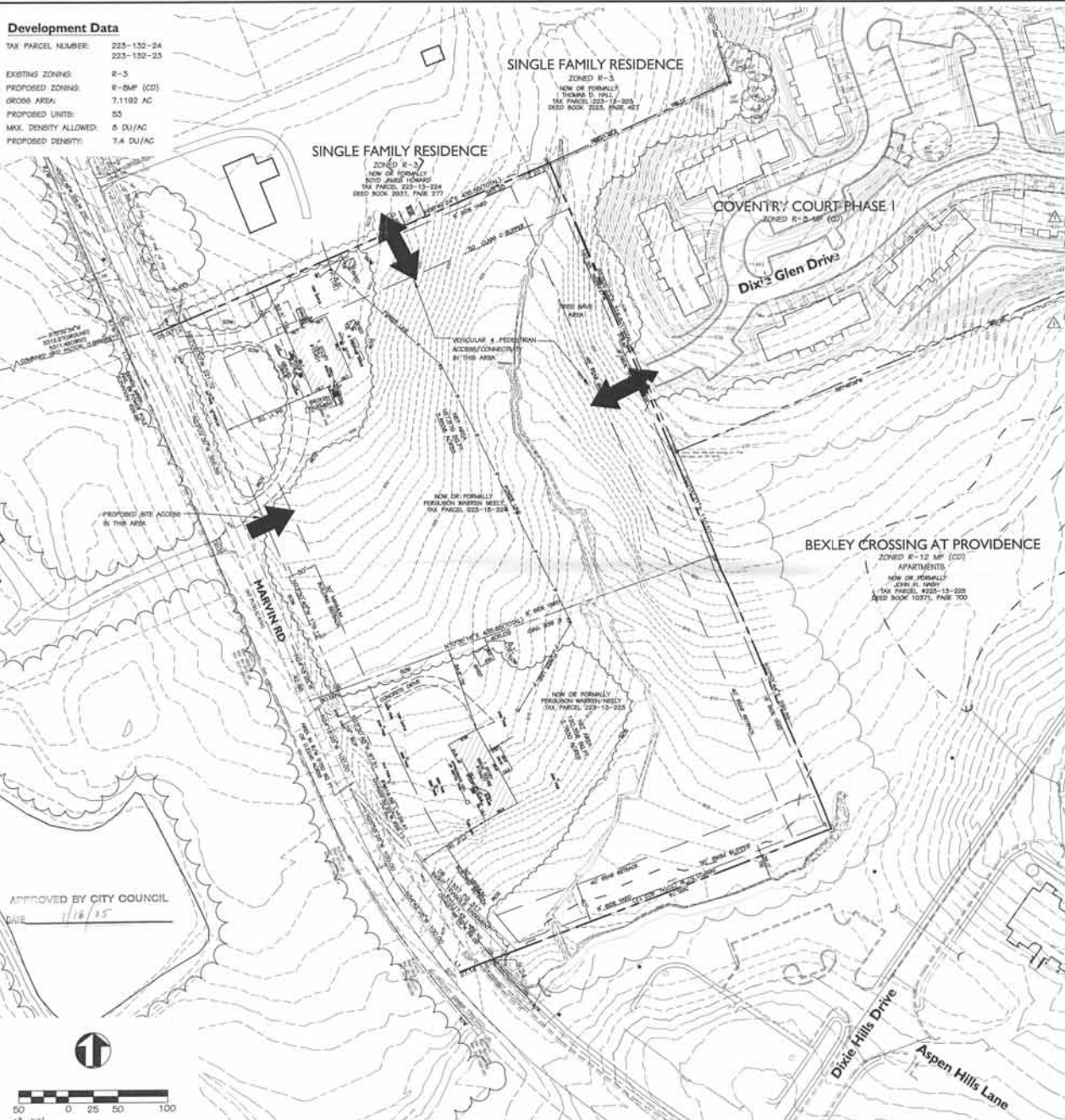


Development Data

TAX PARCEL NUMBER: 225-132-24
225-132-23
EXISTING ZONING: R-3
PROPOSED ZONING: R-2MF (CD)
GROSS AREA: 7.1192 AC
PROPOSED UNITS: 53
MAX. DENSITY ALLOWED: 8 DU/AC
PROPOSED DENSITY: 7.4 DU/AC



