

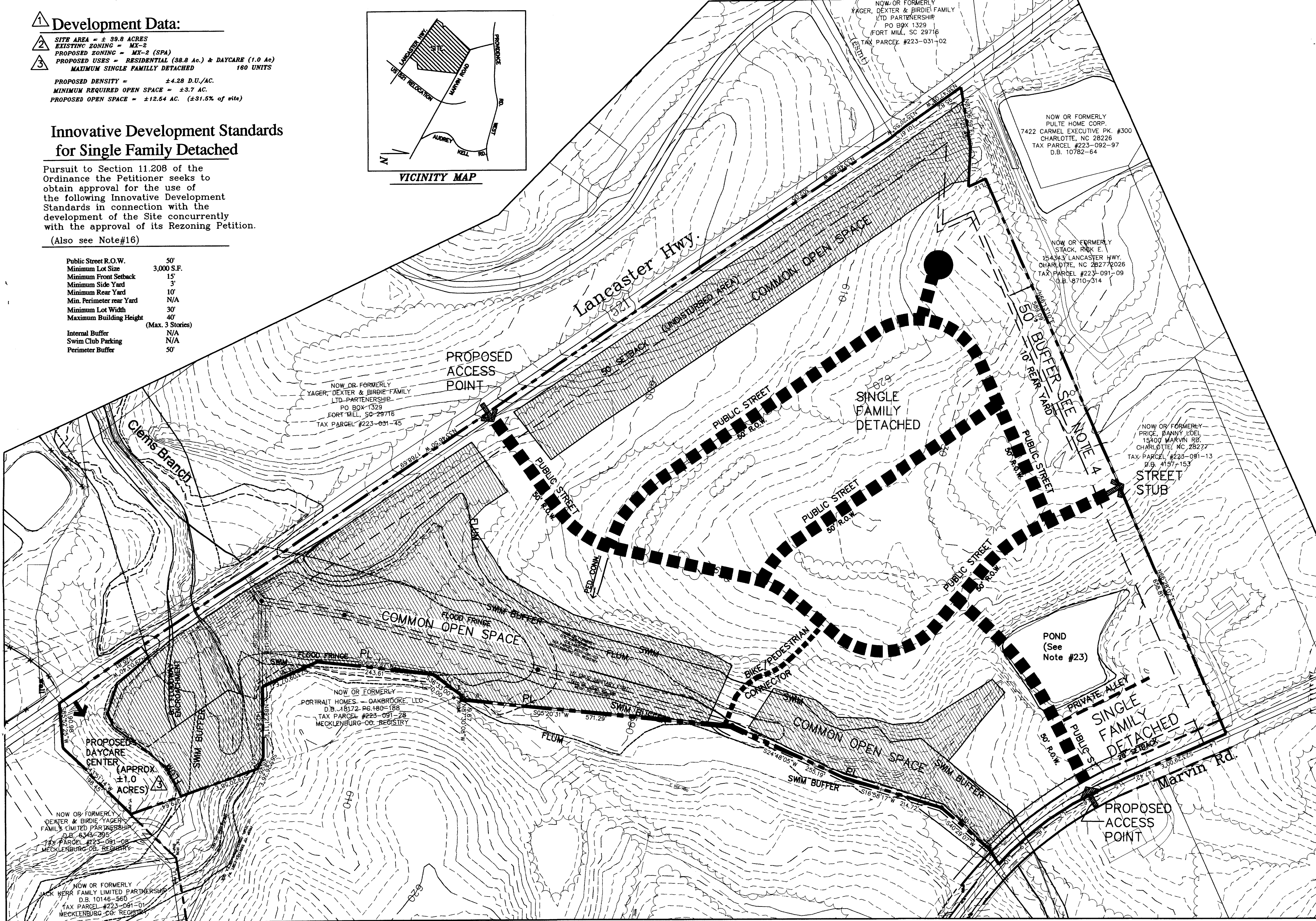
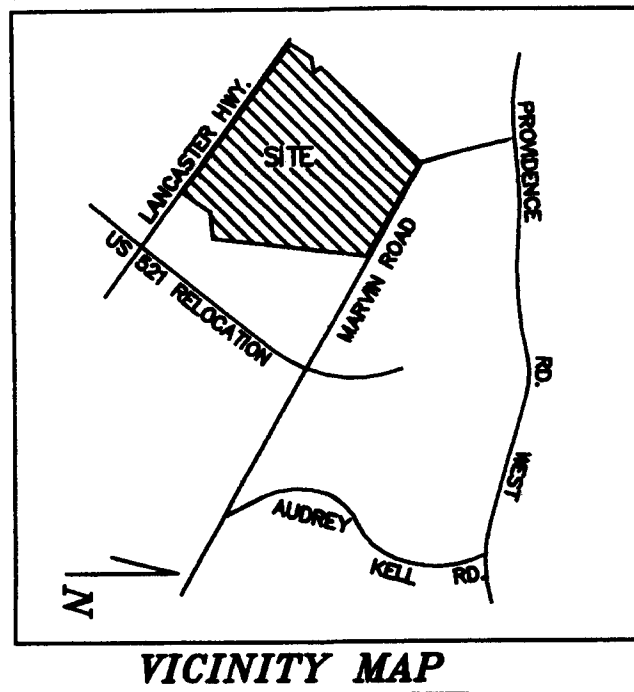
- △ Development Data:
- △ SITE AREA = ± 39.8 ACRES
EXISTING ZONING = MX-2
PROPOSED ZONING = MX-2 (SPA)
PROPOSED USES = RESIDENTIAL (39.8 Ac.) & DAYCARE (1.0 Ac.)
MAXIMUM SINGLE FAMILY DETACHED 160 UNITS
- PROPOSED DENSITY = ±4.28 D.U./AC.
MINIMUM REQUIRED OPEN SPACE = ±3.7 AC.
PROPOSED OPEN SPACE = ±12.54 AC. (±31.5% of site)

Innovative Development Standards for Single Family Detached

Pursuit to Section 11.208 of the Ordinance the Petitioner seeks to obtain approval for the use of the following Innovative Development Standards in connection with the development of the Site concurrently with the approval of its Rezoning Petition.

(Also see Note#16)

Public Street R.O.W.	50'
Minimum Lot Size	3,000 S.F.
Minimum Front Setback	15'
Minimum Side Yard	3'
Minimum Rear Yard	10'
Min. Perimeter rear Yard	N/A
Minimum Lot Width	30'
Maximum Building Height	40'
	(Max. 3 Stories)
Internal Buffer	N/A
Swim Club Parking	N/A
Perimeter Buffer	50'



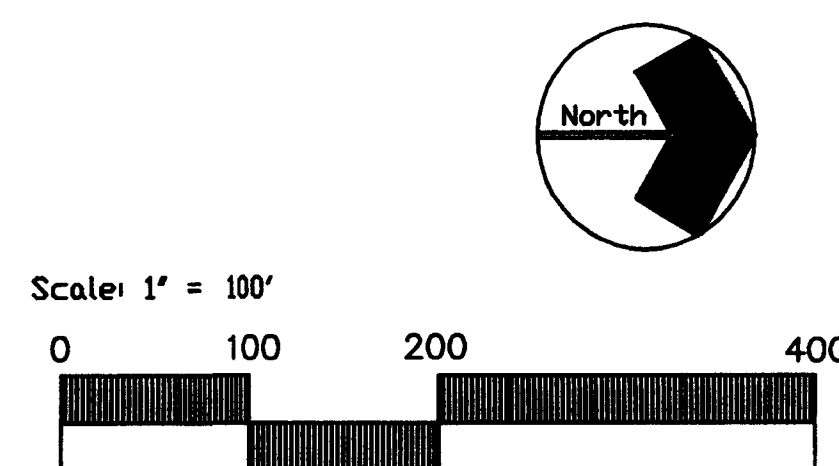
△ Development Notes:

