

Jack's Creek

Technical Data Sheet

June 13, 2006

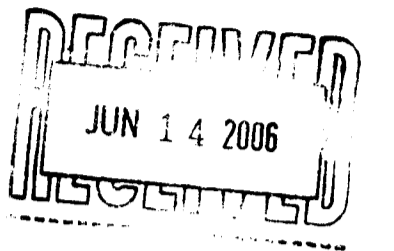
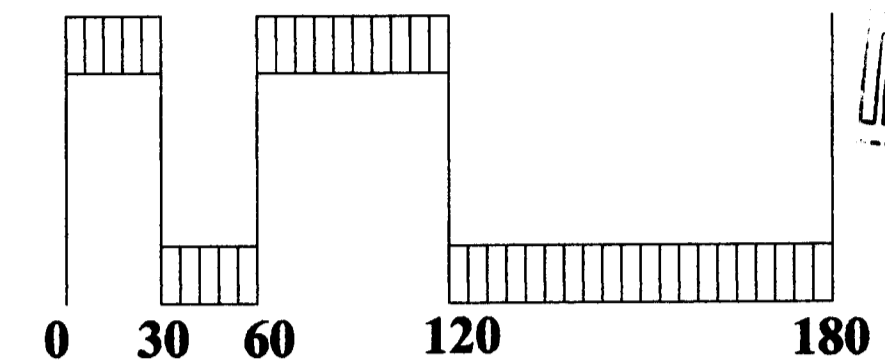
2006-113

Prepared For: **LandCraft Properties**
201 North Tryon Street
Suite 2650
Charlotte, NC 28202

Prepared By: **Wirth & Associates**
ARCHITECTS AND LAND PLANNERS
1230 W. Morehead St. Suite 212
Charlotte, NC 28208
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Scale: 1"=60'-0"



DEVELOPMENTAL DATA SUMMARY

TAX PARCEL ID #:	043-091-04
TOTAL SITE AREA:	12.65 ACRES
EXISTING ZONING:	R-3
PROPOSED ZONING:	MX-2 (CD)
PROPOSED USE:	MAXIMUM 101 DWELLING UNITS (8 DU/ACRE)
PROPOSED UNITS:	56 ATTACHED UNITS/45 DETACHED UNITS
REQUIRED PARKING:	1 SPACE PER DWELLING UNIT
PROPOSED PARKING:	GARAGE AND SURFACE PARKING TO MEET OR EXCEED MIN. PARKING REQUIREMENTS. - DRIVEWAYS TO BE 18' FROM R/W FOR ADD'L PARKING
MAXIMUM BUILDING HEIGHT:	40'
MINIMUM LOT AREA:	3,500 SF
MINIMUM LOT WIDTH:	40'
MINIMUM SETBACK:	14' FROM BACK OF CURB FOR ATTACHED UNITS 20' FOR DETACHED SF UNITS
MINIMUM SIDEYARD:	0 FEET FOR ATTACHED UNITS/ 20' FOR DETACHED UNITS
MINIMUM REAR YARD:	0 FEET FOR ATTACHED UNITS 20' FOR DETACHED UNITS
MINIMUM TREE SAVE:	17% (2.15 AC)
MINIMUM OPEN SPACE:	10% (1.26 AC)

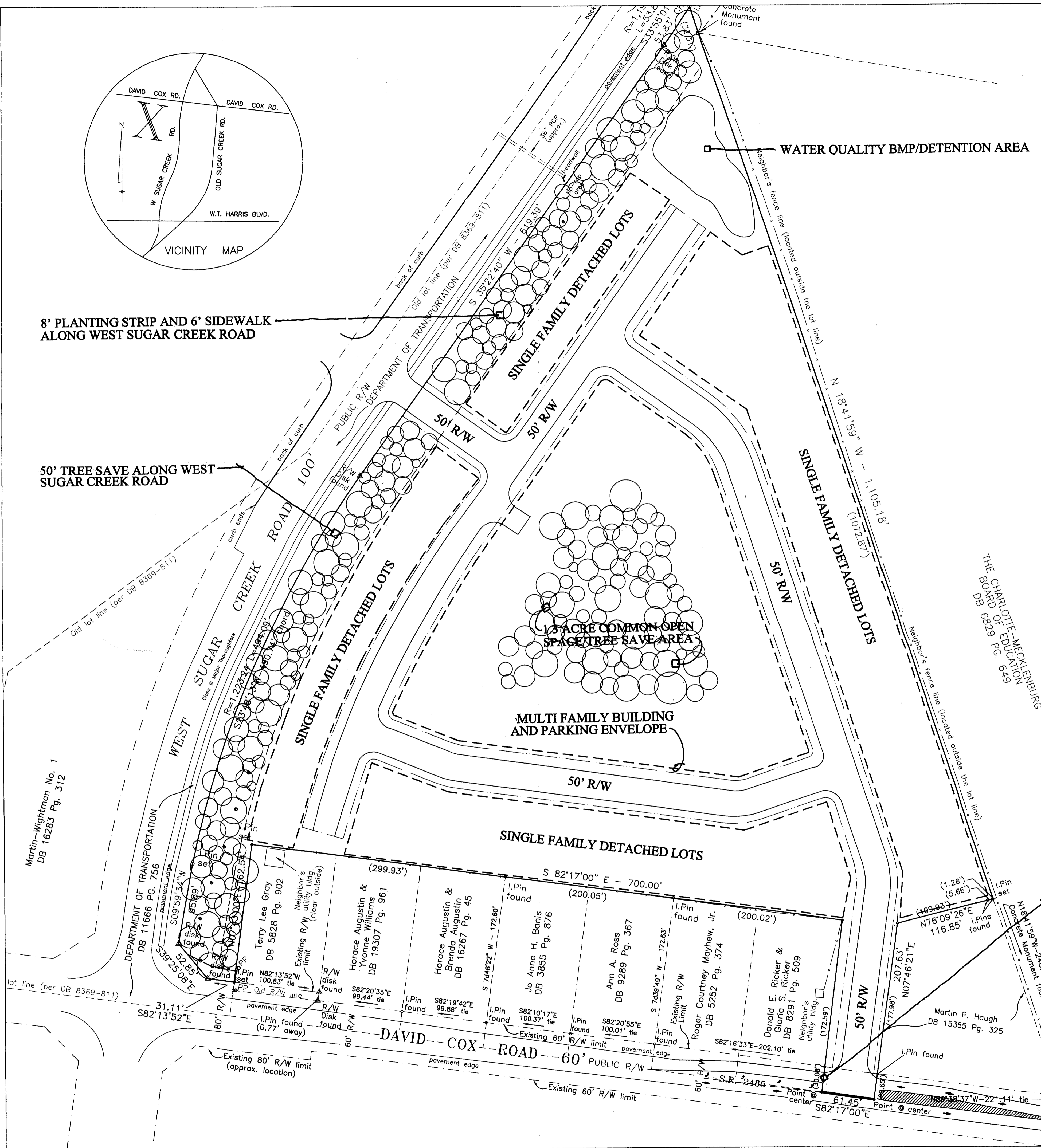
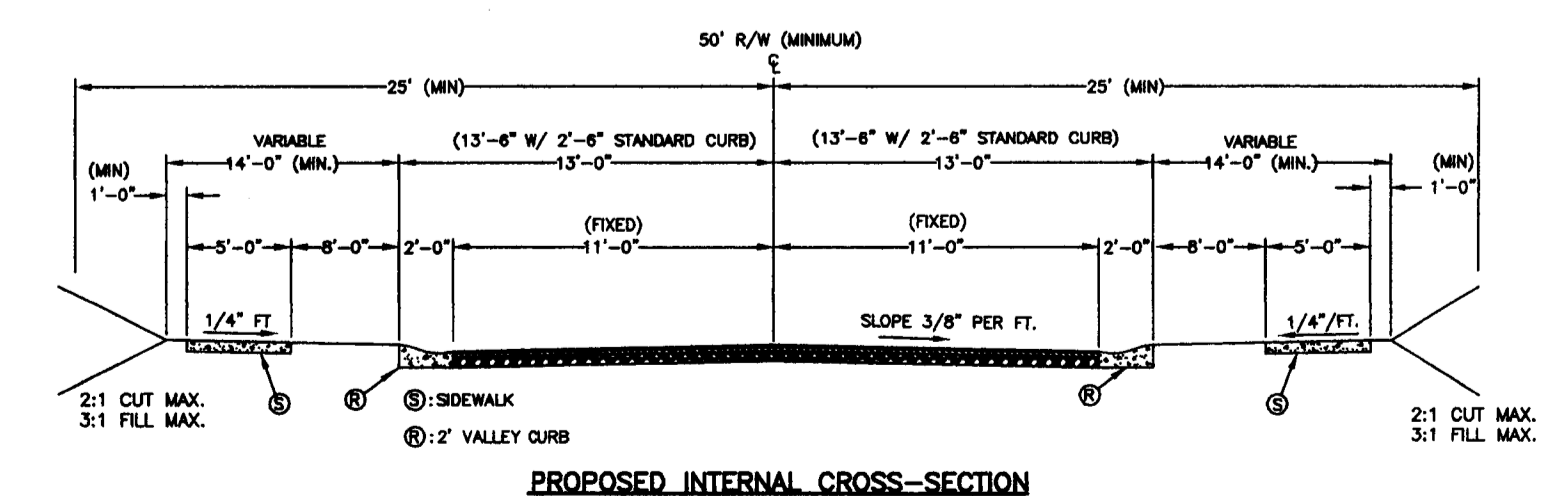
DEVELOPMENT STANDARDS

