

Vicinity Map
Not To Scale

Site Data	
Parcel Numbers	223-51-105
Existing Zoning	R-3
To be Developed As	MX-2 - Innovative
Municipality	Charlotte
Site Acreage	+/- 23.83 Acres
Road Frontage	+/- 1,250' "Highway 521"
Total Units	+/- 170 Units
Product "A" (Avg. 40'X60')	+/- 51 Units
Product "B" (Avg. 28'X60')	+/- 32 Units
Product "C" (Avg. 23'X60')	+/- 87 Units
Total Density	+/- 7.13 Un/Ac

Development Notes

- All base information received from Mecklenburg County GIS and needs to be verified.
- Site Boundary and site acreage information received from Boundary survey by ESP Associates dated 9-15-05.
- All site plan, zoning, and wetland information utilized in the preparation of this sketch plan is considered to be preliminary in nature and subject to final verification.

Wetland Information
 Information provided to ESP by Mecklenburg County GIS data. Wetland locations will be provided to ESP Associates through an approved field wetland delineation process. The sketch plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy.

Access Points Driveway/Streets

- Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
- All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Charlotte Zoning and Subdivision Ordinances and applicable standards identified in the Char-Meck Land Development Standards Manual. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space
 Open space and tree preservation areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final yield, product allocation, and as other spatially dependent project components such as detention, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.
 Trees on this plan are illustrative in nature and do not represent actual tree plantings or tree save areas.

Public Information
 ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

Illustrative Schematic Plan
 The Illustrative Schematic Plan includes design concepts that illustrate the Petitioner's intent in terms of overall development of the site. The Illustrative Schematic Plan is not intended to be used during the development review process to determine actual building locations, lot lines, details of the open space area design, land uses, project components, entrance locations, or exact public / private street alignment. The Illustrative Schematic Plan is not a regulatory document unless specific language noted on the Illustrative Schematic Plan clearly indicates otherwise.

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 ESP Associates, P.A.



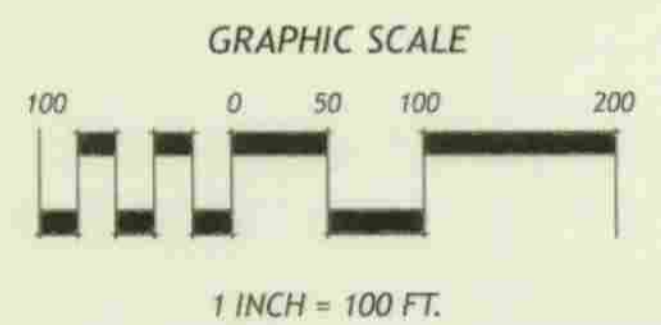
The McAlpine Group, L.L.C.
 1329 East Morehead Street
 Charlotte, NC 28204-2913
 (p) 704-362-2400
 (f) 704-362-2422

Illustrative Schematic Plan

Petition # 2006 - 13

McGinn Property

PROJECT LOCATION Charlotte, NC



NO.	DATE	BY	REVISION

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	12-29-05	ML	Revisions per Staff and Community Comments

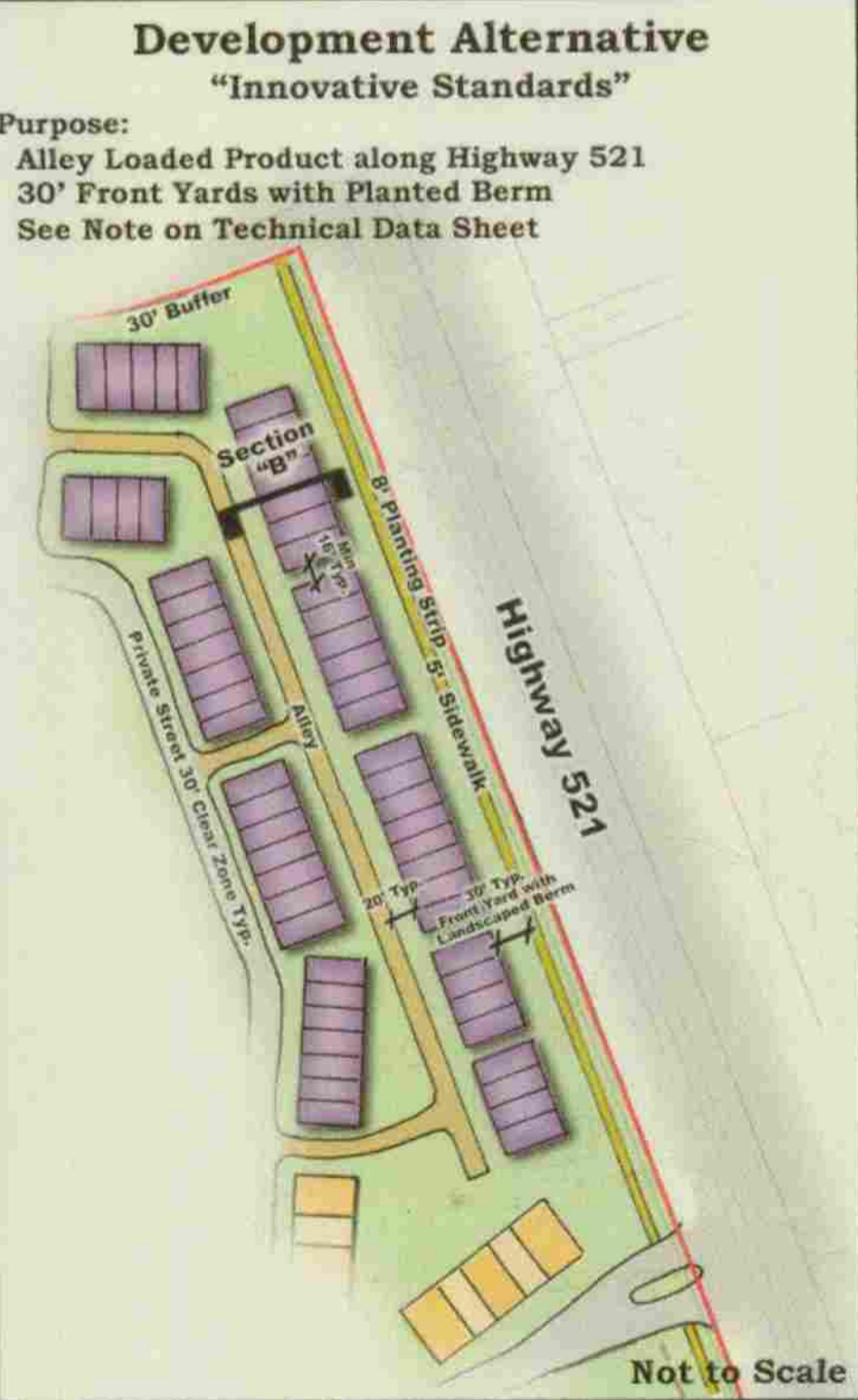


Product "A" Typ.
 Product Average Size: +/- 40' X 60'

