

VICINITY MAP (NTS)

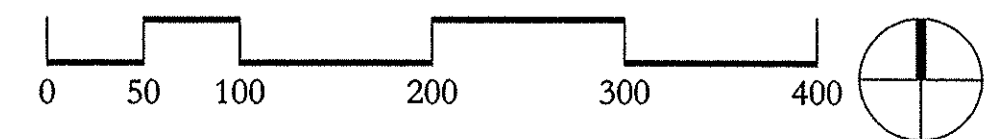
RECEIVED
By Michael Cataldo at 3:05 pm, Feb 29, 2012

Legend

- Proposed R/W
- Existing R/W
- Proposed Tree Save
- Proposed WQ Basin
- Manor House Building
- Multi-Family Building

Development Data

Tax Parcels: # 209-17-105
 Site Area: ±34.0 ac.
 Existing Zoning: MX-2(INNOV)
 Petition # 2007-114
 Proposed Zoning: R-12MF(CD)
 Proposed Use: Up to 404 multi-family dwelling units together with accessory uses, as allowed in the R-12MF zoning district.
 Total Maximum # of Units: 404 d.u.
 Density: 11.8 d.u./ac.
 Maximum Building Height: As allowed by the ordinance, but not to exceed two (2) stories, except for the three (3) buildings adjacent to McMullen Creek and one (1) building adjacent to the southern property boundary which will have (3) residential stories above one level of parking.
 Parking Required: 606 Spaces (1.5 Spaces per unit minimum as required by the ordinance.)
 Open Space: A Minimum of 15% of the site will be established as tree save/ open space areas as defined by the ordinance.
 Tree-Save: Min. 4 ac. (12%)
 Common Open Space Required: 3.37 ac. (10%)
 Common Open Space Provided: Min. 5.06 ac. (15%)



MERRICK & COMPANY
 101 MORRIS SQUARE DRIVE, SUITE 500
 CHARLOTTE, NORTH CAROLINA, 28203
 PHONE: 704.259.6500 NC ENGINEERING FIRM F-0988

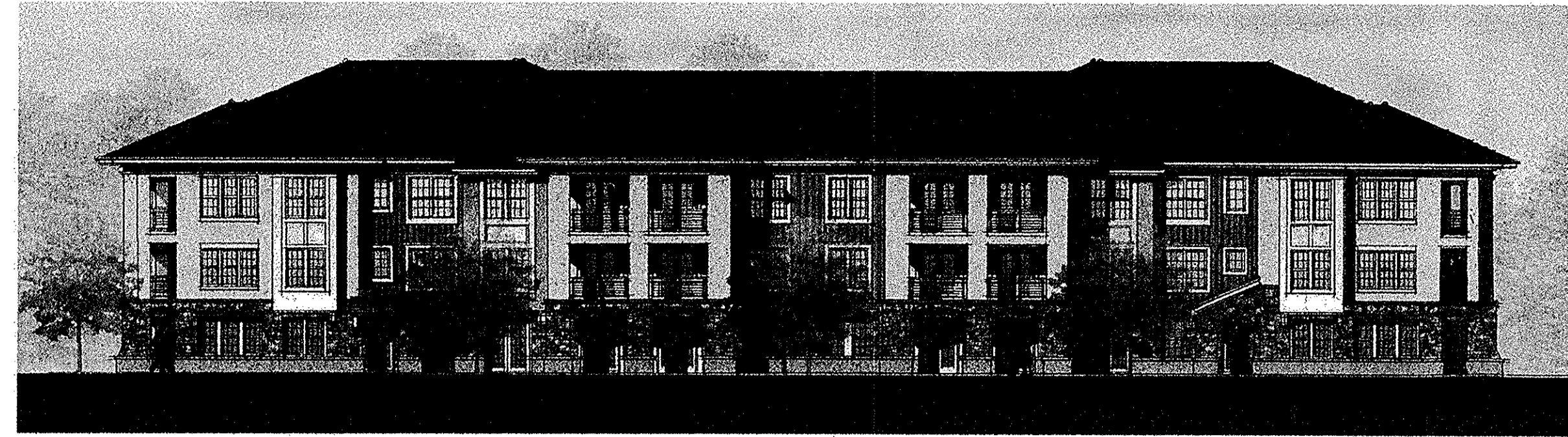
Faison-Hollow, LLC
 121 West Trade Street
 Suite 2700
 Charlotte, North Carolina 28202

REV#	REVISION DESCRIPTION	DATE	BY

DESIGN BY:	DATE:
SRT	2/7/2
DRM	2/7/2
CHKD BY: <th>DATE:</th>	DATE:
SRT	2/7/2
APPD BY: <th>DATE:</th>	DATE:
SRT	2/7/2

Quail Valley Rezoning
 Charlotte, North Carolina
Rezoning Site Plan

JOB NO: 65117230
 DATE: 2/27/2012
 SHEET 1



Front Elevation
1/16" = 1'-0"



