



- 1 The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes or details may or may not do alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
- 2 All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback, yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated.
- 3 Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design and locational requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- 4 The use proposed by this rezoning is multi-family for site residential. A maximum of 13 for sale condominium dwelling units shall be permitted.
- 5 Each dwelling unit shall have a garage/driveway to allow parking for two vehicles.
- 6 The attached architectural elevation is intended to reflect the overall, general architectural theme and style of the buildings. Minor and incidental changes which do not substantially alter the architectural theme are permitted as a matter of right at the discretion of the petitioner/developer. Other similar architectural elevations may also be added which are not illustrated by this plan.
- 7 Current right-of-way at the end of Belle Terre Ave. will be reconfigured to allow the street design as shown.
- 8 A solid brick wall 6'-0" tall will be constructed to establish private courtyards for each unit as shown.
- 9 The minimum distance between the face of the garage and the street curb shall be twenty feet.
- 10 The proposed buildings shall include two stories of living, heated space and may include an optional third floor space, which will be a terrace, walkout. Maximum building height shall be no greater than 35'.
- 11 Each dwelling unit shall have a garage. Each unit shall have two parking places: one is located in the garage and one in the driveway space provided.
- 12 Fire hydrants are required within 750 feet of the most accessible point of all new buildings.
- 13 The petitioner shall tie into 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 proposed development. If it is found that the development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from happening.

For projects with forested watersheds greater than 24% built upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post run-off volume for the runoff generated from the first 1 inch of rainfall. BMPs must be designed and constructed in accordance with the NC Department of Environment and Natural Resources (NCDENR) Best Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Practices Manual, when available). Use of Low Impact Development (LID) is optional.

For projects with defined watersheds greater than 24% built upon area, control the entire volume for the 1 year, 24 hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For residential projects with greater than 24% BUA, 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.

14. Exact building, dwelling unit footprints may vary from that shown. Rear courtyard shapes and sizes are likewise subject to final design plans and may include optional patios.
15. On street parking will be permitted on one side of the private drive.
16. Garbage collections shall be provided by roll out containers
17. Any street lighting fixtures shall be appropriately pedestrian scaled in height.
18. Such fixtures shall be a maximum of 15 feet in height.
19. The petitioner acknowledges that other standard development requirements imposed by other City ordinances, standards, policies and appropriate design manuals will exist. Those criteria will apply to the development site. This includes Chapters 6, 9, 12, 17, 18, 19, 20 and 21 of the City Code. Conditions set forth in this petition are supplemental 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 formation of the development plan, review submission, the stricter condition or existing requirements shall apply.
19. As part of the building permit process and prior to the issuance of a building permit, the petitioner/developer shall secure and present a comprehensive tree survey to the Urban Forestry staff. The purpose of the tree survey is to assess which trees, especially those at the perimeter areas of the site, can and should be reasonably saved and/or replaced in association with the planned townhome layout. The petitioner/developer and the Urban Forestry staff shall work jointly in cooperation with each other in making the save, replace, or removal determination. Such determination shall take into account special construction techniques and methods, such as special root protection for saved trees, which may be advised by the Urban Forestry staff.
20. The proposed development shall utilize the following development/construction criteria as required by the Fire Dept.
 - a. Exterior building material shall be noncombustible.
 - b. The maximum dead end vehicular travel distance of 150ft.
 - c. Buildings and the garages shall have sprinklers in a rating of 13R. No sprinkler heads allowed in the attic space of buildings.
21. The petitioner/developer will construct new curb, gutter and sidewalk improvements along one side (the northerly side) of Belle Terre Avenue from the rezoning site boundary to the intersection of Thomas Avenue. These improvements, which are not required in this instance and lie outside the boundary of the rezoning site, will be constructed in accordance with typical City of Charlotte standards and regulations for the design and construction of such improvements.
22. The petitioner/developer shall ensure that the improvements be constructed as part of the construction of the proposed townhome development and will be completed per the approval of the City of Charlotte prior to the issuance of the first Certificate of Occupancy associated with the proposed development.

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BELLE TERRE VILLAGE
PROJECT INNOVATIONS

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FOR PUBLIC HEARING

REZONING PETITION NO. 06-073

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