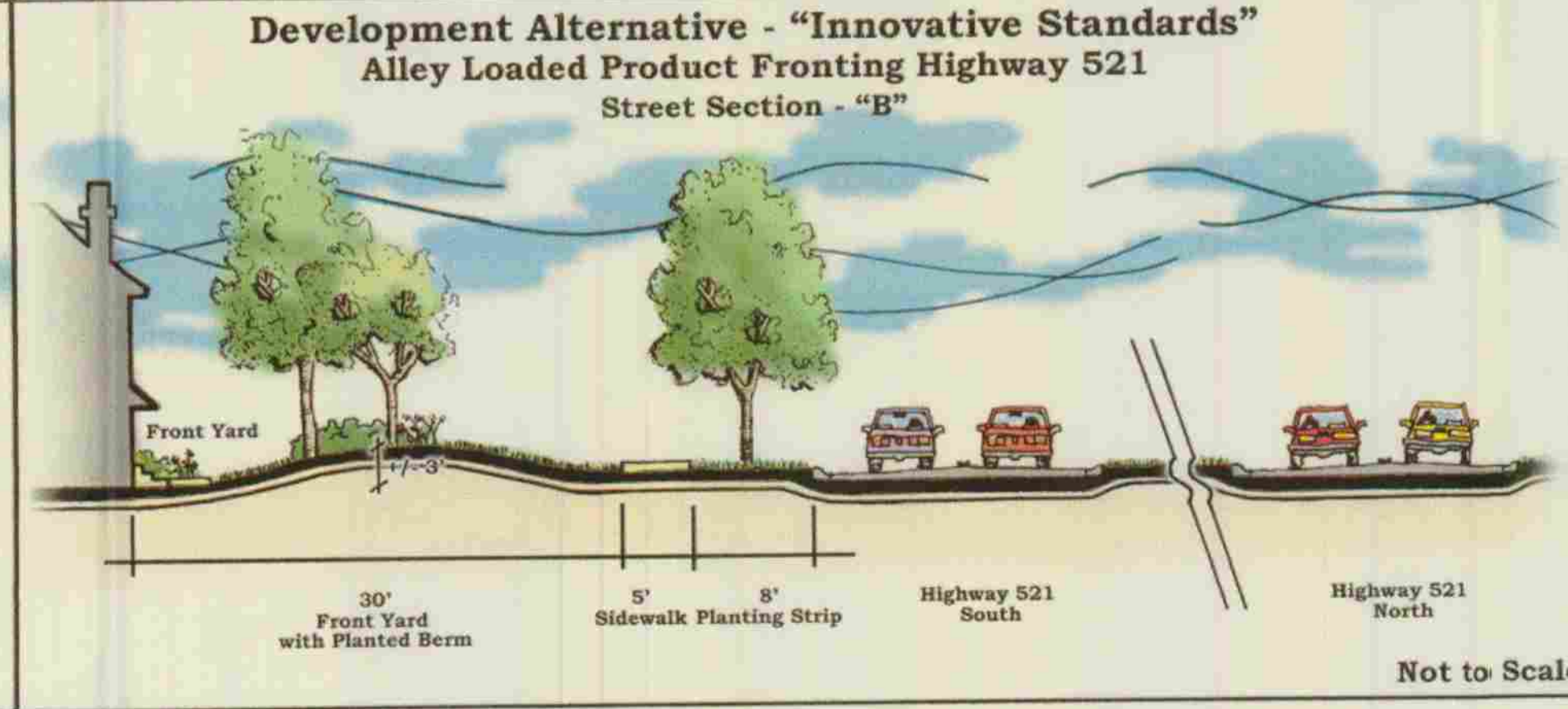
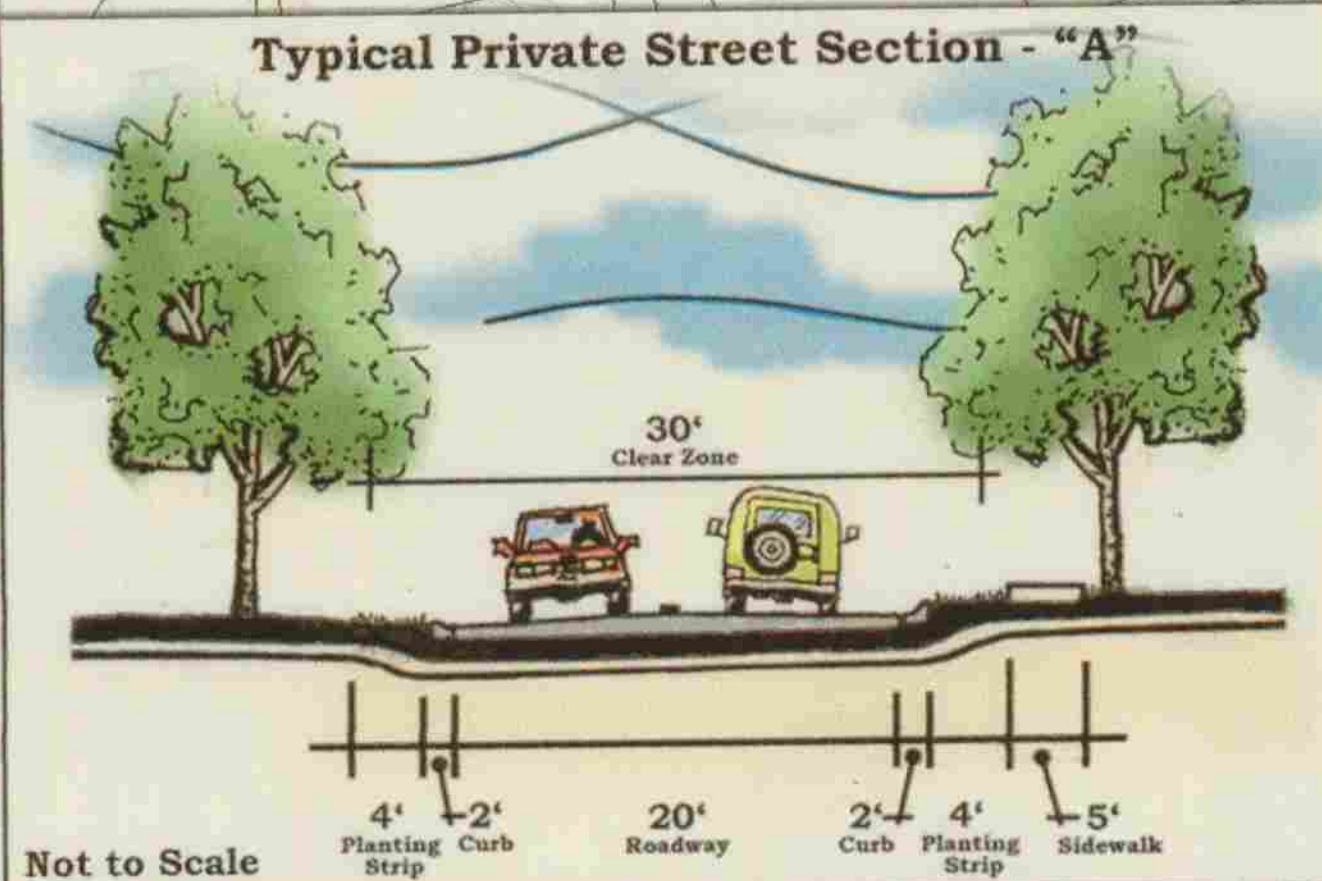
Product "B" Typ.
 Product Average Size: +/- 28' X 60'

Product "C" Typ.
 Product Average Size: +/- 23' X 60'

Proposed 6' sidewalk and 8' Planting Strip to connect to existing along Hwy 521



Development Alternative "Innovative Standards"
 Purpose:
 Alley Loaded Product along Highway 521
 30' Front Yards with Planted Berm
 See Note on Technical Data Sheet



Not to Scale

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Development Standards

General Provisions
 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 "Ordinance") for the MX-2 Residential Mixed Use Zoning District classification shall be followed in connection with development taking place on the Site subject to the Innovative Development Standards set out below.
 The configurations, placements and sizes of the buildings outlined on the Illustrative 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. It is the Petitioner's intent to construct a high quality community, that is not a gated community, compatible with the surrounding existing development.

Permitted Uses
 Subject to the requirements set out herein, a maximum of up to 170 "for sale" single family attached dwelling units may be constructed on the site along with any incidental or accessory uses in connection therewith, which are permitted by right or under prescribed conditions in the MX-2, Residential Mixed Use Zoning District and detailed in Chapter 11 Conditional Zoning Districts, Part 2 Section 11.2 of the City of Charlotte Zoning Ordinance. Commercial Uses shall not be allowed on site. Petitioner reserves the right to change products, increase or decrease the size of units, which are currently specified during design process, provided total product mix does not exceed the total allowed unit count.

Density
 Gross Residential density for the project will not exceed 8.0 dwelling units per acre. Open space areas shall be included in the calculations for gross residential density.

Landscaping and Buffers
 The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the detailed design and development process. Perimeter buffers will be installed in accordance with Chapter 3, Part 3 Section 12.302 of the City of Charlotte Zoning Ordinance. The petitioner reserves the right to be able to reduce the width of the required buffer by 25% through the installation of a six foot fence, wall, or berm or any combination thereof. The 40' buffer along Highway 521 will include a planted berm. If the alternative development option is used for the Alley loaded product along Highway 521, this 40' buffer shall be replaced by a 30' front yard with a landscaped berm.

Parking
 Parking will be provided which will meet or exceed applicable standards set forth in Chapter 12 of the City of Charlotte Zoning Ordinance. For parking on site there will be a 20' setback between the sidewalk and the face of garage and where there will not be a sidewalk there will be a 20' setback from the back of curb to the face of garage.

Signs
 All signs placed on the Site will be erected in accordance with the requirements of Chapter 13 of the City of Charlotte Zoning Ordinance.

Tree Save Areas
 A minimum of 10 percent of the Site's existing vegetation shall be identified and preserved to satisfy the tree save requirements specified in the City of Charlotte Tree Ordinance. Tree save areas may be located within common open space. Plantings may not be used to satisfy the tree save requirements. This tree save area will generally be located in the north-west portion of the site and along the buffer adjacent to Bridgehampton.

Common Open Space Area
 A minimum of 10 percent of the Site shall be devoted to open space. All common open space will be maintained by a Homeowners Association to be established by the Petitioner. Open space areas depicted on the Illustrative Site Plan represent the approximate location and extent of areas set aside to provide a minimum of 10 percent open space. The location of open space areas are considered to be preliminary based on the proposed Illustrative Site Plan layout and may be subject to further verification and/or configuration as more detailed design information is collected. "Alice Bingham Garden" will be constructed by preserving existing trees in that location along with benches, walkway, and commemorative plaque honoring the history of the property. Other open spaces areas will include one or more of the following types of improvements. Benches, arbors, plantings, and paved trails. Petitioner reserves the right to amend, modify, or omit the stipulate improvements to open space areas based on market conditions and final design criteria.

Amenity Features
 The petitioner reserves the right to include an amenity feature on the site possibly including but not limited to clubhouse, pool, cabana, recreational fire pit, and a water feature.

Streetscape Treatment
 Petitioner shall comply with street tree planting requirements specified in Chapter 21 of the City Code. Petitioner shall install 5' sidewalks and a 4' planting strip along one side of all internal streets of the project.

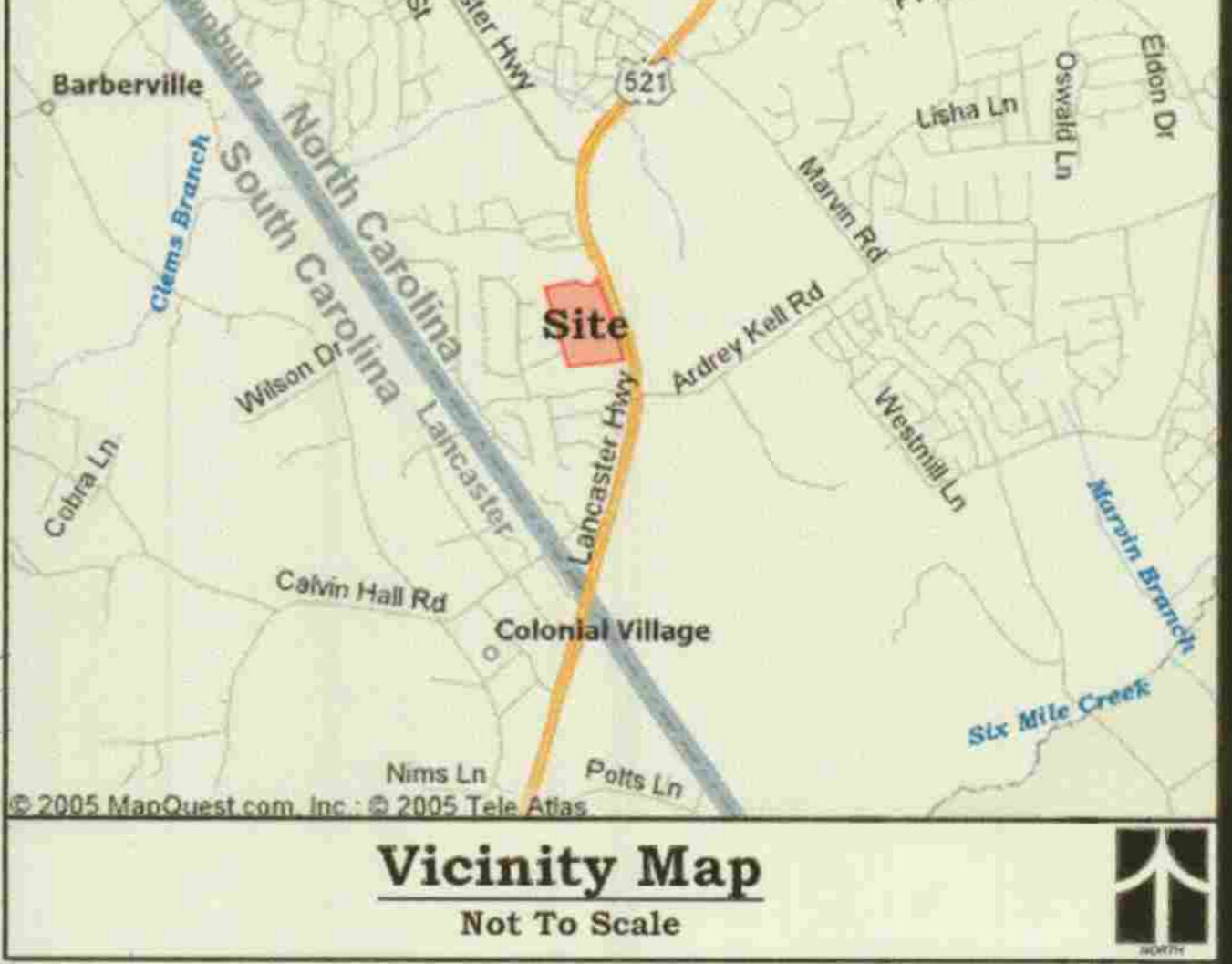
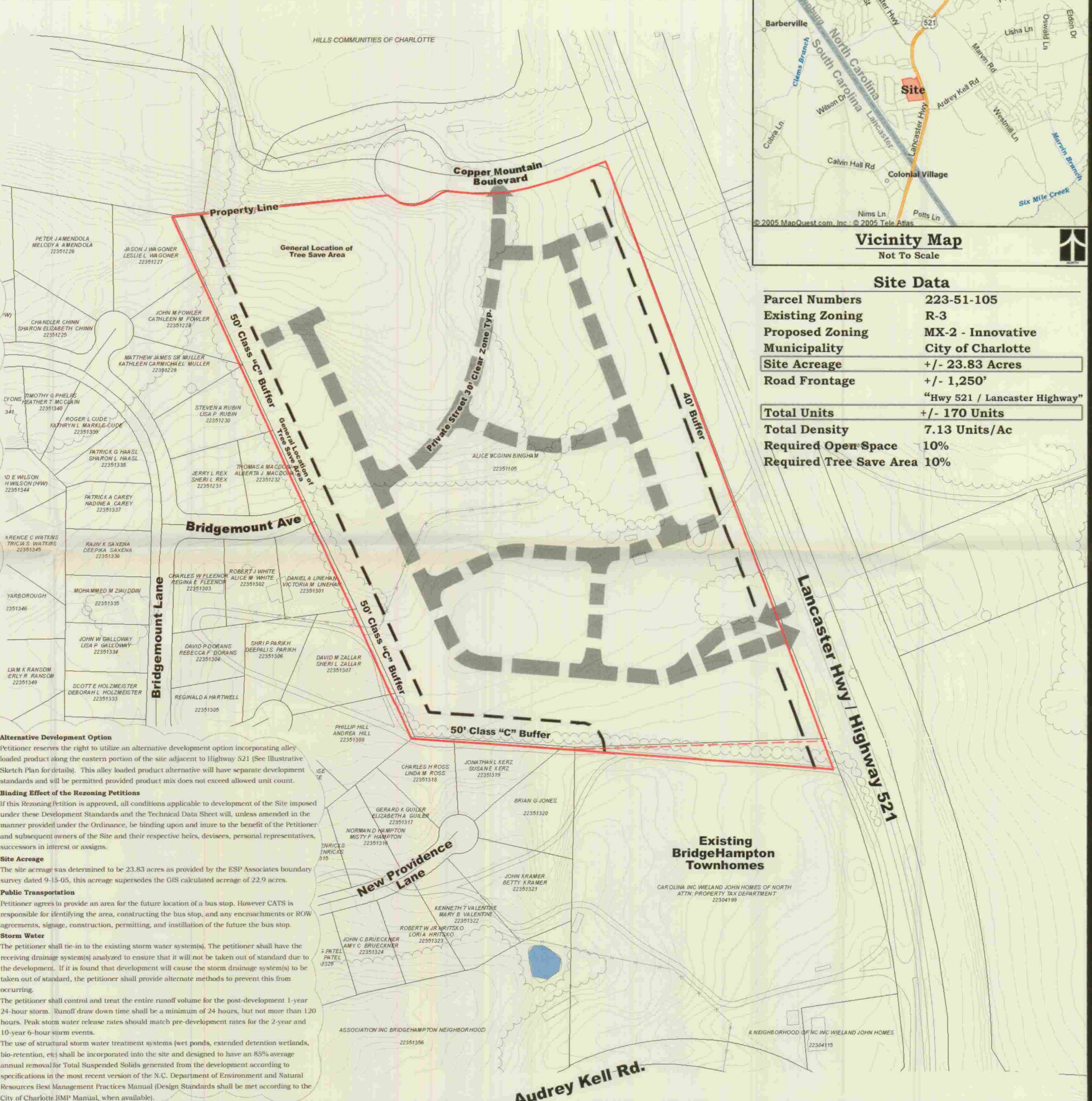
Lighting
 Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher. Lighting on the site shall be "fully shielded and no Wal-Pak lighting shall be used.

Site Access
 Access to the site will be provided by street connections to Copper Mountain Boulevard and NC Highway 521. Adjustments to the locations of street and driveway entrances may occur, as required to meet state and local agency standards and coordinate with final subdivision and site plan design requirements.

Amendments to Zoning 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.

Innovative Development Standards
 The petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:

1. Street type, dimensions, and construction standards
 2. Sidewalk, curbs, and gutters
 3. Minimum lot size and lot width
 4. Setbacks, side, front, and rear yards for principle and accessory structures.
 5. Open Space
 6. Building separation
- It is the petitioners intent to create the opportunity to seek modification of any or all of these standards, but the details of any such proposed modification will be established and reviewed in accordance with the standard innovative process after more detailed and specific engineering of the site.
- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of the site. These are not zoning regulations, are not administered by the zoning Administrator, and are not separate zoning conditions imposed by the site plan.



Site Data

Parcel Numbers	223-51-105
Existing Zoning	R-3
Proposed Zoning	MX-2 - Innovative
Municipality	City of Charlotte
Site Acreage	+/- 23.83 Acres
Road Frontage	+/- 1,250' "Hwy 521 / Lancaster Highway"
Total Units	+/- 170 Units
Total Density	7.13 Units/Ac
Required Open Space	10%
Required Tree Save Area	10%

Alternative Development Option
 Petitioner reserves the right to utilize an alternative development option incorporating alley loaded product along the eastern portion of the site adjacent to Highway 521 (See Illustrative Sketch Plan for details). This alley loaded product alternative will have separate development standards and will be permitted provided product mix does not exceed allowed unit count.

Binding Effect of the Rezoning Petitions
 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.

Site Acreage
 The site acreage was determined to be 23.83 acres as provided by the ESP Associates boundary survey dated 9-15-05, this acreage supersedes the GIS calculated acreage of 22.9 acres.

Public Transportation
 The petitioner agrees to provide an area for the future location of a bus stop. However CATS is responsible for identifying the area, constructing the bus stop, and any encroachments or ROW agreements, signage, construction, permitting, and installation of the future bus stop.

Storm Water
 The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
 The petitioner shall control and treat the entire runoff volume for the post-development 1-year 24-hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.
 The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in the most recent version of the N.C. Department of Environment and Natural Resources Best Management Practices Manual (Design Standards shall be met according to the City of Charlotte BMP Manual, when available).

ESP Associates, P.A.
 engineering • surveying • planning
 P.O. Box 7030 • Charlotte, NC 28241
 10915 Southern Loop Boulevard
 Pineville, NC 28134
 (704) 583-4949 • Fax (704) 583-4950
 www.espprojects.com

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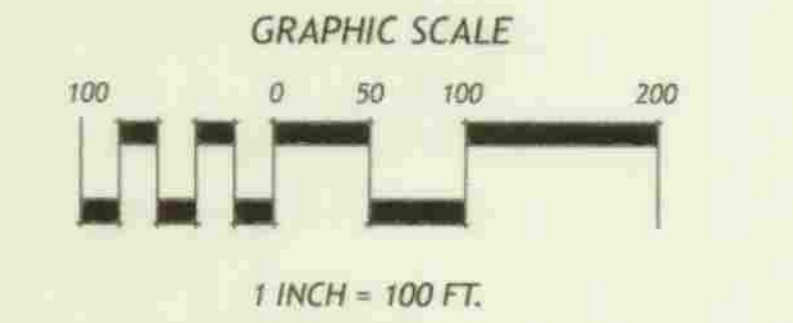
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 1329 East Morehead Street
 Charlotte, NC 28204-2913
 (P) 704-362-2400
 (F) 704-362-2422

Technical Data Sheet

Petition # 2006 - 13

McGinn Property

PROJECT LOCATION Charlotte, NC



PROJECT NUMBER	TH14		
DRAWING NAME	TH14 - Technical Data Sheet.psd		
DATE	October 17, 2005		
DRAWN BY	ML, NS		
CHECKED BY	PT		
ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	12-29-05	ML	Revisions per Staff and Community Comments