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 R-8MF Zoning District classification shall be followed in connection with development taking place on the Site. The configurations, placements and sizes of the buildings outlined on the Technical Data Sheet 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 nodified to accommodate final building locations. It is the Petitioner's intent to construct a high quality community. Uses Subject to the requirements set out herein, a maximum of uto 96 "for sale" multi-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 R-8MF, Multi-Family Zoning District and detailed in Chapter 9, Part 3 of the City of Charlotte Zoning Ordinance. Petitioner reserves the right to change products. ncrease or decrease the size of units, which are currently specified luring the design process, provided that the total product mix does note exceed the total allowed unit count. 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 or 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 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 face of garage to accommodate a parking pad (if garages are constructed). Signs All signs placed on the Site will be erected in accordance with the requirements of Chapter 13 of the City of Charlotte Zoning Streetscape Treatment Petitioner shall comply with street tree planting requirements specified in Chapter 21 of the City Code. Sidewalks shall comply with the City Code. Petitioner agrees to install an 8' planting strip and 6' sidewalk along Back Creek Church Road. Sidewalks (5' in width) will be constructed on one (1) side of all private streets. Lighting Any detached lighting on the site will be limited to 20 feet in heigh unless City standards require streetlights to be higher. Lighting or the site shall be "fully shielded and no Wal-Pak lighting shall be Fire Department Petitioner will meet or exceed all current approved ordinances and codes of the Charlotte fire department as of date of approval. Dead end travel limited to 150 feet without a means to turn fire apparaus. Access required within 150 feet of all exterior walls. All build ings required to have 12 feet clear for ladder rescue. Hydrant equired within 750 feet of most remote point of building as truck Tree Save Areas A minimum of 15% tree save area shall be provided on the site. Within the 15% tree save 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 be used to satisfy these 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 Homeown ers Association to be established by the Petitioner. Open space areas depicted on the Technical Data Sheet 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 Site Access

considered to be preliminary based on the proposed Technical Data Sheet layout and may be subject to further verification and/or configuration as more detailed design information is collected. Petitioner reserves the right to amend and modify improve ments to open space areas based on market conditions and final design criteria. Common Open space may include one or more of the following: walkways, benches, waste receptacles, and/or tot lots. Adjustments to the number and locations of street/driveway entrances may occur, as required to meet state and local agency

standards and coordinate with final subdivision and site plan design requirements. Proposed trees, berms, walls, fences, and/or identification signs will not interfere with site distance at street connections. Adequate sight triangles will be reserved at the proposed street connections in accordance with approved stan-dards and ordinances. Left turn lane to be constructed on Backcreek Church Road to allow access into site. Design to meet minimum standards of CDOT/NCDOT.

Thoroughfares

the Eastern Circumferential Thoroughfare to be owned by the Home Owners Association.

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

Binding Effect of the Rezoning Petitions

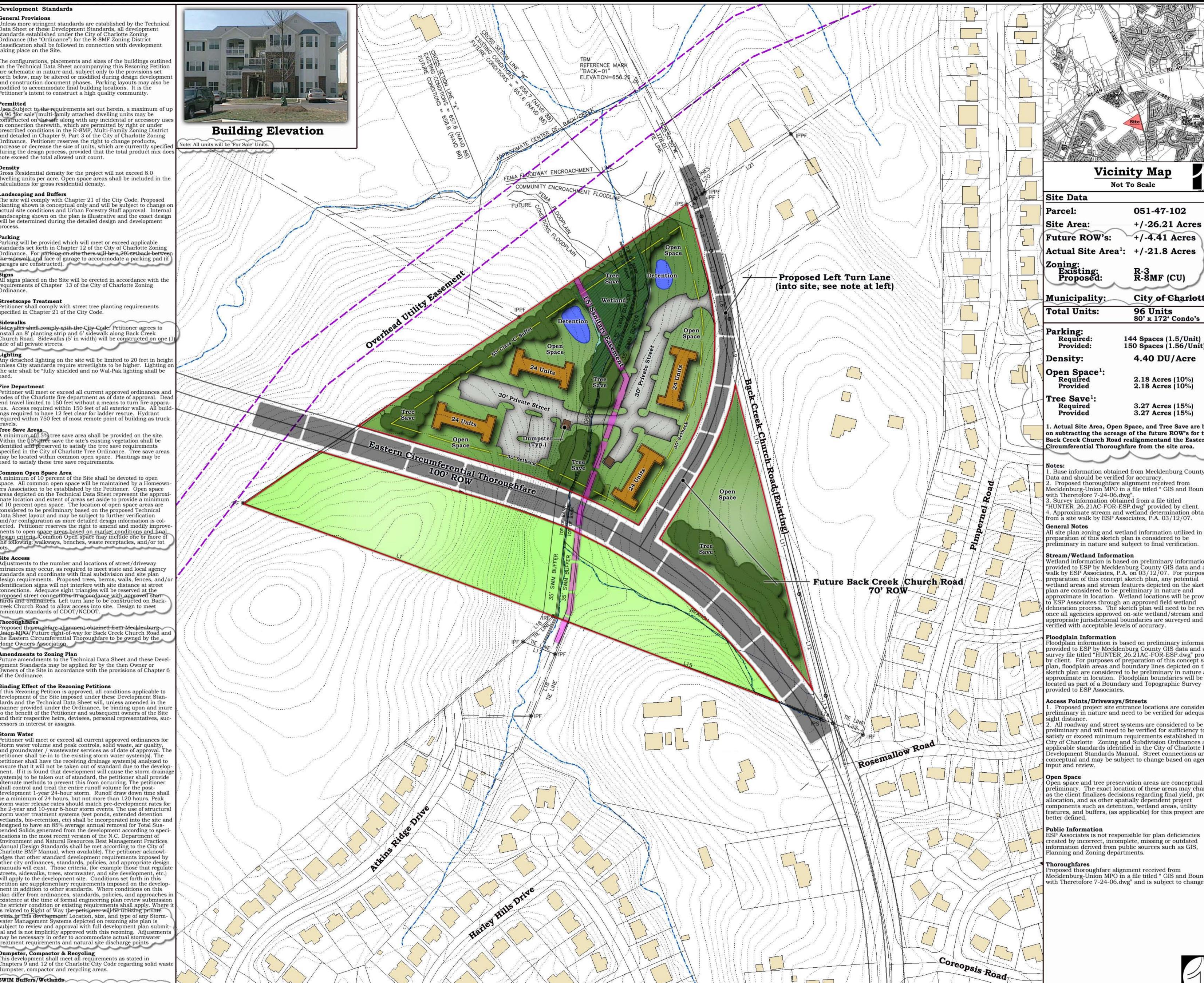
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Storm Water

Petitioner will meet or exceed all current approved ordinances for Storm water volume and peak controls, solid waste, air quality, and groundwater / wastewater services as of date of approval. 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 postdevelopment 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). The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, stormwater, and site develops will apply to the development site. Conditions set forth in this petition are supplementary requirements imposed on the develop ment in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply. Where i is related to Right of Way the petitioner will be utilizing private roads in this development. Location, size, and type of any Stormwater Management Systems depicted on rezoning site plan is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points

Dumpster, Compactor & Recycling This development shall meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.

SWIM Buffers/Wetlands Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DEHNR. For 404 permits contact the Army Corps of Engineers.





Vicinity Map Not To Scale

051-47-102

+/-26.21 Acres Future ROW's: +/-4.41 Acres Actual Site Area¹: +/-21.8 Acres

Zoning: Existing: Proposed:

City of Charlotte 96 Units

80' x 172' Condo's

144 Spaces (1.5/Unit)

150 Spaces (1.56/Unit)

4.40 DU/Acre

3.27 Acres (15%)

3.27 Acres (15%)

R-3 R-8MF (CU)

Parking: Required: Provided: Density:

Open Space¹: 2.18 Acres (10%) 2.18 Acres (10%)

Tree Save1: Required

. Actual Site Area, Open Space, and Tree Save are based Back Creek Church Road realignmentand the Eastern Circumferential Thoroughfare from the site area.

. Base information obtained from Mecklenburg County GIS Data and should be verified for accuracy. Proposed thoroughfare alignment received from Mecklenburg-Union MPO in a file titled "GIS and Boundary with Theretofore 7-24-06.dwg".

Survey information obtained from a file titled "HUNTER_26.21AC-FOR-ESP.dwg" provided by client. 4. Approximate stream and wetland determination obtained from a site walk by ESP Associates, P.A. 03/12/07.

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. Stream/Wetland Information

Wetland information is based on preliminary information provided to ESP by Mecklenburg County GIS data and a site walk by ESP Associates, P.A. on 03/12/07. For purposes of preparation of this concept sketch plan, any potential wetland areas and stream features depicted on the sketch plan are considered to be preliminary in nature and approximate in location. 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.

Floodplain Information Floodplain information is based on preliminary information provided to ESP by Mecklenburg County GIS data and a survey file titled "HUNTER_26.21AC-FOR-ESP.dwg" provided by client. For purposes of preparation of this concept sketch plan, floodplain areas and boundary lines depicted on the sketch plan are considered to be preliminary in nature and approximate in location. Floodplain boundaries will be

Access Points/Driveways/Streets Proposed project site entrance locations are considered reliminary in nature and need to be verified for adequate

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 City of Charlotte Land Development Standards Manual. Street connections are conceptual and may be subject to change based on agency input and review.

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

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.

Thoroughfares

Proposed thoroughfare alignment received from Mecklenburg-Union MPO in a file titled "GIS and Boundary with Theretofore 7-24-06.dwg" and is subject to change.



ESP Associates, P.A.

3475 Lakemont Blvd Charlotte, NC 28241 Fort Mill, SC 29708 NC - 704.583.4949 SC - 803.802.2440 www.espassociates.com

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Ken Walters Building & Development

11021 Mason Ridge Drive Raleigh, NC 27614

Lafayette Village

Schematic Site Plan & Technical **Data Sheet** Petition: 2007-061

For Public Hearing

GRAPHIC SCALE

1 INCH = 100 FT VC22.150 PROJECT NUMBER VC22-Zoning Planpsd DRAWING NAME May 10, 2007 MM

DATE DRAWN BY PT CHECKED BY ESP / CLIENT REVISION

NO. DATE BY REVISION AGENCY / SUBMITTAL REVISION NO. DATE BY REVISION 5/14/07 Original Submittal to CMPC. 6/20/07 2nd Submittal to CMPC.