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases in accordance with the provisions of Sect. 6.2 of the Zoning Ordinance.
- Access to the site will be provided by new public roadway from West Sugar Creek Road & David Cox Road as shown on this site plan.
- The proposed use of the property will be for residential uses along with associated parking, accessory uses, and service areas.
- Single family detached units will be served by rollout trash collection. Attached units will be served by dumpster collection. All dumpsters will be screened with solid enclosures and gates. Petitioner agrees to meet all requirements as stated in Chapters 9 & 12 of the Charlotte City Code regarding solid waste, compactor and recycling areas.
- Parking will be provided which meets or exceeds the requirements of the Ordinance.
- Any detached lighting on the site will not exceed 20 feet in height and will be aimed into the site away from adjoining properties and public streets to prevent glare. Lighting shall be fully shielded and no wall pack lighting.
- The project will comply with all MX-2 standards and review processes.
- Multi-Family attached buildings shall have minimum 10' separation from each other. Single family detached units shall have a 6 foot minimum separation.
- Internal street trees along public Rights-of-Way and internal drives shall be planted at 40' O.C.
- Storm Water Quality Treatment**
For Projects with defined watersheds greater than 24% built-up area, the petitioner shall construct water quality best management practices (BMP's) to achieve 85% Total Suspended Solid (TSS) removal for the entire post development runoff volume for the runoff generated from the first 1-inch of rainfall. BMP's shall be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available).

Volume and Peak Control

For projects with greater the 24% BUA, built-up area, the petitioner agrees to control the entire volume for the 1 year, 24 hours storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For residential projects great that 24% BUA, the petitioner agrees to control the peak to match the predevelopment runoff rates for the 10-year and 25- year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.