Rear Elevation
1/16" = 1'-0"

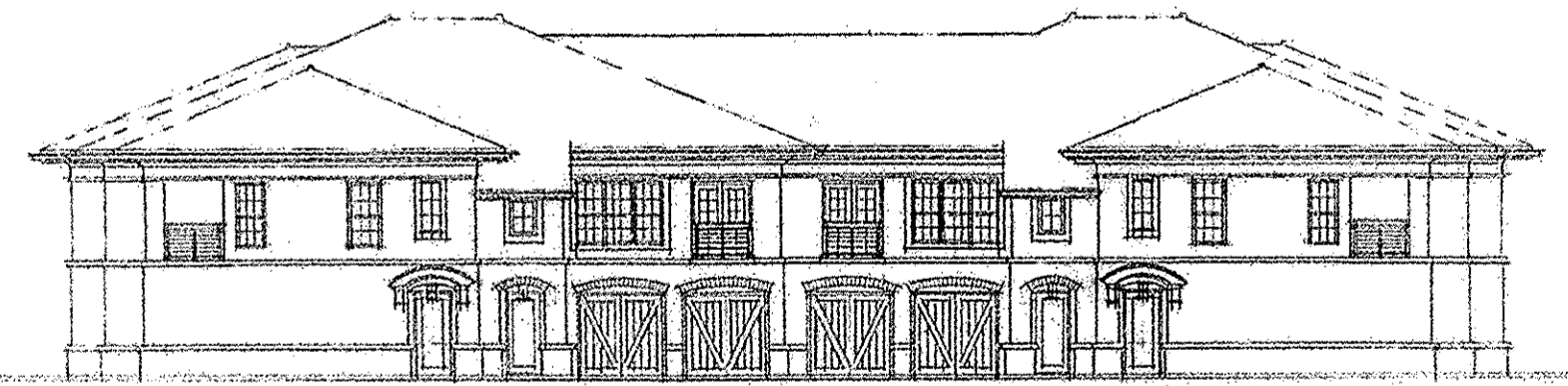


Quail Valley Apartments
Charlotte, NC

Interior Corridor Building Elevations
This plan and/or drawing is for illustrative purposes only and is subject to change.
Proj. # 211029
Date 01.20.12



Front Elevation
1/16" = 1'-0"



Rear Elevation
1/16" = 1'-0"



Quail Valley Apartments
Charlotte, NC

Manor House Building Elevation
This plan and/or drawing is for illustrative purposes only and is subject to change.
Date 01.20.12



Other:

- a. As indicated on the Rezoning Site Plan a 50 foot class C buffer will be established adjacent to the existing single-family homes located along the northern property boundary of the Site as generally depicted on the Rezoning Plan. The existing trees in the outer 40 feet of this buffer will be preserved. In some areas a generally depicted on the Rezoning Plan additional tree save areas will be provided adjacent to the existing single-family homes.
- b. The Petitioner will provide additional low evergreen screening between the proposed buildings and the class C buffer. This additional evergreen screening will be used to supplement the existing trees that will be preserved and to enhance the visual barrier between the proposed buildings and the existing single-family homes.

Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

General Provisions:

- a. These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Quail-Hollow, LLC to accommodate development of multi-family dwellings on an approximately 34.0 acre site located on Carmel Road (the "Site").
- b. Development of the Site will be governed by the attached Rezoning Site Plan and these Development Standards (collectively referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the R-12MF zoning district classification shall govern development taking place on the Site.
- c. The development depicted on the Rezoning Site Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements. The depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Rezoning Site Plan and in these Development Standards, the ultimate layout of the development proposed; the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions other site elements on the Rezoning Plan as well as any schematic building elevations are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope generally depicted on the Rezoning Plan as long as the changes maintain the general building and parking orientation and character of the development generally depicted on the Rezoning Site Plan. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207.(2).
- d. Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.
- e. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed 32. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 404 multi-family dwelling units together with accessory uses allowed in the R-12MF zoning district.
- b. Surface parking areas will not be allowed between the proposed buildings and Carmel Road.

Access:

- a. Access to the Site will be from Carmel Road and Quail Forest Drive as generally depicted on the Rezoning Plan.
- b. An internal Private Street linking Carmel Road to Quail Forest Drive will be provided. Gates may not be installed where this Private Street intersects with Carmel Road or Quail Forest Drive. However, the Petitioner reserves the right to install gates along this Private Street at its intersection with internal drives, the gates at these intersections must be installed so as to not prohibit connectivity between Carmel Road and Quail Forest Drive on the Private Street.
- b. The placements and configurations of vehicular access points are subject to any minor modifications, as approved by CDOT, required to accommodate final site and construction plans and designs and to any adjustments required for approval by the CDOT. This includes adjustments required for approval by CDOT in accordance with published standards.
- c. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

Architectural Standards:

- a. The building materials used on the principle buildings constructed on Site will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, or wood. At least 35% of the exterior of each building, exclusive of windows, doors and roofs, will be constructed of brick, stone, synthetic stone, precast stone or precast concrete. Vinyl as a building material may only be used on windows and soffits.
- b. The attached illustrative building elevation is included to reflect an architectural style and a quality of the building that may be constructed on the Site (the actual building constructed on the Site may vary from this illustration).
- c. The proposed two story "Manor House" buildings will be oriented in such manner that the rear portion of the building (e.g. the long portion of the building that contains garage doors) is not oriented toward: (i) Carmel Road; (ii) the Site's Private Street; or (iii) the adjacent single-family homes located along the northern property boundary. Instead the side or front elevations of the "Manor House" building will be oriented toward these locations as generally depicted on the Rezoning Plan.
- d. Meter banks will be screened.
- e. HVAC and related mechanical equipment will be screened from public view at grade.
- f. The compactor area and recycling area provided will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the compactor will be architecturally compatible with the building materials and colors used on the building. Evergreen landscape materials will also be used to screen and enhance the appearance of the compactor and recycling area.

Streetscape, Buffers, and Landscaping:

- a. A 30 foot setback will be provided along Carmel Road and Quail Forest Drive. Existing trees six inches in caliper or greater within these setback areas will be preserved.
- b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontage on Carmel Road and Quail Forest Drive. In addition an eight (8) foot planting strip and a five (5) foot sidewalk will be constructed on both sides of the internal Private Street that links Carmel Road to Quail Forest Drive as generally depicted on the Rezoning Site Plan. Due to the Petitioner's desire to save trees along the northern property boundary a portion of the sidewalk along the Private Street will be located at the back of curb (the portion of the Private Street not separated from the northern property boundary by proposed buildings).
- c. Along the site's internal parking areas, the petitioner will provide a sidewalk and cur-walk network that links the buildings on the site with one another and links the buildings to the sidewalks along the abutting public streets. The minimum width for the required internal sidewalks will be 5 feet. Non-required sidewalks may be less than 5'.
- d. Along the Site's internal parking areas, the Petitioner will provide a sidewalk and cross-walk network that links the buildings on the Site with one another and links the buildings to the sidewalks along the abutting public streets. The minimum width for this internal sidewalk will be five (5) feet.
- e. Screening requirements of the Ordinance will be met.
- g. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance (PCCO). Per the currently approved conditional plan for the Site, the Petitioner reserves the right to work with City of Charlotte Storm Water Services to utilize pre-manufactured proprietary devices to comply with the requirements of PCCO. The use of proprietary devices must be approved by City Storm Water Services. Any approved proprietary devices will be incorporated into Storm Water Services test pilot BMP study program.
- b. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- c. The Site will comply with the Tree Ordinance. Tree save areas are generally depicted on the Rezoning Plan but may be relocated to other portions of the Site during the design development and construction phases.

Open Space/ Tree Save Areas:

- a. Open space/tree save areas equaling 15% of the Site area will be provided. The open space/tree save areas depicted on the Rezoning Plan may be relocated to other locations on the Site. The area of the Site dedicated to County Parks and Recreation for a greenway may be used to meet this requirement.
- b. The Petitioner will initiate the procedure to convey, to County Parks and Recreation the 100 foot Post Construction Control (PCC) Buffer along McMullen Creek as generally depicted on the Rezoning Site Plan, this area will be conveyed to County Parks and Recreation prior to the issuance of a certificate of occupancy for the first building completed adjacent to the 100 foot PCC Buffer.

Signage:

- a. Signage as allowed by the Ordinance will be provided.

Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding tower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site will be limited to 20 feet in height. Detached lighting between the proposed buildings and the Class C buffer along the northern boundary of Site will be limited to low path lighting only.
- c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.
- d. The Petitioner will provide pedestrian scale lighting along the internal Private Street.



Faison-Hollow, LLC

121 West Trade Street
Suite 2700
Charlotte, North Carolina 28202

REVISIONS:	DATE:	BY:	DESCRIPTION:

DATE:	BY:	DESCRIPTION:
2/7/12	SRT	
2/7/12	JBM	
2/7/12	SRT	
2/7/12	SRT	

Quail Valley Rezoning
Charlotte, North Carolina
Rezoning Technical Data Sheet

JOB NO: 65117230	DATE: 2.27.2012	SHEET 2
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