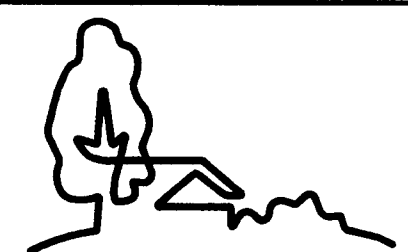
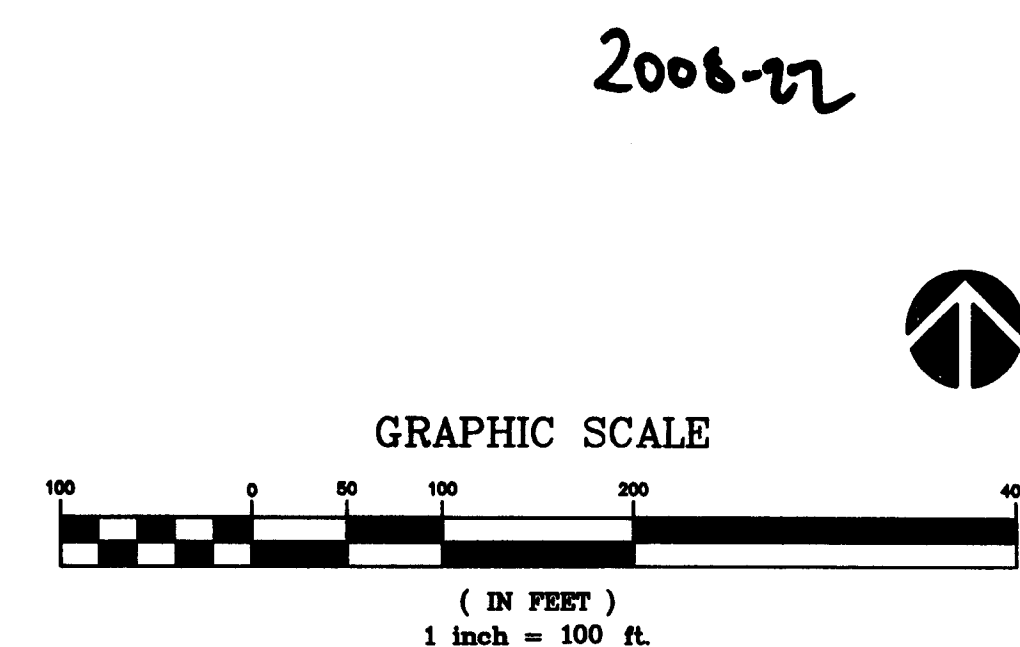


DEVELOPMENT SUMMARY

REZONING SITE AREA:	31.02 Acres
TAX PARCEL ID #:	167-082-02
EXISTING ZONING:	BP (CD)
PROPOSED ZONING:	MX-2
PROPOSED USES:	SF Attached Dwellings
TOTAL UNITS:	< 248 Units
PROPOSED DENSITY:	
ALLOWABLE:	8.0 Units per Acre
PROPOSED:	< 8.0 Units per Acre
PROPOSED TREE SAVE:	3.57 Acres (11.5% of Site)
COMMON OPEN SPACE:	
REQUIRED:	3.1 Acres (10.0% of Site)
PROPOSED:	4.0 Acres (12.9% of Site)



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

Centex Homes
Mr. Jack Donovan

4235 South Stream Boulevard
Suite 400
Charlotte, NC 28217

Tyvola Townhomes

Rezoning Petition Technical Data Sheet

NO. DATE: BY: REVISIONS:

Project No: 07-058
Date: October 9, 2007
Designed by: cc
Drawn By: cc
Scale: 1" = 100'-0"
Sheet No:

B-1

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 zoning district classification, subject to the innovative development standards set out below, shall be followed in connection with development taking place on the Site.