Jack's Creek

Site Plan

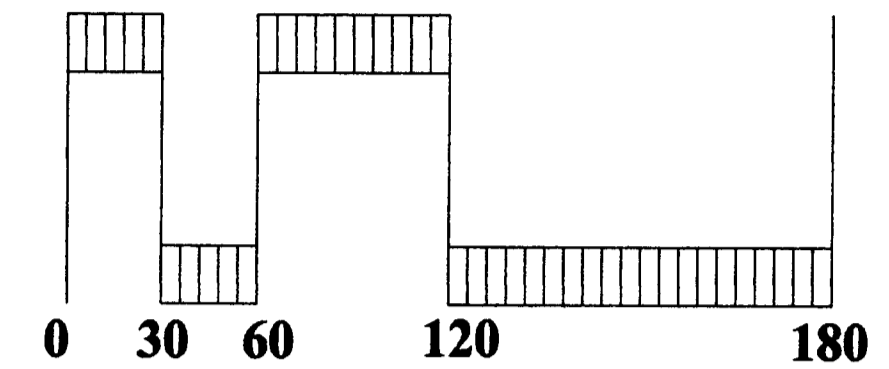
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Scale: 1"=60'-0"



8' PLANTING STRIP AND 6' SIDEWALK
ALONG WEST SUGAR CREEK ROAD

50' TREE SAVE ALONG WEST
SUGAR CREEK ROAD
• TREES > 6" DBH TO
BE PRESERVED

WATER QUALITY BMP
/ DETENTION AREA

SINGLE FAMILY DETACHED LOTS
ALONG PROJECT PERMIMETER

1.3 ACRE COMMON OPEN
SPACE/TREE SAVE AREA
• TREES > 6" DBH TO
BE PRESERVED

ATTACHED MULTI
FAMILY UNITS

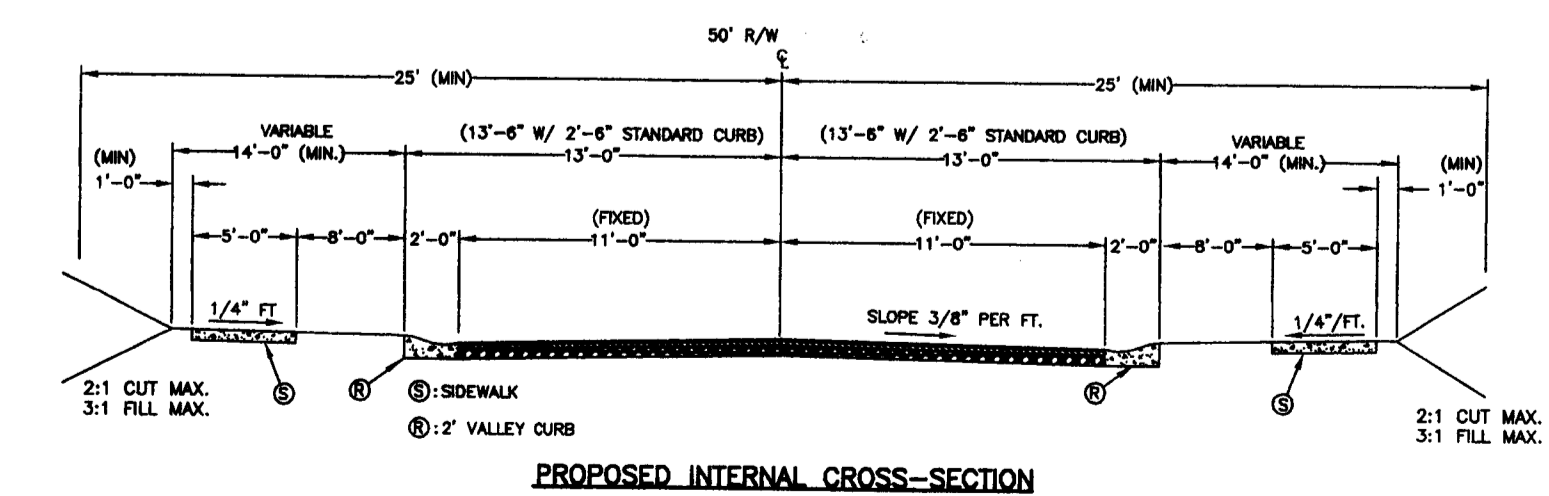
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LEFT TURN LANE PER
NCDOT/CDOT REQUIREMENTS



PROPOSED INTERNAL CROSS-SECTION