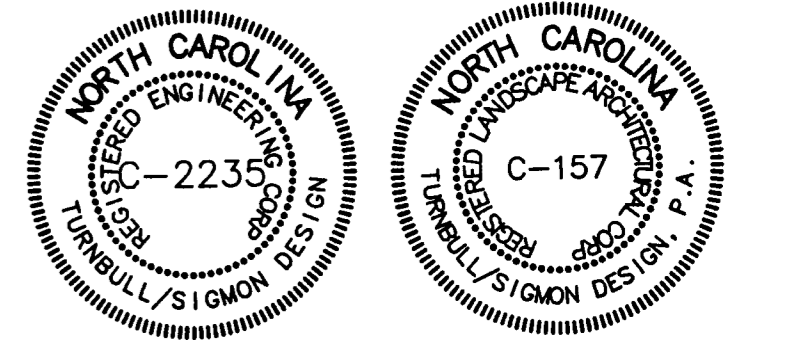


Turnbull Sigmon Design
1001 Morehead Square Dr.
Suite 530
Charlotte, NC 28203
Phone: 704-529-6500
Fax: 704-522-0882

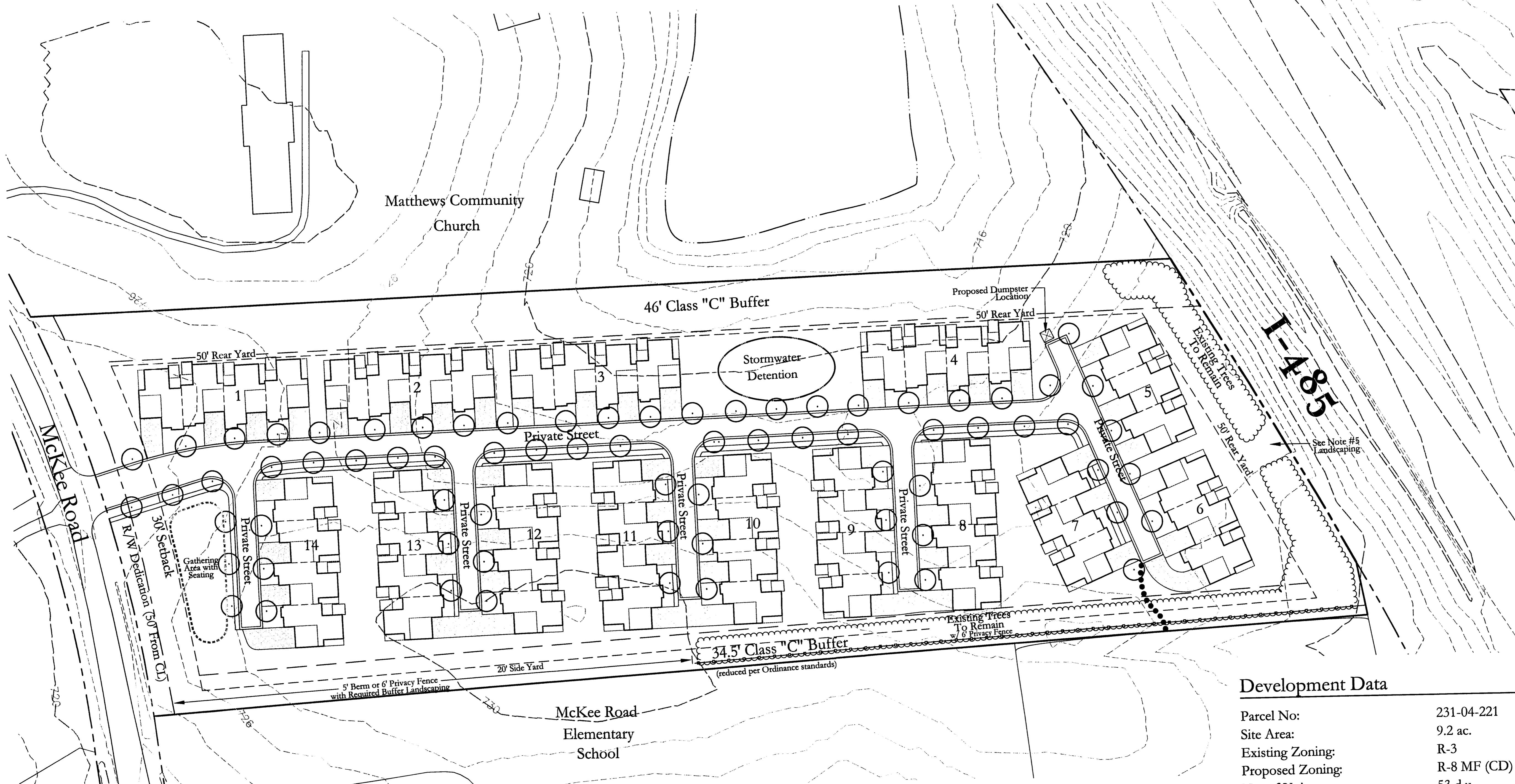
LAND DEVELOPMENT DESIGN SERVICES



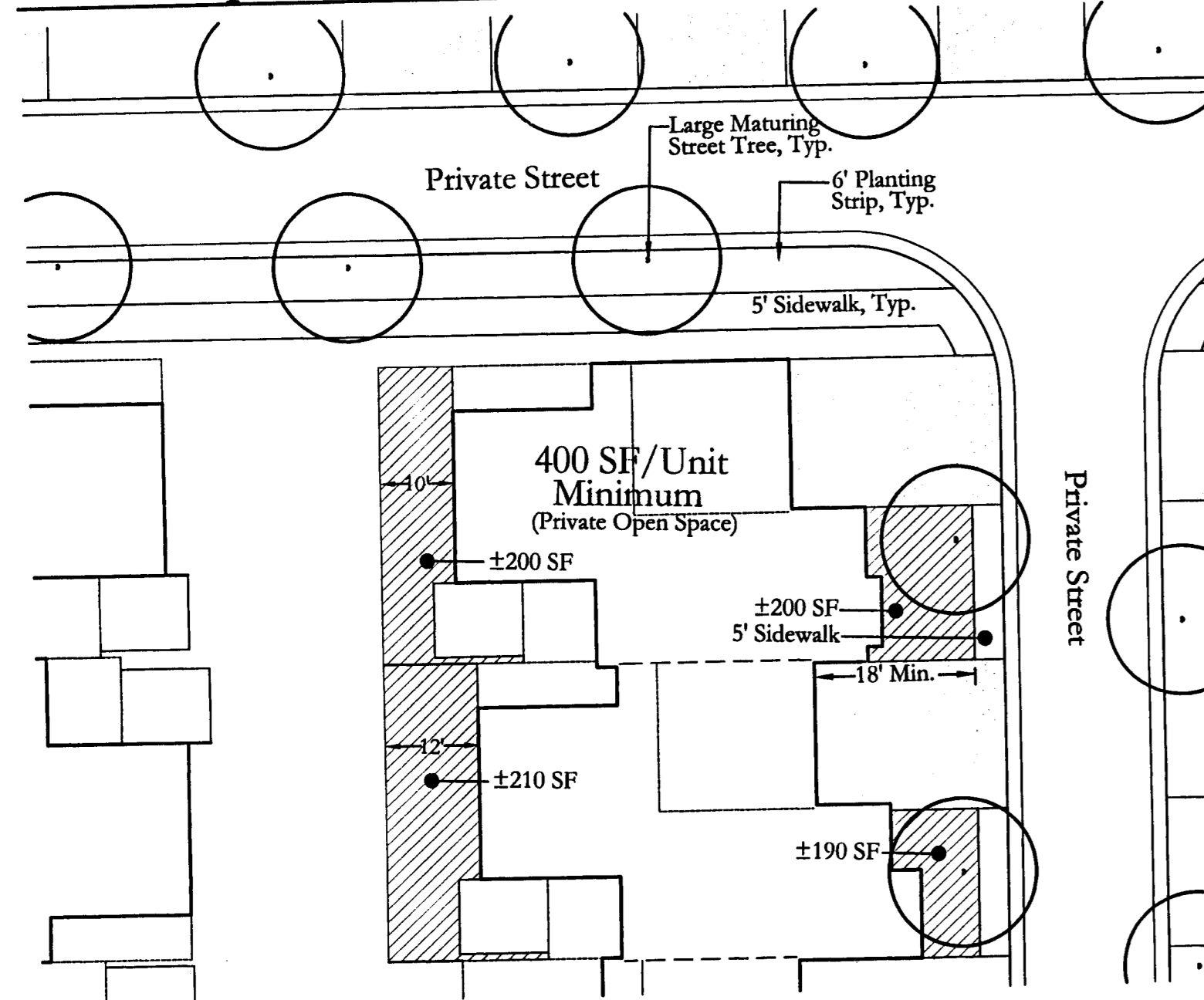
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Beacon Homes
of Charlotte, Inc.

