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 CITY COUNCIL  
 FEB 20 2006

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SHEET TITLE

# Illustrative Schematic Plan

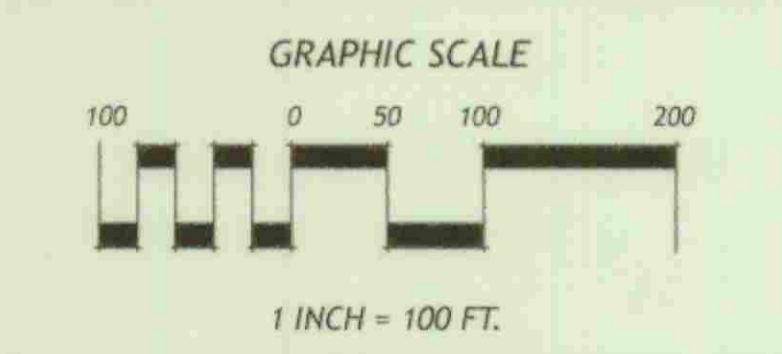
Petition # 2006 - 13

PROJECT

## McGinn Property



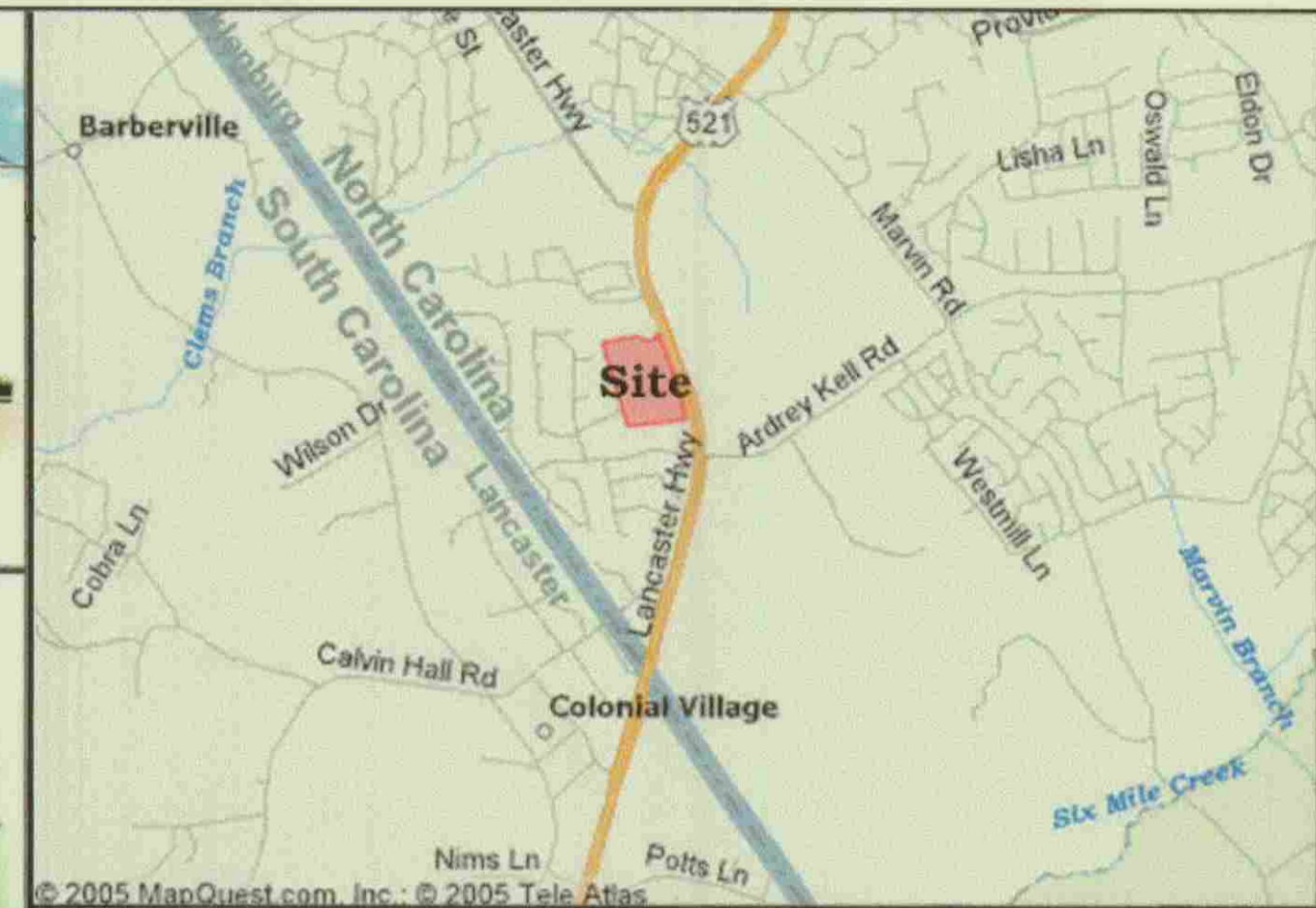
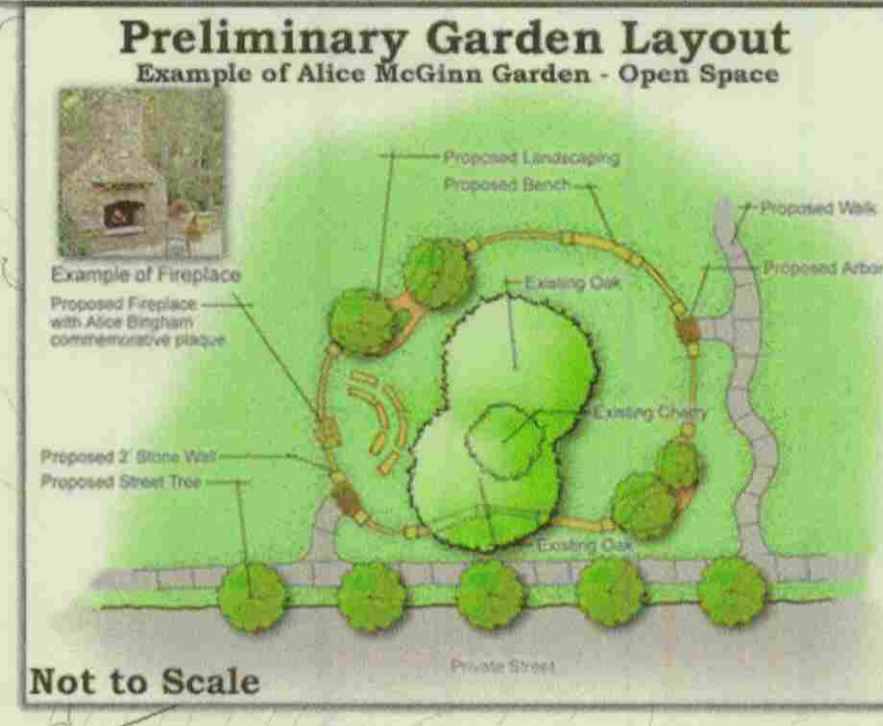
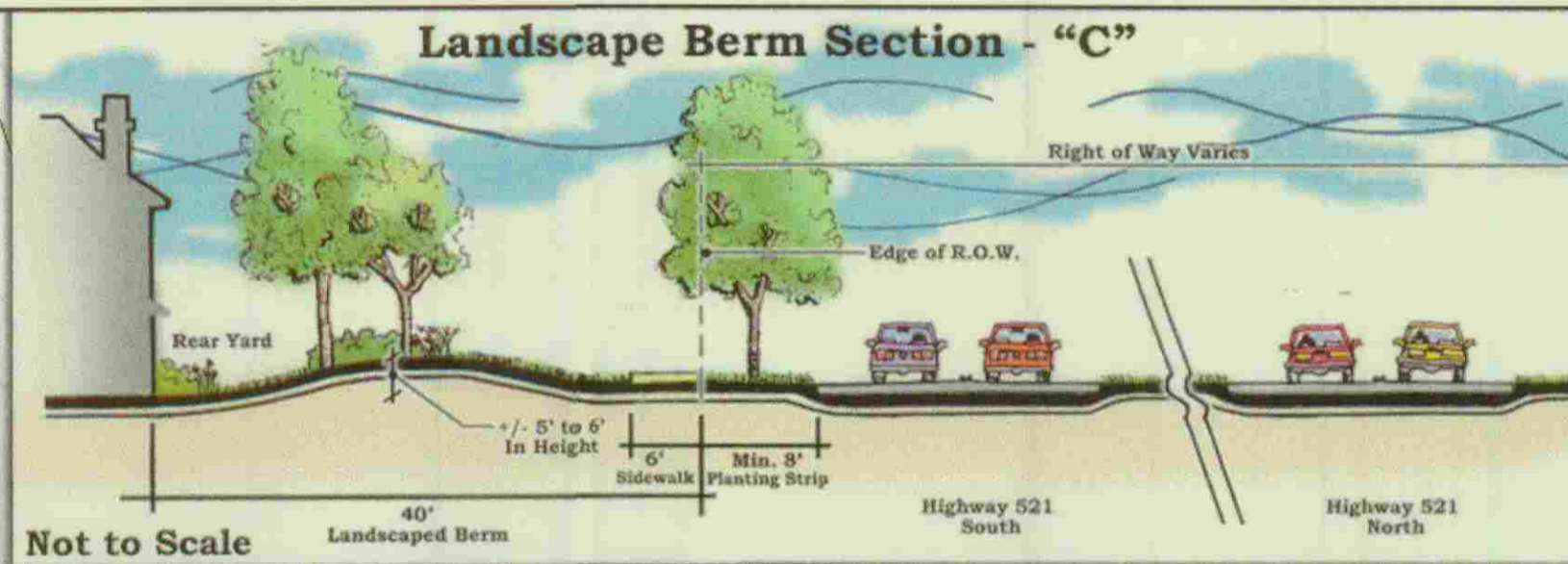
PROJECT LOCATION Charlotte, NC



