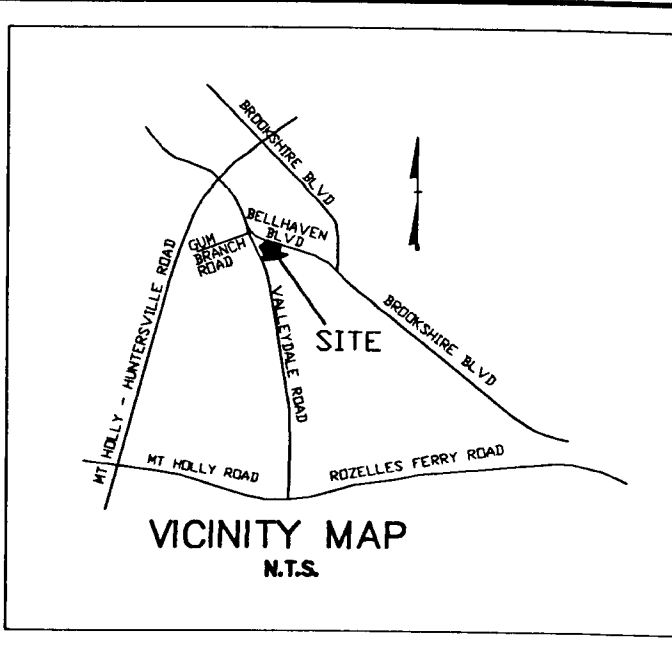


SITE DATA

SITE AREA: 18.41 ACRES
 RIGHT OF WAY DEDICATION: 0.02 ACRES
 LAND AREA WITHIN DOT R/W: 0.47 ACRES
 NET TOTAL SITE AREA: 17.83 ACRES
 EXISTING ZONING: R4
 PROPOSED ZONING: R-BMF(CD)
 TOTAL NUMBER OF UNITS: 64
 OPEN SPACE REQUIRED: 50%
 NOTE: THE RIGHT OF WAY DEDICATION FOR BELHAVEN BOULEVARD WAS CALCULATED BASED UPON THE R.O.W. BEING REDUCED TO 70 FEET BY NC DOT.



NOTES

- SURVEY INFORMATION OBTAINED FROM A PLAT PREPARED BY CPA PROFESSIONAL LAND SURVEYORS FOR PROVIDENT DEVELOPMENT DATED OCTOBER 20, 1998.
- ADDITIONAL INFORMATION OBTAINED FROM THE GIS DEPARTMENT OF MECKLENBURG COUNTY.
- A PERMIT FROM MECKLENBURG COUNTY IS REQUIRED FOR ANY CONSTRUCTION WITHIN THE 100-YEAR FLOOD FRINGE.
- N.C. DEPARTMENT OF TRANSPORTATION HAS DETERMINED THE EXISTING RIGHT OF WAY ON BELHAVEN BLVD. IS 70 FEET CENTERED ON THE EXISTING CENTERLINE OF THE PAVEMENT.
- THE REDUCTION OF THE BUFFER FROM 50 FEET TO 37.5 FEET TO BE IN ACCORDANCE WITH SECTION 12.302 OF THE ZONING ORDINANCE.
- A GREENWAY WILL BE DEDICATED ALONG THE GUM BRANCH FLOOD PLAN IN ACCORDANCE WITH THE MECKLENBURG COUNTY PARKS AND RECREATION GREENWAY PLAN. THE DEDICATION TO OCCUR PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. APPROXIMATE AREA OF DEDICATION: 4.58 ACRES ANY UTILITY EASEMENTS REQUIRED WITHIN THE DEDICATION AREA SHALL BE RECORDED PRIOR TO DEDICATION.
- DEVELOPER/PETITIONER SHALL CONSTRUCT LEFT TURN LANE IN BELHAVEN BLVD.