The development depicted on the Technical Data Sheet is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of individual Site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Technical Data Sheet and these Development Standards during design development and construction phases. Street layouts may be modified to accommodate final building and lot locations.

PERMITTED USES

The Site may be devoted to a maximum of 248 for sale single family attached townhome dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the MX-2 zoning district.

BUFFER AREA/PROJECT EDGE

1. The Petitioner shall establish a 50 foot Class C buffer along that portion of the Site's eastern boundary line that is more particularly depicted on the Technical Data Sheet, which buffer shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, then the Petitioner may reduce or eliminate, as the case may be, the 50 foot Class C buffer depicted on the Technical Data Sheet accordingly. The Petitioner may reduce the width of the 50 foot Class C buffer by 25 % by installing a wall, fence or berm pursuant to Section 12.302(8) of the Ordinance.
2. The Petitioner reserves the right to grade and to install a wall, fence, berm, pedestrian sidewalks and utility lines and facilities within the 50 foot Class C buffer, provided, however, that utility lines and facilities may only cross the buffer at interior angles measured at the property line which are not less than 75 degrees.
3. Where existing trees and natural vegetation have been cleared within the 50 foot Class C buffer to accommodate grading or the installation of a wall, fence, berm, pedestrian sidewalks or utility lines and facilities, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.
4. A 100 foot project edge shall be established along the Site's western boundary line as more particularly depicted on the Technical Data Sheet. This 100 foot project edge shall meet the tree and shrub requirements of a Class B buffer and shall remain undisturbed, provided, however, that the Petitioner shall be permitted to install trees and shrubs to the extent that the 100 foot project edge does not meet the tree and shrub requirements of a Class B buffer.
5. No buildings, parking spaces or maneuvering areas may be located within the 50 foot Class C buffer or within the 100 foot project edge.
6. No above ground detention facilities or water quality facilities may be located within the 50 foot Class C buffer or within the 100 foot project edge.

SETBACKS, SIDE YARDS AND REAR YARDS

All principal structures constructed on the Site shall satisfy or exceed the setback, side yard and rear yard requirements under the Ordinance for the MX-2 zoning district as depicted on the Technical Data Sheet.

COMMON OPEN SPACE

1. Common open space shall be provided in various locations as depicted on the Technical Data Sheet. At a minimum, 4 acres of the Site shall be devoted to common open space.
2. For purposes of calculating the amount of required common open space, common open space shall be deemed to include, among other things, the tree save areas, any water quality ponds, the buffer area, the 100 foot project edge, the recreational amenity area and the floodplain.
3. The common open space areas shall be maintained by a to be formed homeowners association.

SCREENING

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
2. Any dumpsters located within the Site that are visible from a public street or from an external adjoining parcel of land will be screened from view by a solid-enclosure with gates.

TREE ORDINANCE/TREE SAVE AREAS

1. Development of the Site will comply with the applicable provisions of the City of Charlotte Tree Ordinance as of the date of the approval of this Rezoning Petition.
2. A minimum of 11.5% of the Site shall be devoted to tree save areas.

PARKING

1. Vehicular parking will satisfy the minimum standards established under the Ordinance.
2. Bicycle parking will satisfy the minimum standards established under the Ordinance.

LIGHTING

1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site along the internal streets. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the Petitioner.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 15 feet.
3. All exterior light fixtures (except street lights along streets) shall be capped and fully shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
4. Wall-pak type light fixtures may not be installed on the Site, however, wall-mounted decorative light fixtures such as sconces are permitted.

SIGNS

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

ACCESS POINTS /STREETS/SIDEWALKS

1. The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet.
2. 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 Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
3. The Petitioner reserves the right to construct and utilize public or private streets within the Site.
4. Sidewalks and planting strips shall be installed as depicted on the Technical Data Sheet .

FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Code's specifications. Plans for each townhome building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

WETLANDS/PERMITS

The following agencies will be contacted prior to construction regarding wetlands permits if determined to be applicable during the design development phase of the project:

Section 401 Permit	NCDEHNR-Raleigh Office
Section 404 Permit	US Army Corps of Engineers

INNOVATIVE DEVELOPMENT STANDARDS

Pursuant to Section 11.208 of the Ordinance, the Petitioner seeks to obtain the approval of the use of the following Innovative Development Standard concurrently with the approval of this Rezoning Petition:

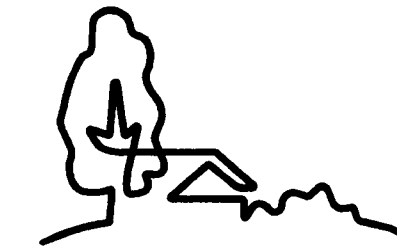
Minimum Setback Along Internal Public Streets (if Public Streets are Utilized): 20 feet

BINDING EFFECT OF THE REZONING PETITION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this 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.

AMENDMENTS TO REZONING PLAN

Future amendments to this 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.



URBAN
DESIGN
PARTNERS

1318-a6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

Centex Homes
Mr. Jack Donovan

4235 South Stream Boulevard
Suite 400
Charlotte, NC 28217

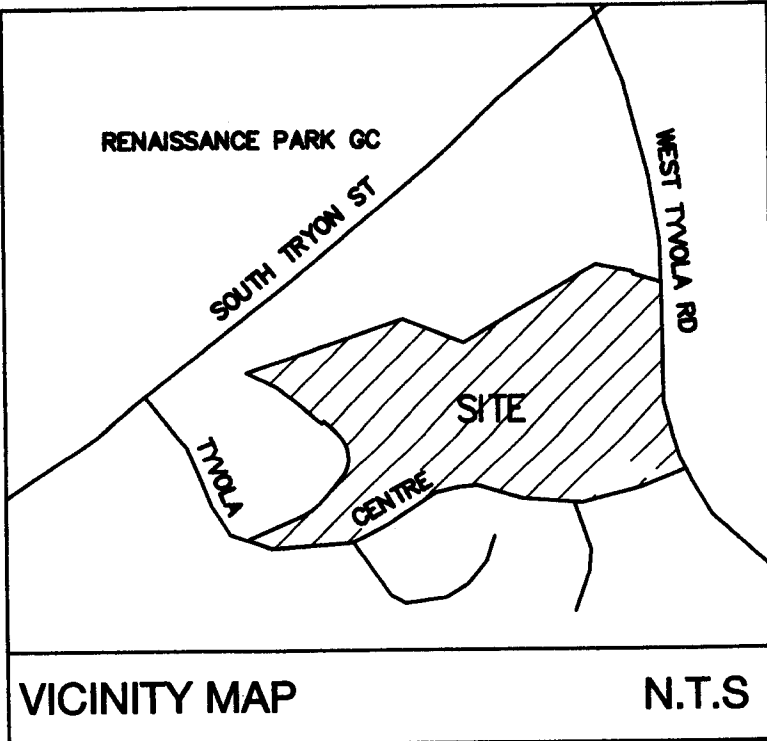
Tyvola Townhomes

Rezoning Petition
Development Standards
Charlotte, North Carolina

NO. DATE: BY: REVISIONS:

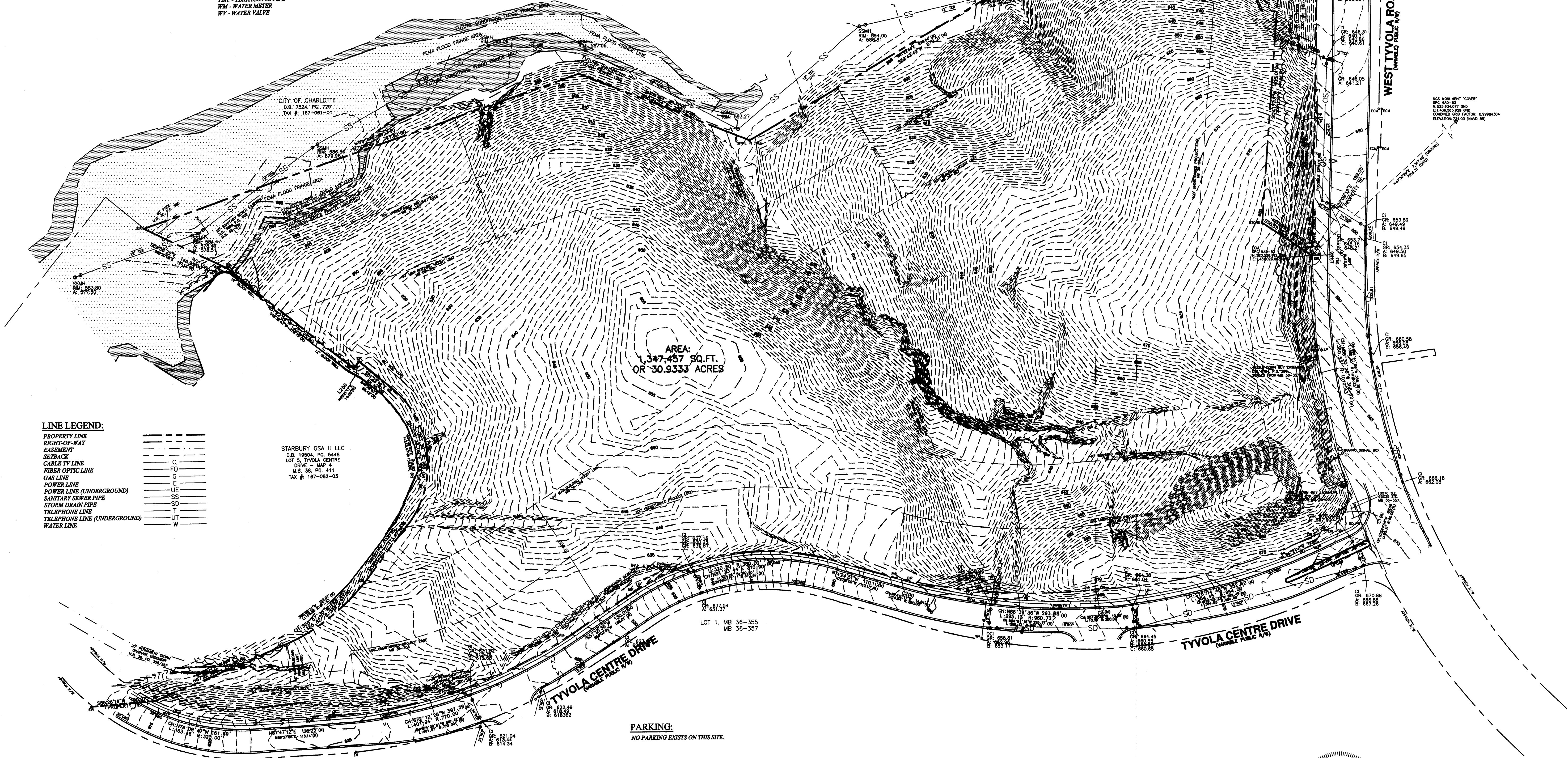
Project No: 07-058
Date: October 9, 2007
Designed by: cc
Drawn By: cc
Scale: N/A
Sheet No:

RZ-2



LEGEND:
C&G - CURB & GUTTER
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMA - EXISTING METAL MONUMENT
EN - EXISTING NAIL
FH - FIRE HYDRANT
GW - GUY WIRE
LP - LIGHT POLE
(M) - MEASURED
M.B. - MAP BOOK
N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
(P) - PLATTED
PB - POWER BOX
PP - POWER POLE
PG - PAGE
PPC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMT - STORM DRAIN MANHOLE
SE - SITE EASEMENT
SSMH - SANITARY SEWER MANHOLE
TER - TERRACOTTA PIPE
WM - WATER METER
WV - WATER VALVE