**Development Standards
Rezoning Petition No. 2004-139**

- I. GENERAL COMMENTS:**
- The development of the real estate identified on this Technical Data Sheet, consisting of 7.112 acres, more or less (the "Site"), will be governed by the standards established under the zoning ordinance of the City of Charlotte (the "Ordinance") for the R-2MF zoning district unless more stringent standards are established by these Development Standards or the Technical Data Sheet.
 - The configuration, placement, and site of the residential buildings, parking areas, driveways, roads and common open space within the Schematic Site Plan which accompanies this Technical Data Sheet are schematic and conceptual in nature and may be altered and/or modified based upon final design, engineering and construction documents and site and topographical constraints within the maximum building foot print delineated on the Technical Data Sheet.
 - PERMITTED USES:**
The Site may be developed with up to 53 for sale, single family attached dwelling units, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the R-2MF Zoning District.
 - VEHICULAR ACCESS POINTS/TRANSPARENCY:**
A. The number of access points to and from the Site shall be limited to those shown on the Technical Data Sheet.
B. Access points shall be located in the general areas depicted on this Technical Data Sheet. The final location of each access point is subject to any modifications required to accommodate final site and construction plans/designs, and site/topographic constraints, and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
C. The Petitioner shall provide for "stub" street connections at the end of the driveway located in the northern portion of the site and to the driveway located to the west of the site in order to permit vehicular connections to site abutting properties to the north and to the east. The future connection to the property to the north will be included in the homeowner's association covenants/declarations as a required vehicular and pedestrian connection in the event the abutting site is redeveloped as a residential or residentially compatible use as determined by CDD/CDDC. If the abutting site is developed with any other use, the connection will include at least a pedestrian pathway. An assessment for the connection will be recorded prior to the issuance of any building permits for the Site.
D. The Petitioner shall dedicate and convey to the public trust and subject to a reservation for any necessary utility easements, right of way measuring 20 feet from centerline along the Dix's Glen Drive along Marvin Road, if such right-of-way does not presently exist, as part of the record map for the lotwise sub-division.
E. The Petitioner shall provide standard collector street improvements along that portion of the eastern half of the right-of-way for Marvin Road abutting the site in accordance with the minimum standards of the Charlotte Metropolitan Land Development Standard (Standard Manual).
F. The Petitioner shall install a left turn lane on Marvin Road into the Site with a minimum of 100 feet of storage, a 10:1 side slope and 40:1 through lane slopes.
 - DESIGN GUIDELINES:**
A. **ARCHITECTURAL TREATMENT**
(1) The primary exterior building materials to be employed in the construction of the single family attached dwelling units shall be brick and stone (i.e. Hard Finish). A minimum of 20% of the front elevation of each dwelling unit will consist of brick materials. The architectural treatment of the buildings will generally be similar to the buildings located within the existing Coventry Court townhome neighborhood.
(2) The maximum height of any buildings constructed on the Site shall not exceed 40 feet.
(3) The single family attached dwelling units may be constructed with or without garages at the discretion of the Petitioner.
(4) The sides of the buildings along Marvin Road shall include windows.
B. **YARD RESTRICTIONS AND BUFFER REQUIREMENTS**
(1) In every instance the side yard, setback, and rear yard requirements imposed under the Ordinance will be satisfied with respect to the development taking place within the Site, unless more stringent requirements are established under these Development Standards.
(2) A 50-foot Class C buffer shall be maintained along the northern edge of the Site boundary in the manner shown on this Technical Data Sheet and in accordance with the standards of the Ordinance. The width of the buffer shall not be reduced as long as the abutting parcel which benefits from the buffer is zoned for single family residential development. However, in the event that an adjacent parcel is either returned to a zoning district or developed in a use that eliminates or reduces the buffer requirements on the Site, then the Petitioner may reduce or eliminate the said yard or the buffer set out on the Technical Data Sheet accordingly.
C. **OFF STREET PARKING**
Off street parking shall meet the minimum standards established under the Ordinance.
D. **STORM WATER MANAGEMENT**
(1) Storm water shall be managed in accordance with the requirements of the City of Charlotte.