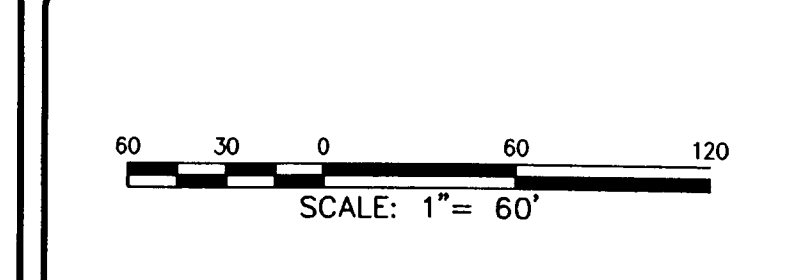
OWNER: COULWOOD PRESBYTERIAN CHURCH
 DB 5446 PG 927

2	4-14-99	Rev per County Comments
1	3-29-99	Rev per County Comments

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCE, OR SALES

MKIM & CREED
 ENGINEERS - PLANNERS - SURVEYORS
 2331-L CROWFOOT EXECUTIVE DR.
 CHARLOTTE, NC 28227

DRAWN: VSM	PROJECT NUMBER: 1400.0003.DV
CHECK: VSM	SCALE: 1"=60'
APPROVED: CNN	DATE: 02/10/99
FILE NAME: S:\1400.0003.DWG	



PETITIONER:
PROVIDENT DEVELOPMENT GROUP

TECHNICAL DATA SHEET
 REZONING PETITION NO. 99-37
 FOR PUBLIC HEARING
 MECKLENBURG COUNTY

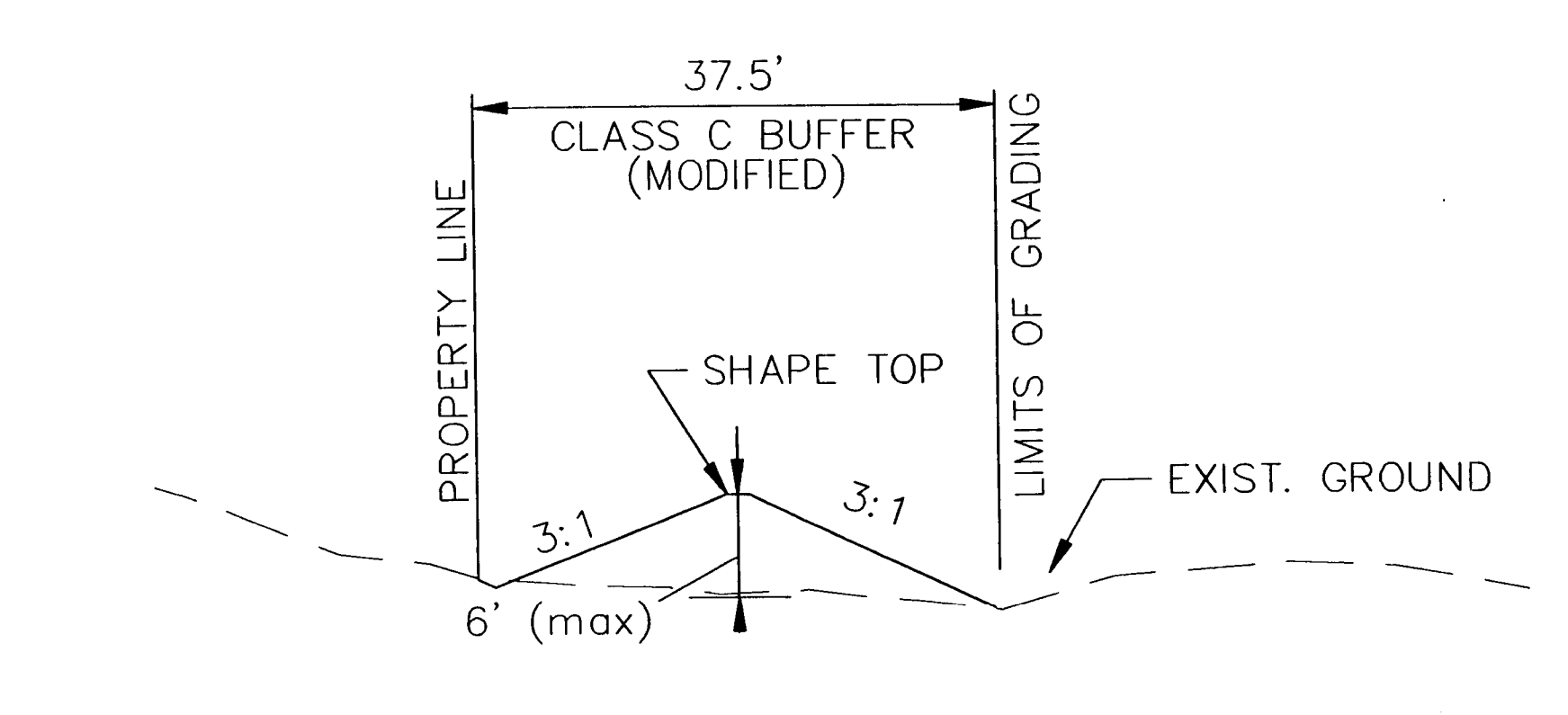
CLIENT DRAWING NUMBER:	M&C DRAWING NUMBER:
1400-0003.OW	0001

APPROVED BY CITY COUNCIL
 DATE: APR 19, 1999
 05514618

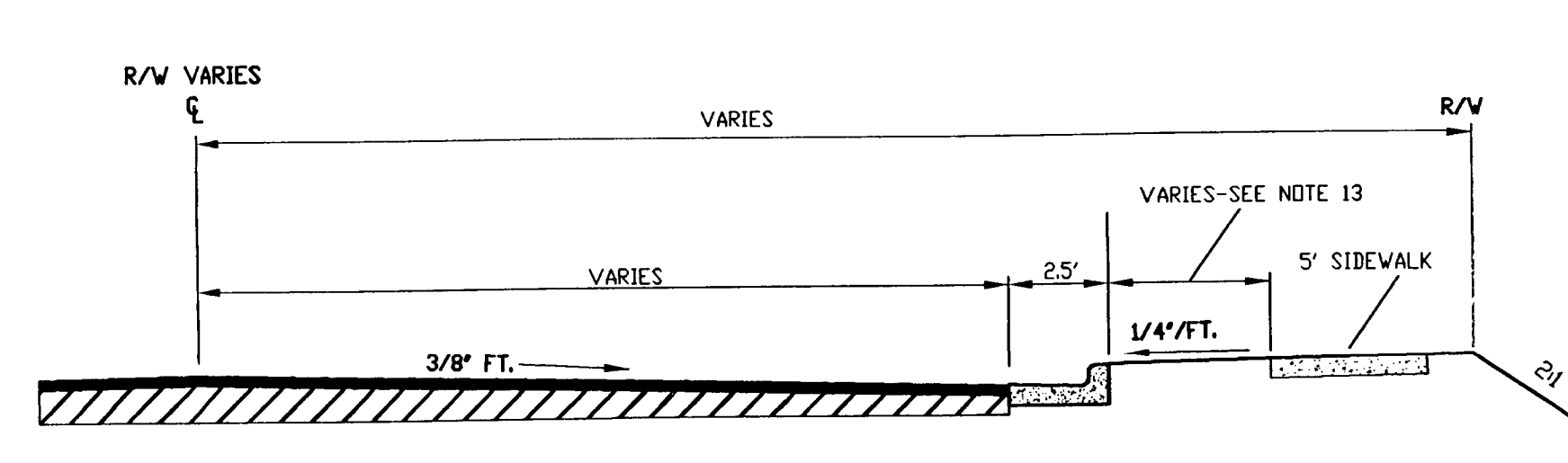
REZONING PETITION NO. 99-37

- A. Permitted Uses**
 Permissible Uses:
 Up to 64 condominium/townhome residential units may be constructed on the Site, together with any incidental or accessory uses associated therewith which are permitted under the Mecklenburg County Zoning Ordinance (the "Ordinance") by right or under prescribed conditions in an R-BMF Zoning District.
- B. Development Requirements**
 1. General Provisions
 (a) At a minimum, all applicable development standards established under the Ordinance for the R-BMF District will be satisfied in connection with development taking place on the Site.
 (b) In addition, development of the Site shall be governed by these Development Standards and the Rezoning Plan.
 (c) The number of buildings, their configurations, placements and sizes as well as the locations of streets and parking areas shown on the Technical Data Sheet are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building limit lines established on the Technical Data Sheet.
 (d) Landscaped areas and sidewalks within the Site will be planted and installed in sequences which are keyed to development taking place on the Site.
 (e) The Petitioner reserves the right to construct up to one-third of the units shown on this plan in a two-story configuration.
2. Setbacks, Side Yards and Rear Yards
 (a) All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the R-BMF Zoning District.
3. Buffer Areas
 (a) Buffer areas established on the Rezoning Plan shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304.
 (b) Portions of the buffer adjacent to the residences along Valleydale Road will remain undisturbed as shown on the Plan. The remaining portion of the buffer will remain undisturbed, except to the extent necessary to accommodate grading, walls, fences, drainage pipes or channels, utility lines and facilities pedestrian pathways and bicycle pathways and are subject to the provisions of Sections 12.302 and 12.304 of the Ordinance.
 (c) A berm will be provided along the buffer area adjacent to residence buildings number 1 and 13 as shown on the typical section on this sheet. The berm will be landscaped as required by Section 12.302 of the Ordinance.
4. Screening
 (a) Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
5. Lighting
 (a) A uniform lighting system will be employed throughout the Site. All lighting shall be designed such that direct illumination does not extend past exterior property lines of the Site. Consideration will be given to the impact of lighting including intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.
 (b) Detached lighting fixtures will not exceed 15 feet in height, except for street lights installed along public streets.
6. Parking
 (a) All parking will be in accordance with the minimum off-street parking standards established in the Ordinance.
 (b) No parking will be permitted within buffer areas.
7. Signs
 (a) A uniform signage and graphics system will be employed throughout the Site which will be in accordance with the provisions of Section 13 of the Ordinance.
8. Fire Protection
 (a) Fire hydrants will be provided in accordance with CMU standards and the City of Charlotte Fire Marshall

