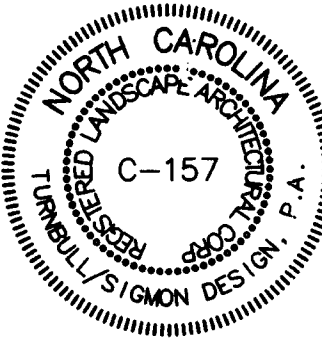
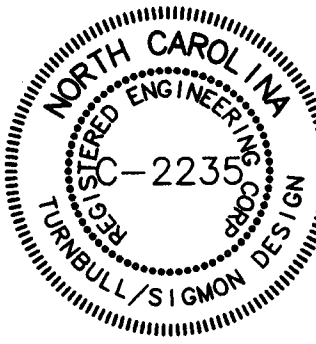


Turnbull Sigmon Design  
1001 Morehead Square Dr.  
Suite 530  
Charlotte, NC 28203  
Phone: 704.529.6500  
Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES



THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2006 ©

## Faison

121 WEST TRADE STREET  
27TH FLOOR  
CHARLOTTE, NC 28202

## Quail Valley

CITY OF CHARLOTTE  
NORTH CAROLINA

## Rezoning Site Plan

Petition # **2007-114**

PROJECT NUMBER: 06-025

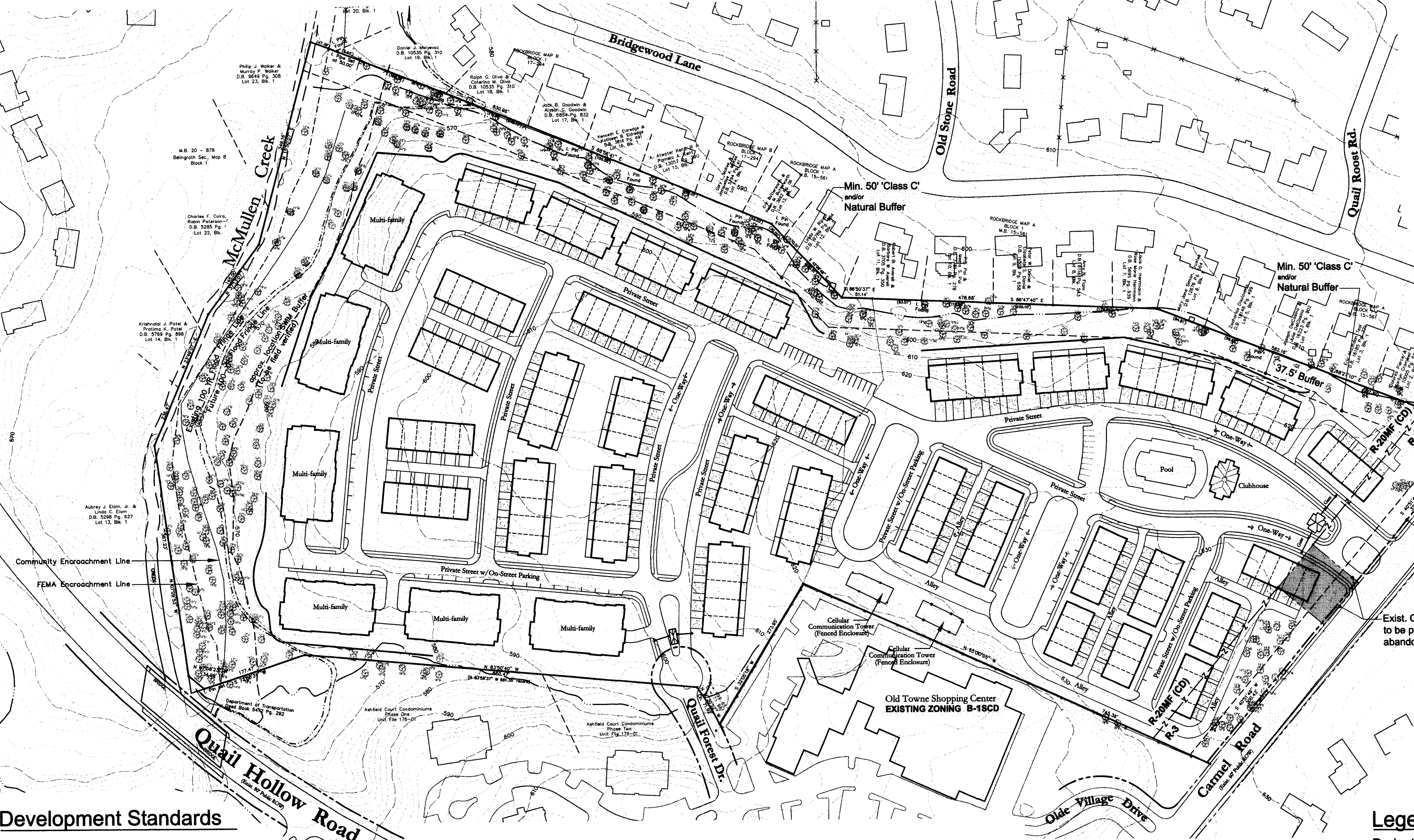
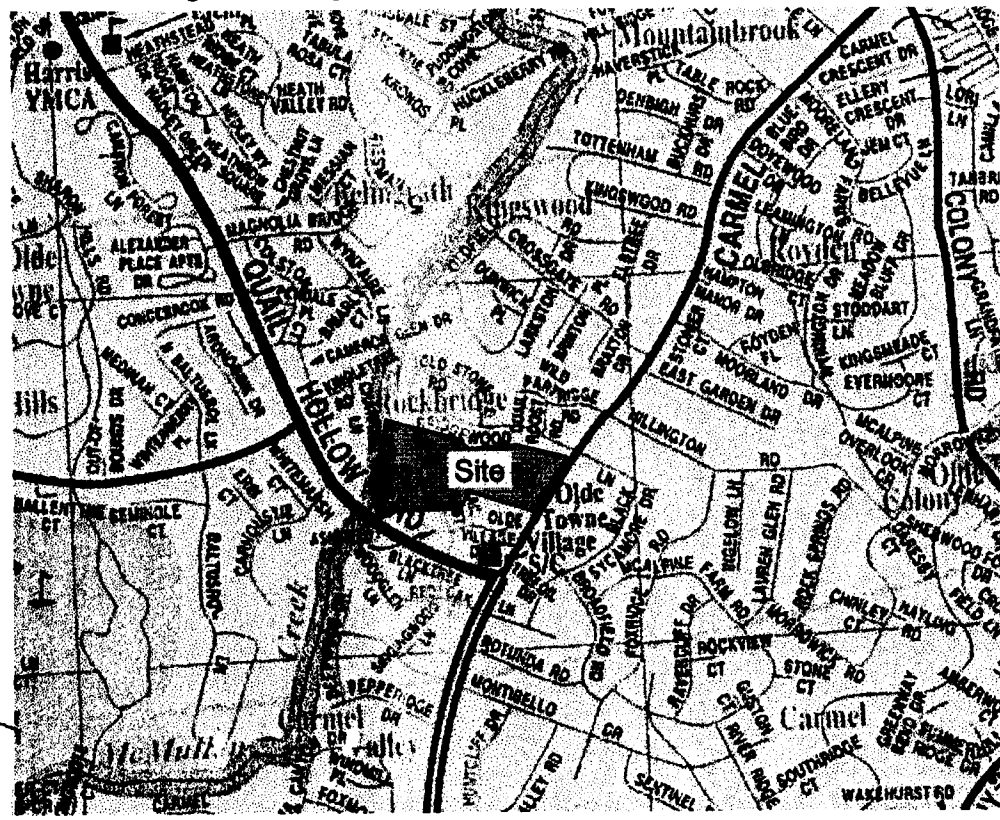
DRAWN BY: SFC, AKK

