

Delta Lake Site
MX-2 Innovative Standards Conditional Zoning District
Conditional Notes

General Provisions
Unless more stringent standards are established by the Illustrative Schematic Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MX-2 Innovative Standards Conditional Zoning District classification shall be followed in connection with development taking place on the Site subject to the Innovative Development Standards set out below.

The configurations, placements and sizes of the buildings outlined on the Illustrative Schematic Plan is conceptual in nature and, subject only to the provisions set forth below, may be altered or modified during design development and construction document phases. Parking layouts may also be modified to accommodate final building locations.

Permitted Uses
Subject to the requirements set out herein, a maximum of up to 105 "for sale" attached town homes and up to 22 single family detached dwelling units may be constructed on the site along with any incidental or accessory uses in connection therewith, which are permitted by right or under prescribed conditions in the MX-2, Innovative Standards Conditional Zoning District and detailed in Chapter 11 Conditional Zoning Districts, Part 2 Section 11.202 of the City of Charlotte Zoning Ordinance. Commercial Uses shall not be allowed on site. Petitioner reserves the right to change products, increase or decrease the size of units, which are currently specified during design process, provided total product mix does not exceed the total allowed unit count.

Density
Gross Residential density for the project will not exceed 7.5 dwelling units per acre. Open space areas shall be included in the calculations for gross residential density.

Landscaping and Buffers
The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the detailed design and development process.

Parking
Parking will be provided which will meet or exceed applicable standards set forth in Chapter 12 of the City of Charlotte Zoning Ordinance. For parking on site there will be a 20' setback between the sidewalk and the face of garage and where there will not be a sidewalk there will be a 20' setback from the back of curb to the face of garage.

Signs
All signs placed on the Site will be erected in accordance with the requirements of Chapter 13 of the City of Charlotte Zoning Ordinance.

Tree Save Areas
A minimum of 17% tree save area shall be provided on the site. All BMP's, storm water treatment, and 85% TSS removal can be included and built within this 17% tree save area as long as there is a minimum of 10% tree save coverage provided after BMP's, storm water treatment and run off requirements, and 85% TSS removal are developed. Within the 17% tree save the site's existing vegetation shall be identified and preserved to satisfy the tree save requirements specified in the City of Charlotte Tree Ordinance. Tree save areas may be located within common open space. Plantings may not be used to satisfy the tree save requirements.

Common Open Space Area
A minimum of 15% of the Site shall be devoted to open space. All common open space will be maintained by a Homeowners Association to be established by the Petitioner. Open space areas depicted on the Illustrative Schematic Plan represent the approximate location and extent of areas set aside to provide a minimum of 15% open space. The location of open space areas are considered to be preliminary based on the proposed Illustrative Schematic Plan layout and may be subject to further verification and/or configuration as more detailed design information is collected. Other open spaces areas will include one or more of the following types of improvements: Benches, arbors, plantings, and paved trails. Petitioner reserves the right to amend and modify improvements to open space areas based on market conditions and final design criteria.

Amenity Features
The petitioner reserves the right to include an amenity feature on the site possibly including but not limited to clubhouse, pool, cabana, playgrounds, and a water feature.

Streetscape Treatment
Petitioner shall comply with street tree planting requirements specified in Chapter 21 of the City Code.

Lighting
Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher.

Site Access
Adjustments to the locations of street and driveway entrances may occur, as required to meet state and local agency standards and coordinate with final subdivision and site plan design requirements. Adequate sight triangles will be reserved at the proposed street connections in accordance with approved standards and ordinances.

Amendments to Zoning Plan
Future amendments to the Illustrative Schematic 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.