PROJECT NUMBER	TH14
DRAWING NAME	TH14 - Yield K - Submittal.psd
DATE	February 17, 2006
DRAWN BY	ML
CHECKED BY	PT

ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION
1	10-17-06		Original Submission
2	1-5-06	ML	Revisions per Community Comments

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	12-29-05	ML	Revisions per Staff and Community
3	1-23-06	ML	Revisions per Staff Comments
4	2-6-06	ML	Revisions per Zoning Workshop
5	2-17-06	ML	Revisions per Staff Comments



Site Data	
Parcel Numbers	223-51-105
Existing Zoning	R-3
To be Developed As	MX-2 - Innovative
Municipality	Charlotte
Site Acreage	+/- 23.83 Acres
Road Frontage	+/- 1,250' Highway 521"
Total Units	
Product "A" (Avg. 40'X60')	+/- 51 Units
Product "B" (Avg. 28'X60')	+/- 32 Units
Product "C" (Avg. 23'X60')	+/- 87 Units
<b>Total Density</b>	<b>+/- 7.13 Un/Ac</b>

### Development Notes

- All base information received from Mecklenburg County GIS and needs to be verified.
- Site Boundary and site acreage information received from Boundary survey by ESP Associates dated 9-15-05.
- All site plan, zoning, and wetland information utilized in the preparation of this sketch plan is considered to be preliminary in nature and subject to final verification.

### Wetland Information

Information provided to ESP by From WNR Report dated 8-19-05 - Jurisdictional Wetland. The sketch plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy.

