WONDERWOOD DR.

#18508101
BRENT AND ANGELA SCHILB
110 REMBRANDT CIR.
CHARLOTTE, NC 28211
DEED: 19762 PG:308

#18509147
JIMMIE AND SHARON HAMMITT
5123 RANDOLPH RD.
CHARLOTTE, NC 28211
DEED:9526 PG:357

#18509146
KENNETH AND JAN ABRAMS
110 WONDERWOOD DR.
CHARLOTTE, NC 28211
DEED:05580 PG:643

#18509118
CAROL WAGGENER
128 WONDERWOOD DR.
CHARLOTTE, NC 28211
DEED:18470 PG:932

#18509117
MACCOM MCLEAN
136 WONDERWOOD DR.
CHARLOTTE, NC 28211
DEED:08004 PG:563

#18509116
STUART EDMONDSON AND DAWN EYDELLOTH
208 WONDERWOOD DR.
CHARLOTTE, NC 28211
DEED:07101 PG:089

#18509115
BETTY W KNOX
210 WONDERWOOD DR.
CHARLOTTE, NC 28211
DEED:02546 PG:518

#18509114
LOONIS AND NAN MCGLOHON
222 WONDERWOOD DR.
CHARLOTTE, NC 28211
DEED:01910 PG:137

#18508114
JAMES WELLINGTON
1200 MEADOWOOD LN.
CHARLOTTE, NC 28211
DEED:03454 PG:566

#18509118
DANETTE F. EDWARDS
1201 MEADOWOOD LN.
CHARLOTTE, NC 28211
DEED:18920 PG:445

#18511117
GREGORY AND ASHLEY SMITH
1100 WILLHAVEN DR.
CHARLOTTE, NC 28211
DEED:9531 PG:777

#18509125
ST. MARK INC ORTHODOX CHURCH
101 SHASTA LN.
CHARLOTTE, NC 28211
DEED:04738 PG:895

#18509144
THEODORE FILLETTE AND MARGARET HOLLIDAY
220 WONDERWOOD DR.
CHARLOTTE, NC 28211
DEED:8173-PG:737

RANDOLPH RD.

MEADOWOOD LN.

MCMULLEN CREEK

*CLASS C BUFFER

PERIMETER FENCE

20' BUILDING SETBACK

FUTURE R/W

PROPOSED CATS WAITING PAD AND BUS STOP.

FUTURE BIKE LANE 4' FROM EX. CURB

15' FROM EX. ROW

20' FROM FUTURE ROW

PROPOSED FULL MOVEMENT ACCESS

EXISTING POND TO REMAIN

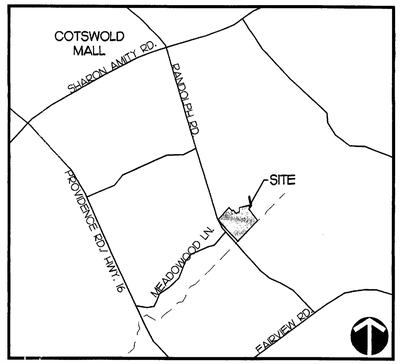
FUTURE FEMA FLOOD FRINGE LINE

FEMA FLOOD FRINGE LINE

COMMUNITY ENCROACHMENT LINE

FEMA FLOODWAY ENCROACHMENT LINE

100' S.W.I.M. BUFFER



VICINITY MAP: NTS

SITE TABULATION

TOTAL SITE ACREAGE: +/- 8.50 AC.
EXISTING ZONING: R-3
PROPOSED ZONING: UR-2 (CD) (MAX 6 DUA)
NO MORE THAN 51 DWELLING UNITS

PROPOSED USES:
SINGLE FAMILY ATTACHED DWELLING UNITS: (FOR-SALE) CONDOMINIUMS/TOWNHOMES WITH A MINIMUM OF 400 S.F. OF PRIVATE OPEN SPACE PER SUBLOT.
1) SIZE: NO MORE THAN 10 DWELLING UNITS PER BUILDING.
2) HEIGHT: NO MORE THAN TWO STORIES OR 35' TALL FROM AVERAGE GRADE.
3) SETBACKS AND BUFFERS:
-MINIMUM BDLG. SIDEYARD: 5'
-MINIMUM BDLG. REAR YARD: 10'
-MINIMUM BDLG. SEPERATION: 10'
-MINIMUM SETBACK ALONG RANDOLPH RD.: 20' FROM FUTURE RIGHT-OF-WAY
-MINIMUM BUFFER ABUTTING ADJACENT R-3 PROPERTY OWNERS: 30' CLASS C BUFFER**
**THE 44' CLASS C BUFFER MAY BE REDUCED TO 30' PER SECTION 12.302 OF THE ZONING ORDINANCE.
4) FLOOR AREA RATIO:
-MAXIMUM FLOOR AREA RATIO: 1.0

OPEN SPACE AND TREE SAVE:
1) OPEN SPACE: 30% OF TOTAL ACREAGE (2.6 AC'S) DEDICATED TO USEABLE OPEN SPACE (AREA DEPICTED ON TECHNICAL DATA SHEET.)
2) TREE SAVE: 17.5% (1.5 AC'S) OF TOTAL ACREAGE DEDICATED TO TREE SAVE (AREA DEPICTED ON TECHNICAL DATA SHEET.)

LEGEND

USEABLE OPEN SPACE

TREE SAVE

S.W.I.M. BUFFER

DEC [illegible] 2006

NORTH

25' 0' 25' 50' 100'

DISCLAIMER: ALL EXISITING LAND INFRASTRUCTURE AND ENVIRONMENTAL CONDITIONS INFORMATION WAS TAKEN FROM THE CITY OF CHARLOTTE'S GIS/PLANIMETRIC DATA.

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THE RESIDENCE AT COTSWOLD PARK
REZONING PETITION- #2006-141
VISCAYA DEVELOPMENT GROUP, LLC

TECHNICAL DATA SHEET

REVISIONS:
12.19.06- REV. PER CITY COMMENTS

DATE: 07.14.06
DESIGNED BY: MRC
DRAWN BY: ABG
CHECKED BY: ABG/MRC
Q.C. BY: Q.C. BY
SCALE: 1"=50'
PROJECT #: 1006098

SHEET #:
RZ-1.0

NOTES:

1) ALL UNITS WILL HAVE AN INTERNAL 5' SIDEWALK CONNECTION TO RANDOLPH RD.
2) ANY GARAGES THAT ARE NOT SERVED BY ALLEYS MUST BE 20' FROM SIDEWALK, CURB OR MAIN TARVEL WAY TO GARAGE DOORS OR HELD TO A MAXIUM OF 5' TO GARAGE DOORS.
3) A 8' PLANTING STRIP AND 5' SIDEWALK WILL BE PROVIDED ON ALL INTERNAL PRIVATE STREETS.
4) A 8' PLANTING STRIP AND A 5' SIDEWALK WILL BE CONSTRUCTED ALONG RANDOLPH RD.
5) STREET TREES ARE REQUIRED IN THE 8' PLANTING STRIP ON RANDOLPH RD.
6) THERE WILL BE INTERNAL CONNECTING TRAILS TO THE FUTURE GREENWAY TRAIL SYSTEM.
7) EACH UNIT/TOWNHOME WILL HAVE A SUBLOT AREA THAT PROVIDES A MINIMUM OF 400 S.F. OF PRIVATE OPEN SPACE.
8) MULTI-FAMILY COMPLEXES WILL MEET ALL REQUIREMENTS STATED IN CHAPTERS 9 AND 12 IN THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTORS, AND RECYCLING AREAS.
9) PETITION RESERVE'S THE RIGHT PER NOTE 3a (iv) IN THE DEVELOPMENT STANDARDS.

TOTAL UNITS SHOWN:

47 UNITS TOTAL
10-30' X 80' (REAR LOADED, DETACHED GARAGE TOWNHOME)
37-30' X 56' (REAR OR FRONT LOADED, ATTACHED GARAGE TOWNHOME)
OPEN SPACE: MORE THAN 2.6 AC'S DEDICATED TO OPEN SPACE
TREE SAVE: A MINIMUM OF 1.5 AC'S DEDICATED TO TREE SAVE.

NORTH

25' 0' 25' 50' 100'

DISCLAIMER: MOST EXISITING LAND INFRASTRUCTURE AND ENVIRONMENTAL CONDITIONS INFORMATION SHOWN WAS TAKEN FROM THE CITY OF CHARLOTTE'S GIS/PLANIMETRIC DATA.

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THE RESIDENCE AT COTSWOLD PARK
REZONING PETITION- #2006-141

VISCAYA DEVELOPMENT GROUP, LLC

SCHEMATIC SITE PLAN

REVISIONS:
12.19.06- REV. PER CITY COMMENTS

DATE: 07.24.06
DESIGNED BY: MRC
DRAWN BY: ABG
CHECKED BY: MRC/ABG
Q.C. BY: LQC, BF
SCALE: 1"=50'
PROJECT #: 1006098

SHEET #:
RZ-2.0

DEVELOPMENT STANDARDS

THE RESIDENCES AT COSTWALD PARK
REZONING PETITION NO.: 2006-141
DECEMBER 19, 2006

General Provisions.

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by the Petitioner to accommodate development of a planned townhomes for sale community on a Site containing approximately 8.5 acres located on the northeastern side of Randolph Road across the street from Meadowood Lane (the "Site").

Unless the Technical Data Sheet (Sheet RZ-1), the Schematic Site Plan (Sheet RZ-2), the Conceptual Randolph Road Building Elevation and other exhibits accompanying this Petition establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance (the "Ordinance") for the UR2 zoning district classification shall govern all development taking place on the Site.

1. Permitted Uses
Up to 51 townhomes for sale units (or a maximum density of 6.0 dwelliig units per acre) with associated accessory uses may be developed on the Site.
A minimum of 400 square feet of private open space shall be provided br each such unit.

2. Setbacks, Side Yards and Rear Yards
A landscaped strip of at least 20 feet in width, as measured from the bak of the new right-of-way shall be provided along the Site's Randolph Road frontage. This landscaped strip shall conform to the specifications outlined on Sheet RZ- 1.
Subject to the provisions of the preceding paragraph and the provisionsof Section 4 ("buffer") below, all buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the UR-2 zoning district.

3. Design and Performance Standards
(a) General
i. The development to take place on this Site as depicted onthe Schematic Site Plan is schematic in nature and intended to describe the general arrangement of the townhome units on the Site. Accordingly, subject to the provisions set forth under Paragraph (a) of this Section 3, minor alterations and modifications may be made to the configurations, placements and sizes of the building footprints, as well as to the locations of streets serving the project during the design, development and construction phases within the maximum development area boundaries established on the Technical Data Sheet.
ii. Parking layouts may also be altered and modified to accommodate final building locations and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.
iii. For purposes of the preceding paragraphs of this Section 3, any alterations or modifications which significantly alter the Schematic Site Plan or their conditions, as well as any changes which increase the intensity of the development shall not be deemed to be minor and may only be made in accordance with the provisions of Section 6.207 (1) or (2) of the Ordinance, as applicable.
iv. The Petitioner has committed to accommodate storm water detention for the 100 year storm event per Section 5. Petitioner has not completed the engineering necessary to determine the constraints on development accommodating this 100 year storm detention commitment will create. Accordingly, the Petitioner has indicated the location of a water Detention Area on the Schematic Site Plan near Randolph Road that could accommodate storm water detention for the 100 year storm event. The Petitioner reserves the right to locate units where the Detention Area is shown on the Schematic Site Plan if it is determined through detailed engineering that the Detention Area can be smaller or is not needed so long as the final site plan accommodates the 100 year storm water detention commitment as defined in Section 5, and so long as the total unit count does not exceed 51 units.

(b) Architectural and Design Controls
i. The Conceptual Rendering (Sheet RZ-4) of the front elevation of a typical multi-owner building on the Site depicts the general intent of the Petitioner with respect to height, scale, articulation, rhythm, massing, proportions and design elements.
ii. All buildings must be sited with an emphasis on maintaining pedestrian interconnectivity.
iii. No building constructed on the site may exceed 2 stories or 35 feet in height as calculated in accordance with the Ordinance.
iv. All signage placed on the Site shall comply with the standards in the Ordinance for the UR-2 zoning district classification.
v. Exterior vertical wall surfaces, exclusive of windows and doors, shall be constructed with a minimum of 50% masonry materials (brick, stone, architectural block or other masonry material). No aluminum siding or spandrel glass and no vinyl siding other than architectural vinyl having a textured finish that has been approved by the Staff of the Charlotte-Mecklenburg Planning Commission shall be used on any building.
vi. Petitioner shall install fencing around those portions of the perimeter of the Site designated on the Technical Data Sheet and Schematic Site Plan. The fencing shall be consistent with the fence materials depicted on the sheet RZ-5 and shall be erected generally along the alignment depicted on sheet RZ-1 and RZ-2.
i. No building constructed on the site which fronts on Randolph Road may contain more than 5 attached townhome units.
ii. Each unit will be provided a two car garage.
iii. Any garages that are not served by alleys must be 20 feet from the back of sidewalk, curb or main travel way to garage doors or held to a maximum of 5 feet to garage doors from the back of sidewalk.
iv. Internal sidewalks of at least 5 feet in width shall be provided on both sides of all private streets.
v. An 8 foot planting strip will be provided along all internal private streets in addition to the sidewalks.
vi. Pedestrian scale lighting will be provided within the Site along all private streets.

4. Buffer.
(a) The Petitioner will establish a buffer area around a portion of the perimeter of the Site, all as generally depicted on the Technical Data Sheet.
(b) The Petitioner reserves the right to selectively clear trees within this buffer area with calipers of 3 inches or smaller, dead trees and undergrowth within this buffer area.
(c) Except as stated above, and the installation of a walking trail and the fencing provided for under Section 3 (b) vi above, the buffer area will remain in its natural condition.

5. Environmental Standards.
(a) Storm Water Management Initiatives
i. Peak runoff rate generated by the project for the 100-year storm event shall be captured and detained so as to replicate the pre-developed runoff rate discharge to the floodway.
ii. The Homeowners association shall be responsible to maintain all stormwater control structures to the minimum standards as set forth by the City of Charlotte.
(b) Watershed protection-SWIM Buffer
All development will adhere to the provisions olf the SWIM Buffer Ordinance.
(c) Other Storm water Management Initatives
In order to ensure effective mitigation of negative water quality impacts and adequate protection of water quality conditions the Petitioner agrees to satisfy the following requirements:

i. The Petitioner shall tie in to the existing storm water system and shall have the receiving drainage system 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 receiving storm drainage system to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from happening. Should the existing receiving drainage system be deemed to be out of standard prior to the development of its site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened.

ii. Runoff from the first inch of rainfall, generated from the project, shall be captured and treated in accordance with Section 4.0 of the NC Department of Environment and Natural Resources Best Management Practices Manual, April 1999 Edition, or updated versions of the same, sufficient to achieve 85 percent Total Suspended Solid (TSS) pollutant removal efficiency.

iii. The full post-development run-off volume generated from the project for the 1 year, 24-hour storm event shall be detained and released between 1 and 5 days.

iv. Peak runoff rates shall be detained and released at pre-developed rates for the 10-year and 25-year, 6-hour storm events, or a downstream analysis will be performed to determine if peak control is needed. At a minimum, the 100-year, 6-hour storm event shall be captured and detained to match pre-developed peak runoff rates at project discharge to the floodway.

v. Storm water from water quality BMP's shall be released so as to maintain non-erosive velocities.

(d). Wetlands Protection

i. The Petitioner shall retain the services of a qualified environmental consultant to delineate all jurisdictional waters on the Site.

ii. All development shall fully adhere to all rules and regulations for wetlands protection promulgated by USACE and NCDENR.

6. Vehicular Access
(a) Vehicular access to Randolph Road shall be as generally depicted on the Technical Data Sheet.
(b) The placement and configuration of this vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs to any adjustments required for approval by the Charlotte Department of Transportation.

7. Connectivity
Pedestrian and vehicular connections throughout the Site will be provided in a manner generally depicted on the Schematic Site Plan.

8. Tree Ordinance
All development will comply with the City of Charlotte Tree Ordinance.

9. Transit Stop Waiting Pad
A concrete pad of approximately 5 feet by 5 feet shall be provided as a waiting area for transit riders. The waiting pad shall be located generally in the area depicted on the Technical Data Sheet.

10. Fire Protection
Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshall's specifications. Plans for each building will be submitted to the fire Marshall's office for approval before the construction of that building commences.

11. Open Space Component
(a) Greenway Commitment
If this Rezoning Petition is approved, the Petitioner agrees to dedicate to Mecklenburg County the area designated on the Technical Data Sheet for SWIM buffers and greenway uses within 90 days after the Petitioner receives its first building permit. The deed of the Petitioner may reserve easements over all or any portion of the area conveyed for drainage purposes, grading purposes, storm water management purposes, sanitary sewers, water lines, telephone and such other utility purposes and for providing access to the SWIM buffer and greenway areas from the Site.
(b) Tree save areas/open spaces
The Petitioner agrees to provide tree save areas totaling 17.5% of the Site and open space areas (including tree save areas) totaling 30% of the Site.

12. In response to a request by the Mecklenburg County Park and Recreation Department, the Petitioner agrees that if this Rezoning Petition is approved, it will provide a payment in lieu of development to Partners for Parks, Inc. which shall entirely satisfy the construction of McMullen Creek Greenway adjacent to the site in the amount of $74,500 payable at the issuance of any final certificate of occupancy for buildings to be constructed on the Site.

13. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, the Schematic Site Plan, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

14. Binding Effect of the Rezoning Documents and Definitions

(a) 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 the current and subsequent owners of the Site and their respective successors in interest and assigns.

(b) Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

(c) Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

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THE RESIDENCE AT COSTWOLD PARK
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VISCAYA DEVELOPMENT GROUP, LLC
DEVELOPMENT STANDARDS

REVISIONS:
12.19.06- REV. PER CITY COMMENTS

DATE: 07.24.06
DESIGNED BY: MRC
DRAWN BY: ABG
CHECKED BY: MRC/ABG
SCALE: 1"=50'
PROJECT #: 1006098

SHEET #:
RZ-3

LandDesign.

