

# EXISTING SITE DATA

TAX PARCEL NO.: 151-082-28 AND 151-082-55  
TOTAL SITE AREA: 1.26 AC.  
EXIST. ZONING: R-4

# DEVELOPMENT DATA

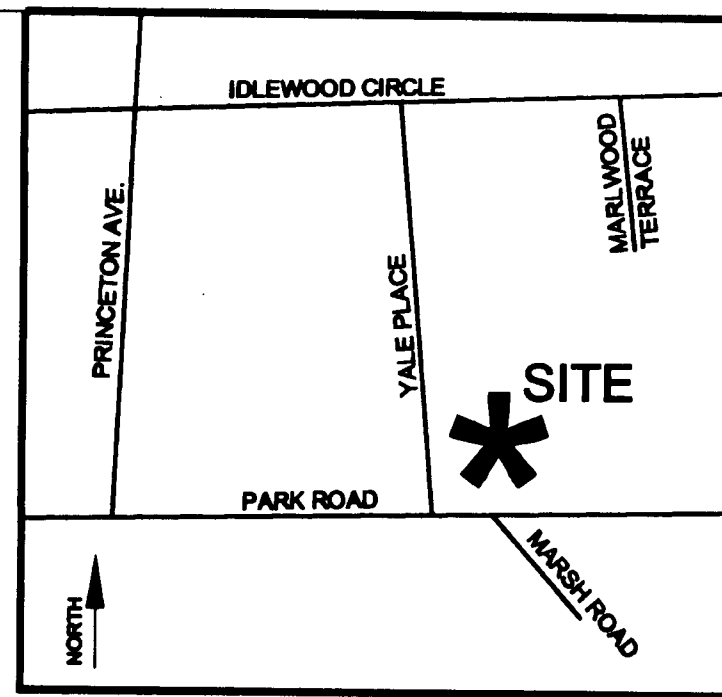
PROPOSED ZONING: UR-1

## UR-1 STANDARDS

MIN. LOT SIZE: 3,000 S.F.  
MIN. LOT WIDTH: 20 FT.  
FRONT SETBACK: 14 FT. FROM THE EXIST. OR PROPOSED B.O.C.  
SIDE YARD: 5 FT. (3 FT. WITH TREES SAVE AND S.W.I.M. BUFFER INCENTIVES)  
REAR YARD: 10 FT.

## BASE INFORMATION NOTES:

BOUNDARY AND TOPOGRAPHIC SURVEY  
INFORMATION TAKEN FROM A SURVEY BY R.B.  
PHARR ASSOC. DATED JULY 24, 2006.



VICINITY MAP - NTS

## DEVELOPMENT STANDARDS

### I. GENERAL COMMITMENT:

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by New South Homes of the Carolinas, LLC to accommodate the development of an approximately 1.2614 acre parcel of land located at the southeastern corner of the intersection of Park Road and Yale Place, which parcel of land is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").

The development of the Site will be governed by the Rezoning Plan, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-1 zoning district unless more stringent standards are established by these Development Standards or the Rezoning Plan. The site plan shown here is subject to minor modifications during the construction drawing and final design phase, but it shall generally follow the layout and building placement shown here.

### II. PERMITTED USES:

The Site may be devoted only to the following uses:

A maximum of 7 for sale single family detached dwelling units together with any incidental or accessory uses associated therewith which are permitted under the Ordinance in the UR-1 zoning district.

### III. MINIMUM LOT AREA AND LOT WIDTH:

- The minimum lot area shall be 3,000 square feet.
- The minimum lot width shall be 20 feet at the setback.

### IV. SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS:

The setback, side yard and rear yard requirements are set out on the Rezoning Plan.

### V. LANDSCAPING/SCREENING/TREE SAVE AREAS/PRIVACY FENCE OR WALL:

- Landscaping and screening shall, at a minimum, satisfy the requirements of the Ordinance.
- Landscaping will be installed in stages in accordance with the Ordinance as the Site is developed.
- The Site shall comply with the requirements of the City of Charlotte Tree Ordinance. (Minimum 10% tree save area.)
- A tree canopy of at least 17.5% of the Site shall be achieved through the preservation of existing trees located on the Site, including those trees located within the setbacks and the common open space, and the installation of new large maturing trees.
- A privacy fence or wall may be installed at the discretion of the Petitioner or subsequent lot owners.

### VI. ARCHITECTURAL COMMITMENTS:

- No building on the Site will exceed 40 feet in height.
- Attached hereto are schematic architectural renderings of the front and rear elevations of the dwelling units proposed to be constructed on the Site that are intended to depict the general conceptual architectural style, character and elements of these dwelling units. Accordingly, the front and rear elevations of any dwelling unit constructed on the Site must be substantially similar in appearance to the relevant attached schematic architectural rendering in terms of its architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- The exterior building materials for the dwelling units to be constructed on the Site shall be a combination of brick, stone, shake and hard-plank. Vinyl siding shall not be a permitted exterior building material.
- All garages must be located a minimum of 20 feet from any sidewalk or internal drive.

### VII. COMMON OPEN SPACE:

- Common open space shall be provided as depicted on the Rezoning Plan.
- As a minimum, benches and landscaping shall be installed within the common open space.

### VIII. RIGHT OF WAY DEDICATION/CURB AND GUTTER:

- To the extent that there is not existing right of way, the Petitioner shall dedicate and convey right of way along the Site's frontage on Park Road measuring 40 feet from the existing centerline of Park Road.
- The curb and gutter to be installed along Yale Place shall be located to accommodate a 22 foot pavement width for Yale Place if such width does not already exist.

### IX. LIGHTING:

- Pedestrian scale, freestanding lighting fixtures will be installed within the Site along the internal private street. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the Petitioner.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 15 feet.

### X. OFF-STREET PARKING:

A minimum and a maximum of 2 off-street parking spaces per dwelling unit shall be provided on the Site.

### XI. STORM WATER MANAGEMENT:

The Petitioner shall provide water quality treatment for the internal private street and the adjacent sidewalk. The storm water management facility shall be sized to treat the runoff generated from the first 1 inch of rainfall to achieve 85% total suspended solids removal. BMPs must 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).

### XII. SIGNS:

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

### XIII. VEHICULAR ACCESS:

Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

### XIV. SIDEWALKS:

- Petitioner shall install a 4 foot planting strip and a 5 foot sidewalk along one side of the internal private street to be installed within the Site as depicted on the Rezoning Plan.
- Petitioner shall install an 8 foot planting strip and a 6 foot sidewalk along the Site's frontage on Park Road and Yale Place as depicted on the Rezoning Plan. The sidewalks may meander to save existing trees, and the sidewalks may be located outside of the right of way in an easement if needed.
- Street trees shall be planted in accordance with the requirements of the Ordinance.

### XV. AMENDMENTS TO THE REZONING PLAN:

Future amendments to the Rezoning Plan 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.

### XVI. BINDING EFFECT OF THE REZONING PETITION:

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. 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 Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

## TECHNICAL DATA & SCHEMATIC SITE PLAN

## YALE PLACE COMMONS

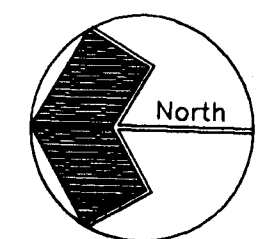
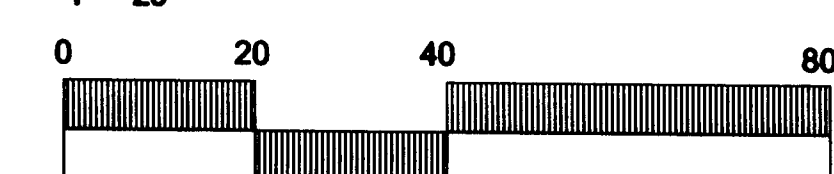
CHARLOTTE, NORTH CAROLINA

FOR

NEW SOUTH HOMES OF THE CAROLINAS, LLC

PETITION #2006-153

Scale:  
1" = 20'



Sheet Number

RZ-1

Sheet 1 of 1

2006-153

1/2/2006 project/06089/char/prim/06089\_reszone\_base.dwg

LYNN E. LYTLE  
TAX ID: 151-082-27  
DB: 12948-081  
MB: 1166-215

PARKHILL CONDOMINIUMS  
UNIT OWNERSHIP FILE NO. 208

PARK ROAD  
(60' RW)

MARSH  
ROAD  
(60' RW)

YALE PLACE  
(50' RW)

Project Manager  
CG  
Drawn By  
LMjr  
Checked By  
LM  
Date  
11/17/08  
Project Number  
06089.2



DPR ASSOCIATES  
Landscape Architects  
Planners & Engineers  
420 Hawthorne Lane  
Charlotte, NC 28204  
704/332-1204



# YALE PLACE COMMONS

NEW SOUTH HOMES  
CHARLOTTE, NC



HOUSE TYPE 1  
TYPICAL FRONT ELEVATION

HOUSE TYPE 2  
TYPICAL FRONT ELEVATION

RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY  
AND ARE SUBJECT TO REFINEMENT



THE WILSON GROUP

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# YALE PLACE COMMONS

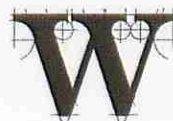
NEW SOUTH HOMES  
CHARLOTTE, NC



HOUSE TYPE 1  
TYPICAL REAR ELEVATION

HOUSE TYPE 2  
TYPICAL REAR ELEVATION

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