**Access Points Driveway/Streets**

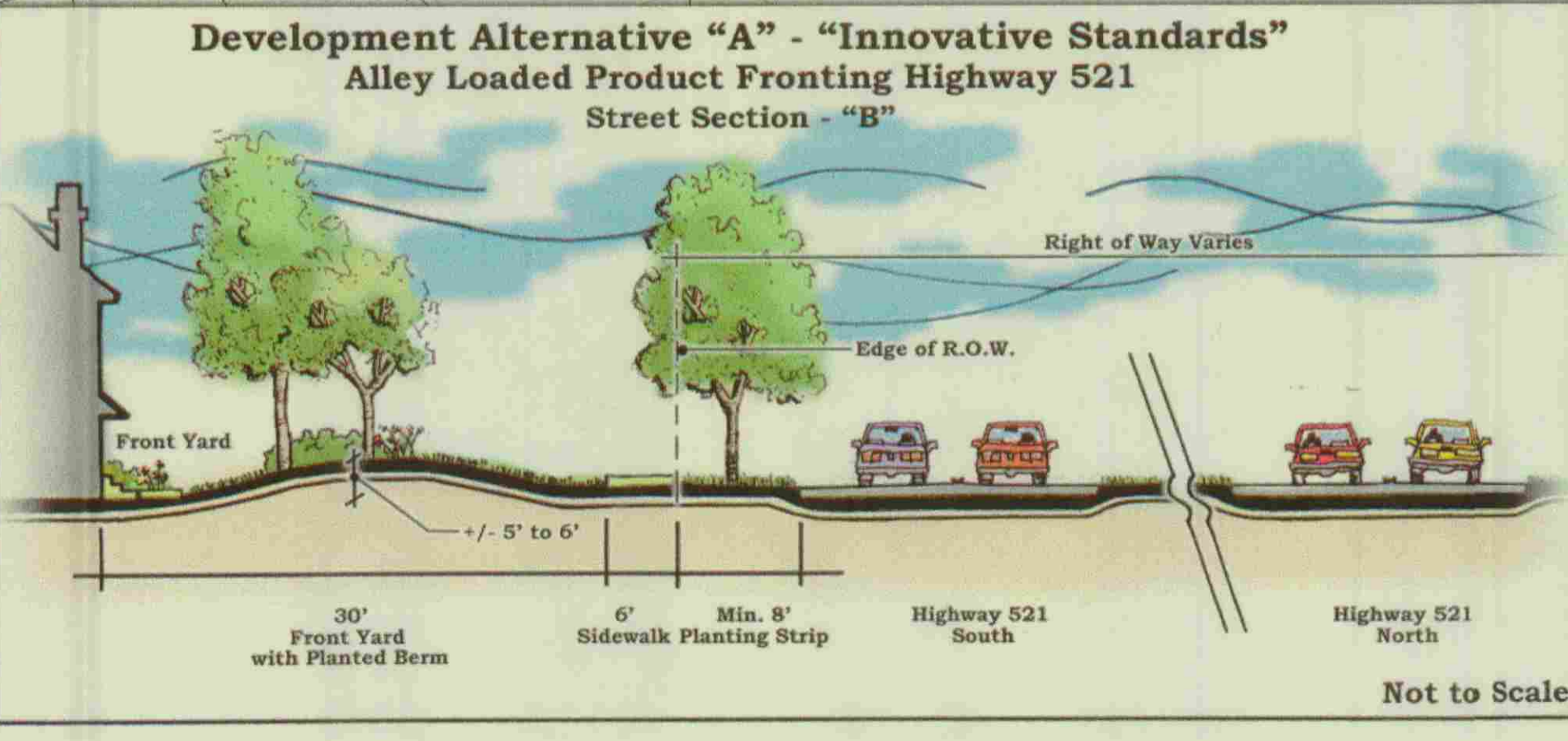
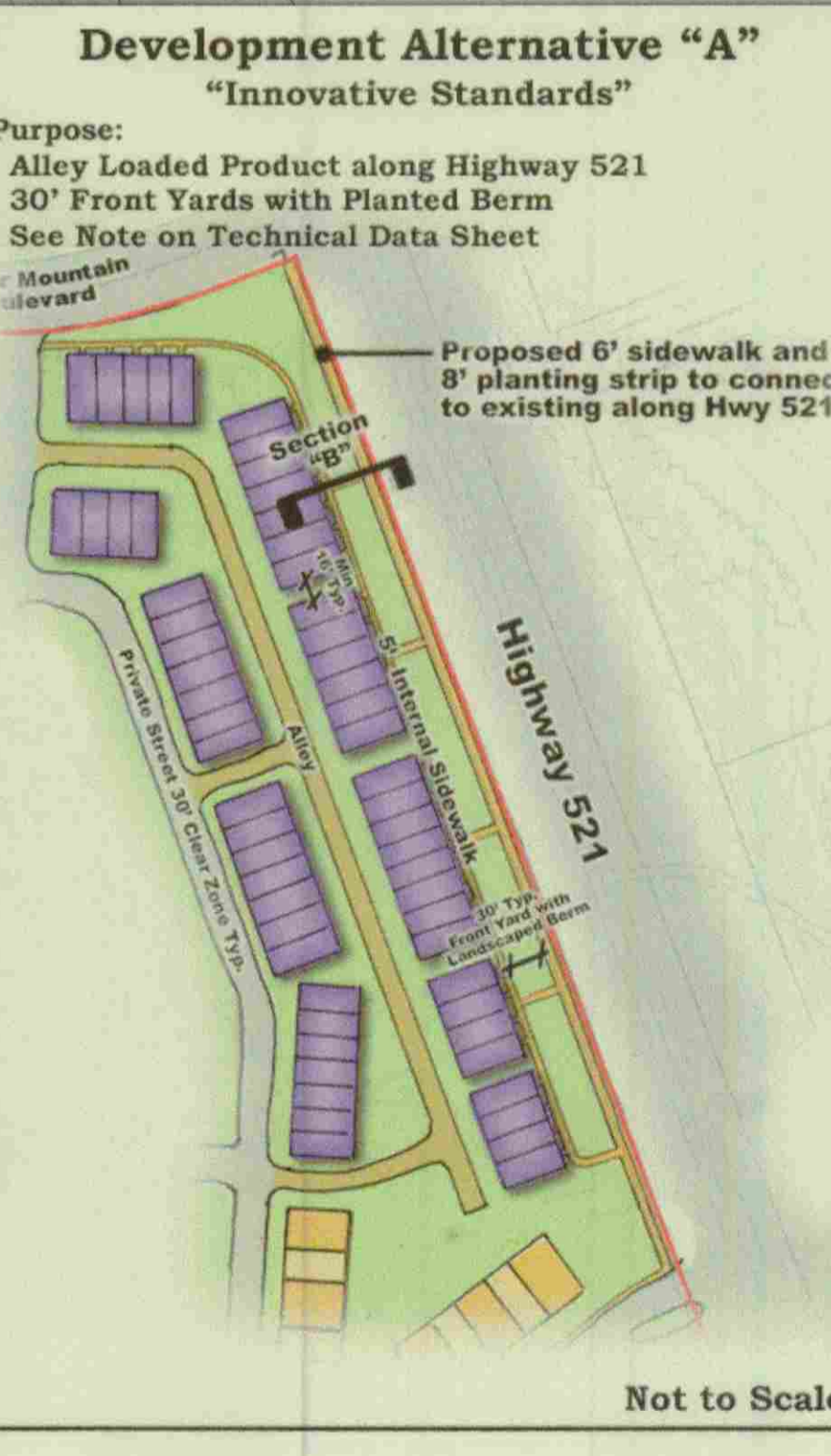
- Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
- All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Charlotte Zoning and Subdivision Ordinances and applicable standards identified in the Char-Meck Land Development Standards Manual. Street connections are conceptual and may be subject to change based on agency input and review.

**Open Space**  
 Open space and tree preservation areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final yield, product allocation, and as other spatially dependent project components such as detention, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Trees on this plan are illustrative in nature and do not represent actual tree plantings or tree save areas.

**Public Information**  
 ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

**Illustrative Schematic Plan**  
 The Illustrative Schematic Plan includes design concepts that illustrate the Petitioner's intent in terms of overall development of the site. The Illustrative Schematic Plan will be used during review in accordance with section 6.2 in the zoning ordinance and also in conjunction with the technical data sheet. The building locations, lot lines, details of the open space area design, entrance locations, or exact private street alignment shown on the Illustrative Schematic Plan are subject to change pending additional site investigation in respect to topography, wetlands, and site characteristics.



**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 MX-2 Residential Mixed Use 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 petitioner requests a 5 year vesting of approval of rezoning. The configurations, placements and sizes of the buildings outlined on the illustrative Site Plan accompanying this Rezoning Petition are schematic 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. It is the Petitioner's intent to construct a high quality community, that is not a gated community, compatible with the surrounding existing development.)

**Permitted Uses**  
 Subject to the requirements set out herein, a maximum of up to 170 "for sale" single family attached 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 Residential Mixed Use Zoning District and detailed in Chapter 11 Conditional Zoning Districts, Part 2 Section 11.2 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. Products contiguous or backing up to the property line between the single family home portion of BridgeHampton Subdivision and McCrory will be limited to 2 stories.

**Density**  
 Gross residential density for the project will not exceed 8.0 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. Perimeter buffers will be installed in accordance with Chapter 3, Part 3 Section 12.302 of the City of Charlotte Zoning Ordinance. The 40' landscaped berm along Highway 521 will be approximately 5'-6" in height and consistent with a 40' Class "C" buffer. If the alternative development option is used for the Alley loaded product along Highway 521, this 40' landscaped berm shall be replaced by a 30' front yard with a 5'-6" in height landscaped berm consistent with a 30' Class "C" buffer. Petitioner will not be reducing buffers by use of a fence, wall, or berm. The 40' required rear yards on exterior units can be included in the buffer.

**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 17.5 percent 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 17.5 percent 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 17.5 percent 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. This tree save area will generally be located in the north-west portion of the site and along the buffer adjacent to BridgeHampton. Petitioner will commit to a tree preservation for the specific protection of the trees within "Alice McGinn Garden" petitioner requests that its removal is warranted for the protection and health of the oak trees located within the garden. This garden is not subject to market conditions and will be constructed.

**Common Open Space Area**  
 A minimum of 15 percent 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 percent 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. "Alice McGinn Garden" will be constructed by preserving existing trees in that location along with benches, walkway, and commemorative plaque honoring the history of the property. Other open space 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. Petitioner will provide 400 square feet of private open space per unit. This 400 square feet of private open space per unit will not be included in the 40' landscape berm or buffers. Patios for each unit can be included in this private open space.

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

**Streetscape Treatment**  
 Petitioner shall comply with street tree planting requirements specified in Chapter 21 of the City Code. Petitioner shall install 5' sidewalks and a 4' planting strip along one side of all internal private streets of the project. Petitioner shall install sidewalks and a 4' planting strip on both sides of all internal public streets of the project per street sections "D" and "E" on the Illustrative Schematic Plan.

**Lighting**  
 Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher. Lighting on the site shall be "fully shielded and no Wal-Pak lighting shall be used.

**Site Access**  
 Access to the site will be provided by street connections to Copper Mountain Boulevard, NC Highway 521, and Bridgemount Ave. 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. Petitioner shall not use Bridgemount Avenue for a Construction entrance. Construction traffic will not be allowed to utilize the road system of the BridgeHampton subdivision. Petitioner/developer shall lengthen the left turn lane on US 521 to provide a minimum of 150 feet of storage and a 15:1 bay taper. Petitioner requested connection to BridgeHampton Townhomes and request was rejected by owner of the BridgeHampton Town Homes development. Therefore a connection will not be made to the BridgeHampton Town Homes. Proposed trees, berms, walls, fences, and/or identification signs will not interfere with site distance at street connections. 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 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.

**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 and lot width  
 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.

**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 the 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.

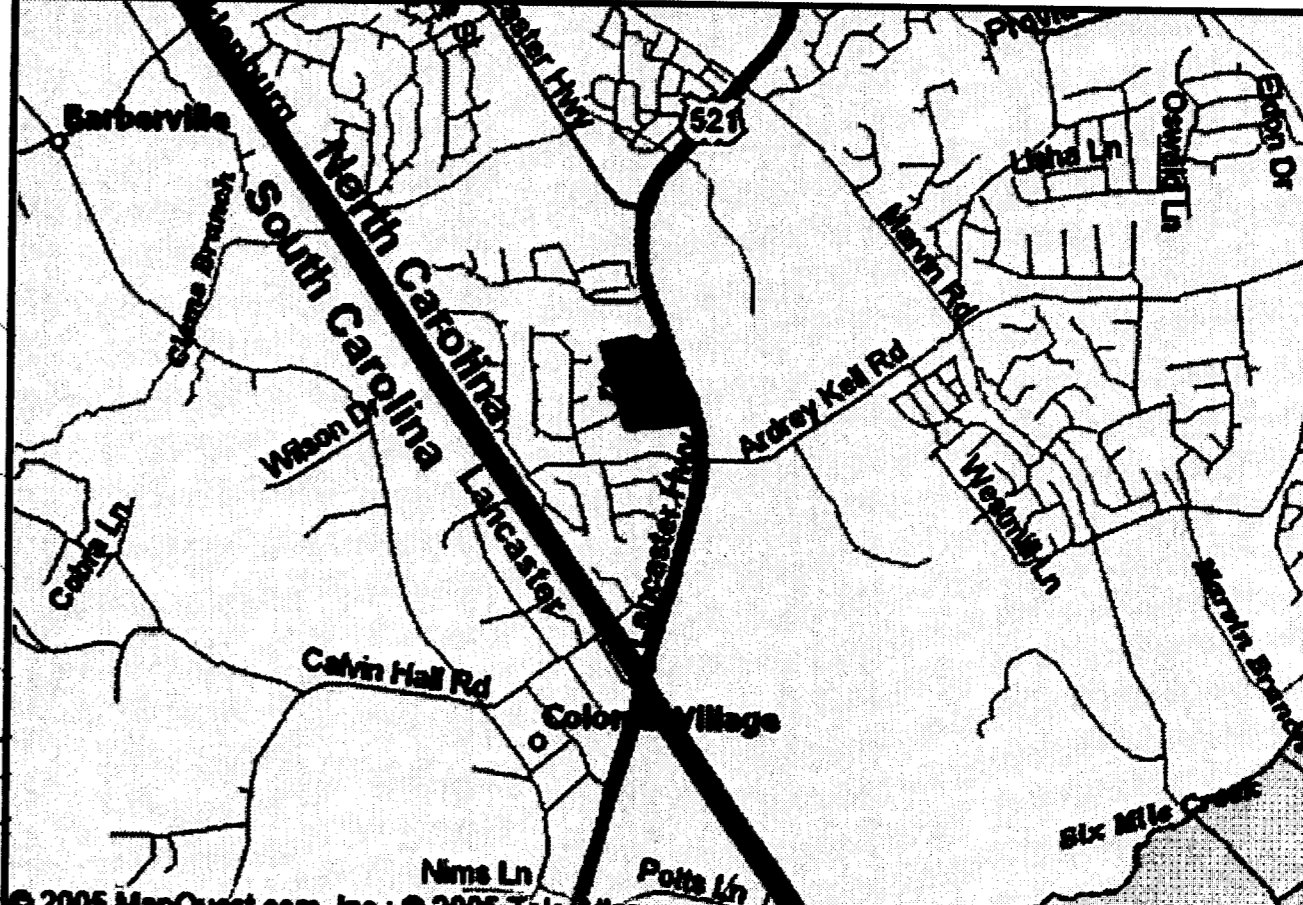
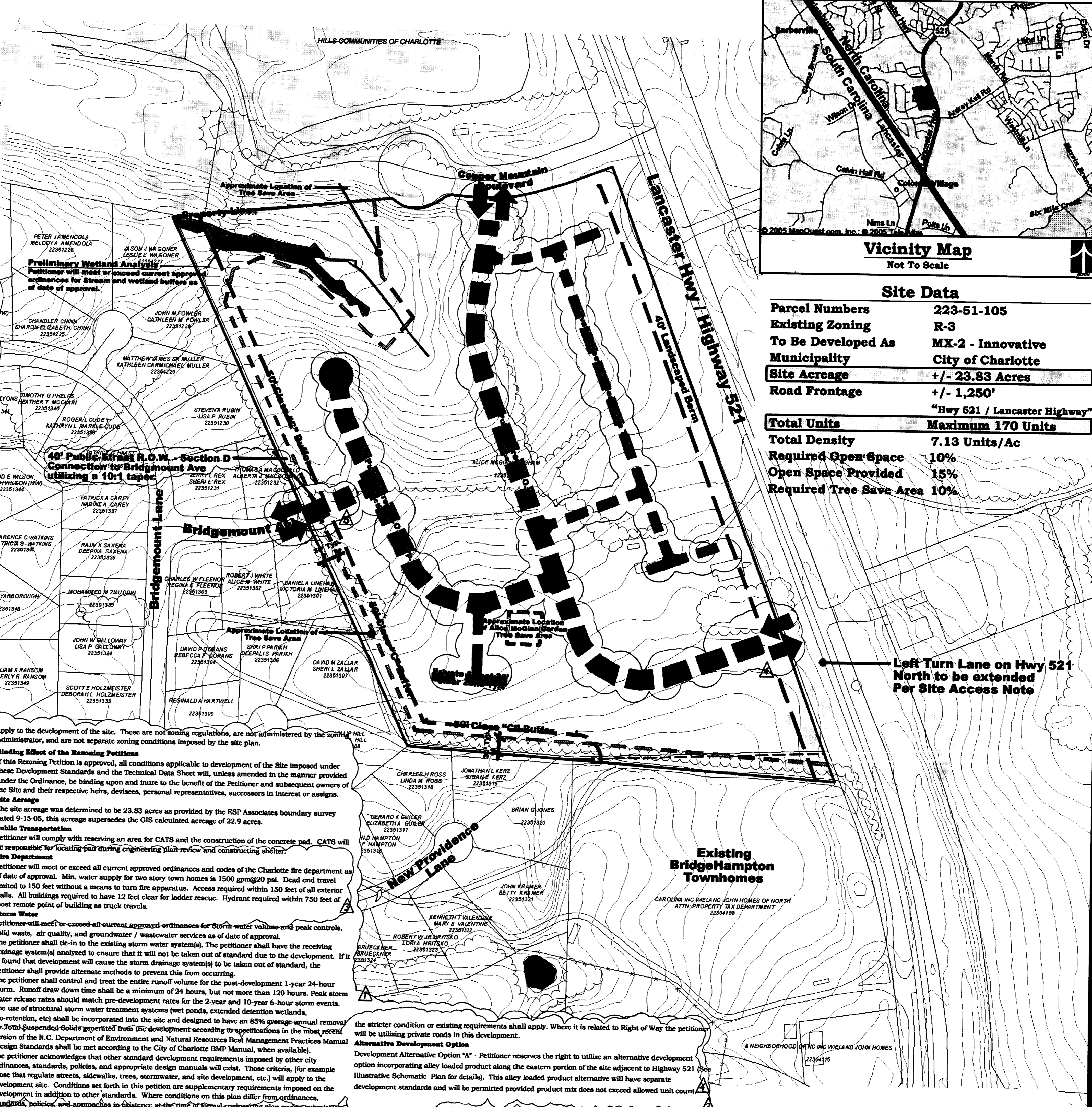
**Site Acreage**  
 The site acreage was determined to be 23.83 acres as provided by the ESP Associates boundary survey dated 9-15-05, this acreage supersedes the GIS calculated acreage of 22.9 acres.

**Public Transportation**  
 Petitioner will comply with reserving an area for CATS and the construction of the concrete pad. CATS will be responsible for locating pad during engineering plan review and constructing shelter.

**Fire Department**  
 Petitioner will meet or exceed all current approved ordinances and codes of the Charlotte fire department as of date of approval. Min. water supply for two story town homes is 1500 gpm@20 psi. Dead end travel limited to 150 feet without a means to turn fire apparatus. Access required within 150 feet of all exterior walls. All buildings required to have 12 feet clear for ladder rescue. Hydrant required within 750 feet of most remote point of building as truck travel.

**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. The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring. The petitioner shall control and treat the entire runoff volume for the post-development 1-year 24-hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events. The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in the most recent version of the N.C. Department of Environment and Natural Resources Best Management Practices Manual (Design Standards shall be met according to the City of Charlotte BMP Manual, when available). The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. Conditions set forth in this petition are supplementary requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply. Where it is related to Right of Way the petitioner will be utilizing private roads in this development.

**Alternative Development Option**  
 Development Alternative Option "A" - Petitioner reserves the right to utilize an alternative development option incorporating alley loaded product along the eastern portion of the site adjacent to Highway 521 (See Illustrative Schematic Plan for details). This alley loaded product alternative will have separate development standards and will be permitted provided product mix does not exceed allowed unit count



**Site Data**

Parcel Numbers	223-51-105
Existing Zoning	R-3
To Be Developed As	MX-2 - Innovative
Municipality	City of Charlotte
Site Acreage	+/- 23.83 Acres
Road Frontage	+/- 1,250'
	"Hwy 521 / Lancaster Highway"
Total Units	Maximum 170 Units
Total Density	7.13 Units/Ac
Required Open Space	10%
Open Space Provided	15%
Required Tree Save Area	10%

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**Technical Data Sheet**

Petition # 2006 - 13

**McGinn Property**

PROJECT LOCATION: Charlotte, NC

**GRAPHIC SCALE**  
 100 0 50 100 200  
 1 INCH = 100 FT.

PROJECT NUMBER	TH14		
DRAWING NAME	TH14 - Technical Data Sheet.psd		
DATE	February 17, 2006		
DRAWN BY	ML, NS		
CHECKED BY	PT		
ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION
10-17-05			Original Submittal
1-5-06	ML		Revisions per Community Comments
AGENCY / SUBMITTAL REVISION			
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