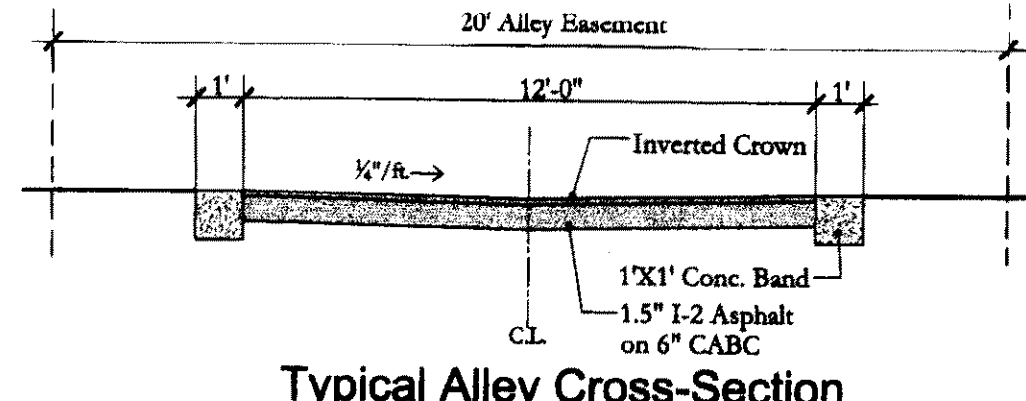


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Development Standards

- A. General Provisions**
- Unless more stringent standards are established by the Rezoning Site Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MX-2 zoning district classification shall be followed in connection with development taking place on the Site subject to the innovative development provisions outlined on the Rezoning Site Plan and below. The Rezoning Site Plan is a preliminary schematic plan and is subject to minor modifications pending finalization of engineering plans.
- The development depicted on the Rezoning Site Plan is schematic in nature, not to be considered as specific development plans but rather as preliminary graphic representations of the types of development and arrangements proposed for the Site, and intended to describe the general arrangement of uses on the Site. Accordingly the configuration of the streets, lots and/or buildings outlined on the Rezoning Site Plan are conceptual in nature, and, subject to the provisions set forth below under Design and Performance Standards, may be altered or modified during design development and construction phases within the context of these development standards, the general depictions set forth on the Rezoning Site Plan and Section 5.204-2.2 of the Ordinance. Furthermore, it is understood that the dimensions and locations of buildings and structures shown on the Rezoning Site Plan are approximate and subject to modifications but such improvements shall not be located any closer than 37.5 feet from the exterior property line, provided that buildings and structures along the northern property line shall not be located closer than 50' from such line except in the locations specifically shown on plan where the buffer is reduced to 37.5'.
- Parking layouts, internal private streets and open spaces configuration may be modified to accommodate final building locations and ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.
- B. Permitted Uses and Maximum Development**
- The Site may be developed with up to 229 single family attached and/or multi-family for sale dwelling units, along with any amenity area and incidental or accessory structures permitted under the Ordinance in the MX-2 district.
- C. Setbacks, Side Yards and Rear Yards**
- Building setbacks and yards will be established in the manner depicted on this Rezoning Site Plan.
- All required yards of lots located along the perimeter of the Site shall be measured from the exterior project boundary rather than from any common open space.
- Decks shall not extend into any required rear yards. However, at-grade patios may be located in whole or in part within required rear yards.
- D. Landscaping**
- The Site shall conform to the City of Charlotte Tree Ordinance. (Subject to conflicts with utility, right-of-way, sidewalk and driveway needs during the design and development of the Site, Petitioner shall save hardwood trees having greater than 8 inch caliper within the area located within 30 feet of Carmel Road.)
- E. Common Open Space Area**
- A minimum of 15 percent of the Site shall be devoted to common open space and all open space will be maintained by a Homeowners Association to be established by the Petitioner.
- F. Streetscape Treatment**
- The Petitioner shall install six (6') foot sidewalk, min. eight foot planting strip along the Site's frontage on Carmel Road. Sidewalk may meander to avoid existing trees. Large maturing trees shall be installed 40 foot on center within the eight foot planting strip if power line placement allows. Otherwise, small maturing trees 30 foot on center will be installed.
- The Petitioner shall provide pedestrian scale lighting along the internal streets. Such lighting shall be provided in conjunction with applicable utility company regulations and requirements for such lighting.
- Internal private streets shall include a five foot sidewalk on one side of the street as shown on site plan.

- G. Buffers/Landscape Area**
- Any required buffers shall be established in accordance with the standards of Section 12.302 of the Ordinance. Internal buffers shall not be required between single family attached and multi-family units.
- No buildings may be located within buffers or landscaped areas.
- All required buffers can be reduced with the use of a wall or fence per section 12.302 (8) of the Ordinance.
- Existing trees located within any required buffer area may be counted toward the planting requirement in accordance with the Ordinance.
- In the event the abutting properties should be rezoned or used in a manner so as to not require such a buffer, the required buffer for the property may be adjusted accordingly to meet the minimum requirements for buffering and screening per the Ordinance.
- A landscaped/tree save area shall be located along the northerly boundary of the Site in common with the Rockbridge neighborhood substantially in the manner depicted on the Rezoning Site Plan. This landscaped area shall be 50 feet in width from the northerly property line, except for certain areas generally depicted on the Rezoning Site Plan which will not be less than 37.5 feet. Existing trees and vegetation within this landscaped area shall be supplemented where such existing vegetation is insufficient to meet landscape standards associated with a Class C buffer. Further, subject to and in accordance with the following standards, trees located within this landscaped area shall be preserved and such area maintained as follows: (a) trees and shrubs may be hand pruned only and no heavy equipment or vehicles shall be allowed within the area; (b) trees and shrubs that are diseased or dead trees or construct retaining walls; (c) any plant material removed, shall be cut flush with the ground and efforts shall be made to minimize any disturbance of the soil, except that the soil may be disturbed in connection with the installation of additional trees and shrubs and in conjunction with any utility, retaining wall installations or repair; (d) no tree limb removal, with the exception of dead or diseased limbs and in connection with utility, retaining wall installations or repair; (e) weeds and vines may be removed; (f) dead or diseased trees and materials may be removed; (g) mulch may be applied to these areas; and (g) utilities may be installed and repaired throughout said landscaped/tree save area.
- H. Signs**
- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- I. Innovative Development Provisions**
- The Petitioner hereby seeks in this Rezoning Petition the following Innovative Development Standards in connection with development taking place on the Site to accommodate a variety of setback and yard widths and other development elements so as to allow clustering of homes, thus preserving more open space than required by the Ordinance and promoting a diverse blend of residential housing:
- (a) Streets within the Site may be public or private, and the Site may be developed as "secure/gated" residential community.
- (b) Sidewalks may be located only on one side of the internal private streets in the areas generally depicted on the Rezoning Site Plan.
- J. Storm Water Management/Wetlands**
- Storm water runoff from the Site will be managed through a site-specific water quality plan which will be developed in cooperation with City of Charlotte Stormwater Services.
- Double silt fences shall be utilized in critical areas of the Site at the base of slopes and other locations where the potential for off-site sedimentation is greatest.
- Any jurisdictional wetlands or streams, if present, shall be protected or proper environmental permits obtained prior to their disturbance.
- K. Access Points**
- The number of vehicular access points to the Site shall be located in the general area depicted on this Technical Data Sheet. The configuration and ultimate location of these are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.

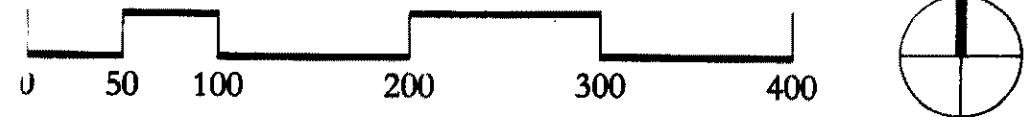


Legend

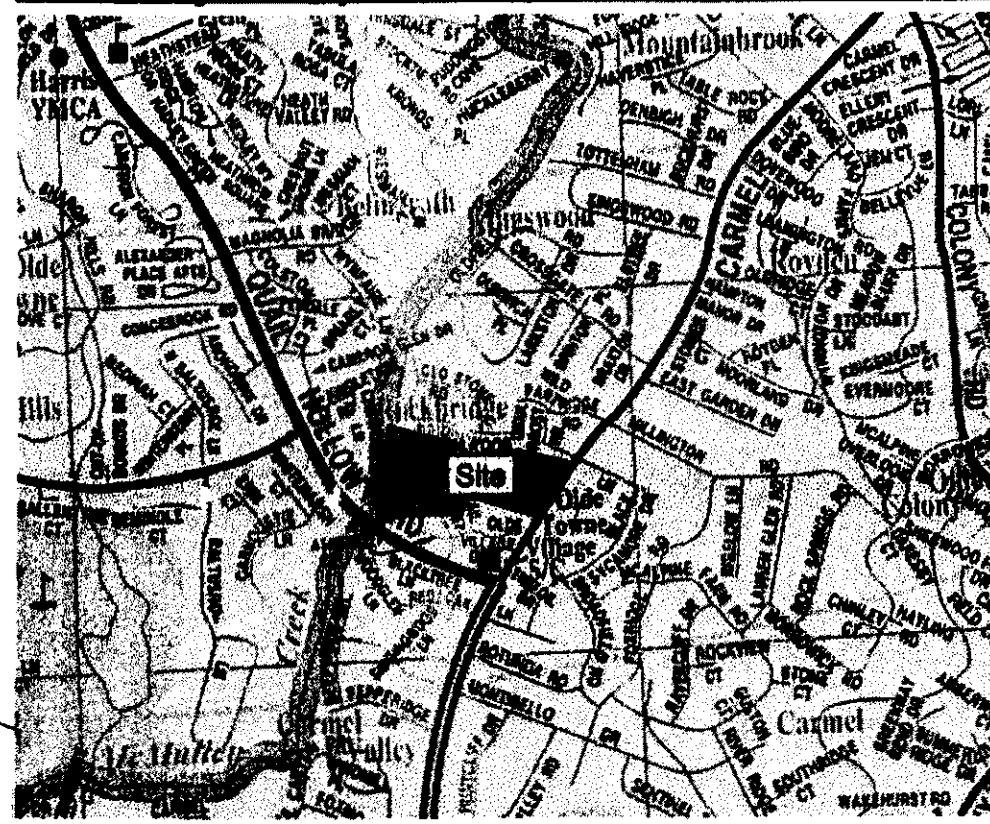
- Project Boundary
- 100' SWIM Buffer
- Future 100-yr Flood Fringe
- Exist. 100-yr Flood Fringe
- Community Encroachment Line
- FEMA Encroachment Line
- Existing Zoning Line