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) during the design development and construction phases.
- The site may be developed only for the following uses: 160 Maximum Single Family detached units & daycare. Any incidental or accessory structures permitted under the Ordinance in the MX-2 District may be constructed. No retail or office uses will be permitted.
- Access to the site will be provided by connections to Marvin Rd. and Lancaster Hwy. as indicated. Street connections are subject to approval by N.C.DOT, Mecklenburg County and/or CDOT depending on jurisdiction.
- Buffer areas will be developed in accordance with the definition of Woodland Buffer as listed below:
WOODLAND BUFFER:
A buffer that would allow a limited amount of clearing to take place to promote the growth of existing vegetation and/or to enhance the aesthetic appeal of the site. The following would be allowed in a woodland buffer:
A. Hand pruning only. No heavy equipment or vehicles allowed in this buffer (i.e. bulldozers).
B. Plant material, which may be removed, shall be cut flush with the ground. No disturbance of the soil will be allowed.
C. No limb removal, with the exception of dead or diseased limbs.
D. Weeds and vines may be removed.
E. Trees that measure LESS than 2" CALIPER at the base that are clearly within the drip line of a tree that is 2" or greater may be removed. Drip line is defined as an imaginary line on the ground that would form the perimeter of the tree's canopy.
F. Dead trees and materials may be removed. Diseased trees may be removed at the discretion of an Urban Forester.
G. Mulch may be applied to the woodland buffer. Keep mulch 2"-3" away from the bark of trees.
- Stormwater runoff from the Site will be managed through proven techniques which satisfy the standards of the City of Charlotte Engineering Department regulations.
- Development on the site shall utilize public streets within the site. Setbacks from public streets anywhere on the site may be reduced in accordance with proposed innovative development standards.
- Signage will be permitted in accordance with applicable Zoning standards for the type of use for which the signage is proposed.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
- All dumpsters on the site will be screened with a solid enclosure with gates.
- The exact location of driveways and street intersections will be determined during the development process by NCDOT and/or CDOT whichever has jurisdiction over that determination.
- Decks, porches, garages, sheds, etc. will not be allowed in the setbacks along Marvin Road.
- The area within the common open space portion of the site shall be a combination of existing natural vegetation and walking trails.
- Street trees shall be provided on both sides of public streets at 40 feet on center. (Location may be adjusted for driveways)
- Pedestrian connections to the common open space shall be provided as shown. exact locations may vary depending upon final construction drawings, site constraints, etc.
- In addition to the "Innovative Development Standards" listed herein, the setback along Marvin Road shall be reduced to 20 feet.
- The petitioner shall provide a 5 foot sidewalk and an 8 foot planting strip along the site's frontage adjacent to Marvin Road and Lancaster Highway. The sidewalk may meander and the planting strip may vary to save existing trees 6 inches in caliper and larger.
- The 50' public streets shall comply with City standard details for public streets & sidewalks.
- The 50 foot setback along Lancaster Highway shall remain undisturbed, except for clearing required for street connection to Lancaster highway.
- The petitioner shall provide left turn lanes at the proposed public street intersections along Marvin Road and Lancaster Highway. The left turn lanes shall be designed with a minimum 150 feet of storage and appropriate transition and bay taper.
- In accordance with Urban Forestry Staff stipulations in conjunction with existing site conditions, no tree survey along the site's Lancaster Hwy. frontage shall be required. The petitioner shall provide a tree survey along the site's Marvin Road frontage as required within the proposed 20' setback.
- The petitioner shall provide pedestrian scale lighting 12' - 15' height along public streets at intervals of 150 feet. Such lighting shall be provided in conjunction with Duke Power regulations and requirements for such lighting.
- As part of this development, the pond will be reconstructed, or the pond area will be set aside for water quality or wetland use. Except for the road crossing in the area of the dam, no development will take place in the area currently occupied by the pond. If the pond is reconstructed, the public street will be on or below the dam.
- The entrance street from Marvin Rd. into the single family detached development on the west side of the creek will be constructed as part of the first phase development.
- A Day Care center may be established on the site subject to regulations of Section 12.502. The maximum number of children allowed will be 50.

