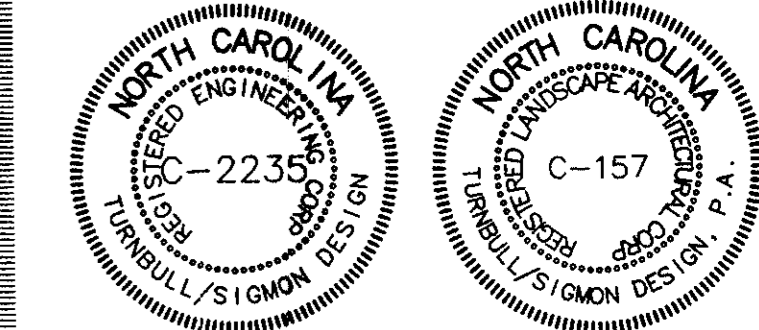
- Signs
1. A master signage and graphics system will be adopted and implemented throughout the Site.
2. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- Access Points and Sidewalks
1. Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet. The placement and configuration of the access 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 Charlotte Department of Transportation.
2. Petitioner commits to install sidewalks of at least five feet in width throughout the Site in the manner generally indicated on the Technical Data Sheet and in accordance with the Innovative Provision outlined below.
- Homeowner's Association
1. The development will be part of the Beverly Crest Master Association.
2. The Petitioner shall include in the declaration of covenants governing the townhome community a provision that stipulates that homeowners shall maintain their garage so as to allow space for the primary vehicular parking of at least one car.
- Stormwater Management
1. Stormwater runoff from the Site will be managed through proven techniques that satisfy the requirements of the City of Charlotte Engineering Department.
2. Stormwater detention facilities will not be allowed in any setback area or in any buffer area other than the existing lake and forebay located at the rear of the Site. The detention shall tie-in to the existing storm water system(s). The Petitioner shall have the receiving drainage system abutting the Site analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring. Should the existing receiving drainage system be deemed to be out of standard prior to the development, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened.
- Fire Protection
1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.
2. Fire hydrants will be located within 750 feet of any building constructed on the Site.
- Innovative Provisions
The Innovative Provisions are being utilized in order to reduce the building setbacks along Beverly

Projects\03073\03073_TDS 8-06-03.dwg 01/23/2004 09:27:53 AM EST



Turnbull Sigmon Design
1001 Morehead Square Dr.
Suite 530
Charlotte, NC 28203
Phone: 704.529.6500
Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES



THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2003 ©

PULTE HOME CORPORATION

11121 CARMEL COMMONS BLVD.
SUITE 450
CHARLOTTE, NC 28226

Beverly Crest Parcel "D"