DESIGNED BY: SRT

ISSUE DATE: 6/20/07

NO. DATE: BY: REVISIONS:

### Vicinity Map



### 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 6.206 (2) of the Ordinance.

Parking layouts 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.

#### 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 five 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.

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 this 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. Subject to and in accordance with the following standards, trees located within this landscape 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 areas; (b) any plant material removed, shall be cut flush with the ground and no disturbance of the soil shall be permitted, 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; (c) no tree limb removal, with the exception of dead or diseased limbs and in connection with utility, retaining wall installations or repair; (d) weeds and vines may be removed; (e) dead or diseased trees and materials may be removed; (f) 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:

- Streets within the Site may be public or private, and the Site may be developed as "secure/gated" residential community.
- 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

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.

#### 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.

#### L. Right-of-Way Abandonment

The Petitioner reserves the right to seek abandonment of that portion of the right-of-way of Carmel Road located at the entrance to the Site along Carmel Road as generally depicted with a hatched pattern on the Rezoning Plan.

#### M. Greenway

The Petitioner shall dedicate to Mecklenburg County that portion of McMullen Creek within the Site and within 40 feet of the top of the bank for greenway purposes prior to the issuance of certificates of occupancy for development within the Site. The Petitioner shall also reserve from development that portion of the floodway generally as depicted on the Technical Data Sheet. One secure/gated pedestrian access easement of 15 feet in width shall be provided between the greenway and the internal street system. The exact location of the easement is subject to revision in the Petitioners sole discretion.

#### N. Amendments to Rezoning Plan

Future amendments to the Rezoning Site 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.

#### O. Binding Effect of the Rezoning Application

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Rezoning Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

### 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	— Z — Z —

### 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  
Proposed Use: Multi-family Residential  
Total # of Units: 229 d.u.  
Max. Building Ht.: 40 feet  
Density: 6.8 d.u./ac.  
Proposed Tree Save: 4 ac. (12%)