Development Data

Tax Parcels:	# 209-17-105 # 209-17-106
Site Area:	33.7 ac.
Existing Zoning:	R-20MF(CD), R-3 Petition # 76-35 (C)
Proposed Zoning:	MX-2 Innovative
Proposed Use:	Multi-family Residential
Total # of Units:	229 d.u.
Density:	6.8 d.u./ac.
Tree-Save:	Min. 4 ac. (12%)
Common Open Space Required	3.37 ac. (10%)
Common Open Space Provided (incl. Tree save):	Min. 5.06 ac. (15%)

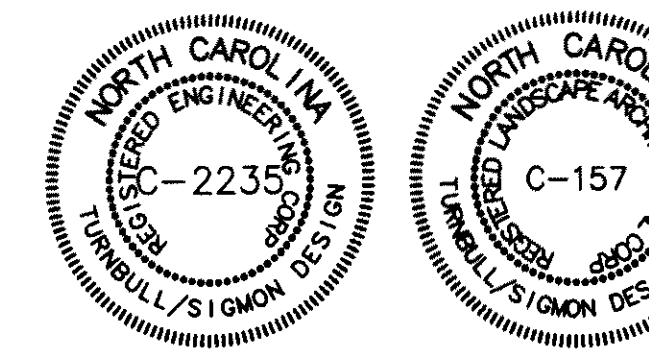


Vicinity Map



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LAND DEVELOPMENT DESIGN SERVICE



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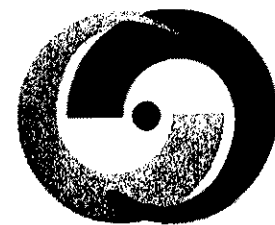
Quail Valley

CITY OF CHARLOTTE
NORTH CAROLINA

Rezoning Site Plan
Petition #2007-114
For Public Hearing

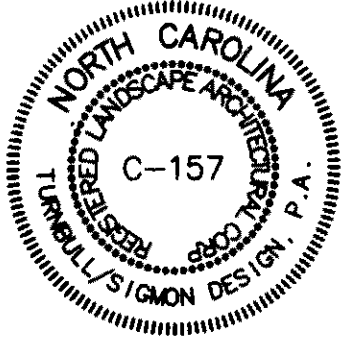
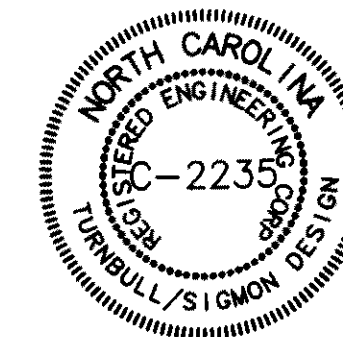
PROJECT NUMBER: 06-025
DRAWN BY: SFC, AKK
DESIGNED BY: SRT
ISSUE DATE: 6/20/07

8-20-07 AKK Revisions as per Staff comments
NO. DATE: BY: REVISIONS:



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LAND DEVELOPMENT DESIGN SERVICES



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121 WEST TRADE STREET
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Quail Valley

