

96-013

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ESP Associates, P.A.

CLIENT



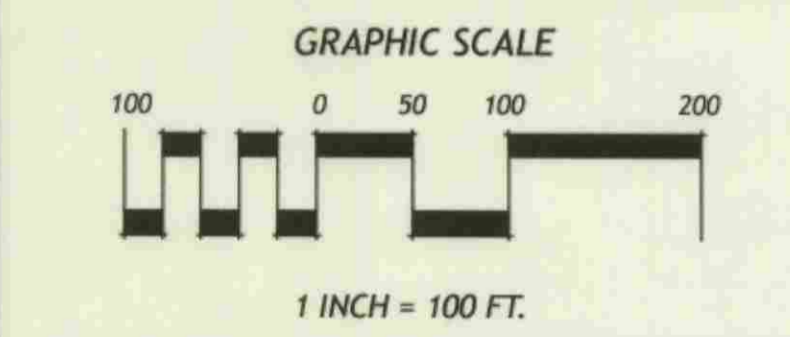
**The McAlpine Group, L.L.C.**  
1329 East Morehead Street  
Charlotte, NC 28204-2913  
(p) 704-362-2400  
(f) 704-362-2422

## Illustrative Sketch Plan

Petition #

## McGinn Property

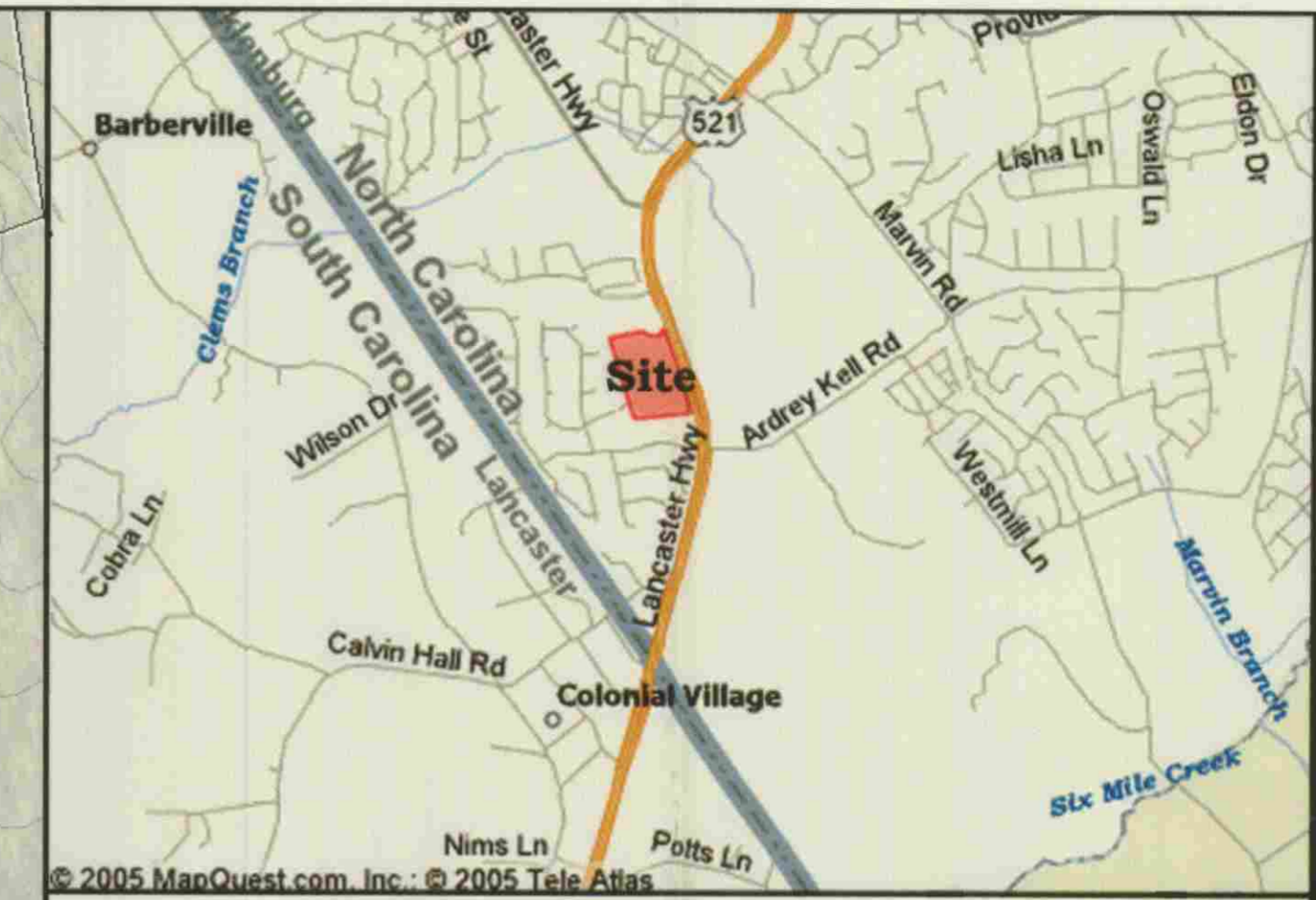
PROJECT LOCATION Charlotte, NC



PROJECT NUMBER	TH14
DRAWING NAME	TH14 -Yield J - Submittal.psd
DATE	October 17, 2005
DRAWN BY	ML
CHECKED BY	PT

ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION



### 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	+/- 190 Units
Product "A"	+/- 88 Units
Product "B"	+/- 102 Units

### Total Density

+/- 7.13 Un/Ac

- #### Development Notes
1. All base information received fom Mecklenburg County GIS and needs to be verified.
  2. Site Boundary and site acreage information received from Boundary survey by ESP Associates dated 9-15-05.
  3. 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**
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
  2. 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.

**Sketch Plan**  
The Illustrative Sketch Plan includes design concepts that illustrate the Petitioner's intent in terms of overall development of the site. The Illustrative Sketch 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 Sketch Plan is not a regulatory document unless specific language noted on the preliminary Yield Plan clearly indicates otherwise.



## 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, secure community compatible with the surrounding existing development.

### Permitted Uses

Subject to the requirements set out herein, a maximum of up to 190 "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.

### 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.

### Parking

Parking will be provided which will meet or exceed applicable standards set forth in Chapter 12 of the City of Charlotte Zoning Ordinance.

### 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. Petitioner reserves the right to plant trees to satisfy the tree save requirements.

### 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.

### Streetscape Treatment

Petitioner shall comply with street tree planting requirements specified in Chapter 21 of the City Code. Petitioner shall install sidewalks and a planting strip along 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.

### 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:

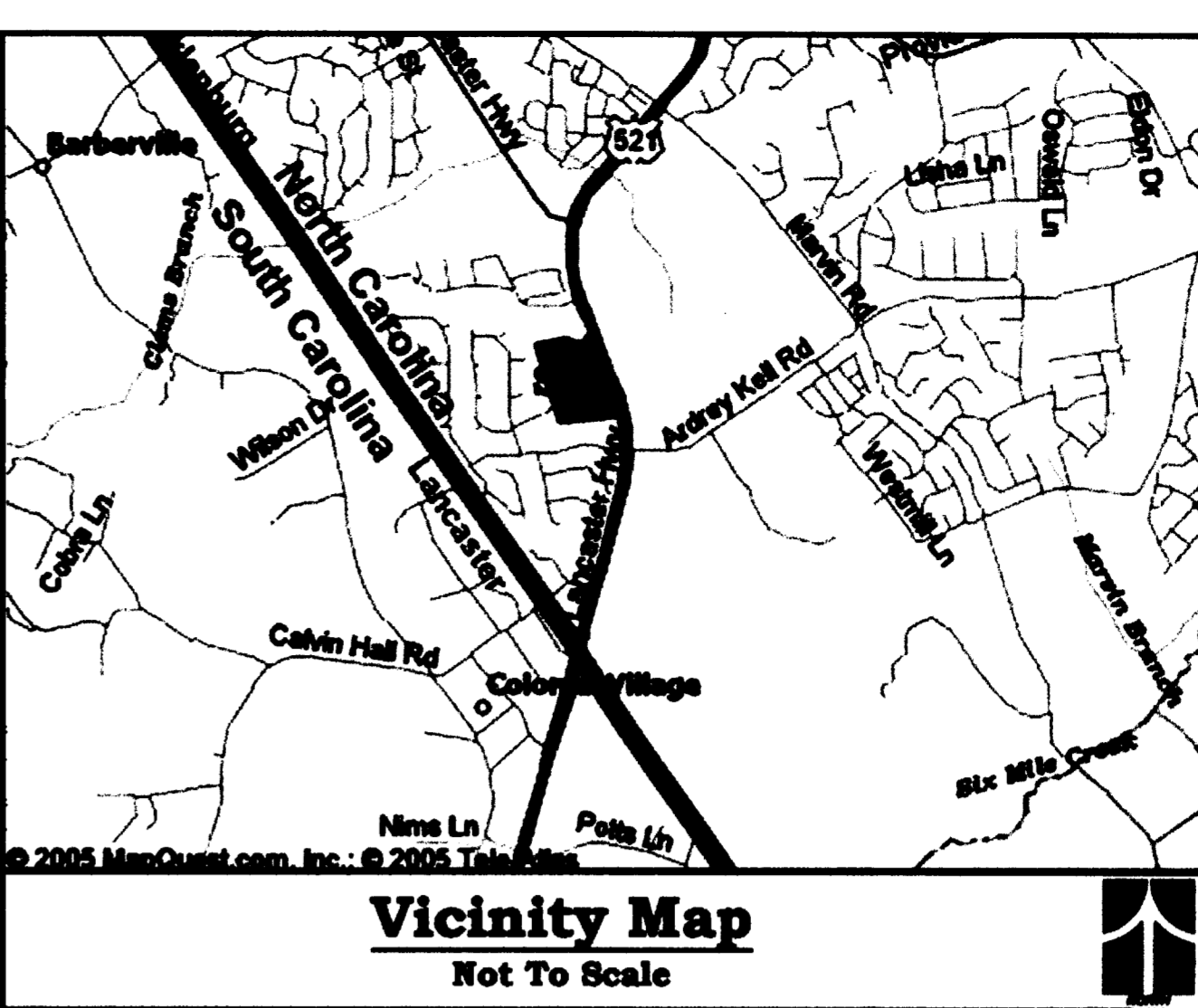
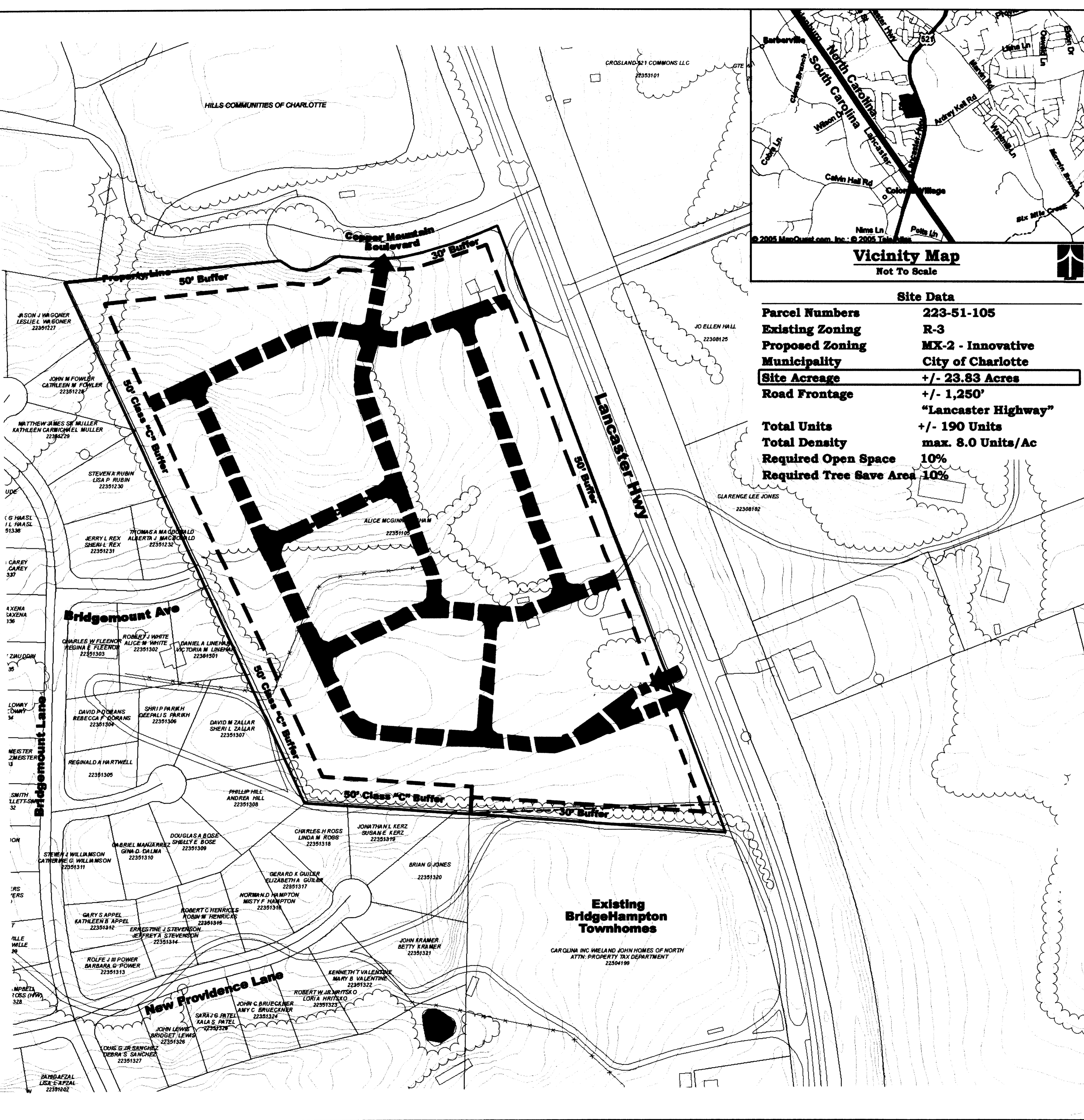
1. Street right-of-way width's
2. Street type, dimensions, and construction standards
3. Sidewalk, curbs, and gutters
4. Minimum lot size and width
5. Public Street frontage
6. Setbacks, side, front, and rear yards for principle and accessory structures; and lot width
7. Open Space
8. Height of fences and walls
9. Off-street parking
10. Building separation

### 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 supercedes the GIS calculated acreage of 22.9 acres.



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'
	"Lancaster Highway"
Total Units	+/- 190 Units
Total Density	max. 8.0 Units/Ac
Required Open Space	10%
Required Tree Save Area	10%

**ESP Associates, P.A.**  
engineering • surveying • planning  
P.O. Box 7838 • Charlotte, NC 28241  
18915 Southern Loop Boulevard  
Pineville, NC 28134  
(704) 583-4949 • Fax (704) 583-4950  
www.espassociates.com

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**Technical Data Sheet**

Petition #

**McGinn Property**

PROJECT LOCATION Charlotte, NC

GRAPHIC SCALE

100 0 50 100 200

1 INCH = 100 FT.

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DRAWING NAME	TH14 - Technical Data Sheet.psd		
DATE	October 17, 2005		
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**1** OF **1** SHT