THE RESIDENCE AT COTSWOLD PARK

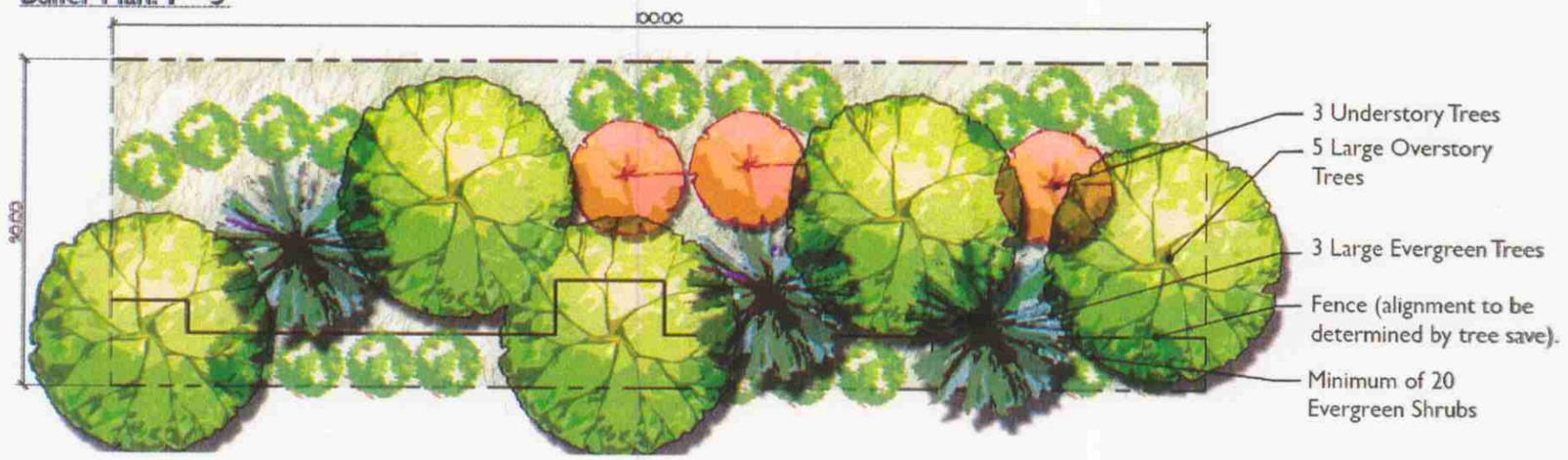
RANDOLPH RD. BUILDING ELEVATION

CHARLOTTE, NORTH CAROLINA

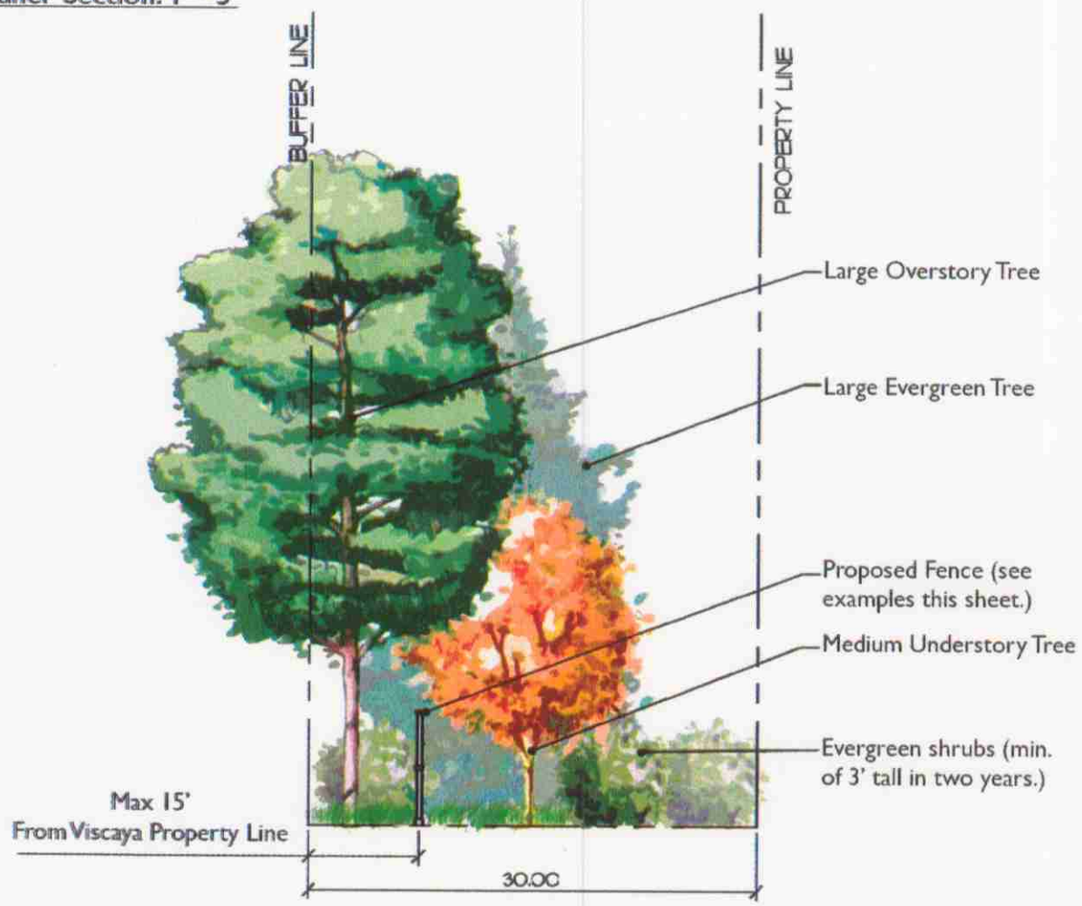
12.19.06 | LD#1006098

RZ-4

Buffer Plan: 1"=5'



Buffer Section: 1"=5'



Additional Planting for Buffer:

Trees: All existing trees 8" caliper or greater within the buffer will be saved. Additional planting to meet buffer requirements will include the following species of trees: Deodar Cedar- Cedrus deodara (evergreen), Southern Magnolia- Magnolia grandiflora (evergreen), Juniperus virginiana- Easter Red Cedar (evergreen), Sawtooth Oak- Quercus acutissima, Laurel Oak- Quercus laurifolia, Leyland Cypress- x Cupressocyparis leylandii (evergreen).

Shrubs: Additional planting to meet buffer requirements will include the following species of shrubs: Burford Holly- Ilex cornuta burfordii (non-tree form), Leatherleaf Viburnum- Viburnum rhytidophyllum, Emily Brunner Holly- Ilex crenata 'rotundifolia' "Emily Brunner", Indian Azalea- Azalea indica, Oakleaf Hydrangea- Hydrangea quercifolia.

Fencing Material Options: