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CLIENT

**Davis
Development**

1050 Eagles Landing Parkway, Suite 300
Stockbridge, GA 30281

PROJ

Carrington Park

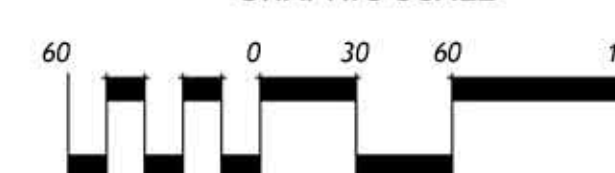
SHEFF

Illustrative Schematic Plan

Petition #2007-115

PROJECT LOCATION	Charlotte, NC
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GRAPHIC SCALE



1 INCH = 60 FT.

PROJECT NUMBER	VC30.150
DRAWING NAME	VC30 - Illustrative Schematic.p
DATE	June 19, 2007
DRAWN BY	CD
CHECKED BY	ML

ESP / CLIENT REVISION

NO.	DATE	BY	REVISION
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AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
1	8/17/07	CD	Revisions per various agencies

1 OF **2** SHT



FOR PUBLIC HEARING

Development Standards

General Provisions
Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the R-8 MF zoning district shall be followed in connection with development taking place on the Site. The development depicted on the Technical Data Sheet is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of individual site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Technical Data Sheet and these Development Standards during design development and construction phases. Street layouts may be modified to accommodate final building locations.

Permitted Uses
The Site may be devoted to a maximum of 139 for sale or for rent single family attached townhome dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the R-8 MF zoning district.

Buffer
1. The Petitioner shall establish a 50 foot Class C buffer along those portions of the Site's eastern, southern, western and northern boundary lines that are more particularly depicted on the Technical Data Sheet, which buffer shall conform to the standards of Section 12.302 of the Ordinance. The width of this 50 foot Class C buffer may not be reduced.

2. The Petitioner reserves the right to grade and to install a wall, fence, berm, pedestrian sidewalks and utility lines and facilities within the 50 foot Class C buffer, provided, however, that utility lines and facilities may only cross these buffer areas at interior angles measured at the property line which are not less than 75 degrees.

3. Where existing trees and natural vegetation have been cleared within the 50 foot Class C buffer to accommodate grading or the installation of a wall, fence, berm, pedestrian, sidewalks, or utility lines and facilities, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.

4. No buildings, parking spaces or maneuvering areas may be located within the buffer areas.

5. The Petitioner reserves the right to utilize existing trees and natural vegetation to meet the planting requirements for all buffers on the Site.

Setbacks, Side Yards and Rear Yards
1. All principal structures constructed on the Site shall satisfy or exceed the setback, side yard and rear yard requirements under the Ordinance for the R-8 MF zoning district as depicted on the Technical Data Sheet.

2. Garages shall be setback a minimum of 20 feet from the back of the sidewalk or the back of curb where a sidewalk is not installed.

Common Open Space
1. Common open space shall be provided in various locations as depicted on the Technical Data Sheet. At a minimum, 50% of the Site shall be devoted to common open space.

2. For purposes of calculating the amount of required common open space, the amenity area, the tree save areas, the buffer areas, the SWIM buffer areas, the wetlands areas and the detention pond shall be considered to be common open space.

3. An amenity area shall be provided in the location generally depicted on the Illustrative Schematic Plan. The amenity area will contain at least two of the following improvements, with the choice of which two improvements to be in the sole discretion of the Petitioner: community clubhouse, pool, tennis court, sport court, putting green, tot lot/playground and a BBQ-picnic area.

Screening and Landscape Areas
1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

2. Any dumpsters located within the Site that are visible from a public street or from an external adjoining parcel of land will be screened from view by a solid enclosure with gates.

Tree Ordinance
1. A minimum of 15 percent of the Site will be devoted to tree save areas, which tree save areas are more particularly depicted on the Technical Data Sheet and the Illustrative Schematic Plan.

2. Development of the Site will comply with the applicable provisions of the City of Charlotte Tree Ordinance as of the date of the approval of this Rezoning Petition.

Parking
Vehicular and bicycle parking will satisfy the minimum standards established under the Ordinance.

S.W.I.M. Buffers / Wetlands
1. All development on the Site will comply with the applicable provisions of the City of Charlotte S.W.I.M. Ordinance as of the date of the approval of this Rezoning Petition.

2. Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact NC DENR. For 404 permits contact the Army Corps of Engineers.

Architectural Commitments
1. The permitted exterior building materials for the single family attached townhome buildings to be constructed on the Site shall be brick, stone and similar masonry products, stucco, wood and wood products, shake and hand-plank and fiber cement board. Notwithstanding the foregoing, vinyl may be utilized on the soffits of the single family attached townhome buildings and the trim areas. Except as provided above, vinyl shall not be a permitted exterior building material.

2. Notwithstanding paragraph 1 above, vinyl fences may be installed on the Site.

3. Each single family attached townhome dwelling unit shall have a two car garage.

4. Flat panel garage doors may not be utilized on the garages.

5. Pursuant to the requirements of the Ordinance, if land is sold with an individual townhome dwelling unit, the minimum subplot size shall be sufficient to accommodate the dwelling unit and 400 feet of private open space.

Lighting
1. Decorative, pedestrian scale, freestanding lighting fixtures will be installed throughout the Site. The decorative, pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the Petitioner.

2. The maximum height of the decorative, pedestrian scale, freestanding lighting fixtures installed on the Site, including the base, shall not exceed 15 feet.

3. All exterior light fixtures (except street lights along public or private streets) shall be capped and fully shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

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

Access Points / Sidewalks
1. The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet.

2. The placement and configuration of each access point 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 and/or the North Carolina Department of Transportation.

3. As depicted on the Technical Data Sheet, an 8 foot planting strip and a 6 foot sidewalk shall be installed on both sides of the public street to be located within the Site, and a 5 foot sidewalk and an 8 foot planting strip shall be installed on one side of each private street to be located within the Site.

4. As depicted in the Technical Data Sheet, an 8 foot planting strip and a 6 foot sidewalk shall be installed along the Site's frontage along Yorkmont Road.

5. The Petitioner shall provide easements if required.

Dumpster, Compactor and Recycling
This development shall meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.

Fire Protection
Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Code's specifications. Plans for each townhome building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

Storm Water Management
1. If the Petitioner ties into an existing public storm water system(s), the Petitioner shall have the receiving public 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 proposed development will cause the public storm drainage system(s) to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from occurring. If the receiving public drainage system(s) is already out of standard, the Petitioner's proposed development will be designed so as to not place the downstream public system(s) further out of standard.

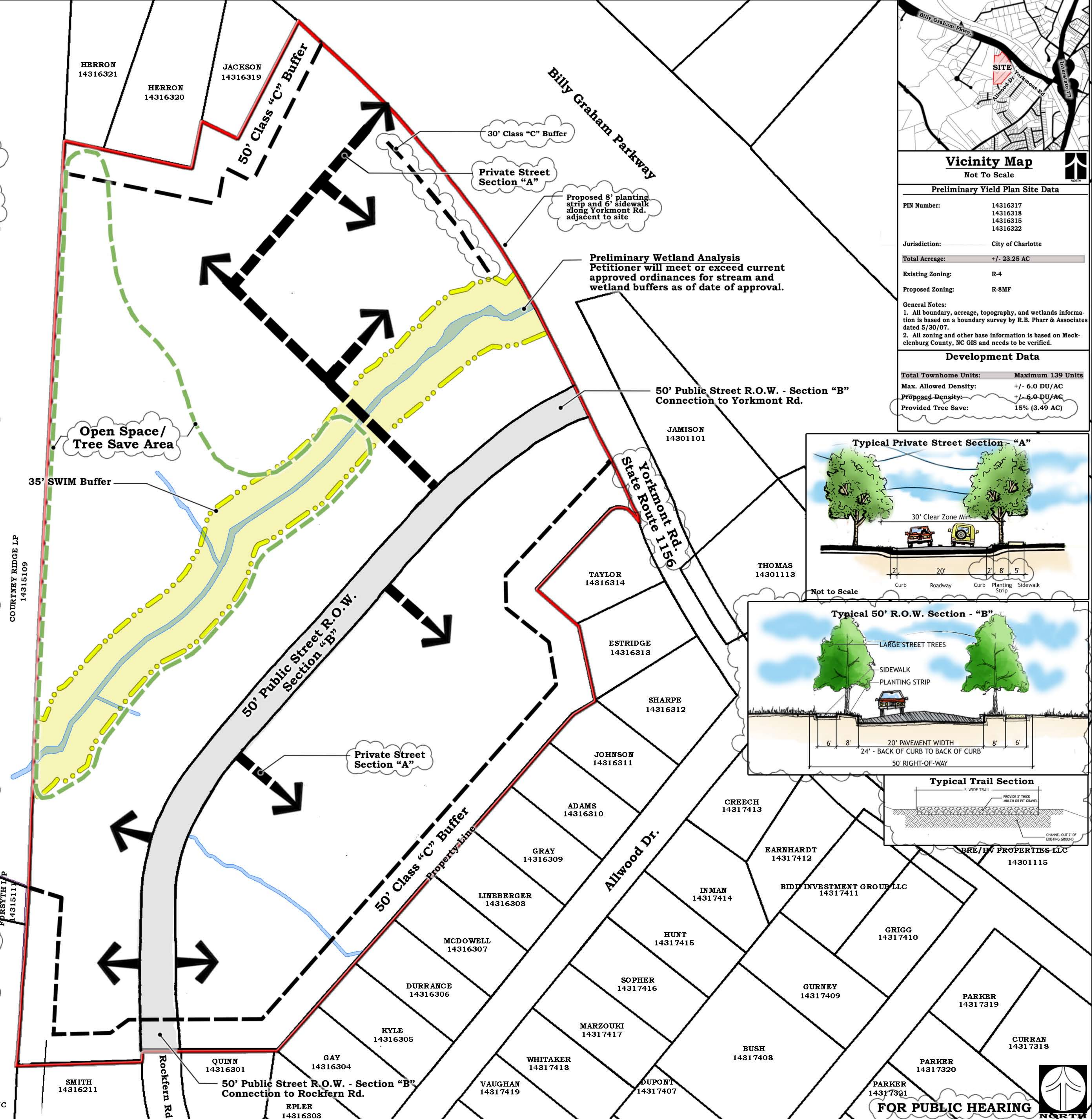
2. Water quality best management practices ("BMP's") will be incorporated into the Site to achieve 85% Total Suspended Solids removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMP's must be designed and constructed in accordance with the N.C. Department of Environmental and Natural Resources (NC DENR) Best Management Practices Manual, April 1999. Standards shall be met according to City of Charlotte Best Management Practices Manual, when available. Use of Low Impact Development (LID) techniques is optional.

3. The Petitioner shall control the entire volume for the 1-year, 24 hour storm. Runoff volume drawdown time shall be a minimum 24 hours, but not more than 120.

4. The Petitioner shall control the peak to match the predevelopment runoff rates for the 10 year, 6 hour storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10 year and 25 year, 6 hour storms.

Binding Effect of the Rezoning Petition
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Technical Data Sheet 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.

Amendments to Rezoning Plan
Future amendments to this Technical Data Sheet 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.



Vicinity Map
Not To Scale

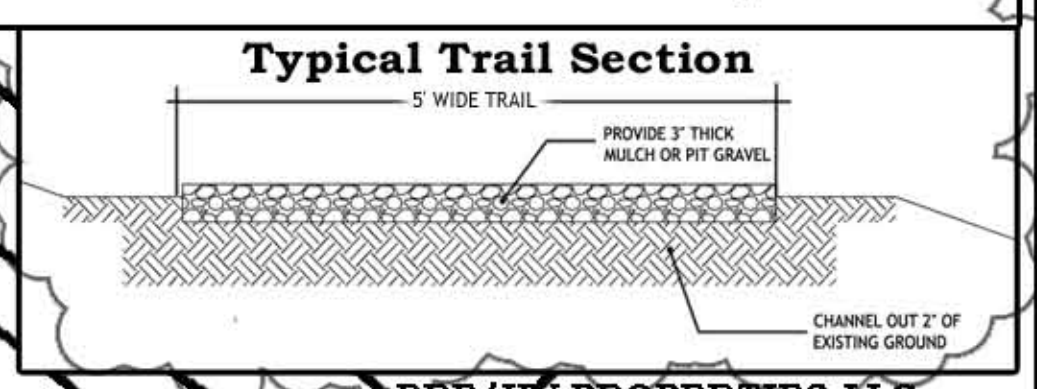
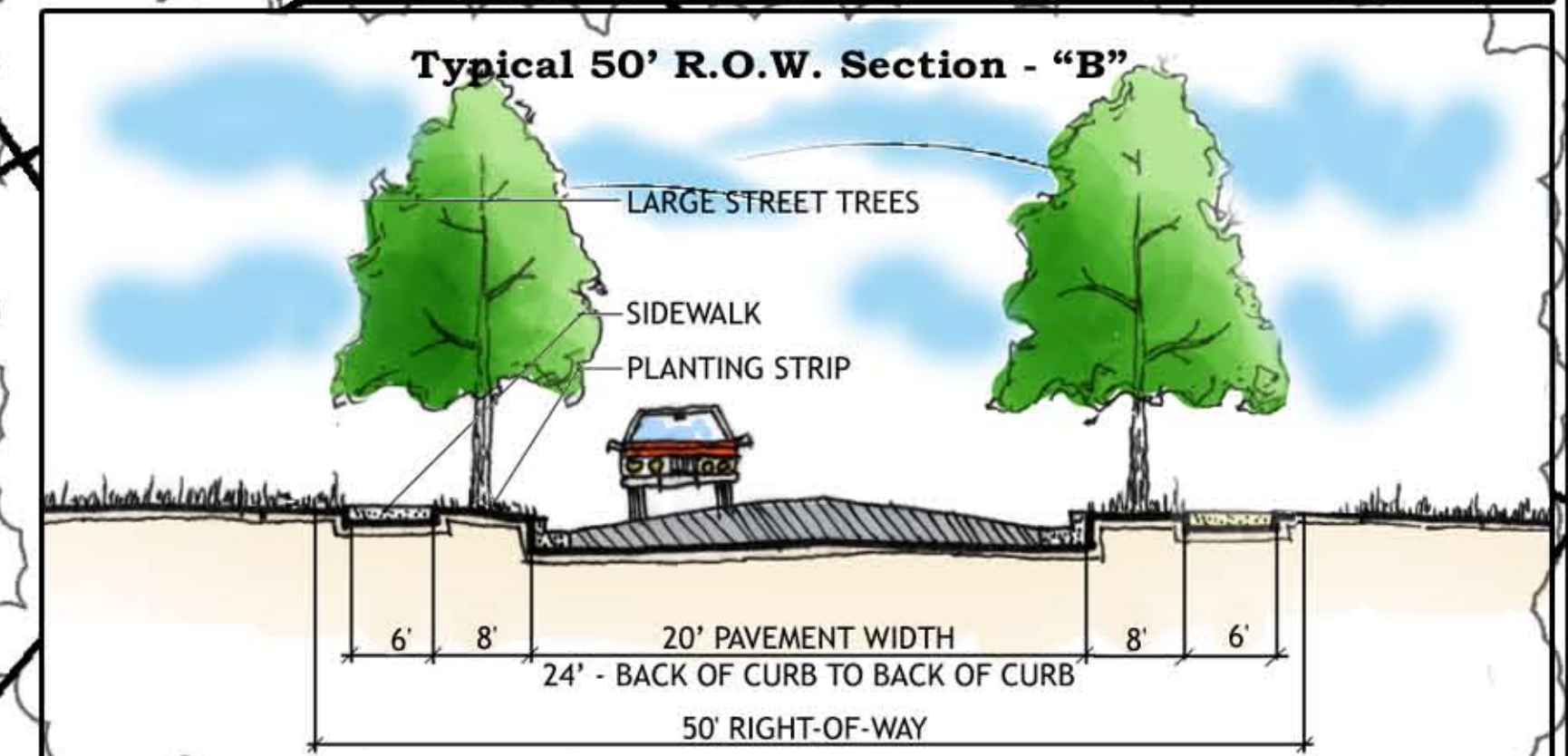
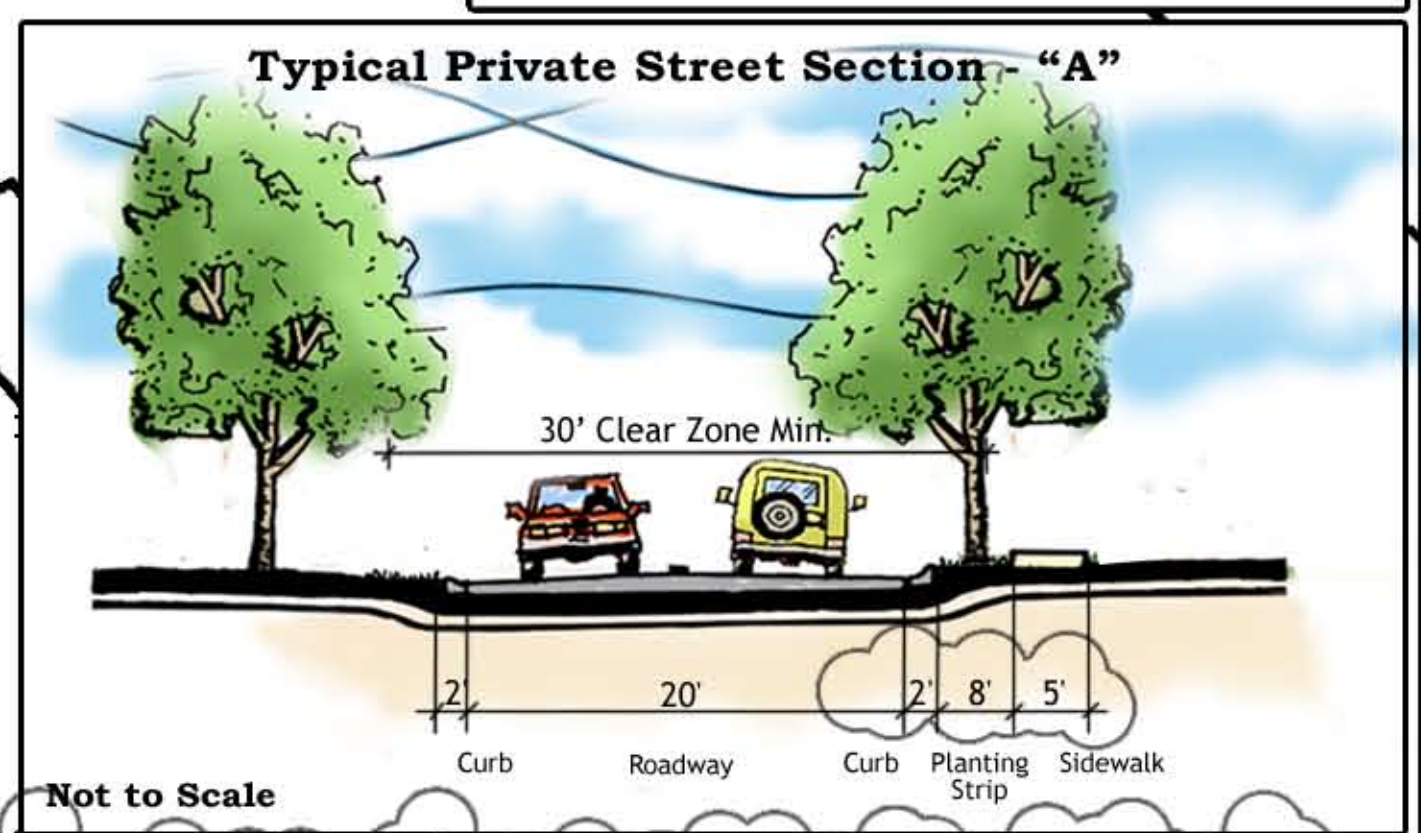
Preliminary Yield Plan Site Data

PIN Number:	14316317 14316318 14316315 14316322
Jurisdiction:	City of Charlotte
Total Acreage:	+/- 23.25 AC
Existing Zoning:	R-4
Proposed Zoning:	R-8MF

General Notes:
1. All boundary, acreage, topography, and wetlands information is based on a boundary survey by R.B. Pharr & Associates dated 5/30/07.
2. All zoning and other base information is based on Mecklenburg County, NC GIS and needs to be verified.

Development Data

Total Townhome Units:	Maximum 139 Units
Max. Allowed Density:	+/- 6.0 DU/AC
Proposed Density:	+/- 6.0 DU/AC
Provided Tree Save:	15% (3.49 AC)



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Carrington Park

Technical Data Sheet
Petition #2007-115

PROJECT LOCATION Charlotte, NC

GRAPHIC SCALE
0 30 60 120
1 INCH = 60 FT.

PROJECT NUMBER VC30.150
DRAWING NAME VC30 - Technical Data Sheet.psd
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