CHARLOTTE, NC

REZONING Cross Sections

For Public Hearing
Petition #- 2003-87

PROJECT NUMBER: 03073

DRAWN BY: TCS

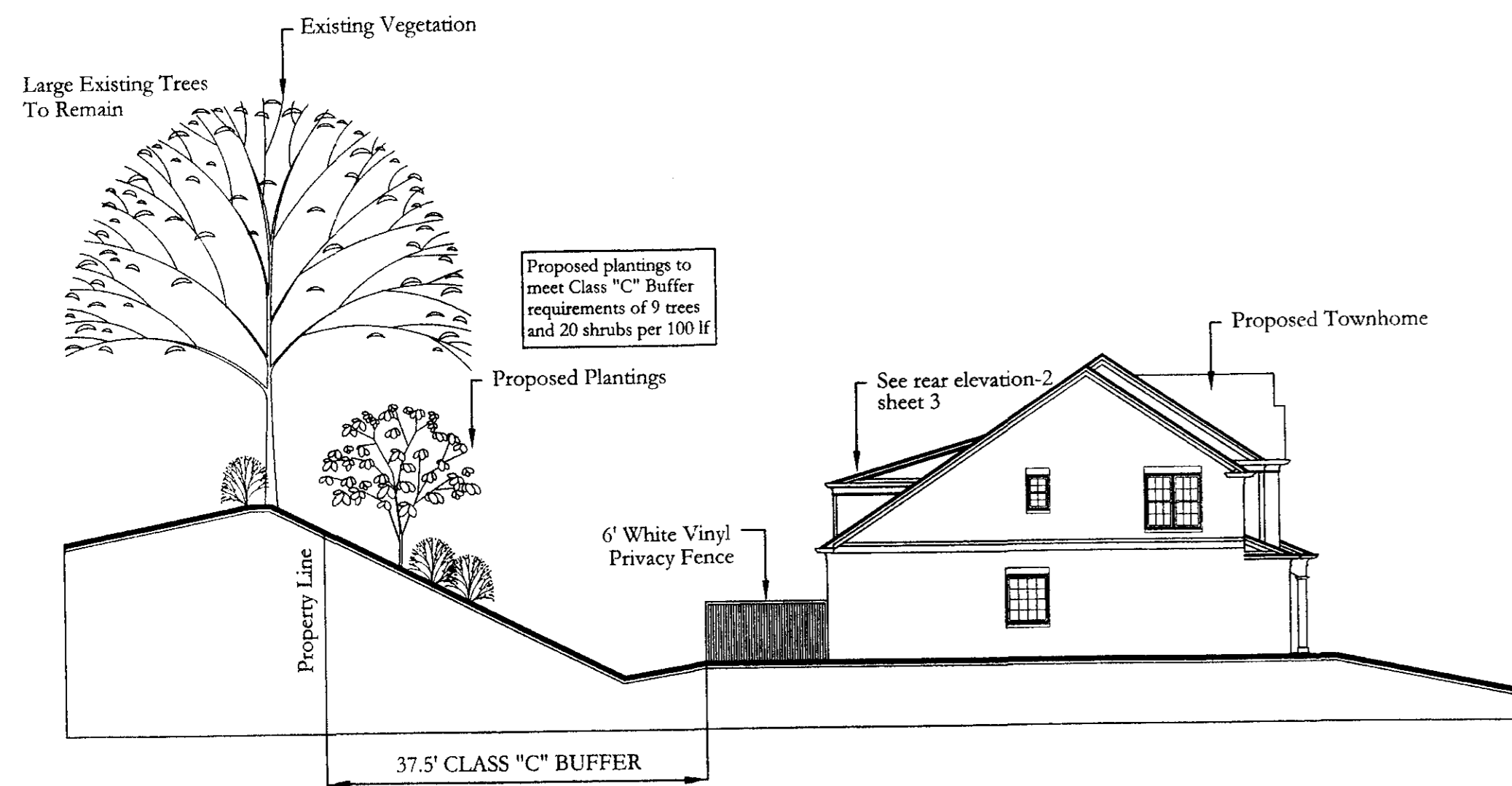
DESIGNED BY: SRT

ISSUE DATE: 8-18-03

APPROVED BY CITY COUNCIL
DATE 1/20/04

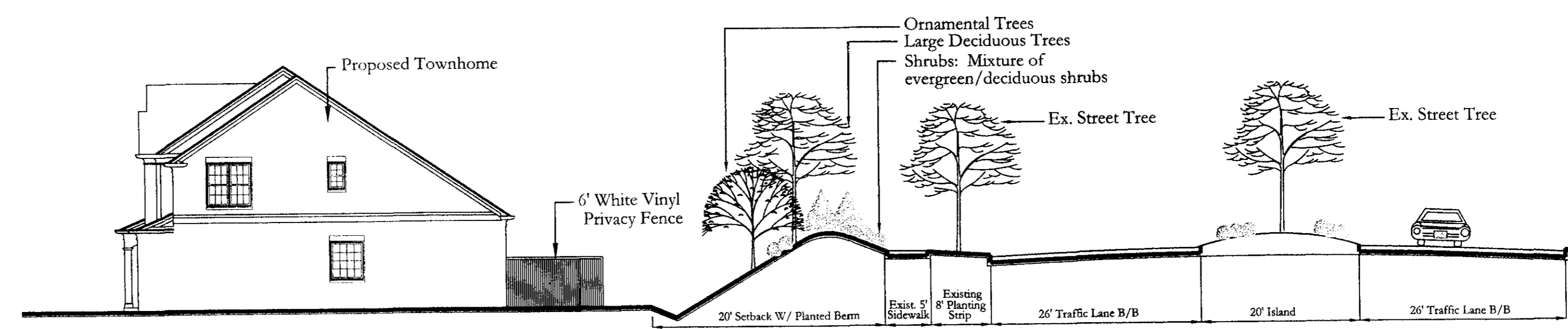
2. 11/17/03 ABS Revise per client comments
1. 10/08/03 TCS Revise per client comments

NO. DATE: BY: REVISIONS:



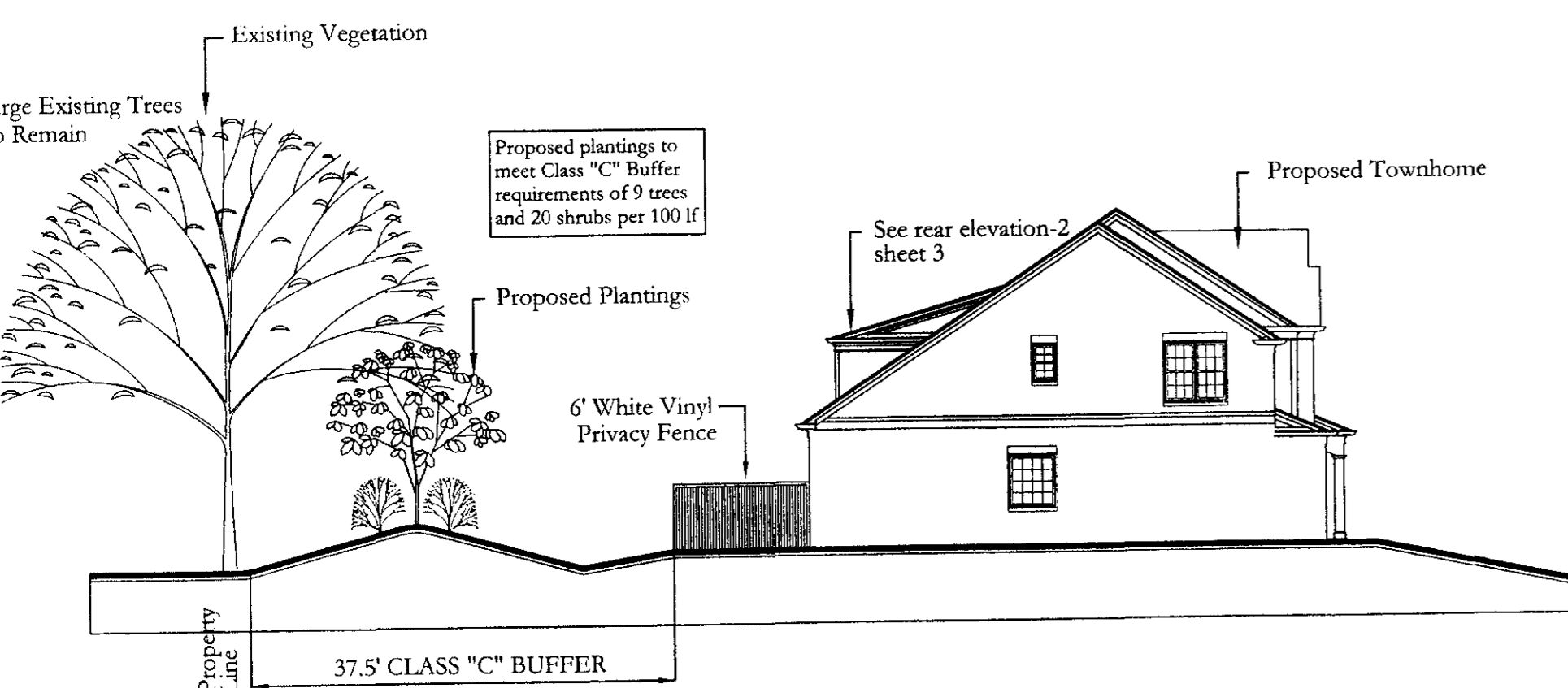
CROSS-SECTION E-E': 37.5' CLASS "C" BUFFER

NOT TO SCALE



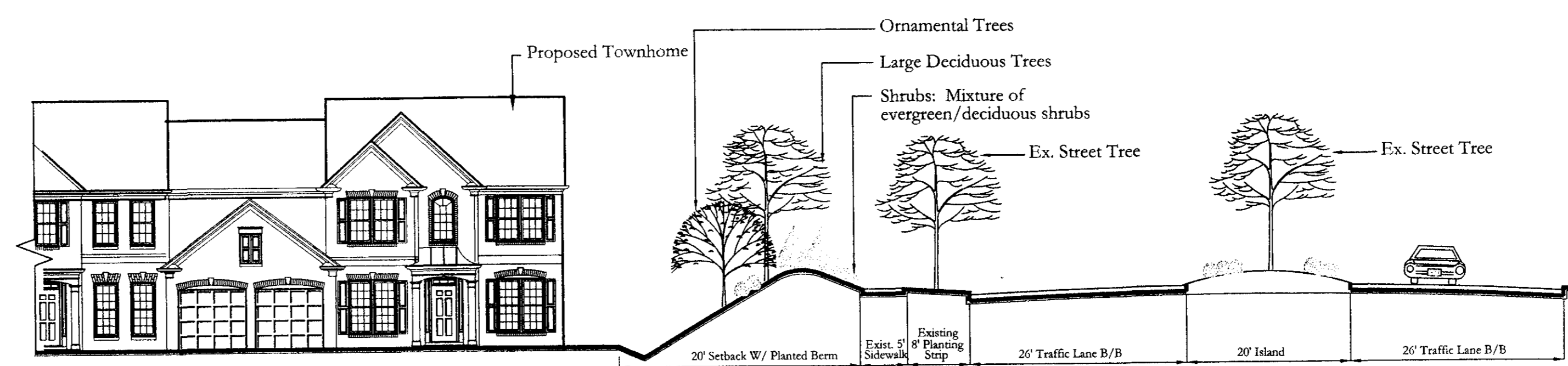
CROSS-SECTION A-A': BEVERLY CREST BOULEVARD

NOT TO SCALE



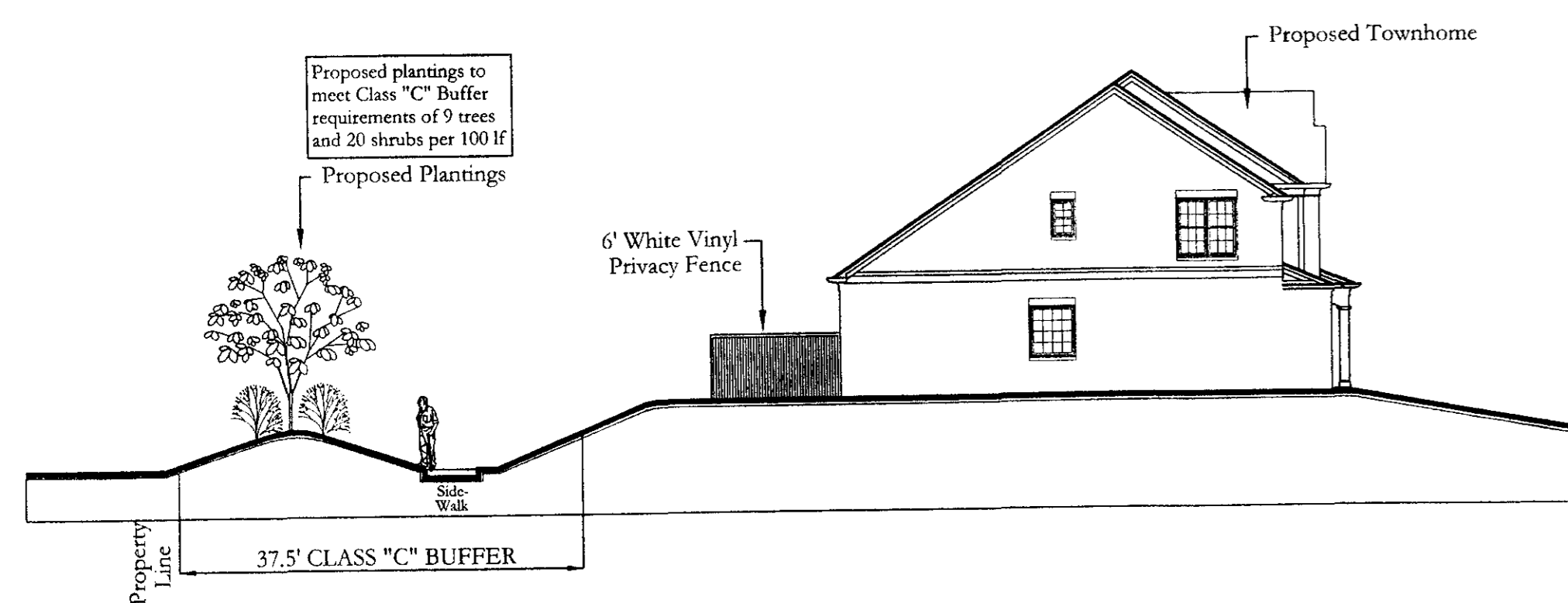
CROSS-SECTION F-F': 37.5' CLASS "C" BUFFER

NOT TO SCALE



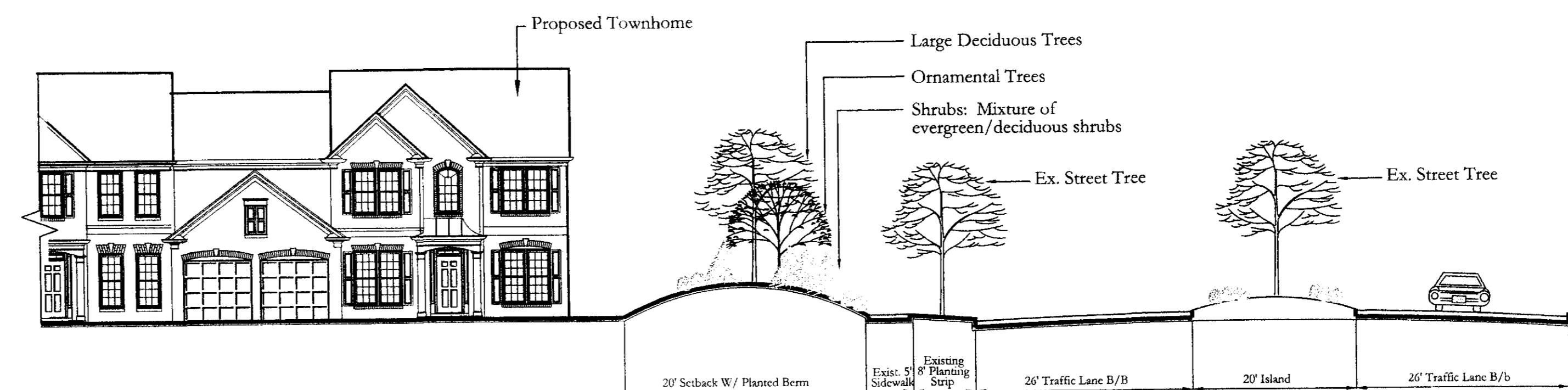
CROSS-SECTION B-B': BEVERLY CREST BOULEVARD

NOT TO SCALE



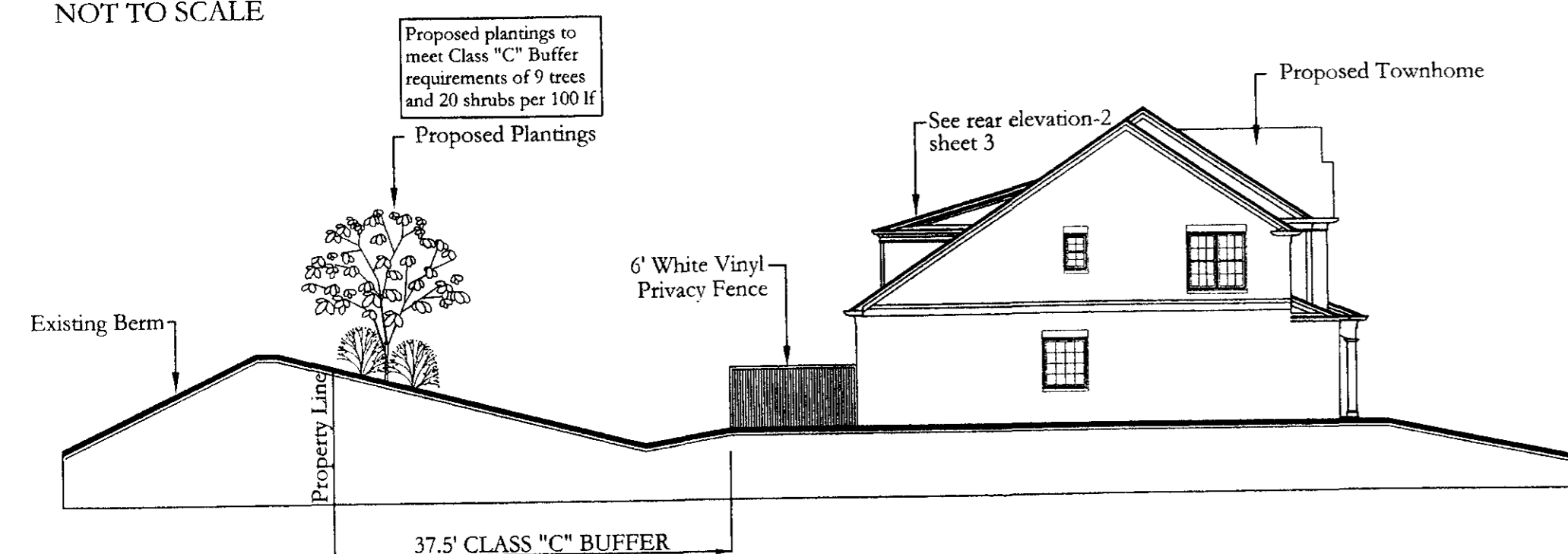
CROSS-SECTION G-G': 37.5' CLASS "C" BUFFER

NOT TO SCALE



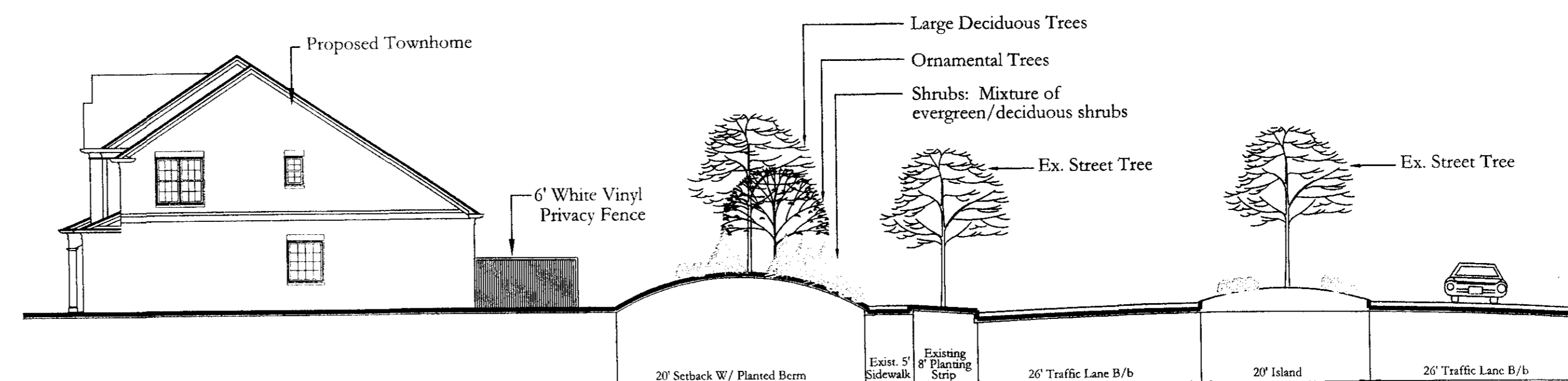
CROSS-SECTION C-C': BEVERLY CREST BOULEVARD

NOT TO SCALE



CROSS-SECTION H-H': 37.5' CLASS "C" BUFFER

NOT TO SCALE



Cross-section D-D': Beverly Crest Boulevard

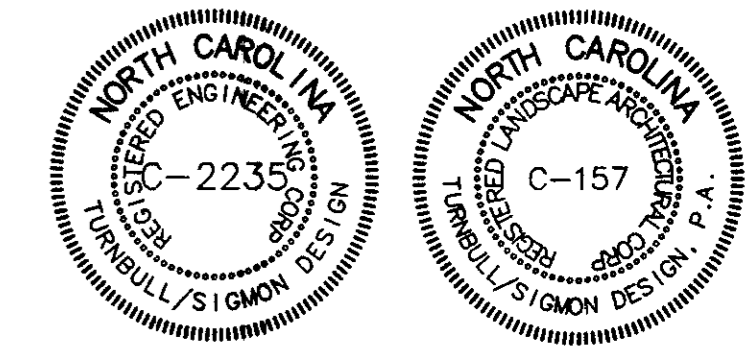
NOT TO SCALE

All information shown on this sheet must conform to notes on sheet 1, Technical Data Sheet.