P.O. Box 3225
MATTHEWS, NC 28106



Private Open Space Diagram, Typ.



Development Standards

Unless more stringent standards are established by this Technical Data Sheet or "These Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the R-8 MF zoning district classification shall be followed in connection with development taking place on the Site.

The configurations, placements and sizes of the buildings outlined on the Schematic Site Plan accompanying this Rezoning Petition are schematic in nature and, subject only to the provisions set forth below, may be altered or modified during design development and construction document phases. Parking layouts may also be modified to accommodate final building locations.

Permitted Uses
1. Single-Family Attached (Townhome For Sale)
Up to 53 attached dwelling units may be constructed together with any incidental or accessory structures permitted under the Ordinance in the R-8 MF district. All units shall have garages.

Buffers
1. Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance; subject however, to the provisions of Section 12.304 thereof.
2. The petitioner/developer shall establish a 5' sidewalk and an 8' planting strip along the site's McKee Road frontage.
3. The petitioner/developer shall dedicate right of way along the site's McKee Road frontage sufficient to establish a minimum 50' right of way as measured from the centerline of McKee Road. This dedication shall occur prior to the issuance of the first building permit associated with the proposed development.

Setbacks
1. Building setbacks will be established in the manner depicted on this Technical Data Sheet.
2. Garages will be recessed behind the front facade of the buildings as conceptually shown.
3. The petitioner/developer shall establish a 5' sidewalk and an 8' planting strip along the site's McKee Road frontage.
4. The petitioner/developer shall dedicate right of way along the site's McKee Road frontage sufficient to establish a minimum 50' right of way as measured from the centerline of McKee Road. This dedication shall occur prior to the issuance of the first building permit associated with the proposed development.

Parking
Off street parking spaces will satisfy the minimum standards established under the Ordinance.

Signs
All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

Landscaping
1. Large maturing street trees shall be provided according to the Charlotte Tree Ordinance at a minimum of 40' on center along private streets.
2. A tree survey along McKee Road within the setback shall be completed to indicate any existing trees greater than 8" dbh.
3. The area labeled as "Gathering Area with Seating" shall be a manicured lawn with associated bench/seating and landscaping.
4. The 34.5 foot Class "C" buffer shall be established as generally illustrated on the site plan with a combination of existing trees/vegetation, new berms and associated required Class "C" landscaping.
5. As indicated on the site plan, supplemental trees shall be added at the rear of the site abutting I-485 to provide screening.

Lighting
Decorative pedestrian scale lighting shall be provided along the internal private streets.

Access Points
1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.
2. The placements and configurations of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs.
3. The petitioner/developer shall construct a left turn lane at the private street entrance at McKee Road. The left turn lane shall be designed with a minimum 150 feet of staging, a 15:1 bay taper and 45:1 through lane tapers.

Storm Water Management
The petitioner/developer shall tie into the existing storm water system(s). The petitioner/developer shall have the receiving system(s) analyzed to ensure that it will not be taken out of standard due to the proposed development. If it is found that development will cause the storm water drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from happening.

The petitioner/developer shall control and treat the difference in stormwater runoff volume leaving the project site between the pre and post development runoff conditions for the 1 year 24 hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. The use of structural stormwater treatment systems (wet ponds, extended detention wetlands, bioretention, etc.) shall be incorporated into the site and designed to save an 85% average annual removal for Total Suspended Solids generated from the development. The homeowners association shall be responsible for the maintenance of the structural stormwater treatment systems.

Solid Waste/Demolition Management
The petitioner/developer shall submit a Solid Waste Management Plan prior to initiating demolition and/or construction activities to include, at a minimum, the procedures that will be used to recycle all clean wood, metal, and concrete generated during demolition and construction activities. The Plan shall specify that monthly reporting of all tonnage disposed and recycled will be made to the Mecklenburg County Solid Waste Program. The report shall include the identification and location of facilities receiving disposed or recycled materials. The Plan and monthly reporting shall be submitted to:
Scott Brown
Mecklenburg County Solid Waste Program
700 North Tryon Street
Charlotte, NC 28202
704-336-4447

Open Space Requirement
The proposed development shall comply with the amount of open space as required by the zoning ordinance for the R-8MF district.

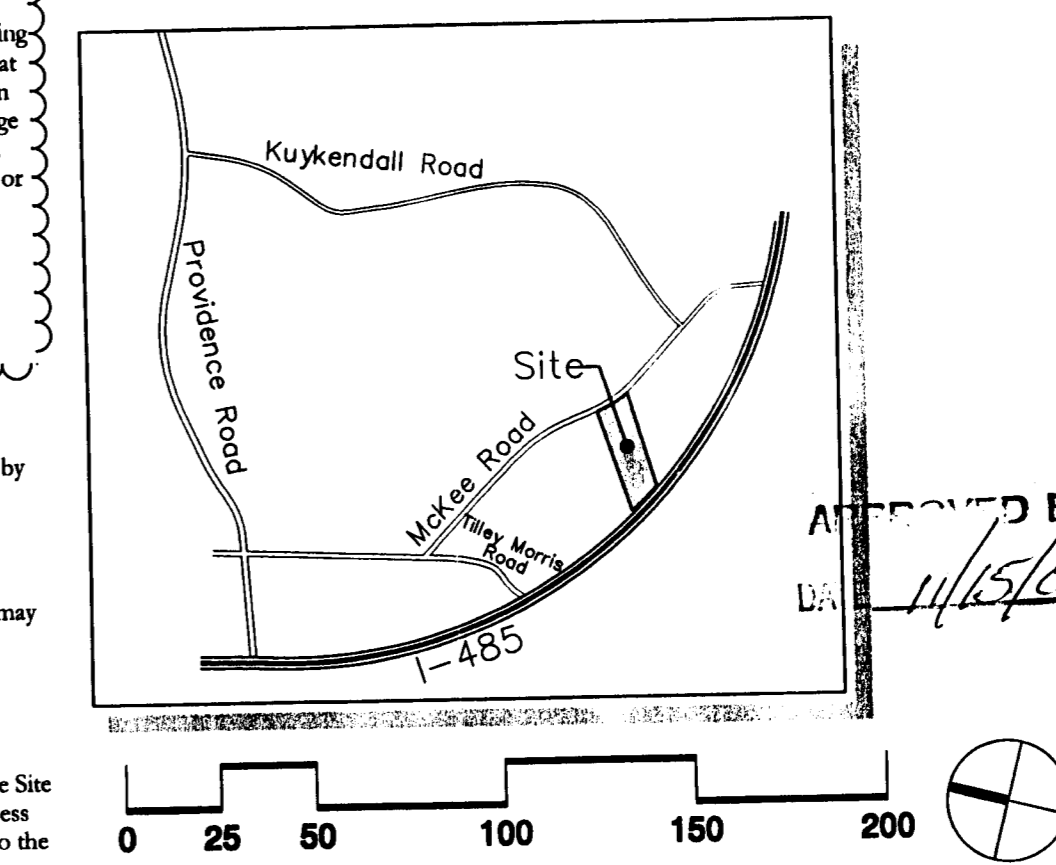
Amendments to Rezoning Plan
Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Application
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, 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 or assigns.

Development Data

| | |
|--|---------------------|
| Parcel No: | 231-04-221 |
| Site Area: | 9.2 ac. |
| Existing Zoning: | R-3 |
| Proposed Zoning: | R-8 MF (CD) |
| No. of Units: | 53 d.u. |
| Type of Unit: | Townhome (For Sale) |
| Density: | 5.76 d.u./ac. |
| Pedestrian Connection-5' wide Proposed Street Tree | ●●●●● |

Vicinity Map



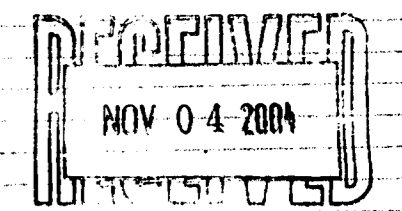
McKee Road Property

CITY OF CHARLOTTE

Rezoning: Technical Data Sheet/Schematic Site Plan

For Public Hearing

Petition #2004-110
PROJECT NUMBER: 04088
DRAWN BY: TCS
DESIGNED BY: SFC
ISSUE DATE: 06-04-04



NO. DATE: BY: REVISIONS:
1. 11/03/04 TCS Revise per CMPC Staff comments
2. 10/29/04 TCS Revise per CMPC Staff comments
1. 09/21/04 TCS Revise per CMPC Staff comments