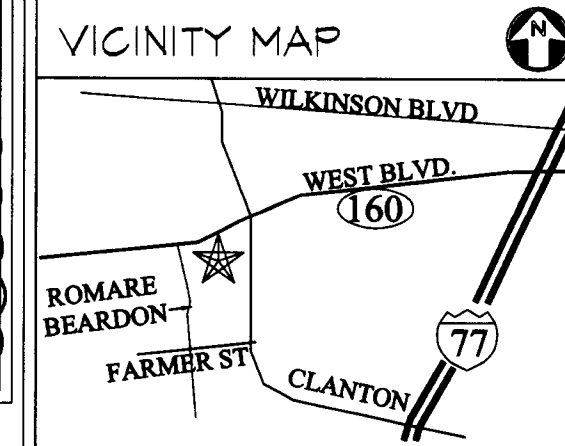


01 ILLUSTRATIVE SITE PLAN

SCALE: 1" = 50'-0"

BUILDING DATA				
BUILDING	PROPOSED GROSS SF	MAX. BUILDING FOOTPRINT	MAX. HEIGHT	PROPOSED USE
BUILDING A ENVELOPE	50,000 SF	25,000 SF	40'	OFFICE
BUILDING B ENVELOPE	32,000 SF	22,000 SF	40'	LARGE CHILDCARE CENTER

SITE DATA				
TAX PARCEL	GROSS AC.	EXT'S ZONING	PROPOSED ZONING	
145-12-401	9.643 AC	NS (CD)	O-2 (CD)	
145-12-402	2.373 AC	NS (CD)	O-2 (CD)	
145-12-403	1.261 AC	NS (CD)	O-2 (CD)	
145-12-404	0.21 AC	NS (CD)	O-2 (CD)	
TOTAL AC.	13.483 AC			



DEVELOPMENT STANDARDS

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY CHARLOTTE HOUSING AUTHORITY TO ACCOMMODATE DEVELOPMENT ON AN APPROXIMATELY 1.555 ACRE SITE LOCATED AT THE INTERSECTION OF WEST BOULEVARD AND CLANTON ROAD. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE (THE 'ORDINANCE'). UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NS ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE SUBJECT TO THE INNOVATIVE DEVELOPMENT PROVISIONS OUTLINED ON THE TECHNICAL DATA SHEET.

THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, AND SITE DEVELOPMENT, ETC.) 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 THE PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

PERMITTED USES

1. BUILDING ENVELOPE 'A' OF THE SITE MAY BE DEVOTED TO OFFICE USES TOGETHER WITH INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE O2 ZONING DISTRICT.
2. BUILDING ENVELOPE 'B' OF THE SITE MAY BE DEVOTED TO CHILD DAY CARE TOGETHER WITH INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE O2 ZONING DISTRICT.

SETBACKS, SIDE YARDS, AND REAR YARDS

1. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE O2 ZONING DISTRICT.

DESIGN AND PERFORMANCE STANDARDS

THE DEVELOPMENT DEPICTED ON THE CONCEPTUAL MASTER PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DESCRIBE THE GENERAL ARRANGEMENT OF USES ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, AND SIZES OF THE BUILDING FOOTPRINTS AND LOTS, AS WELL AS THE LOCATIONS OF STREETS SHOWN ON THE CONCEPTUAL MASTER PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS TO THE EXTENT PERMITTED BY THE ORDINANCE.

1. ARCHITECTURAL CONTROLS

- a) LARGE EXPANSES OF SOLID WALLS EXCEEDING 20 LINEAL FEET FOR THESE BUILDINGS WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES AND OTHER SPECIALLY DESIGNED ARCHITECTURAL ELEMENTS.
- b) SPANDREL GLASS IS NOT PERMITTED.
- c) OPERABLE FRONT DOORS SHOULD FACE STREET.
- d) NEITHER BUILDING 'A' OR BUILDING 'B' SHALL EXCEED 2 STORIES.
- e) BUILDING MATERIALS FOR BUILDING 'A' AND BUILDING 'B' INCLUDE SHINGLE ROOF, MASONRY, STUCCO, STOREFRONT, GLASS, AND METAL AWNINGS.
- f) FENCES AND GATES WILL MEET STANDARDS OF THE CITY OF CHARLOTTE ORDINANCE.

2. SCREENING AND LANDSCAPING

- a) ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ADJUTING PROPERTIES AS VIEWED FROM GRADE.
- b) DUMPSTER AREAS WILL BE SCREENED BY ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THE SIDE OR REAR WALL OF THAT BUILDING MAY BE SUBSTITUTED FOR A SIDE.
- c) INTERNAL AREA OF THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE OF THE CITY OF CHARLOTTE.
- d) ALL OTHER SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
- e) THE SITE SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE
- f) THE SITE SHALL MEET OR EXCEED THE TREE SAVE AREA STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ORDINANCE.

3. STREETScape TREATMENT

- a) THE SITE WILL CONFORM TO THE ORDINANCE AND INCLUDE LARGE MATURING TREES, SUPPLEMENTAL SHRUBBERY, SIDEWALKS AND PLANTING STRIPS.

4. LIGHTING

- a) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN.
- b) THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INCLUDING ITS BASE MAY NOT EXCEED 25 FEET.
- c) ALL PARKING LOT LIGHTING SHALL BE DOWNWARDLY DIRECTED AND SHIELDED.
- d) ANY LIGHTING ATTACHED TO A BUILDING SHALL BE DOWNWARDLY DIRECTED AND SHIELDED.
- e) WALL-MOUNTED DECORATIVE LIGHT FIXTURES SUCH AS SCONCES ARE PERMITTED.
- f) PEDESTRIAN SCALE LIGHTING OF NOT MORE THAN 15 FEET IN HEIGHT WILL BE PROVIDED ALONG ALL PUBLIC AND PRIVATE STREETS.

5. PARKING

- a) QUANTITIES AND DESIGN OF OFF-STREET PARKING, AND LOADING AREAS WILL MEET OR EXCEED THE STANDARDS ESTABLISHED UNDER THE ORDINANCE.
- b) BICYCLE PARKING SPACES, LONG TERM AND SHORT TERM, SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.
- c) WHILE AREA DEVOTED TO OUTDOOR DINING, COURTYARDS AND PLAZAS ARE NOT INCLUDED IN THE SQUARE FOOTAGE MAXIMUM NOTED ABOVE, ANY OFF-STREET PARKING REQUIRED BY THE ORDINANCE WILL BE PROVIDED FOR THESE AREAS.

6. SIDEWALKS

- a) ALL SIDEWALKS AND PLANTING STRIPS ALONG EXISTING STREETS SHALL MEET OR EXCEED THE STANDARDS ESTABLISHED UNDER THE ORDINANCE.

7) CONNECTIVITY

- a) PEDESTRIAN AND VEHICULAR CONNECTIONS THROUGHOUT THE SITE WILL BE PROVIDED IN THE MANNER GENERALLY SHOWN ON THE TECHNICAL DATA SHEET.
- b) INTERNAL SIDEWALKS SHALL CONNECT THE ENTRANCES OF THE BUILDINGS TO THE SIDEWALK ALONG THE STREET. BUILDING 'A' SIDEWALKS SHALL LEAD TO WEST AND CLANTON, BUILDING 'B' SIDEWALKS SHALL LEAD TO ROMARE BEARDON.

8) DRIVEWAYS

- a) VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED IN THE TECHNICAL DATA SHEET. B) SITE ACCESS DRIVEWAYS WILL BE IN ACCORDANCE WITH THE STANDARDS OF CDOT AND NCDOT, WHERE APPLICABLE.
- c) THE PLACEMENT AND CONFIGURATIONS OF THESE DRIVEWAYS ARE SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND NCDOT, WHERE APPLICABLE.
- d) ADEQUATE SIGHT TRIANGLES SHALL BE PROVIDED AT PROPOSED STREET ENTRANCES WITHOUT THE INTERFERENCE OF PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS IN ACCORDANCE WITH THE STANDARDS OF CDOT.
- e) PROPOSED ACCESS TO WEST BOULEVARD AND CLANTON ROAD WILL BE RESTRICTED TO RIGHT-INRIGHT-OUT TURNING MOVEMENTS ONLY. A MEDIAN WILL BE REQUIRED TO BE CONSTRUCTED WHEN THE DRIVEWAY IS CONSTRUCTED ON WEST BOULEVARD AND CLANTON ROAD TO PHYSICALLY PROHIBIT LEFT-TURNS INTO AND OUT OF THE DRIVEWAY.

AIR QUALITY

- 1) THE SITE DOES NOT REQUIRE SUBMISSION OF ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION TO MCAG AS THE SITE IS VACANT AND ARE NO EXISTING STRUCTURES ON THE SITE TO BE DEMOLISHED OR RENOVATED

STORM WATER MANAGEMENT

- 1) STORM WATER QUALITY CONTROL- THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE OPTIONS TO ANALYZE THE RECEIVING DRAINAGE SYSTEM TO DETERMINE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO DEVELOPMENT. IF IT IS FOUND THAT THE DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
- 2) STORM WATER QUALITY TREATMENT- FOR PROJECTS WITH DEFINED 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 DEVELOPMENT RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, CURRENT EDITION, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICE MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.
- 3) VOLUME AND PEAK CONTROL- 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 MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
- FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6HR STORM AND PERFORM A DOWNSIDE FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSIDE ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR, 6-HOUR STORMS.
- FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 AND 10-YR, 6-HOURS STORM.
- 4) THERE ARE NO STREAMS ON OR WITHIN 30 FEET OF SITE.
- 5) STORM WATER DETENTION PONDS WILL NOT BE LOCATED WITHIN SETBACK

SOLID WASTE

- 1) THE PETITIONER SHALL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ADDITIONALLY, THE PLAN SHOULD SPECIFY THAT ALL LAND CLEARING AND INERT DEBRIS SHALL BE TAKEN TO A PROPERLY PERMITTED FACILITY. THE PLAN SHALL ALSO STATE THAT MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF ALL FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.

SEAL:

THE ENGINEER'S SEAL
I, THE ENGINEER, HEREBY
CERTIFY THAT I AM A
LICENSED PROFESSIONAL
ENGINEER IN THE STATE
OF NORTH CAROLINA
AND THAT I AM THE
DESIGNER OF THE
PROJECT SHOWN ON
THIS PLAN.

PROJECT NAME:
WEST BLVD at CLANTON RD REZONING
CHARLOTTE HOUSING AUTHORITY

DATE: 1/23/01
ISSUED FOR REZONING
REVISIONS: PRELIMINARY 1: 9/3/07
REVISION 1: 4/18/07

DESIGNED BY: LKA
DRAWN BY: LKA

SHEET NUMBER:

RZ-2