Turnbull Sigmon Design
1001 Morehead Square Dr.
Suite 530
Charlotte, NC 28203
Phone: 704.529.6500
Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES



THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2003 ©

PULTE HOME CORPORATION

11121 CARMEL COMMONS BLVD.
SUITE 450
CHARLOTTE, NC 28226

Beverly Crest Parcel "D"

CHARLOTTE, NC

REZONING Building Elevations

For Public Hearing
Petition #- 2003-87

PROJECT NUMBER: 03073

DRAWN BY: TCS

DESIGNED BY: SRT

ISSUE DATE: 9-8-03

APPROVED BY CITY COUNCIL

DATE *1/20/04*

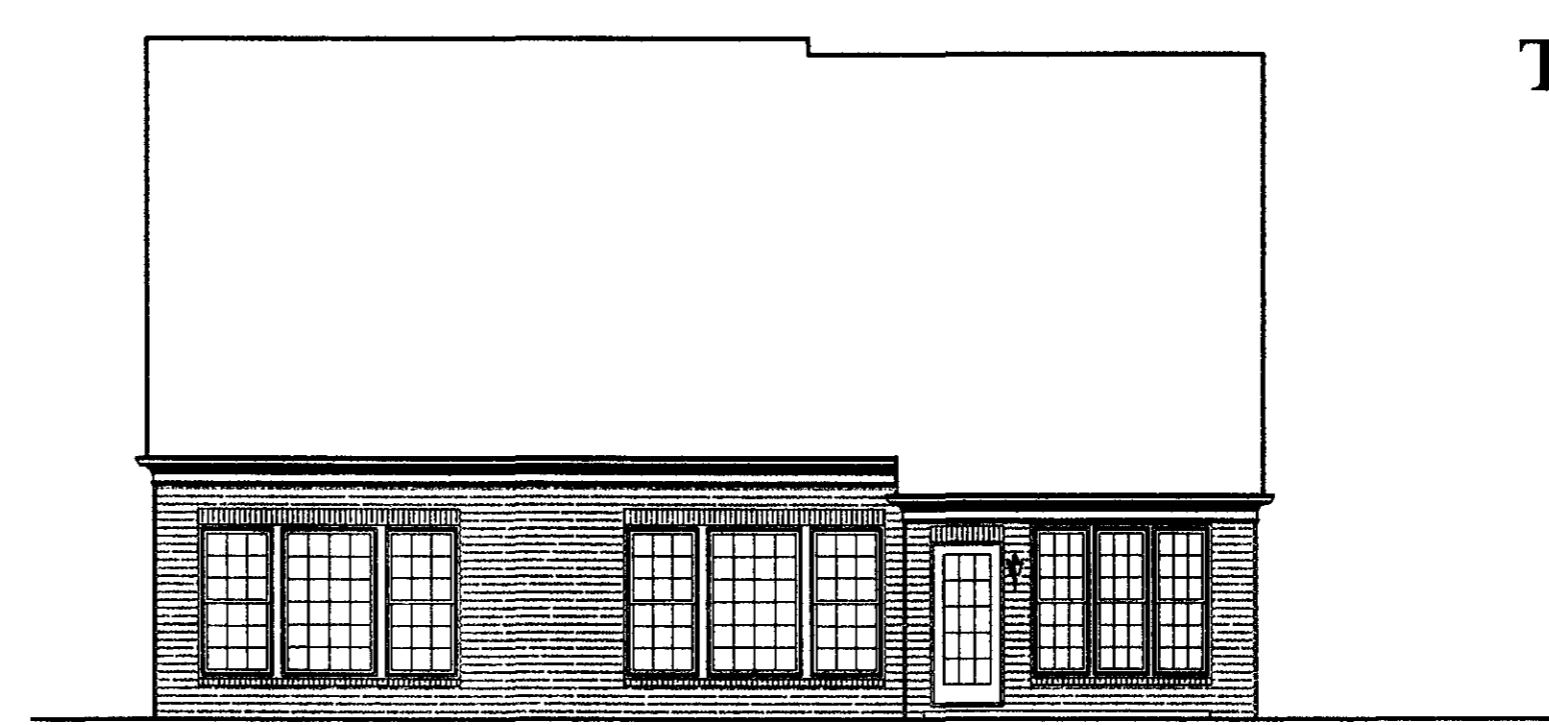
1. 10/08/03 TCS Revise per client comments
NO. DATE: BY: REVISIONS:



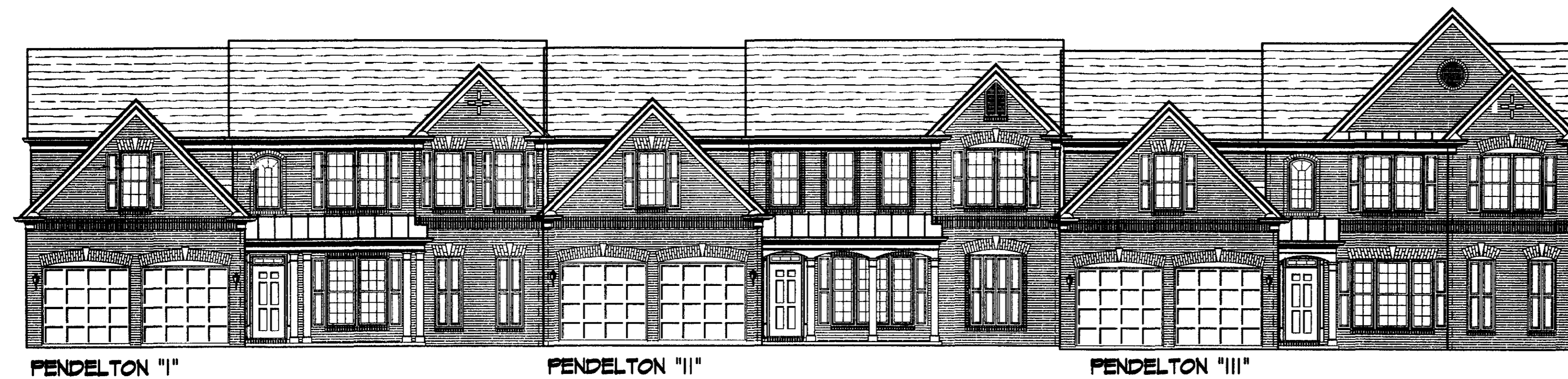
REAR ELEVATION-2



TYP. ELEVATION



REAR ELEVATION

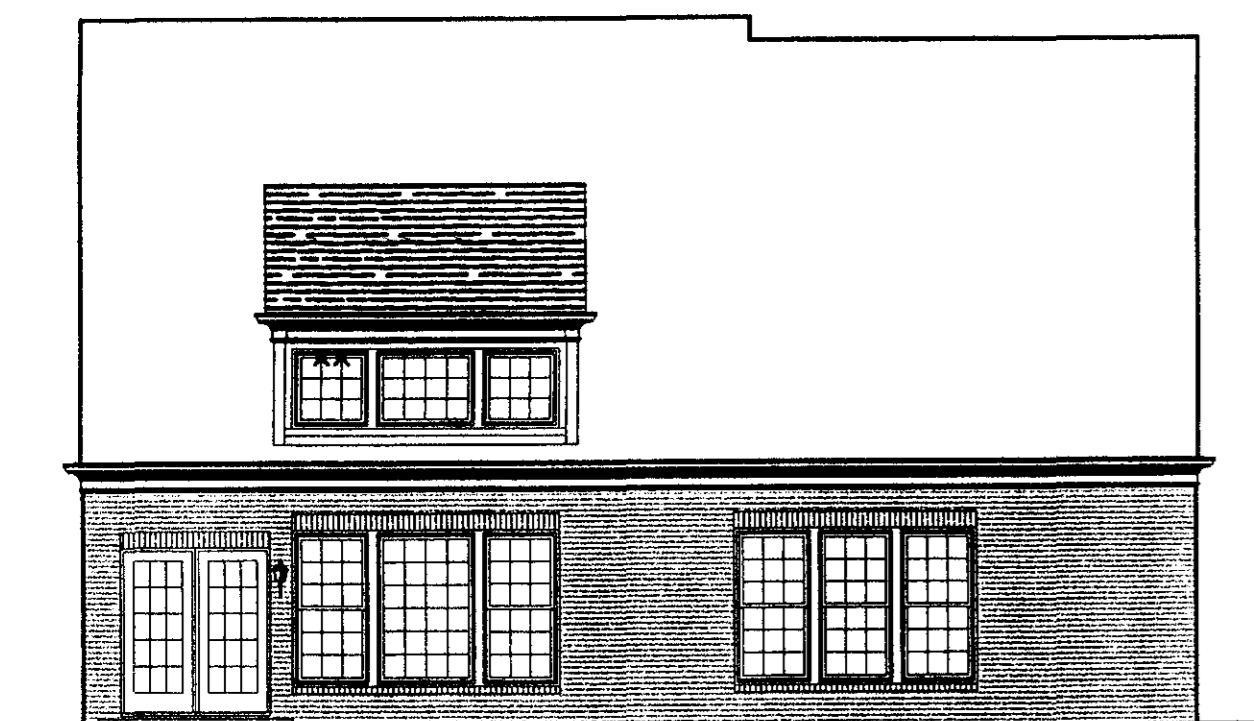


PENDELTON "I"

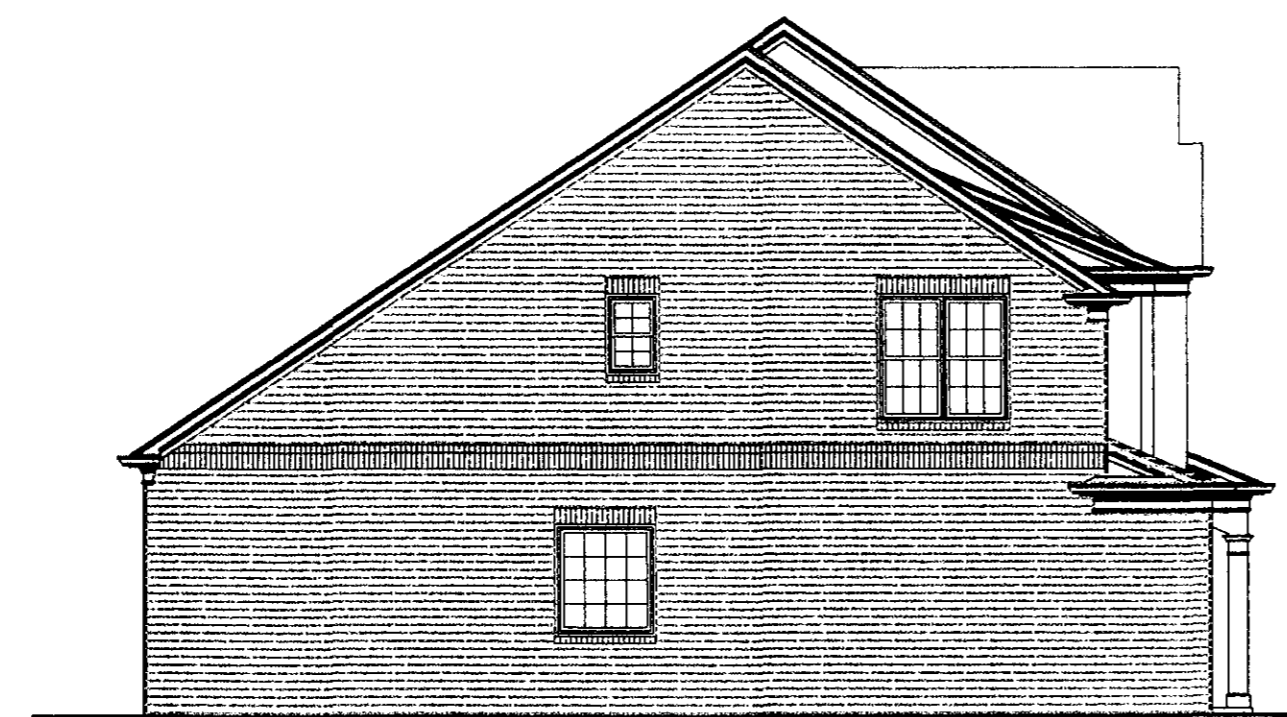
PENDELTON "II"

PENDELTON "III"

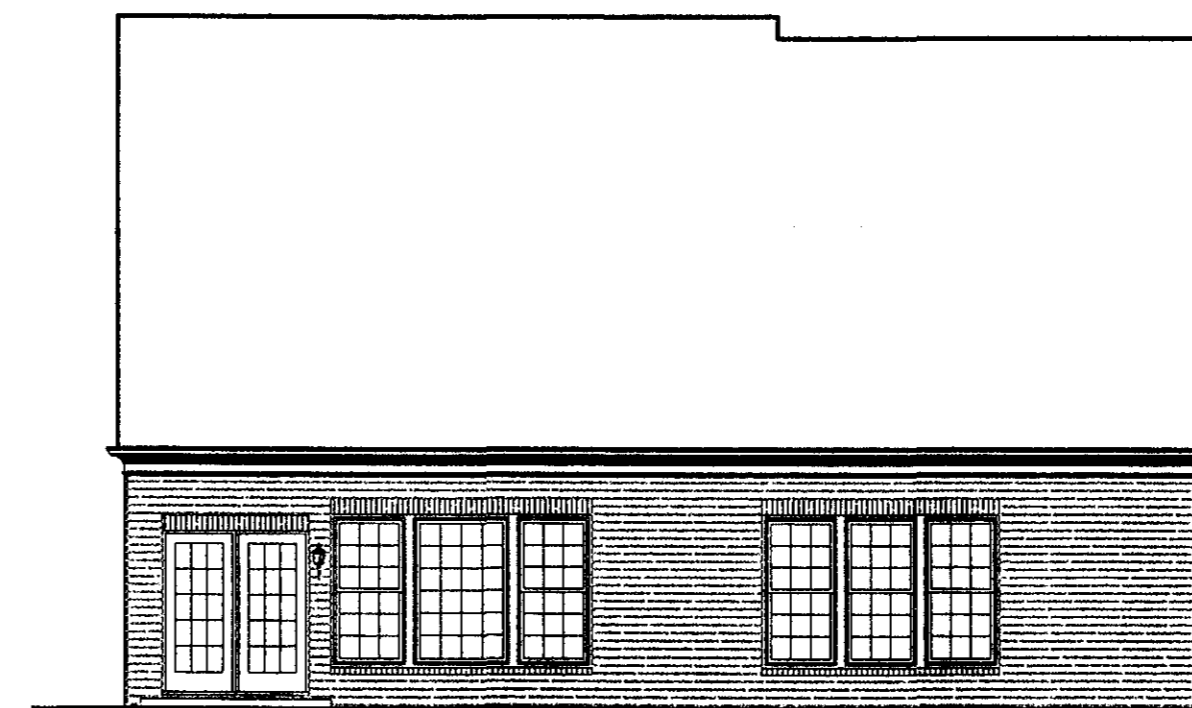
FRONT ELEVATIONS



REAR ELEVATION-2



TYP. ELEVATION



REAR ELEVATION



MENDENHALL "1"

MENDENHALL "2"

MENDENHALL "3"

FRONT ELEVATIONS