(2) Surface level storm water detention shall not be located within the buffers. In addition, any water impoundment area of the detention system will be located outside of the required building setbacks along Marvin Road. However, catchment associated with the storm water detention system may be located within the required setbacks.
(3) The detention located on the Site shall fit into the existing storm water system. The Petitioner shall have the receiving drainage system, including the outlet under Marvin Road, designed to ensure that it will not be taken out of standard due to the development. If it is found that the development will cause the storm drainage system to be taken out of standard, the Petitioner will provide alternate methods to prevent flow from overflowing the detention. The Petitioner on site stormwater detention through the 20 year storm event. In this case, the Petitioner shall be required to provide an example of the receiving drainage system.
E. **SEWERLINES**
(1) A 5 foot wide sidewalk and an 8 foot wide planting strip will be installed along the Site's frontage on Marvin Road.
(2) The Petitioner will provide lateral sidewalks as indicated in the locations depicted on the Schematic Site Plan attached hereto. In order to maintain as much space as possible for the maintenance of the lateral drainage features which run through the Site, the various internal sidewalks throughout the Site may be either four feet in width with placement of the back of curb and/or four feet in width with a four foot planting strip at the curb.
F. **OPEN SPACE**
Development of the Site shall include common open space areas in the general locations shown on the Technical Data Sheet. The specific location and dimension of such common open space areas may be altered and/or modified based upon final design, engineering and construction documents and site and topographical constraints. The residents of this development will have access to the common open space located within the existing Coventry Court Phase 1 townhome neighborhood.
G. **LANDSCAPING, SCREENING AND TREE PRESERVATION**
(1) Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.503 of the Ordinance.
(2) Landscaping will be installed in stages in accordance with the Ordinance as the Site is developed.
(3) It is contemplated that garbage disposal shall be handled by way of roll out cans and pits or by a private service. If dumpsters or trash receptacles are installed on the Site, they will be screened with walls, enclosures with gates. Pursuant to Section 12.423 of the Ordinance, if public trash collection is provided to the Site, any required dumpsters, trash receptacles and recycling facilities will be located in the area generally depicted on the Schematic Site Plan, enclosed, screened, well-maintained, and any parking and landscaping areas may be located in such area if the private roll-out trash collection is used.
(4) The Site will conform to the City of Charlotte Tree Ordinance.
(5) Street trees shall be installed along the northern edge of Dix's Glen Drive from the western edge of the Site to Marvin Road at a minimum spacing of 20 feet on center. Street trees shall be installed along the northern edge of the Site at a minimum spacing of 50 feet on center.
H. **SIGNS**
(1) All signs placed on the Site will be installed in accordance with the requirements of the Ordinance.
(2) A master signage and graphics system will be adopted and implemented throughout the Site.
I. **LIGHTING**
(1) All freestanding lighting fixtures installed will be uniform in design and pedestrian in scale. The maximum height of any such lighting fixture, including its back, may not exceed 20 feet in height. The freestanding lighting fixtures will match the freestanding lighting fixtures within the existing Coventry Court Phase 1 townhome neighborhood if existing lighting is available.
(2) All direct lighting within the site (except streetlights which may be located along Marvin Road or any internal private streets) will be cased in project light downward and otherwise designed such that direct illumination does not extend past any adjacent property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Same for consideration will include intensity, cutoff angle, color, energy efficiency, and shielding sources of light, the intent being to minimize glare towards public streets and adjacent properties.
J. **FIRE PROTECTION**
The protection will be provided in accordance with the City of Charlotte's standards.
K. **AMENDMENTS TO THE REZONING PLAN**
The owner or owners of the Site may apply for future amendments to this Technical Data Sheet and these Development Standards in accordance with the provisions of Chapter 6 of the Ordinance.
L. **SHADING EFFECT OF THE REZONING PETITION**
If the Petitioner's rezoning petition is approved, the development program established under these Development Standards and the Technical Data Sheet will be implemented in the manner provided under the Ordinance, as existing uses and trees to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.
M. **THROUGH THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" SHALL BE INTERPRETED TO INCLUDE THE HEIR, DEVISEE, PERSONAL REPRESENTATIVE, SUCCESSOR IN INTEREST AND ASSIGNEE OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT OF THE SITE.**