9. Design Standards
 (a) All required interior landscaping requirements will be provided in accordance with Section 12.208 of the Ordinance.
 (b) All parking lots will be screened from public streets in accordance with the requirements of the Ordinance.
 (c) The Site will be subject to the Planned Multi-Family requirements of Section 9.303(19) of the Ordinance.
10. Storm Drainage / Storm Water Quality
 (a) Storm water runoff will be conveyed through the Site in accordance with the requirement of Mecklenburg County.
 (b) Storm water quality measures will be provided in accordance with the provisions of the Cotawba River/Lake Wylie Watershed Protection Area.
11. Trash Collection
 (a) The Petitioner presently contemplates that trash will be collected from each individual residential unit from separate trash containers located at each unit.
 (b) If this form of collection is utilized, pick up will be handled by a private hauler unless and until governmental policy would provide for the public pick up of trash.
 (c) If dumpsters are provided, they will be screened with a solid wooden or masonry enclosure with a gate.
12. Berms
 (a) If the petitioner elects to install berms in one or more areas around the perimeter of the site, these berms will take the form of rolling, variable height landscape mounds with slopes of 3:1 not exceeding six (6) feet in height above existing natural grade, rather than uniform berms, so as to provide an attractive privacy screen for the property and its surrounding neighbors. See typical section on this sheet.
13. Sidewalks
 (a) The final location of the 5' sidewalk located along Belhaven Boulevard may vary from 4' to 8' from the back of the proposed curb to allow preservation of trees along right-of-way and to minimize excessive fill conditions.
14. Parking
 Residences:
 Parking Required: 1.5 Spaces / Unit * 64 Units = 96 Spaces
 Note: Developer will provide no less than the minimum required number of parking spaces.
 Community Center:
 Parking Required: 1 Space / 250 sf * 1500 sf = 6 Spaces
 Parking Provided: 6 Spaces
 Note: This tabulation assumes that 65% of the homeowners will walk to the facility.
- C. Amendments to Rezoning Plan**
 (a) Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then owner or owners of the parcel or parcels involved in accordance with Chapter 6 of the Ordinance.
- D. Blinding Effect of the Rezoning Application**
 1. If the petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, 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 and assigns.
 2. Throughout this Rezoning Petition, the terms "Petitioner", and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the current and subsequent owners of the Site who, from time to time, may be involved in any future development of the Site.



NOTES: THE 3:1 SLOPE MAY BE MODIFIED TO ALLOW CONSTRUCTION OF BRIMMING SCALES. MAXIMUM SLOPE NOT TO EXCEED 2:1.



TYPICAL SECTION - BELHAVEN BOULEVARD
 NOT TO SCALE

2	4-14-99	Rev per County Comments
1	3-29-99	Rev per County Comments

PRELIMINARY PLAT
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 CHARLOTTE, NC 28227

DRAWN: VSM	PROJECT NUMBER: 1400.0003.DV
CHECK: VSM	SCALE: 1"=100'
APPROVED: CNN	DATE: 12/17/98
FILE NAME: S:\1400.0003.DWG	

SEALS

PROVIDENT DEVELOPMENT GROUP

TECHNICAL DATA SHEET
 REZONING PETITION NO. 99-37
 FOR PUBLIC HEARING
 MECKLENBURG COUNTY

CLIENT DRAWING NUMBER:	M&C DRAWING NUMBER:
1400-0003.OW	0002