

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-3MF 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 modified to accommodate final building locations. It is the Petitioner's intent to construct a high quality community.

Permitted
Uses Subject to the requirements set out herein, a maximum of up to 208 "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 R-3MF, 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, increase or decrease the size of units, which are currently specified during the design process, provided that the total product mix does not exceed the total allowed unit count.

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.

Parking
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 building.

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.

Streetscape Treatment
Petitioner shall comply with street tree planting requirements specified in Chapter 21 of the City Code.

Sidewalks
Sidewalks shall comply with the City Code.

Lighting
Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher. Lighting on the site shall be "fully shielded and no Wal-Pak lighting shall be used."

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 apparatus. Access required within 150 feet of all exterior walls. All buildings required to have 12 feet clear for ladder rescue. Hydrant required within 750 feet of most remote point of building as truck travels.

Tree Save Areas
A minimum of 10 percent tree save area shall be provided on the site. All BMPs, storm water treatment, and 85% TSS removal can be included and built within this 10 percent tree save area as long as there is a minimum of 10% tree save coverage provided after BMPs, storm water treatment and run off requirements, and 85% TSS removal are developed. Within the 10 percent 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 Ordinances. 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 Homeowners 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 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 improvements to open space areas based on market conditions and final design criteria.

Site Access
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 standards and ordinances.

Thoroughfares
Proposed thoroughfare alignment obtained from Mecklenburg-Union MPO. Petitioner reserves the right to realign the proposed Backcreek Church Road tie in point on the Eastern Circumferential Thoroughfare as long as the realignment meets the minimum guidelines of CDOT.

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.

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 post-development 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 development, etc.) will apply to the development site. Conditions set forth in this petition are supplementary requirements imposed on the development 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 it is related to Right of Way the petitioner will be utilizing private roads in this development.

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.



Building Elevations

Vicinity Map
Not To Scale

Site Data

Parcel: 051-47-102

Acres: +/-26.21

Zoning: Existing: R-3
Proposed: R-3MF

Municipality: City of Charlotte

Total Units: 156 Units
80' x 172' Condo's
80' x 86' Condo's

Parking: Required: 234 Spaces (1.5/Unit)
Provided: 343 Spaces (2.2/Unit)

Density: 5.95 DU/Acre

Open Space: Required: 2.62 Acres (10%)
Provided: >2.62 Acres (10%)

Tree Save: Required: 2.62 Acres (10%)
Provided: >2.62 Acres (10%)

Road: 50' ROW Private Street
+/-250 L.F.
+/-3,300 L.F.

Notes:
1. Base information obtained from Mecklenburg County GIS Data and should be verified for accuracy.
2. Proposed thoroughfare alignment received from Mecklenburg-Union MPO in a file titled "GIS and Boundary with Thetorefore 7-24-06.dwg".
3. Survey information obtained from a file titled "HUNTER 26.21AC-FOR-ESP.dwg" provided by client.
4. Location of stub street obtained from "Schematic Site Plan Petition 2002-112 for Merryhuc Farms" prepared by Turnbull Sigmon Design dated 09-05-02.
5. Approximate stream and wetland determination obtained from a site walk by ESP Associates, P.A. 03/12/07.
6. The realignment of Back Creek Church Road will need to be discussed and reviewed with CDOT and NCDOT to verify that the alignment will meet their necessary design standards.
7. Building footprint provided by client. No information regarding product height has been provided. Sketch will need to be evaluated after product height has been determined for proper setbacks.

General Notes
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 located as part of a Boundary and Topographic Survey provided to ESP Associates.

Access Points/Driveways/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 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
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.

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.

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ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
NC - 704.583.4949
www.espassociates.com

3475 Lakemont Blvd.
Fort Mill, SC 29708
SC - 803.802.2440

Ken Walters Building & Development
11021 Mason Ridge Drive
Raleigh, NC 27614

Lafayette Village

Schematic Site Plan
Petition: 2007-061

For Public Hearing

PROJECT LOCATION: Charlotte, N.C.

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FT.

PROJECT NUMBER	VC22-150
DRAWING NAME	VC22-Zoning Planspd
DATE	May 10, 2007
DRAWN BY	MM
CHECKED BY	PT

ESP / CLIENT REVISION				
NO.	DATE	BY	REVISION	

AGENCY / SUBMITTAL REVISION				
NO.	DATE	BY	REVISION	
1	5/14/07		Original Submittal to CMPC.	

1 OF 1 SHT