- △ Revised: Oct. 14, 2004
- △ Revised: Oct. 20, 2004 (deleted reference to area east of the creek & minor note changes)
- △ Revised: Jan 24, 2005 Daycare Area and related Development Data revised

TECHNICAL DATA SHEET

PETITION # 04-122
(FOR PUBLIC HEARING PLAN)
KAPERONIS PROPERTY
FOR
KB HOME
CHARLOTTE, NORTH CAROLINA



DPR
DESIGN · PLANNING · RESEARCH

DPR ASSOCIATES, INC.
Landscape Architects
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Charlotte, NC 28204
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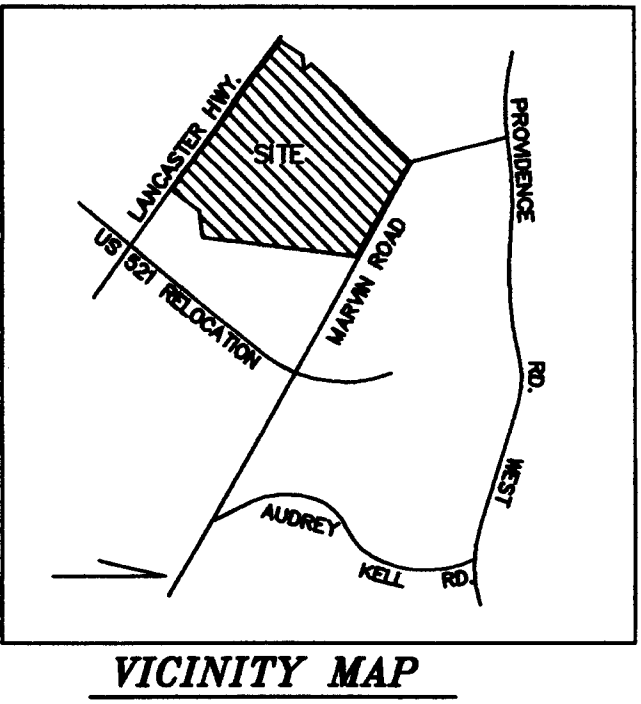
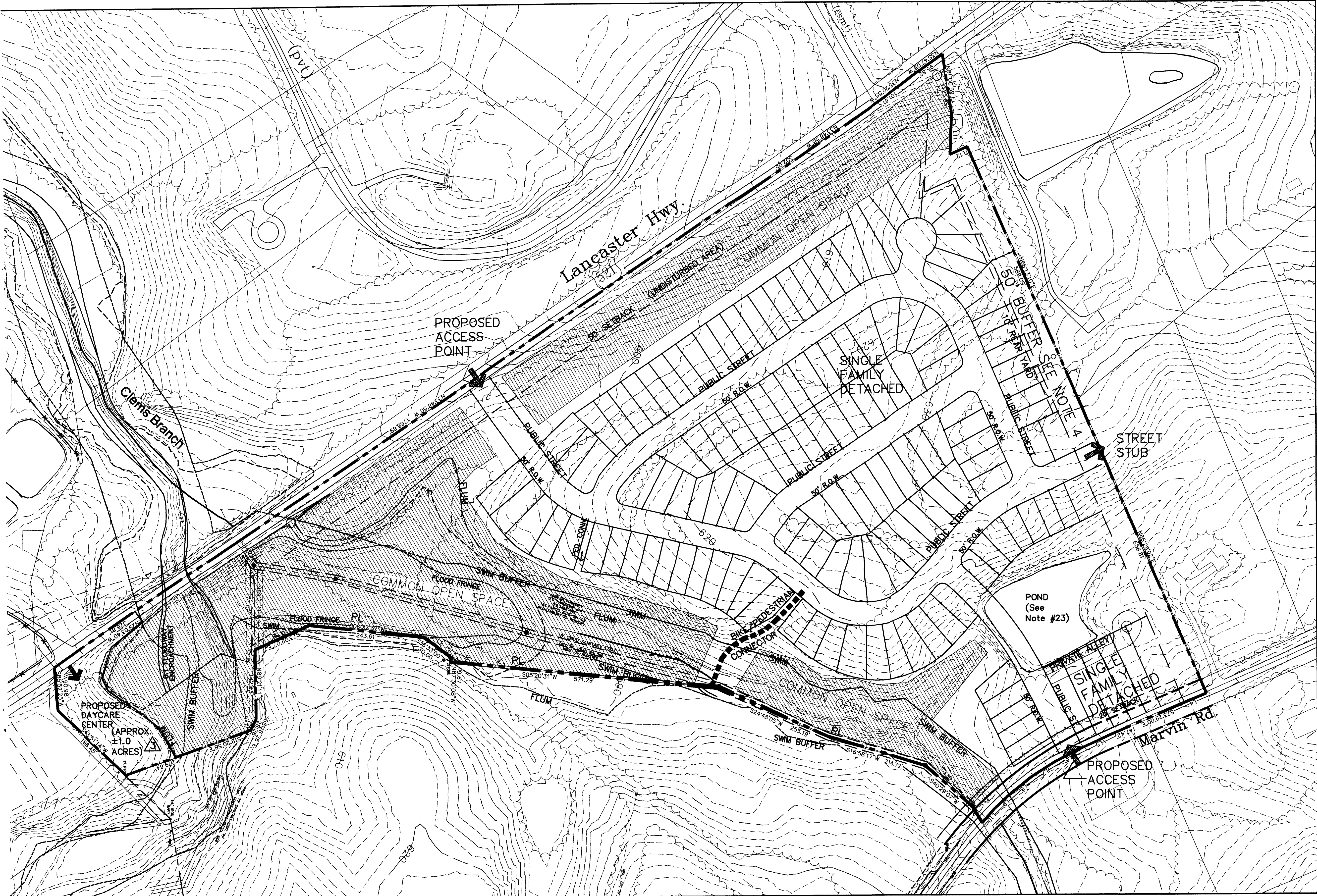
Sheet Number