NOTES:
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
6. WEST TYVOLA ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MEETS OR EXCEEDS THE FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
8. THE FLOOD INFORMATION SHOWN HEREON IS SCALED FROM FEMA MAP BEARING COMMUNITY PANEL #370158 0205 E, DATED FEBRUARY 4, 2004.
9. ELEVATIONS BASED ON NGS MONUMENT "COVER", ELEVATION: 734.03 (NAD 83)



LINE LEGEND:

PROPERTY LINE
RIGHT-OF-WAY
EASEMENT
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE

STARBUCK GSA II LLC
D.B. 1955A, PG. 5448
LOT 5, TYVOLA CENTRE
DRIVE - MAP 4
M.B. 38, PG. 411
TAX # 167-082-03

UTILITIES:

POWER
DUKE POWER CO.
1800-357-3833

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
(704) 357-4974 NEW CONNECTIONS
(704) 357-9580 EXISTING SERVICES

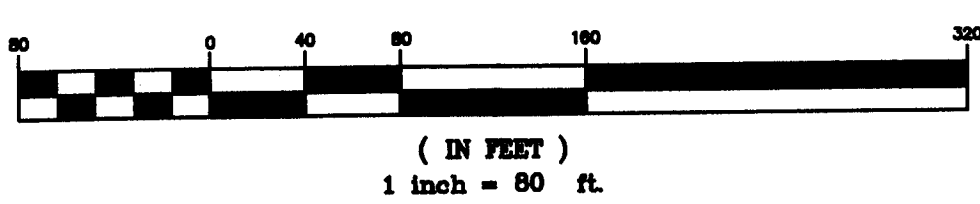
WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 399-2221

GAS
PIEDMONT NATURAL GAS CO.
(704) 525-5585 NEW CONNECTIONS
(704) 525-5585 EXISTING CONNECTIONS

CABLE TELEVISION
1-800-632-4949



GRAPHIC SCALE



LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1	N11°18'40"E	10.00'	C1	60.00'	88.28'	80.53'	S23°24'22"W
L2	N39°13'47"E	13.83'	C2	250.00'	14.81'	14.80'	N76°25'46"W
L3	S65°45'13"W	20.04'	C3	250.00'	10.29'	10.29'	S85°45'11"W
L4	S01°09'41"W	1.48'					

PARKING:

NO PARKING EXISTS ON THIS SITE.

ALTA CERTIFICATION:

TO: CENTEX HOMES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/CMS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11(a), AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DARLY D. KASEMAN
PROFESSIONAL LAND SURVEYOR, L-4559

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE.
SUBJECT PROPERTY ZONED: BP(CD) BUSINESS PARK

ZONING SETBACKS:
MINIMUM SETBACK: 40'
MINIMUM SIDE YARD: 20' (NON-RESIDENTIAL USE)
MINIMUM REAR YARD: 20' (NON-RESIDENTIAL USE)
MAXIMUM BUILDING HEIGHT: NONE, EXCEPT NO STRUCTURE MAY EXCEED 40' IF LOCATED WITHIN 200' OF A RESIDENTIAL ZONED PROPERTY.

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3569.

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004.
COMMUNITY PANEL NO: 370158 0205E, ZONE AE

THIS IS TO CERTIFY THAT ON THE 25 DAY OF JUNE 20 07 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR A LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (1) NCAC 54 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED SIGNED



Centex Homes
Mr. Jack Donovan

4235 South Stream Boulevard
Suite 400
Charlotte, NC 28217

Tyvola Townhomes

Rezoning Petition Existing Conditions Survey

Charlotte, North Carolina

NO. DATE: BY: REVISIONS:

Project No: 07-058
Date: October 9, 2007
Designed by: cc
Drawn by: cc
Scale: 1" = 80'-0"
Sheet No:

RZ-3



1318-ae central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com