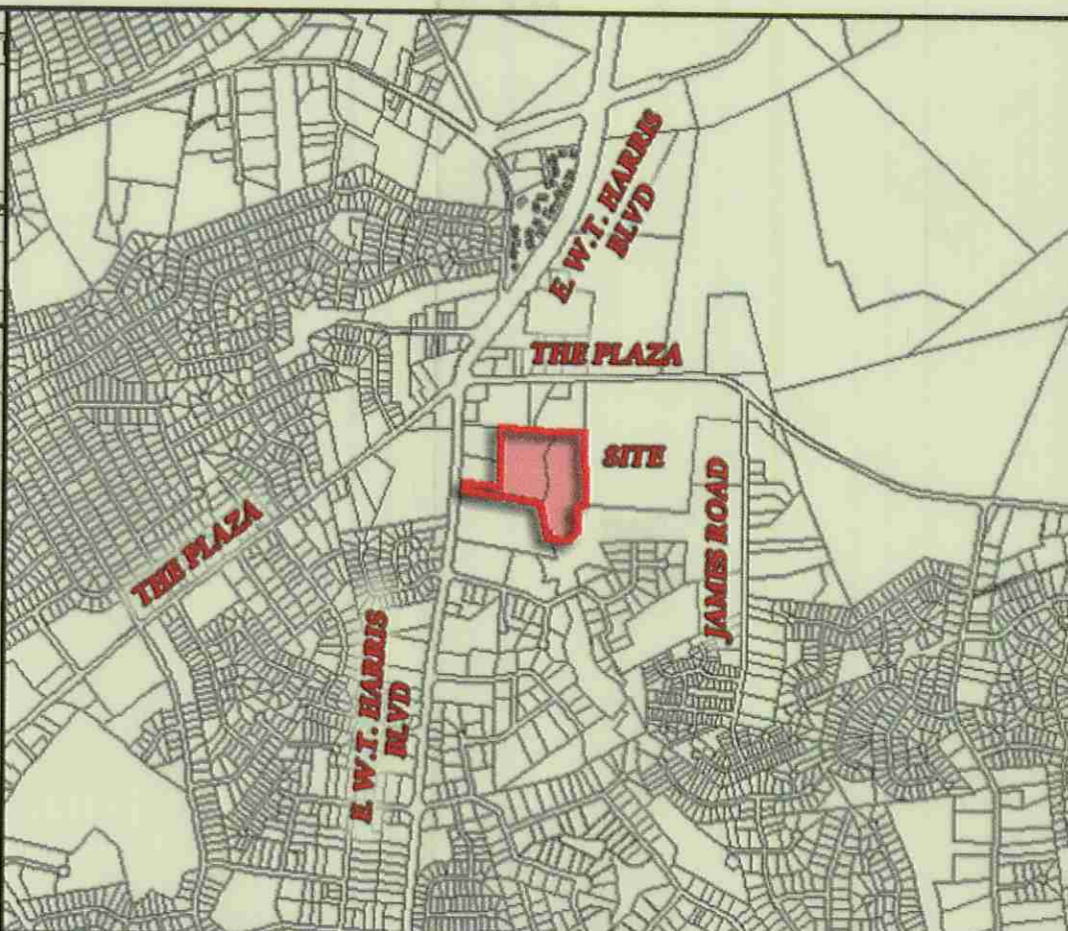
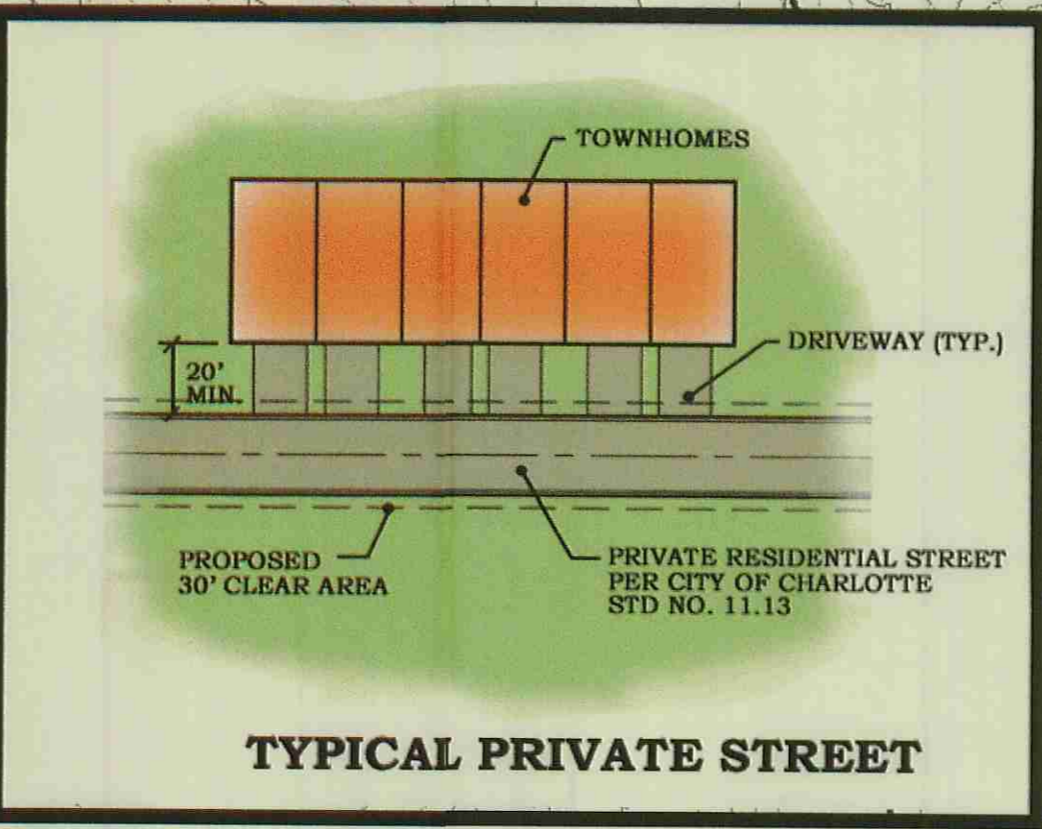
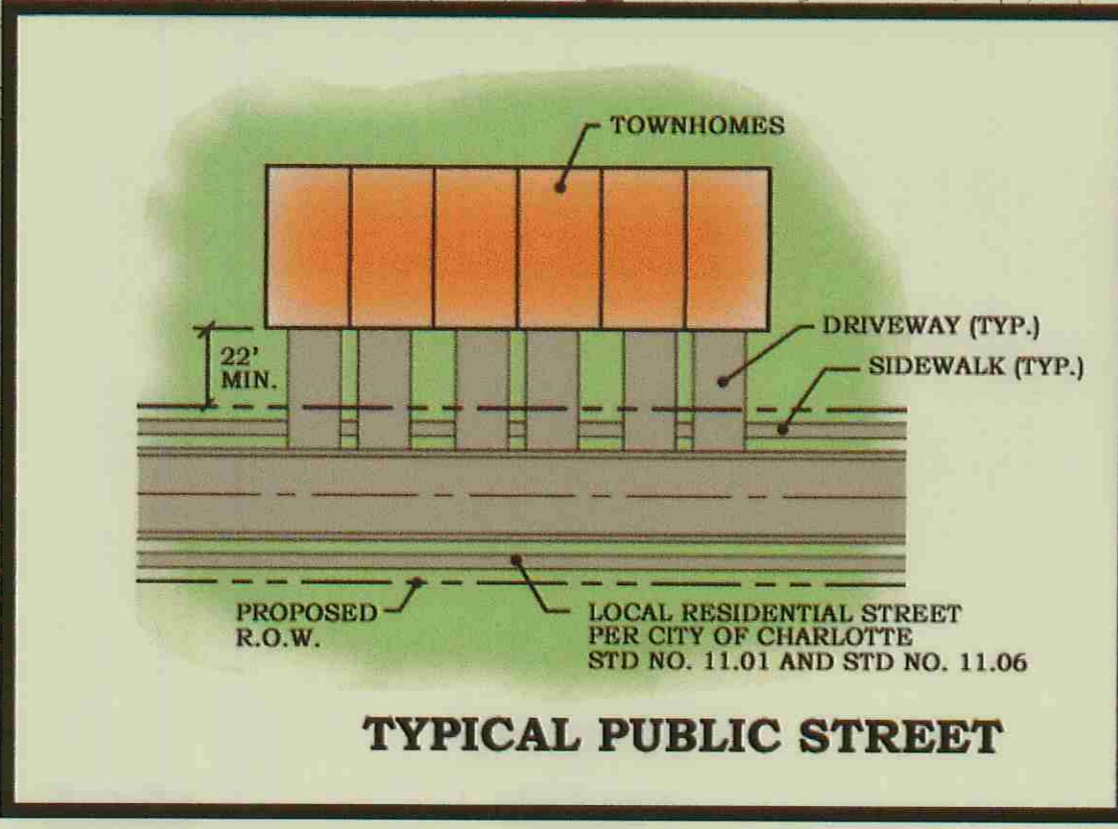
Innovative Development Standards
The petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:
1. Street type, dimensions, and construction standards.
2. Sidewalk, curbs, and gutters.
3. Minimum lot size, lot width and internal buffers.
4. Setbacks, side, front, and rear yards for principle and accessory structures.
5. Building separation.

