

APPROVED BY CITY COUNCIL
DATE: 5/19/03

SHOPTON ROAD DEVELOPMENT

TECHNICAL DATA SHEET

April 6, 2004

Rev. 11-11-2002
Rev. 12-02-2002
Rev. 02-14-2003
Rev. 03-31-2003
Rev. 04-01-2003
Rev. 04-17-2003
Rev. 05-15-2003
Rev. 04-06-2004

Prepared by:
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NOTE: Open Space Area Reflects the Totals for Active Amenity Open Space, Common Open Space, Duke Power R/W, 50' Watershed Overlay & 50' Shoreline Buffer

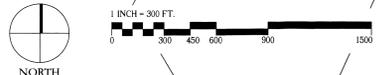
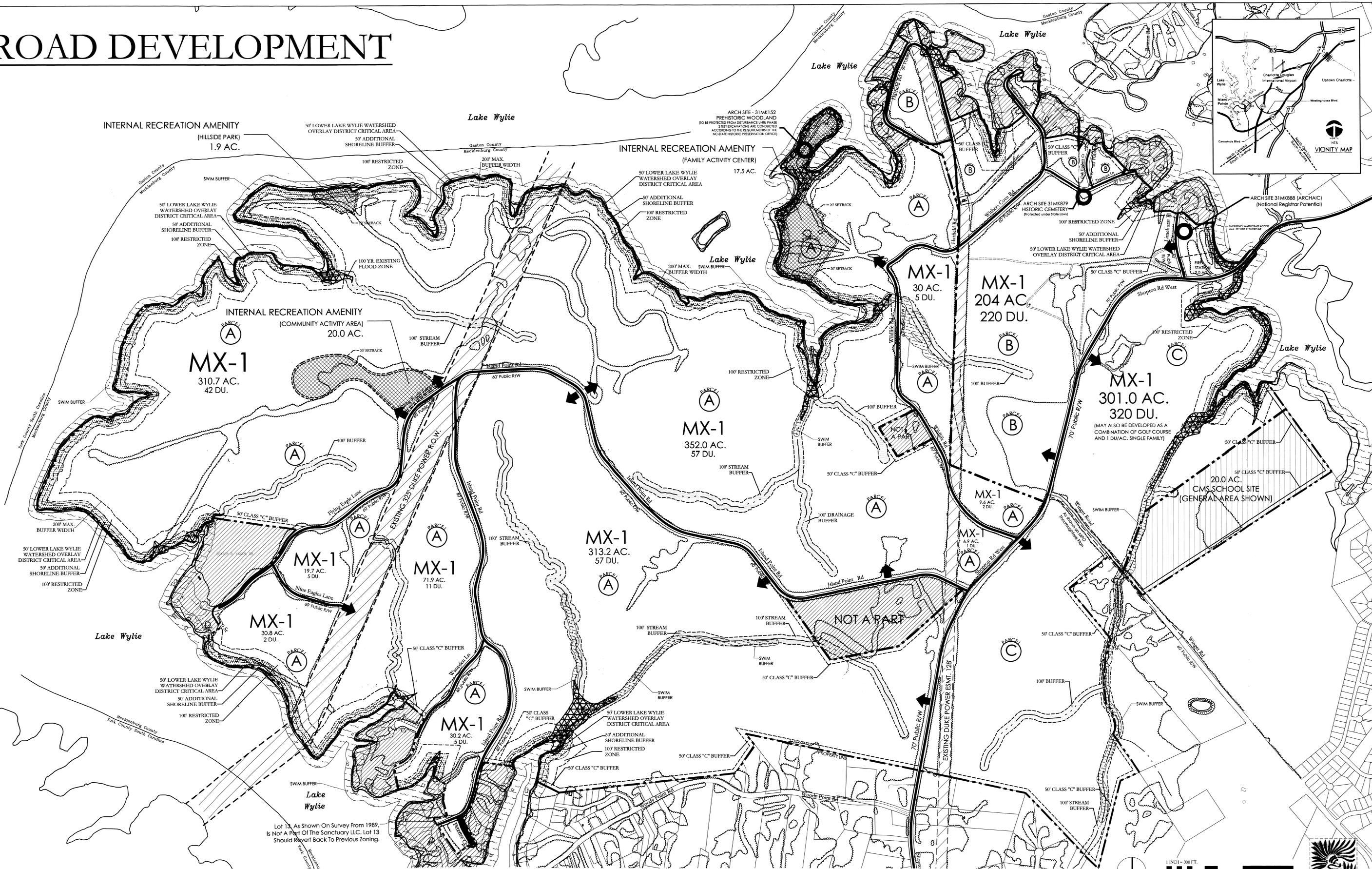
MX - 1 OPEN SPACE CALCULATIONS	
1828 AC. TOTAL IN MX-1 RESIDENTIAL PUD	
ACTIVE AMENITY OPEN SPACE	30.8 AC.
COMMON OPEN SPACE	271.8 AC.
DUKE POWER R/W	82.0 AC.
100' SHORELINE BUFFER (50' Overlay + 50' Add. Buffer)	84 AC.
TOTAL	478.6 AC.

SYMBOL LEGEND

- SWIM BUFFER
- 100' SHORELINE BUFFER (INCLUDES 50' OVERLAY + 50' ADD. BUFFER)
- EXISTING 100 YR. FLOOD ZONE
- MAJOR ACCESS POINTS
- PARCEL DELINEATION
- PUBLIC STREET 60' R/W
- STREAM/DRAINAGE CHANNEL
- INTERNAL RECREATION AMENITY
- ARCHEOLOGICAL SITES

NOTE: WETLANDS HAVE BEEN IDENTIFIED ON THE SITE AND DELINEATIONS ARE IN PROGRESS.

DEVELOPMENT DATA		
ZONING CLASSIFICATION:		
Parcel A -	EXISTING R-12 PUD/B-1 CD	PROPOSED MX-1
Parcel B -	EXISTING R-12 PUD/B-1 SCD	PROPOSED MX-1
Parcel C -	EXISTING R-12 PUD	PROPOSED MX-1
Total Property Size: 1,828 acres +/-		
Proposed Use:		
Parcel A -	Single Family (MX-1)	200 Total Units
	Open Space Area -	394.6 ac
	Residential Density -	.15 Units per Acre
	Total Land Area -	1323 Acres
Parcel B -	Single Family (MX-1)	Units Allowed *
	Open Space Area -	53.9 ac.
	Total Land Area -	204 Acres
* LIMITAGE SUBJECT TO A MAXIMUM OF 200 UNITS (SEE ALSO DENSITY ADJUSTMENTS PROVIDED IN THE "DEVELOPMENT STANDARDS, PERMITTED USES" SECTION PERTAINING TO PROVISION OF A RECREATION SITE)		
Parcel C -	Single Family (MX-1)	Units Allowed **
	Projected Open Space Area -	30.1 ac
	Total Land Area -	301 Acres
** LIMITAGE SUBJECT TO A MAXIMUM OF 300 UNITS (SEE ALSO DENSITY ADJUSTMENTS PROVIDED IN THE "DEVELOPMENT STANDARDS, PERMITTED USES" SECTION PERTAINING TO PROVISION OF A SCHOOL SITE)		



SHOPTON ROAD DEVELOPMENT

DEVELOPMENT STANDARDS

May 15, 2003

Rev. 11-11-2002
 Rev. 12-02-2002
 Rev. 12-23-2002 Original Submission
 Rev. 02-14-2003 Revised Submission
 Rev. 04-01-2003 Revised Submission
 Rev. 04-17-2003 Revised Submission
 Rev. 05-15-2003 Revised Submission

CAROLINA CENTERS LLC
 Appropriate Signatory Contact
 SUSAN L. FOSTER
 Phone 704.363.8104

DEVELOPMENT STANDARDS

Modified as of May 15, 2003

General Provisions

Unless more stringent standards are established by the Technical Data Sheet (Sheet 1) or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MX-1 zoning district classification shall be followed in connection with development of any parcel on the Site. The Site shall utilize the innovative provisions of the Ordinance as outlined on the Technical Data Sheet and the Technical Data Sheet and these Development Standards will constitute the approved MX-1 (Innovative) Site Plan. No subsequent innovative site plan approval will be required.

The lot configurations, placements and sizes, as well as the locations of items shown on the Conceptual Site Plan (Sheet 3) are schematic in nature and may be altered or modified during design development and construction document phases.

Permitted Uses

Development of the Site will be restricted to the following uses:

Parcel A
 Development of the site will be restricted to the following uses:
 Subject to the provisions of the next succeeding paragraph, development of Parcel A of the Site shall be restricted to no more than 200 detached single family homes and any incidental or accessory uses related thereto as permitted under the Ordinance in the MX-1 District. Such permitted incidental or accessory uses may include, but are not limited to, clearly identified and disabled housing, guesthouses and employee quarters, and community or common use areas in accordance with the standards of the Ordinance. Any community or common use areas shall also satisfy all other applicable local, state or federal regulations.

Parcel B
 Subject to the provisions of the next succeeding paragraph of this section, development of Parcel B of the Site shall be restricted to no more than one detached single family home per acre along with any incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-1 District. Such permitted incidental or accessory uses may include, but are not limited to, clearly identified and disabled housing, guesthouses and employee quarters, and community or common use areas in accordance with the standards of the Ordinance. Any community or common use areas shall also satisfy all other applicable local, state or federal regulations.

Parcel C
 A portion of Parcel B may be developed to a fire station if the City of Charlotte elects to locate a fire station on this parcel. If the City of Charlotte elects to locate a fire station on Parcel C, then the Petitioner reserves the right to develop that amount of detached single family homes on the entire Parcel or on that part thereof which is not devoted to a core golf course that would produce a density of no more than one detached single family home per acre along with any incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-1 District.

Parcel D
 The Petitioner is hopeful that it will be able to identify a qualified facility which is willing to develop on Parcel C a private "core" golf course and country club facility which may include up to 25 detached single family golf villas. Accordingly, Parcel C may be devoted to these purposes.

However, should the Petitioner, in its sole discretion, conclude that this type of development is not desirable or feasible, or should it decide to develop detached single family homes as well as a core golf course on Parcel C, then the Petitioner reserves the right to develop that amount of detached single family homes on the entire Parcel or on that part thereof which is not devoted to a core golf course that would produce a density of no more than one detached single family home per acre along with any incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-1 District.

A portion of Parcel C may also be devoted to an elementary school and/or public park purposes, if the Charlotte-Mecklenburg Board of Education (the "School Board") elects to acquire a part of Parcel C for one or both of these purposes provided that the location of these Development Standards which deals with the School Site. If the School Board elects to acquire a part of Parcel C, then notwithstanding anything to the contrary provided in the next succeeding paragraph, the permissible residential density for the remaining part of Parcel C (the "Remaining Part") may be increased by the number of homes that could be developed on that part of Parcel C which is devoted to the School Board site had all of Parcel C been developed solely with detached single family homes; subject, however, to a limitation of the total number of homes that could be developed on the Remaining Part of 200 homes. By way of example, if Parcel C contained 300 acres and if the School Board decided to acquire 20 acres of Parcel C for school or public park purposes, and if the owner of Parcel C decided to develop 125 acres on a core golf course and develop detached single family homes on the Remaining Part, then a total of 175 detached single family homes could be developed on the remaining 125 acres of Parcel C.

Site Amenities for All Parcels
 Amenities such as, but not limited to, country club facilities, pre-approval and family activity center, may be provided within Parcel C.

Incidental and Accessory Uses
 Use throughout the Site may include any number and/or combination of accessory and incidental uses. All accessory uses shall comply with Chapter 12, Part 4 of the Ordinance.

Elements to Accommodate the Possible Extension of Sewer Service to Adjacent Lots
 The Petitioner agrees to dedicate to the City of Charlotte for the Site assessment over portions of the Site covering the minimum required permanent and temporary construction easements necessary to accommodate the future possible extension by the Charlotte-Mecklenburg Utility Department ("CMUD") of sewer service to the existing homes adjacent to Parcel A, B and C, along with the minimum easements depicted on the Concept Plan for Future Sewer Service to Adjacent Lots (Sheet 5) which accompanies the Technical Data Sheet prepared by its civil engineer, Land Design, in conjunction with the Staff of CMUD. The easements shall be conveyed at the earlier of either the recording of the subdivision plat through which the sewer will be extended or the submission by the City of Charlotte of additional properties. In order to facilitate any such extension, the Petitioner agrees to work closely with CMUD's Staff in the design of these extension projects should CMUD elect at some time in the future to extend its sewer system to these adjoining homes.

Watershed
 All development occurring on the Site shall conform with the requirements of the Lower Lake Wylie Watershed District Critical Area which provides for a shoreline buffer of 50 feet. The Petitioner also agrees to provide an additional 50 foot shoreline buffer to that of the width of the Lower Lake Wylie Watershed District Critical Area buffer and the additional provided buffer will total 100 feet. Further, the Petitioner agrees to provide an additional 100 foot wide "Restored Zones" along the majority of the shoreline within Parcel A, as it generally depicted on the Technical Data Sheet.

No dwelling units may be located within the required shoreline buffer, the additional shoreline buffer or the Restored Zones.
 Soft surface trails and accessories to the trails, including accessory structures and benches, trash receptacles, shelters, lighting and signage will be permitted within the additional shoreline buffer.
 Hard and soft surface trails and accessories to the trails, including accessory structures and benches, trash receptacles, shelters, lighting and signage will be permitted within the Restored Zones.

Landings up of trees and removal of animals or dead trees within the shoreline buffer, the additional shoreline buffer and the Restored Zones are permissible to the extent permitted in the watershed regulations applicable to the shoreline buffer and will be regulated by restrictive covenants.

Innovative Development Provisions
 Pursuant to Section 11.206 of the Ordinance, Petitioner desires to obtain approval of the following Innovative Development Standards in connection with development of the Site concurrently with the approval of this Rezoning Petition:

- Streets:** Ditch type public streets (no curb and gutter) in accordance with the cross sections depicted on Sheet 3 which accompanies the Technical Data Sheet.
- Pedestrian Trails:** Hard surface trails constructed of concrete will be located on one side of all streets throughout the Site. The hard surface trails will be 8 feet in width on portions of Island Pointe Road and Wildlife Road, as depicted on the Technical Data Sheet, and 5 feet in width on all other public streets throughout the Site.
- Soft surface trails:** Soft surface trails will be located throughout the Site along creek bottoms, along stream corridors, within environmentally sensitive areas, along Duke Power line rights-of-way, and selected alignments within common open space areas, all as generally depicted on the Technical Data Sheet. Soft surface trails may either be natural mounds or primitive trails. Wooden footbridges and catwalks for minor stream crossings and wetland areas will also be included.
- Water Quality Management Zones:** The Technical Data Sheet and the Sheets attached thereto, along with these associated Development Standards constitute the approved MX-1 (Innovative) Site Plan. No subsequent (Innovative) site plan approval will be required.
- Development of Pedestrian Trails:**
 Pedestrian trails within Parcel A will be developed on a phase by phase basis in accordance with natural subdivision standards.
- Stormwater Management / Erosion Control**
 A. The Site is located within the Critical Area, as defined in the Mecklenburg County Lower Lake Wylie Watershed Protection Ordinance, and accordingly its development will adhere to or exceed the requirements of this Ordinance.
 B. Impervious cover on individual lots will be managed throughout the development and will be limited as follows:
- | AREA | MAXIMUM PERCENT IMPERVIOUS |
|---|----------------------------|
| 1. Unimproved Recreation Amenity Areas within all Parcels | 24% |
| 2. Other areas within the Parcels | |
| • Parcel A | 12% |
| • Parcel B | 20% |
| • Parcel C | 20% |
- The Petitioner agrees to implement source control/low impact stormwater management strategies within Parcel A to achieve average annual 85% Total Suspended Solids (TSS) removal resulting from the first one inch of rainfall. No permanent storm water treatment facilities will be required within Parcel A where the total impervious area is equal to or less than 7 % and the total developed area (including impervious area) is less than or equal to 15 % of the total lot area.
- C. In Parcel A the Petitioner will establish on-site stormwater management and erosion control which will:
1. Set specific maximum allowable imperviousness.
 2. Provide a menu of acceptable stormwater management options to homeowners/owners, which is based on source control/low impact designs.
 3. Require specific on lot erosion control in accordance with guidance and staff details to be developed and approved by City and County Water Utility staff during final design.
 4. Create an architectural review board with approval authority over all final building/stormwater/erosion control plans.
 5. The Petitioner will utilize the innovative development standards, established above under the Section entitled Innovative Development Provisions in order to reduce overall impervious cover associated with streets and pedestrian areas within Parcel A.
- E. In Parcel B and Parcel C the Petitioner will implement the following:
1. Application of source control/low impact easements to facilitate treatment of stormwaters within the developed areas, including stormwater areas, water gardens, grass swales, or other landscaped areas followed by pervious natural buffer areas.
 2. Implement an innovative erosion control plan to use all remaining areas to limit the size of denuded areas in phases of 20 acres or less.
 3. In the event that site constraints or topography dictate denuded areas in excess of 20 acres, the following additional erosion control measures shall be implemented:
 - Two-stage controls where sediment basins or rock check dams are utilized.
 - Outlet works for erosion control measures sized for the 50-year storm event.
 - Limit protection provided during construction and continued until home construction is completed.
 - Where silt fences are utilized as an erosion control measure, double row fences shall be installed where disturbed areas exceed 1 contiguous acre.
 3. Install stormwater treatment systems to achieve average annual 85% Total Suspended Solids (TSS) removal applicable to the volume of post-construction runoff resulting from the first 1-inch of rainfall. Retention times for this treated volume of runoff will be a minimum of 72 hours. The additional stormwater runoff volume associated with post-construction conditions as compared with pre-construction (existing) conditions for the 1-year frequency, 24-hour duration storm event will be captured and retained for a minimum of 24 hours.
- F. Initiate and complete an aggressive natural buffer protection program exceeding that as required by the Lower Lake Wylie Watershed Ordinance on the lakefront and natural drainageways as depicted on the Technical Data Sheet. Erosion dispersion devices at all stormwater outfalls will be designed to so to prevent erosion within stream and lake water areas. For those areas where stormwater runoff from the Site crosses adjoining properties, the Petitioner will evaluate the downstream off-site drainage system and correct the stormwater runoff from the Site during and after construction to prevent adjacent property to downstream properties.
- G. In the event Parcel C is utilized for a golf course, a maintenance plan shall be developed which minimizes the use of herbicides and fertilizers in order to reduce negative impacts to surface waters. The maintenance plan shall be provided to MCWQP prior to operation of the golf course. The maintenance plan shall include the following:
- Buffer Zones**
1. The proposed golf course within the developments shall maintain a 100 foot undisturbed buffer from the lake in all locations and shall comply with all Watershed and SWMD Stream Buffer requirements.
 2. No fertilizers or pesticides are to be applied in any of the buffer zones.
 3. The golf course storm drainage shall be designed such that there are no direct discharges of storm water into the lake or SWMD/Watershed streams.
- Irrigation Management Plans**
4. An irrigation plan shall be developed to ensure that irrigation runoff from managed turf grass to surface waters is prevented and to reduce subsequent losses of nutrients and pesticides. This plan shall be based on a water budget, weather conditions and soil moisture data obtained from on-site instrumentation.
 5. Water Quality Management Zones shall be established for the golf course based on turf, plant types and soils, with specific strategies developed for each zone.
- Nutrient Management Plan**
6. A nutrient management plan must be developed to limit nutrient applications to levels equal to or less than turf grass and vegetation uptake in order to minimize nutrient transport to surface waters via runoff, infiltration, or deep percolation.
 7. Slow release fertilizers are to be used predominantly to reduce nitrogen loss below the root zone. Occasional spot application of liquid fertilizers shall be allowed.
 8. Fertilizer applications are to be commensurate with turf grass growth requirements based on species and cultivar, climate, soil conditions, and chemical fertilization analysis.
 9. Water Quality Management Zones shall be established for the golf course based on soils, turf and plant cover goals, and level of use in order to plan fertilizer and irrigation applications.
 10. Nutrient applications are not to exceed turf and plant uptake requirements during any growing season.
 11. Chemical applications are not to occur on bare soils, except during establishment of turf grass on the golf course.
 12. Fertilizers are to be incorporated into the soil prior to turf installation wherever possible to reduce exposure to runoff and enhance adoption.
 13. Nutrient uptake shall be maintained through the selection of realistic turf grass goals, selection of application rates to meet goals, and the use of soil and grass tests to direct application rates.
 14. The potential for off-site transport of nutrients must be assessed prior to application and measures must be taken to prevent negative water quality impacts.

Intersected Post Management (IPM):
 15. An IPM Plan shall be developed to minimize toxic chemical transport via surface water or through air which encompasses a right-of-way having a width of 100 feet.
 16. The IPM Plan shall be integrated with irrigation and nutrient management plans.
 17. Action items shall be developed and implemented along with no applications are used in order to reduce pesticide use.
 18. Pest specific products are to be used which are less toxic, less mobile, and less persistent.
 19. Water Quality Management Zones shall be established by the golf course based on soils, turf and plant cover goals, and level of use in order to plan pesticide applications.
 20. Spot specific treatment shall be used wherever possible to avoid broadcast treatments.
 21. Pesticides should be incorporated into the soil prior to turf installation wherever possible to reduce exposure to runoff and enhance adoption.
 22. Application of toxic chemicals shall be prohibited in sensitive areas such as wetlands.
 23. The potential for off-site transport of pesticides shall be assessed prior to application and measures must be taken to prevent negative water quality impacts.

Access Points
 A. The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet.
 B. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation or the Charlotte Department of Transportation.

Transportation
 A. The Mecklenburg Union Thoroughfare Plan designates Carowinds Boulevard Extension as a major thoroughfare which encompasses a right-of-way having a width of 100 feet. A portion of it is approved alignment for the proposed extension of Carowinds Boulevard to Shopton Road West runs through the Site.
 The Petitioner agrees to dedicate and convey in fee simple (by quitclaim deed and subject to a reservation for any necessary utility easements) all rights-of-way necessary for that portion of the alignment for the extension of Carowinds Boulevard which runs through the Site, subject however to the right to make any adjustments associated with any future changes in the alignment or classification of the proposed Carowinds Boulevard Extension that may hereafter be approved.
 B. The Petitioner agrees to dedicate and convey in fee simple (by quitclaim deed and subject to a reservation for any necessary utility easements) all rights-of-way additional right-of-way along Shopton Road West as it runs through the Site necessary to provide for a minimum of 35 feet right-of-way from each side of the centerline of Shopton Road West, if such right-of-way does not presently exist.
 C. The Petitioner agrees to make the following transportation contribution and improvements:

Shopton Road West/Steak Creek Road (NC 160) Intersection
 • Contribute \$7,000 to the funding of the planned intersection improvement/maintenance project by the City of Charlotte at this intersection which is amount necessary to be approved by CDOT and the Petitioner as equaling 60% of the construction cost of a southbound right-turn lane on Steak Creek Road with 200 feet of storage at 20:1 bay taper and 45:1 through lane transition tapers. This amount shall be paid by the Petitioner prior to the date on which the first final subdivision plat is approved for any development taking place on the Site. This improvement project is associated with the Duke-School Road project by Pappas Properties and will involve the addition of a fourth leg (New Dixie River Road) and multiple turn-lanes at the intersection.

Shopton Road West/Wildlife Road Intersection
 • Construct a northbound left-turn lane on Shopton Road West with 150 feet of storage, 20:1 bay taper and 45:1 through lane transition tapers.
 • Construct a southbound left-turn lane on Shopton Road West with 150 feet of storage, 20:1 bay taper and 45:1 through lane transition tapers. This left lane will only be required if the public right-of-way is constructed through the subdivision process.
 • Construct the westbound approach to include one entering and one exiting lane.

Shopton Road West/Island Pointe Road Intersection
 • Construct a northbound left-turn lane on Shopton Road West with 150 feet of storage, 20:1 bay taper and 45:1 through lane transition tapers.
 • Construct the southbound approach to include one entering and one exiting lane.

The Petitioner also agrees to provide for the installation of left turn lanes into the Site from Shopton Road West at each other point of intersection with public streets and/or driveway where CDOT deems such turn lanes to be necessary.

The design of each of the above described improvements will be in accordance with the applicable standards of the City of Charlotte Department of Transportation and the North Carolina Department of Transportation.

Fire Station Site
 A. As an incentive to the Charlotte Fire Department (the "Fire Department") to locate a fire station within the Site, the Petitioner is willing to donate to the City of Charlotte a period of land within Parcel B. In the general area depicted on the Technical Data Sheet (the "Fire Station Parcel") upon terms, conditions and restrictions which address items of mutual concern, including, but not limited to, the use to which the Fire Station Parcel may be devoted, the design of any building proposed to be constructed on the parcel, the size of the parcel (to be limited to an acre which adequately provides for the Fire Station building and parking areas and does not exceed two (2) acres) and the reservation of a possibility of reverter in favor of the Petitioner should the parcel come being used as a fire station. Toward this end, Petitioner agrees within one year after the date on which this Rezoning Petition is approved to enter into diligent negotiations with representatives of the Charlotte Fire Department leading toward a contract under the terms of which the Petitioner would agree to donate to the City of Charlotte a period of land lying within Parcel B upon mutually acceptable terms and conditions.

The Petitioner's deed may reserve easements over reasonable portions of the Fire Station Parcel for drainage and water retention purposes, sanitary sewers, water lines, telephone lines, power lines, cable television lines, gas lines and such other utility purposes as it may deem necessary or desirable for the orderly development of the Site.

If the Petitioner and the City of Charlotte have not executed a binding contract which provides for the donation by the Petitioner of the Fire Station Parcel to the City at a closing date which is no later than 60 days after the date on which the contract is executed and which contains terms and conditions mutually acceptable to the parties within 6 months after the date on which this Rezoning Petition is approved, the Petitioner shall be fully released from its commitment to the City of Charlotte with respect to the Fire Station Parcel and shall thereafter have the right to develop detached single family homes on the parcel at a density of one dwelling unit per acre.

Water access for the Fire Station Parcel shall be limited to a width of the shoreline sufficient for the docking or ramp-launching of a single emergency watercraft or 50 feet, whichever is smaller.

School Site
 The Petitioner agrees to reserve for a period of two years after the date on which this Rezoning Petition is approved a site within Parcel C in the general area depicted on the Technical Data Sheet as an elementary school (the "School Site"). The precise location and size of the School Site will be determined by the Charlotte-Mecklenburg Board of Education (the "School Board") subject to a maximum size of 20 acres. Should the School Board elect to purchase the Site, the transaction will be considered upon terms, conditions and restrictions which address items of mutual concern, including but not limited to, the use to which the Site may be devoted, the precise location and size of the Site and the design of each building proposed to be constructed on the Site. Toward this end, the Petitioner agrees within 6 months after the date on which this Rezoning Petition is approved to enter into and diligently pursue negotiations with the School Board leading toward a contract under the terms of which the Petitioner would agree to sell the School Site upon mutually acceptable terms and conditions.

The Petitioner's deed may reserve easements over reasonable portions of the School Site for drainage and water retention purposes, sanitary sewers, water lines, telephone lines, power lines, cable television lines, gas lines and such other utility purposes as it may deem necessary or desirable for the orderly development of the Site.

If for any reason the Petitioner and the School Board have not executed a binding contract which provides for the sale of the School Site to the City of Charlotte by the Petitioner at a closing date which is no later than 60 days after the date on which the contract is executed and which contains terms and conditions mutually acceptable to the parties within 6 months after the date on which this Rezoning Petition is approved, the Petitioner shall be fully released from its commitment to the School Board and may thereafter develop the School Site into single family detached homes at a density of no more than one unit per acre.

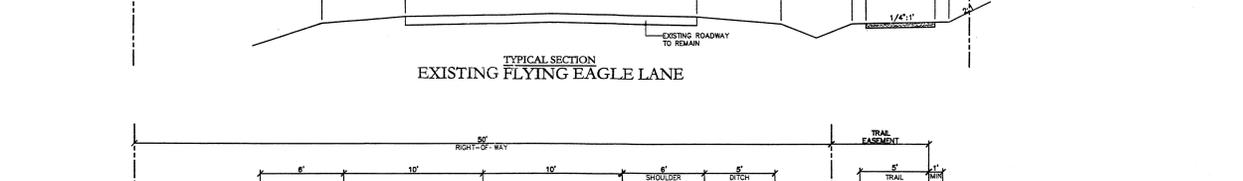
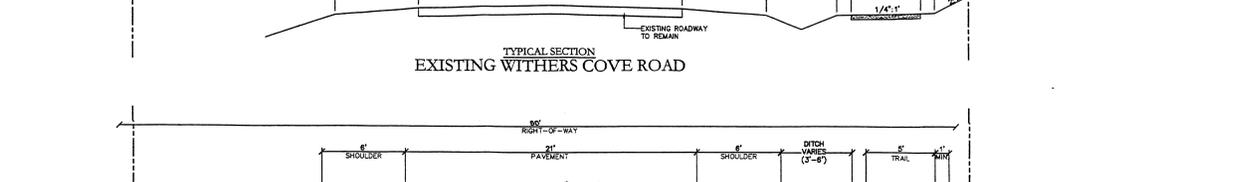
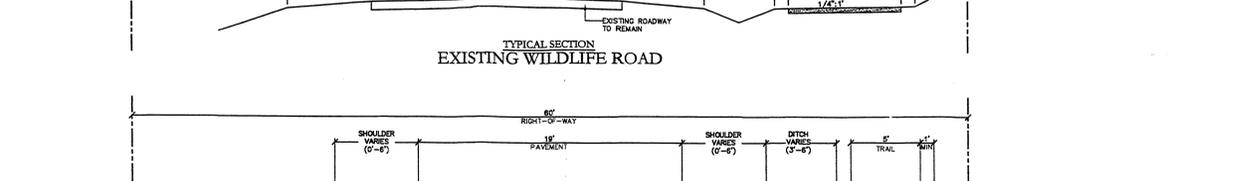
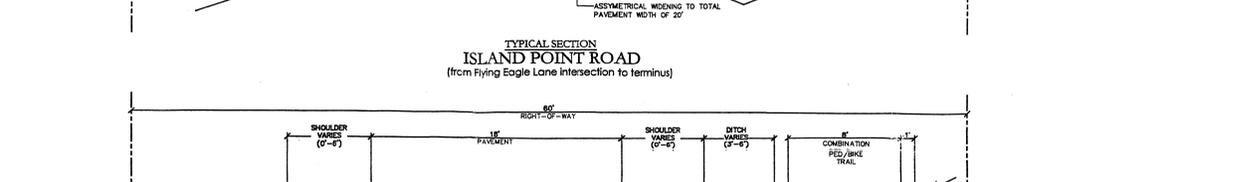
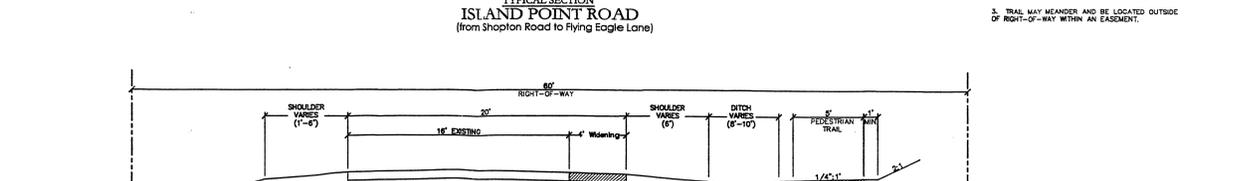
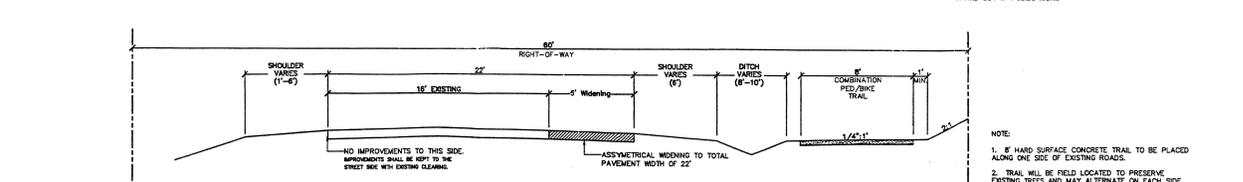
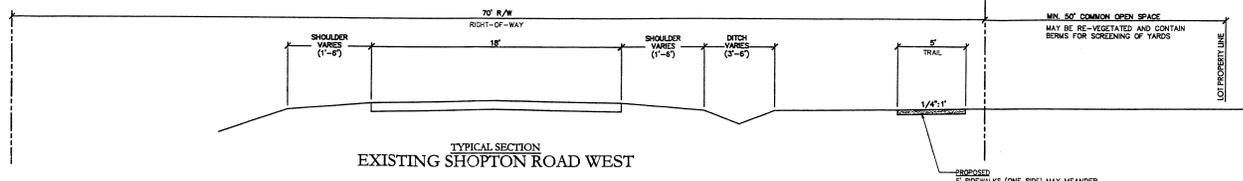
Addendum:
 Consistent with the foregoing provisions, the Petitioner has entered into negotiations with the School Board for the sale of a 20 acre site as part of Parcel C which includes Water Park for the consolidation and upon the terms and subject to the conditions set forth in its Letter of Intent dated May 10, 2003 addressed to the Charlotte-Mecklenburg Schools by Mr. Harold Imbrie, a copy of which has been delivered to the Charlotte-Mecklenburg Planning Commission Office for insertion in the file maintained for this Rezoning Petition.

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

Beneficial 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, including, but not limited to, the City of Charlotte. If it elects to locate a fire station on the Site and the School Board if it elects to locate an elementary school on the Site, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Landscaping
 The Site shall conform to the provisions of the City of Charlotte Tree Ordinance.

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



PARCHEL SCHEDULE:
 ① 1.5" BITUMINOUS CONCRETE SURFACE COURSE, 50:50
 ② 5" COMPACTED AGGREGATE BASE COURSE

NOTE:
 1. 5' HARD SURFACE CONCRETE TRAIL TO BE PLACED ALONG ONE SIDE OF EXISTING ROADS.
 2. TRAIL WILL BE FIELD LOCATED TO PRESERVE EXISTING TREES AND ALL ALTERNATE ON EACH SIDE OF STREET DEPENDING ON FIELD CONDITIONS.
 3. TRAIL MAY WEAVER AND BE LOCATED OUTSIDE OF RIGHT-OF-WAY WITHIN AN EASEMENT.

STREET CROSS SECTIONS

1/4"=1'-0"