CITY OF CHARLOTTE
NORTH CAROLINA

Storm Water
Management Plan
Petition #2007-114
For Public Hearing

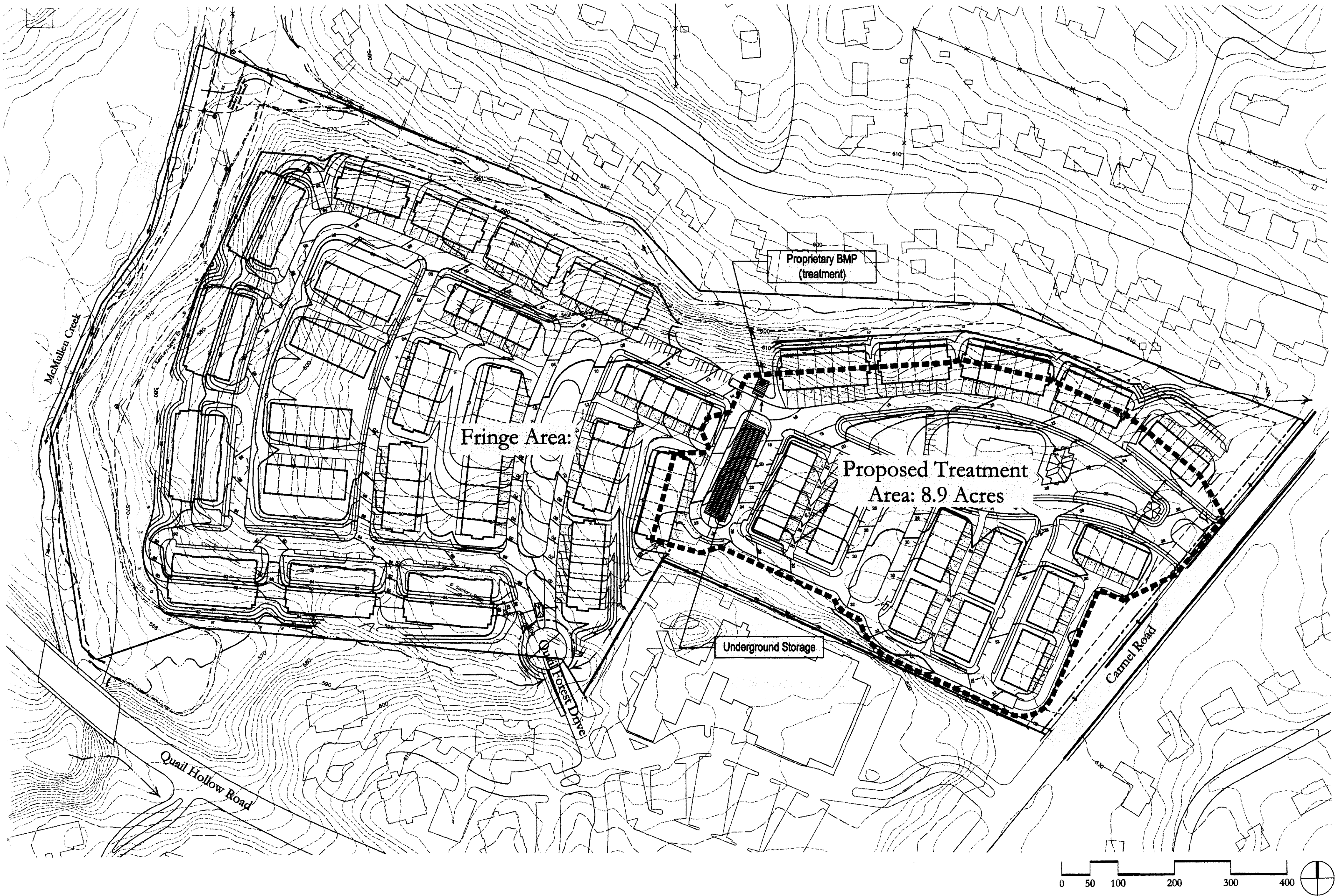
PROJECT NUMBER: 06-025

DRAWN BY: BCM

DESIGNED BY: BCM

ISSUE DATE: 8/20/07

NO. DATE: BY: REVISIONS:



Development Data

Site Area:	33.7 ac.
Existing Impervious Area:	12.1 ac (35.9%)
Proposed Impervious Area:	15.7 ac (46.5%)
Net Impervious Incease:	3.6 ac (increase)

Water Quality Summary

Proposed Treatment Area:	8.9 ac.
Proposed Treatment Area Impervious %	46.5%
Proposed Impervious Area Treated	4.1 ac

Stormwater Treatment

1. Fringe area will not require storm water detention or treatment.
2. Proposed treatment area shall be captured in a storm drainage system and treated for water quality using an underground proprietary storm water BMP.
3. Proprietary storm water BMP shall use filter technology.
4. The 1 year - 6 hour storm shall be captured in an underground storage system and released to BMP in a controlled manner.
5. Storm water treatment system will be offered to City of Charlotte Storm Water Services for monitoring and testing.
6. Storm water detention is not required for proposed treatment area for the 2 year, 10 year and 25 year events.