It is the petitioner's intent to create the opportunity to seek modification of any or all of these standards, but the details of any such proposed modification will be established and reviewed in accordance with the standard innovative process after more detailed and specific engineering of the site. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of the site. These are not zoning regulations, are not administered by the Zoning Administrator and are not separate zoning conditions imposed by the site plan.

Private Streets
All private streets shall be constructed to the Charlotte-Mecklenburg Land Development Standards for Private Streets, unless otherwise modified in accordance with the Section 11.208, "Innovative Development Standards".


Fire Department
Petitioner will meet or exceed all current approved ordinances and codes of the Charlotte fire department as of date of approval.

Storm Water
Petitioner will meet or exceed all current approved ordinances for Storm water volume and peak controls, solid waste, air quality, and groundwater / wastewater services as of date of approval.



Vicinity Map
Not To Scale

Site Data		
Parcel Numbers	107-09-107 107-09-116 107-09-113	(8.81+/- Acres) (8.25+/- Acres) (0.40+/- Acres)
Acreage	17.06+/- Acres	
Existing Zoning	R-3 Residential	
Proposed Zoning	MX-2 Innovative Standards	
Municipality	City of Charlotte	
Tree Save Area Required (17%)	2.97+/- Acres	
Tree Save Area Provided (>17%)	>2.97+/- Acres	
Open Space Required (15%)	2.56+/- Acres	
Open Space Provided (>15%)	>2.56+/- Acres	
Maximum Density	7.5 Du/ac	
Assumptions: 1. All base information received from Mecklenburg County GIS and needs to be field verified.		



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2007-010



LOCKARD REED
Development Group

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DEVELOPMENT GROUP

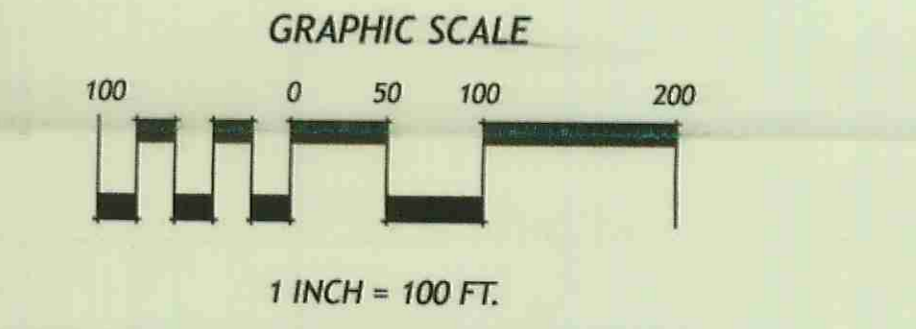
5605 77 CENTER DRIVE
SUITE 275
CHARLOTTE, NC 28217
704.295.1500 (p)
704.295.1501 (f)

Illustrative Schematic Plan

Delta Lake Site



PROJECT LOCATION Charlotte, NC



PROJECT NUMBER	UF57.100		
DRAWING NAME	UF57 -Illustrative Schematic.psd		
DATE	September 21, 2006		
DRAWN BY	JE		
CHECKED BY	PT		
ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION
AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION