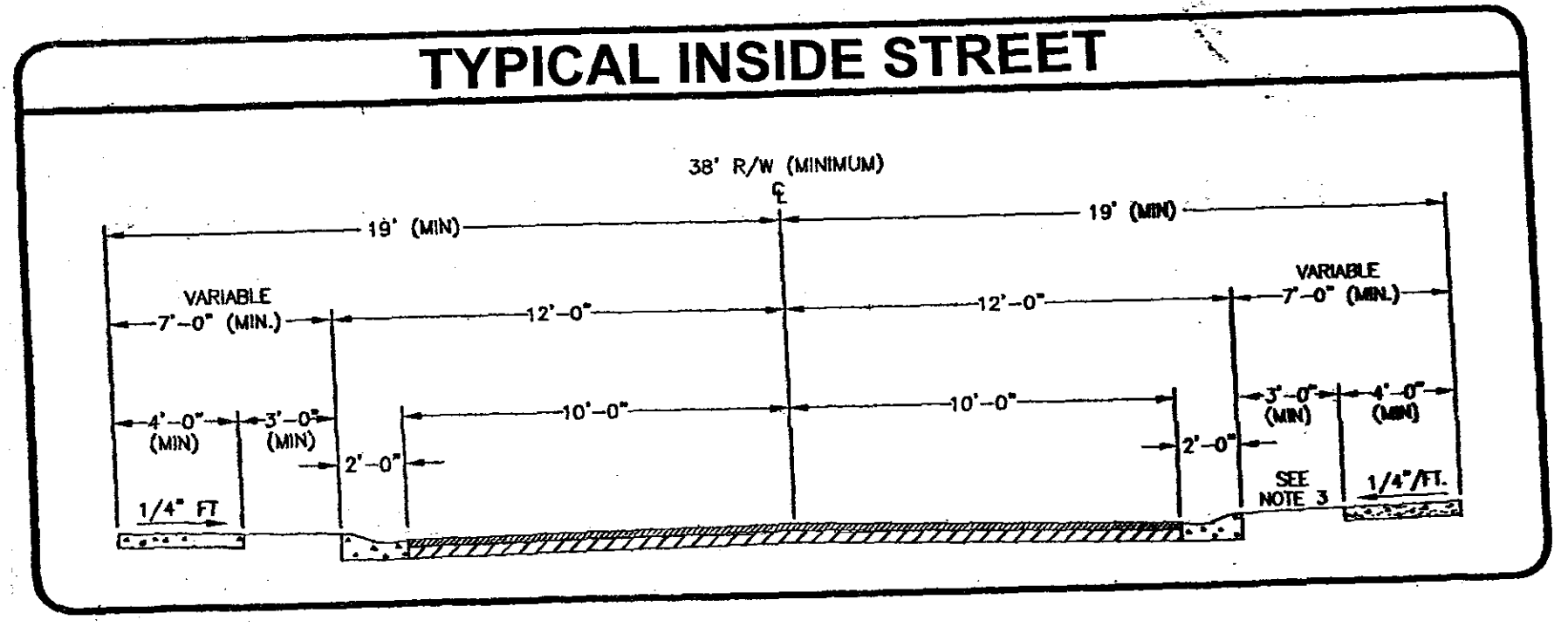
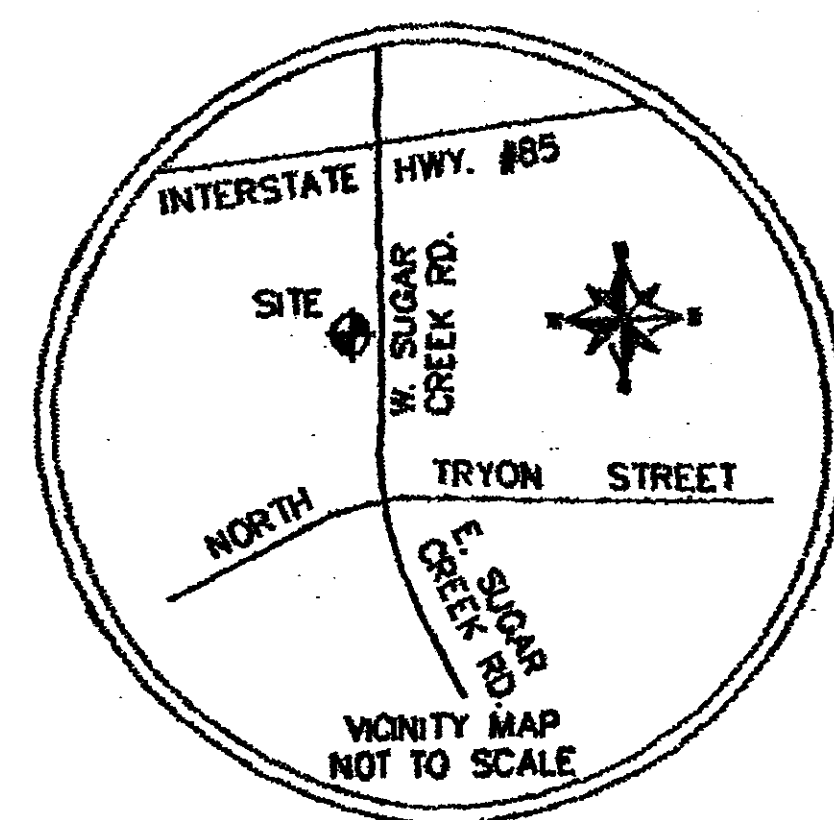
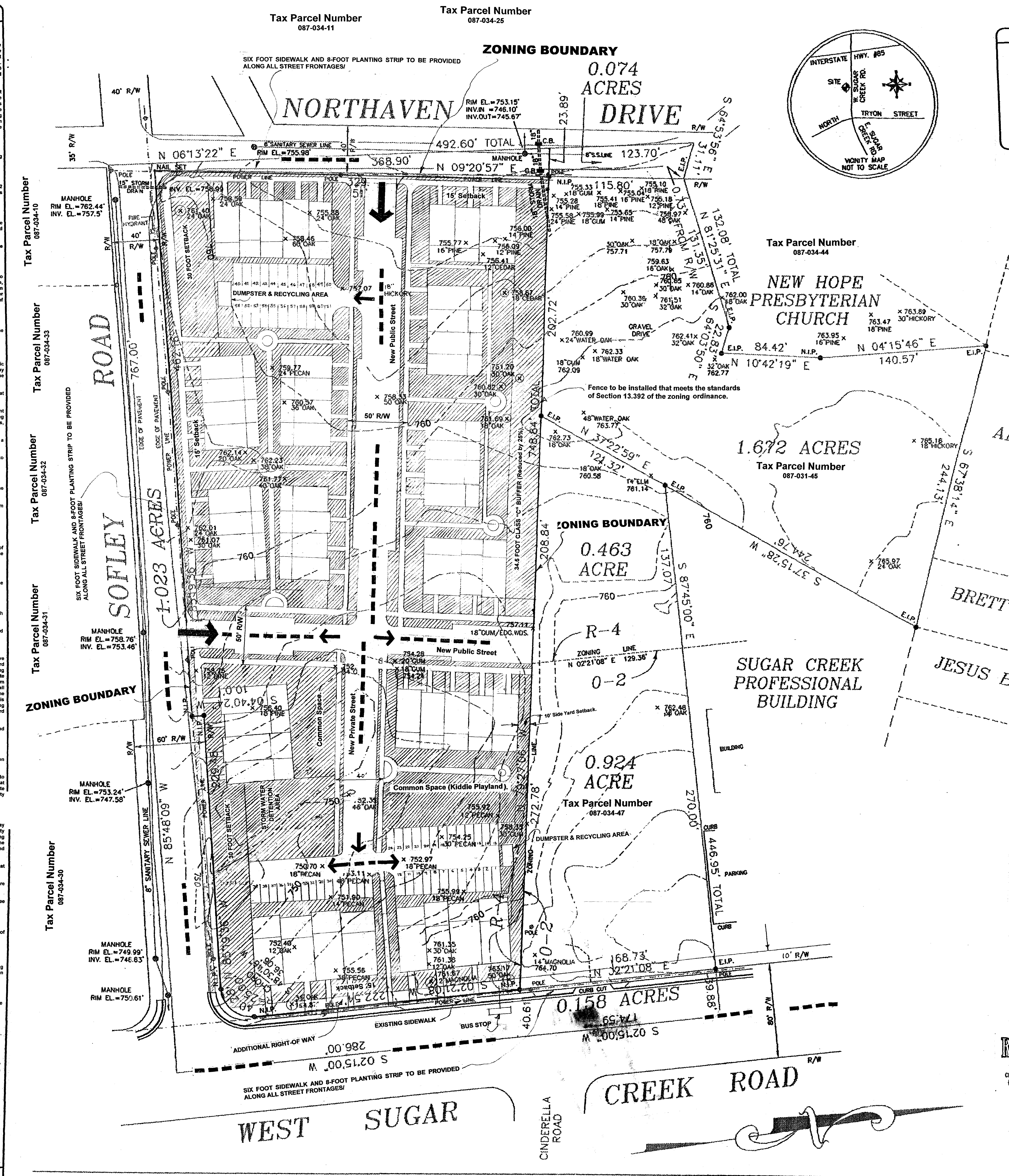


DEVELOPMENT STANDARDS

General Provisions.
1. Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Zoning Ordinance") for the R-8M(CD) zoning district classification shall be followed in connection with development taking place on the Site.
2. The development depicted on these Rezoning Plans, including the Technical Data Sheet and the Schematic Site Plan, is schematic in nature and intended only to illustrate the possible arrangement of uses and development of the Site. The exact details of the configuration, placement, and size of the individual site elements shall be established during the design phase of the project and shall be governed by the Zoning Ordinance, all applicable codes, as well as the Petitioner's Development Standards from the approved Rezoning Plan. The building layout as well as other site facilities may be modified as allowed per Section 6.20(2) of the Zoning Ordinance.
3. The site will comply with Chapter 21 of the Charlotte City Code.
4. The proposed plan is conceptual only as per Section 6.2 of the City of Charlotte Zoning Ordinance.

Permitted Use.
1. The site may be devoted to the following uses, all of are permitted, by right, in the UR-2 zoning district: attached and multi-family dwellings up to eight (8) units in a building, as well as any incidental or accessory uses.
Setbacks, Side Yards, and Rear Yards.
1. All buildings, loading areas, solid waste dumpsters and recyclable containers to be located on the Site shall satisfy or exceed the Setback, Side Yard and Rear Yard requirements established under the Zoning Ordinance for the UR-2 zoning district.
2. No parking areas shall be located within the front yard setback as depicted on the Technical Data Sheet.
Buffers.
1. The Buffer areas established on the Technical Data Sheet for the Site shall conform to the standards of a Class C Buffer as set out in Section 12.302 of the Zoning Ordinance, subject, however to the provisions of Section 12.304 thereof. Pursuant to Section 12.302(b) of the Zoning Ordinance, petitioner may reduce the width of the required buffer by 25% by providing a wall, fence or berm that meets the standards of Section 12.302(d) of the Zoning Ordinance.
Screening and Landscaping.
1. All landscaped areas including setbacks and buffers will meet or exceed the requirements of the Zoning Ordinance and the Tree Ordinance.
Buildings.
1. The configurations, placements, and sizes of the buildings outlined on the Schematic Site Plan are schematic in nature and subject only to the provisions set forth herein, may be altered or modified during design, development and construction phase, within the Parking and Building Envelope Lines established on the Technical Data Sheet.
2. Every building on the site will be separated on every side from every other building by at least 16 feet as per Section 9.203 (19) (b) of the Zoning Regulations.
3. Corner buildings within the project may be provided with one-car garages with front entrance to the townhouse on one street and entrance to the garage on the intersecting street. Side elevations for corner buildings will be enhanced with hip roof designs, porches, gables, etc., and a variety of building materials and textures.
4. Front elevations facing public streets will be enhanced with porches, gables, etc., and a variety of building materials and textures.
5. Where garages are to be provided, the minimum distance from the face of the garage to the back of the sidewalk will be 16 feet.
Parking and Loading Areas(s).
1. Off street parking and loading areas will meet the standards established under the Zoning Ordinance.
2. Parking and loading areas will be landscaped in conformance with the minimum standards of the Zoning Ordinance.
3. No parking will be permitted between buildings and the street.
Sidewalks and Walkways.
1. The petitioner shall install internal sidewalks and walkways with a minimum width of five (5) feet (in lieu of the four (4) feet shown) generally in a manner depicted on the Schematic Site Plan and in conformity with Section 12.529 of the Zoning Ordinance.
2. The direction of sidewalks may meander in order to save existing trees.
3. Five-foot concrete walkways extending from the front entrance of each unit to the sidewalk along each public street will be provided.
Dumpster and Recycling Area.
1. Dumpster and recycling area will be enclosed with a solid enclosure with gate - both meeting the requirements of Section 12.403 of the Zoning Ordinance.
2. Dumpster and recycling area will be screened from public streets with shrubbery and trees, such screening will meet or exceed zoning requirements.
Storm Water.
1. The partitioner shall tie-in to the existing storm water system. The partitioner shall have the receiving drainage system analyzed to insure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving drainage system to be taken out of standard, the partitioner 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 of the Site, the partitioner shall only be responsible for providing adequate detention, responsible, under the circumstances, to ensure that such system will not be additionally overloaded. It is expressly understood that the partitioner shall not be responsible for correcting existing conditions that cause the existing receiving drainage system to be out of standard prior to the development of the Site.
2. Storm water detention area will be screened from public streets with shrubbery and trees, such screening will meet or exceed zoning requirements.
Access Points.
1. The number of vehicular access points into the site shall be limited to those shown on the Technical Sheet.
2. The location and configuration of the vehicular access points into the site are subject to modification to accommodate final site design for the project with the understanding that all driveway permits and are subject to the requirements of the Charlotte Department of Transportation (CDOT) and the Charlotte Engineering and Property Management Department Standards.
Right-of-way Dedication and Improvements.
1. The partitioner will dedicate and convey right-of-way for a fifty (50) foot right-of-way through the site to provide a stub public street giving access to the land-locked property to the west of the Site and roughly parallel to Sofley Road prior to issuance of a building permit. An additional fifty (50) foot right-of-way will be dedicated and conveyed by the partitioner to provide for a public street that enters the project from Northhaven Drive and ends at the above mentioned stub street prior to issuance of a building permit.
2. Along Sofley Road, adequate right-of-way will be dedicated and conveyed to assure that a minimum of 30 feet of right-of-way is effected from the existing road centerline.
3. Along Northhaven Drive, adequate right-of-way will be dedicated and conveyed to assure that a minimum of 25 feet of right-of-way is effected from the existing road centerline.
4. All planting strips along public streets through the project will conform to the tree ordinance.
Fire Protection.
1. Adequate fire protection for the Project will be provided that satisfies the City of Charlotte.
Lighting.
1. The maximum height of any freestanding lighting fixture installed on the Site (including its base) may not exceed fifteen (15) feet. No wall pack light fixtures will be installed on the Site. All lighting will be capped.
Signage.
1. All signs placed on the Site will be erected in accordance with the requirements of the ordinance.
Bus Stops
1. Any existing bus stop will remain usable by patrons during the construction process. Existing bus stops will be improved by installing a bus shelter pad.
Amendments to Rezoning Plan.
1. 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 Chapter 6 of the Zoning Ordinance.
Binding 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 any other supporting documents shall, unless amended in the manner identified under the Zoning Ordinance, be binding upon and here to the benefit of the Petitioner and the current 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," "owner," or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the partitioner, or the owner or owners of the Site from time to time may be involved in any future development thereof.



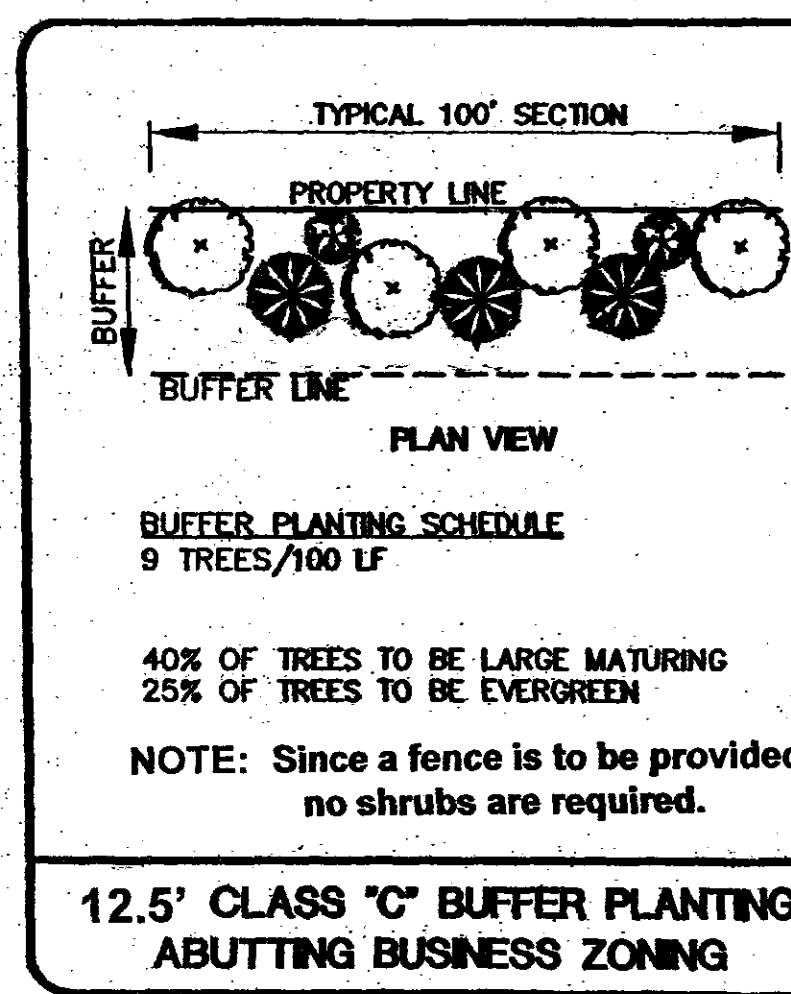
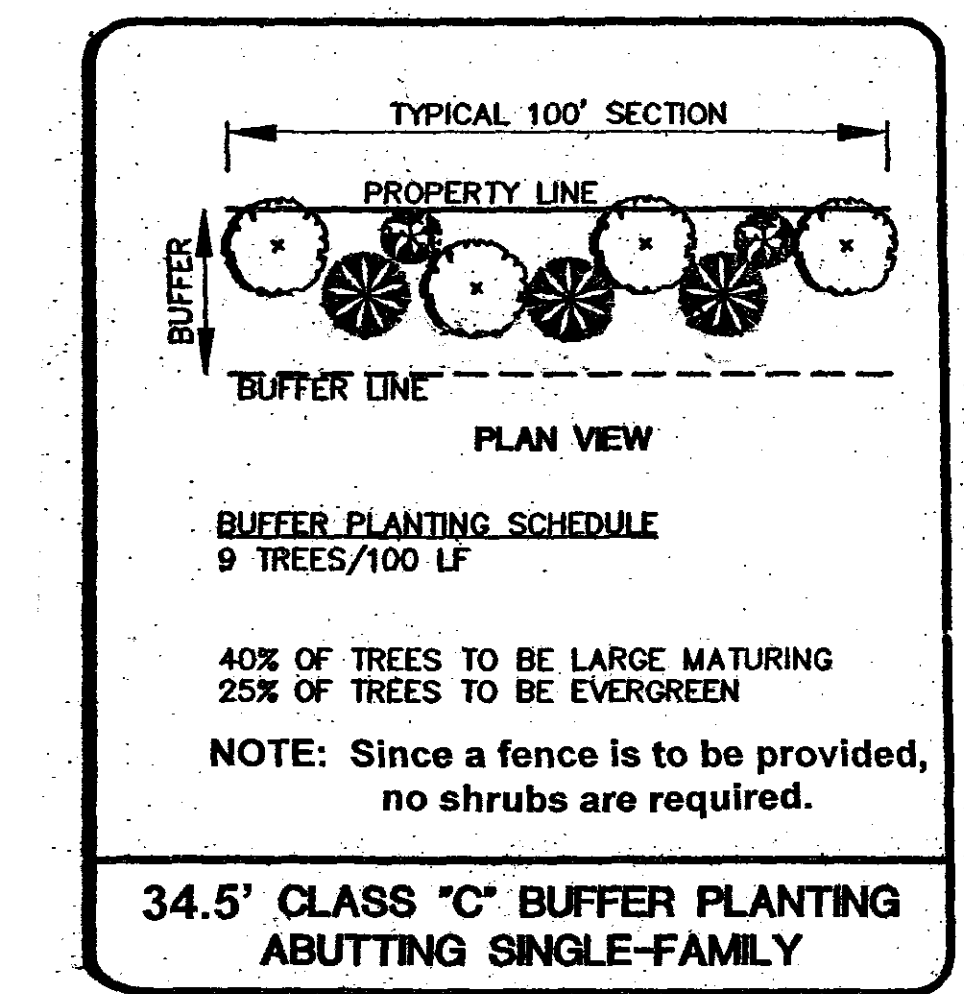
OVERVIEW
THE DEVELOPMENT DEPICTED ON THIS REZONING SCHEMATIC SITE PLAN IS MERELY SCHEMATIC IN NATURE AND INTENDED ONLY TO ILLUSTRATE THE POSSIBLE ARRANGEMENT OF USES AND DEVELOPMENT ON THE SITE. THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL SITE ELEMENTS, INCLUDING THE BUILDINGS, SHALL BE ESTABLISHED DURING THE DESIGN PHASE AND SHALL BE GOVERNED BY THE REQUIREMENTS OF THE ZONING ORDINANCE, APPLICABLE CODE REQUIREMENTS AND THE DEVELOPMENT CRITERIA CALLED OUT ON THE TECHNICAL DATA SHEET OF THESE REZONING PLANS AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THE TECHNICAL DATA SHEET. IT IS UNDERSTOOD THAT MODIFICATIONS ARE ALLOWED PER SECTION 6.20(2) OF THE ZONING ORDINANCE.

LEGEND

Existing Topography	Patterned Area
Class "C" Buffer Area	Patterned Area
Existing Topography	Patterned Area
Access Point	Arrow
Vehicular Flow Pattern	Dashed Line
E.I.P.	Existing Iron Pin or Pipe
N.I.P.	New Iron Pin
E.C.M.	Existing Concrete Monument
R/W	Right of Way
(X)	Trees to be saved.

DEVELOPMENT DATA

Tax Parcel Number	087-037-46
Petition Number	2003-16
Total Site Area	5.68 acres
Existing Zoning	R-4
Proposed Zoning	UR 2 (CD)
Total Number of Units	52
Density	9.15 dwelling/acre
Open Space	4,543 sq. ft.
Residential Unit Type	For Sale Townhomes (Single Family Attached)
Maximum Stories for Building	2
Maximum Height	34 Feet
Minimum Setback	14 Feet
Minimum Side-Yard	5 Feet
Minimum Rear Yard	10 Feet
Min. Building Separation	16 Feet
No. of Parking Spaces Required	52
Minimum requirement: 12 units @ 1 space per unit.	
Maximum requirement: 14 spaces @ 7 spaces per unit.	
No. of Parking Spaces Provided	97
Includes 45 designated off-street spaces in addition to the linear feet of parallel street parking.	



SIGHT PLAN FOR
DANIEL O. HENNIGAN
RECEIVED
MAY 3 2003
CITY OF CHARLOTTE MECKLENBURG CO., N.C.
PETITION NUMBER 2003-16.
BOBBY J. RAY
PROFESSIONAL LAND SURVEYOR, L-1108
627 EASTWAY DRIVE CHARLOTTE, N.C. 28205 TEL. (704) 537-8348
SCALE: 1" = 30' DATE: JANUARY 02, 2003

APPROVED BY CITY COUNCIL
DATE: 1/2/03