SITE SOLUTIONS
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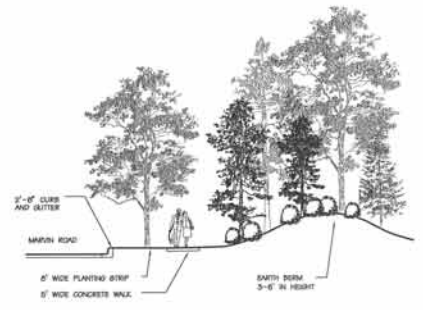
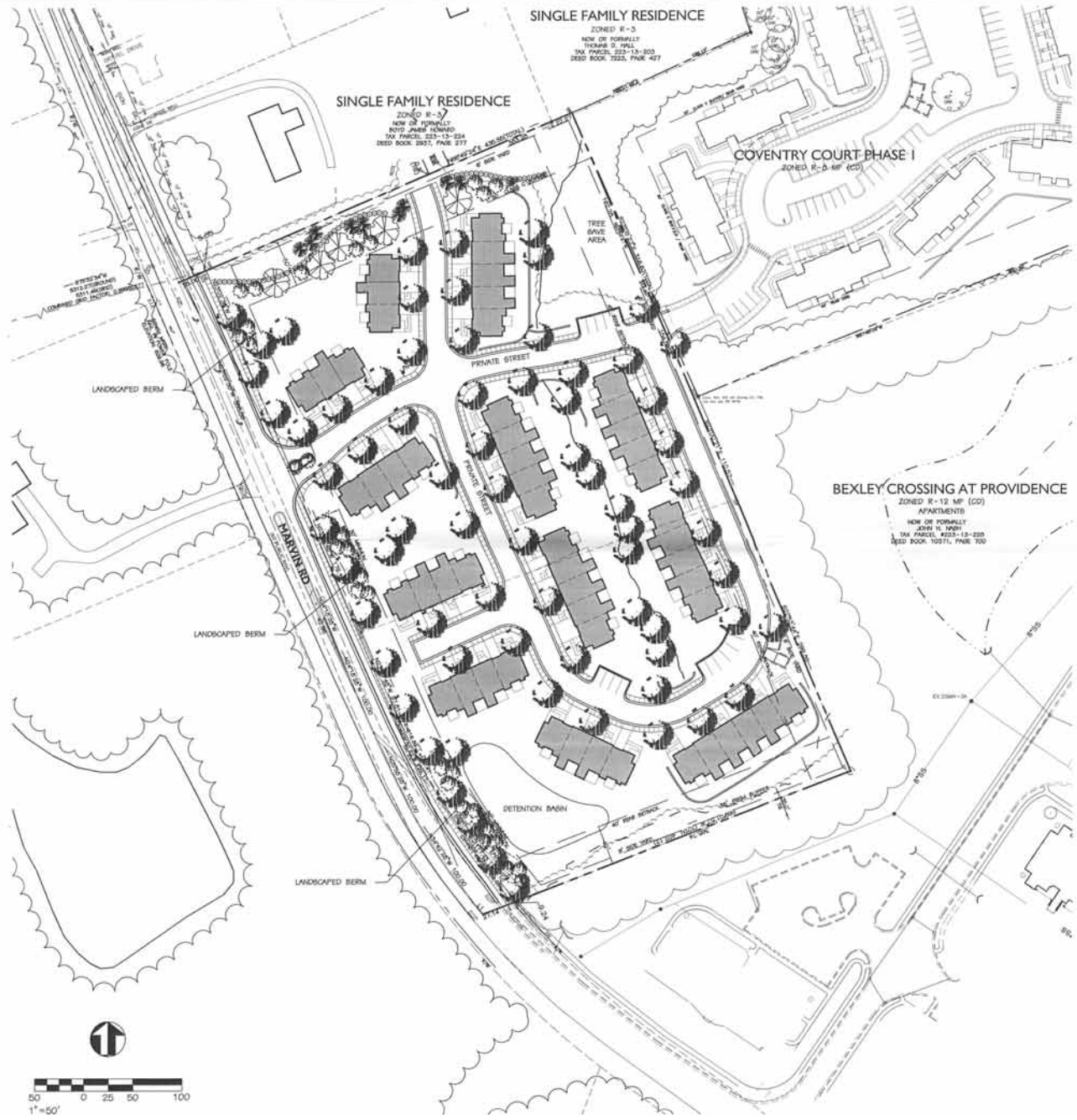
PRELIMINARY
NOT FOR
CONSTRUCTION

Coventry Court Phase 2
First LandMark, USA/
Llewellyn Development, LLC
Charlotte
North Carolina

Project No:	3031
Drawn By:	F. Sabin
Designed By:	F. Sabin
Checked By:	F. Sabin
Date:	11/28/04
Revision:	
Drawn:	LZB

Resizing
Technical Data
Sheet

RZ-1



1 Section at Marvin Road



2 Coventry Court Phase I Building

LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE AFTER CLEANSING
- EXISTING TREE TO REMAIN
- PROPOSED LARGE MATURING DECIDUOUS TREE
- PROPOSED SHRUBS

The building configurations, placements and sizes, as well as the locations of streets and parking area are schematic in nature and may be altered or modified during design development and construction document phases.

FOR PUBLIC HEARING
PETITION NO. 2004-139



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PRELIMINARY
NOT FOR
CONSTRUCTION

Coventry Court Phase 2
First LandMark, USA/
Llewellyn Development, LLC
Charlotte
North Carolina

Project No: 2408
Drawn By: P. Smith
Designed By: F. Hahn
Checked By: F. Hahn
Date: 11.28.04
Revisions:

Sheet Title:
Schematic
Site
Plan

Sheet No:
RZ-2