RZ-1

- NOTES:
- TAX PARCELS #223-091-02 & #223-019-03
 - BOUNDARY SURVEY INFORMATION FOR BLANKENSHIP TRACT OBTAINED FROM A SURVEY BY GPA SURVEYORS, DATED 3-21-01.
BOUNDARY SURVEY INFORMATION FOR KAPERONIS TRACT OBTAINED FROM A SURVEY BY WM. J. ALEXANDER, DATED 10-13-70.
 - TOPOGRAPHY INFORMATION OBTAINED FROM COUNTY AERIAL TOPO.

Project Manager	AS
Drawn By	AHS
Checked By	LM
Date	07/13/04
Project Number	04001

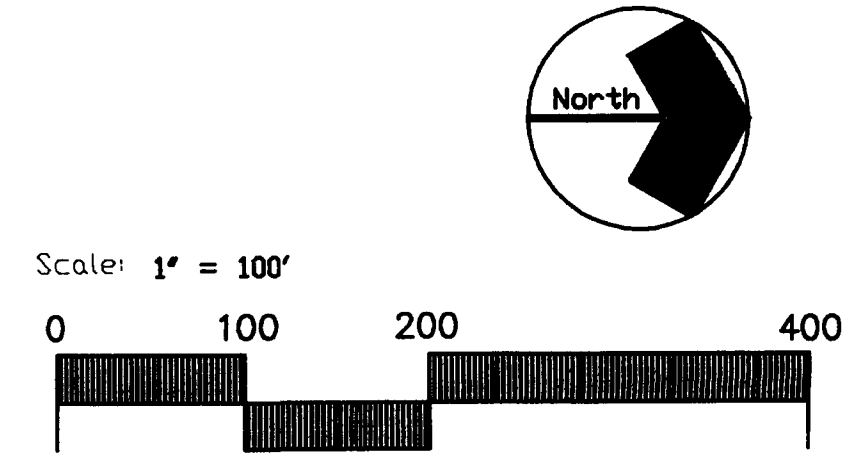
LINE	LENGTH	BEARING
L1	28.26	S65°28'26"E
L2	70.00	S36°33'00"W
L3	9.67	N87°30'08"W
L4	68.35	S24°30'00"E
L5	67.56	S24°19'10"E
L6	66.60	S27°22'54"E
L7	59.36	S32°38'00"E
L8	52.70	S38°28'08"E
L9	46.37	S42°15'10"E
L10	40.82	S47°34'44"E
L11	27.20	S45°12'34"E
L12	57.74	S50°22'40"E



- 1 Revised: Oct. 14, 2004
- 2 Revised: Oct. 20, 2004 (deleted reference to area east of the creek & minor note changes)
- 3 Revised: Jan. 24, 2005 Daycare Area revised

SCHEMATIC SITE PLAN
PETITION # 04-122
(FOR PUBLIC HEARING PLAN)
KAPERONIS PROPERTY
FOR
KB HOME
CHARLOTTE, NORTH CAROLINA

Project Manager	AS
Drawn By	AHS
Checked By	LM
Date	07/13/04
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