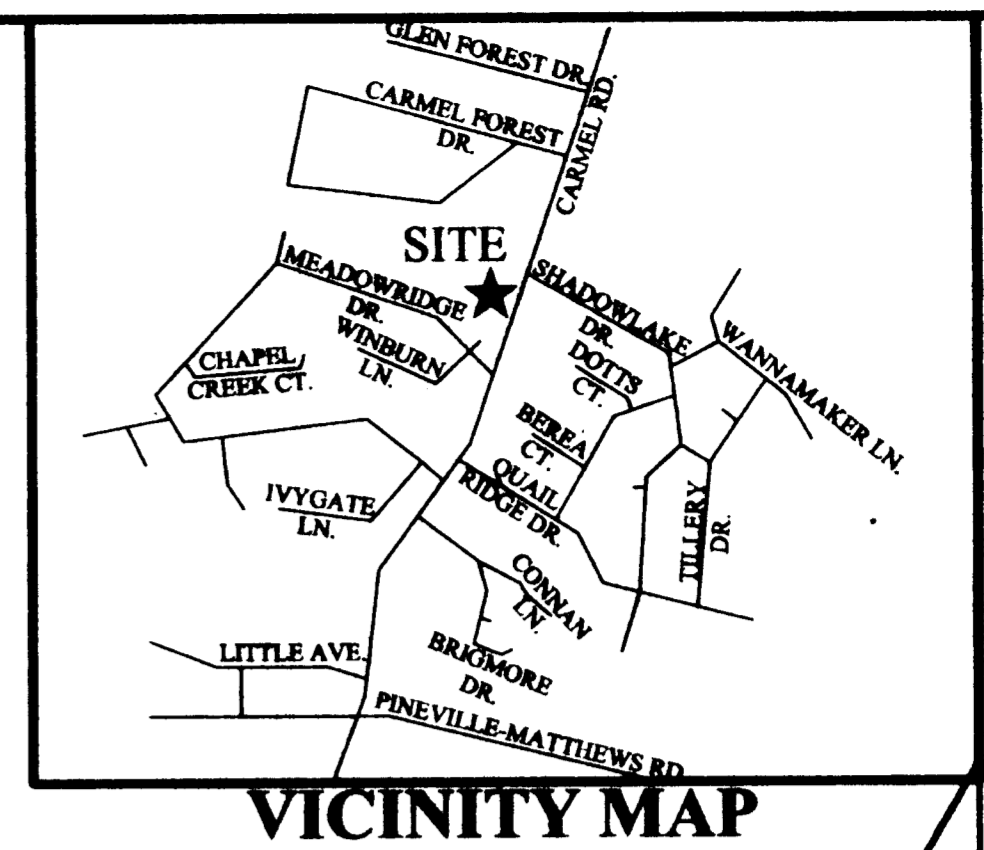


GENERAL INFORMATION:
 TAX PARCEL ID NO. 309-291-03
 CURRENT ZONING: R-3
 PROPOSED ZONING: R-8 (CD)
 PROPOSED USE: CONDOMINIUM/TOWNHOMES
 MAXIMUM NUMBER OF UNITS: 8 UNITS
 TOTAL SITE: 2.71 AC



VICINITY MAP
NO SCALE

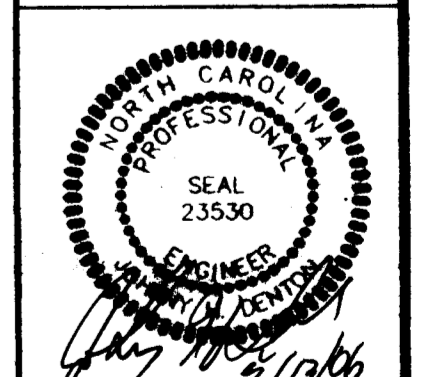
CARMEL ROAD CONDOMINIUMS
 PROPOSED SCHEMATIC PLAN

MELINDA WALLACE
 5908 CARMEL ROAD
 CHARLOTTE, N.C. 28226

DIAMOND ENGINEERING, PLLC
 CIVIL ENGINEERING & SURVEYING
 SITE & SUBDIVISION PLANNING
 AND WATER AND SEWER

440 OLD HWY. 277 LOOP RD.
 DALLAS, N.C. 28034
 PHONE: 764-922-0024
 EMAIL: diamondengineering@charter.net

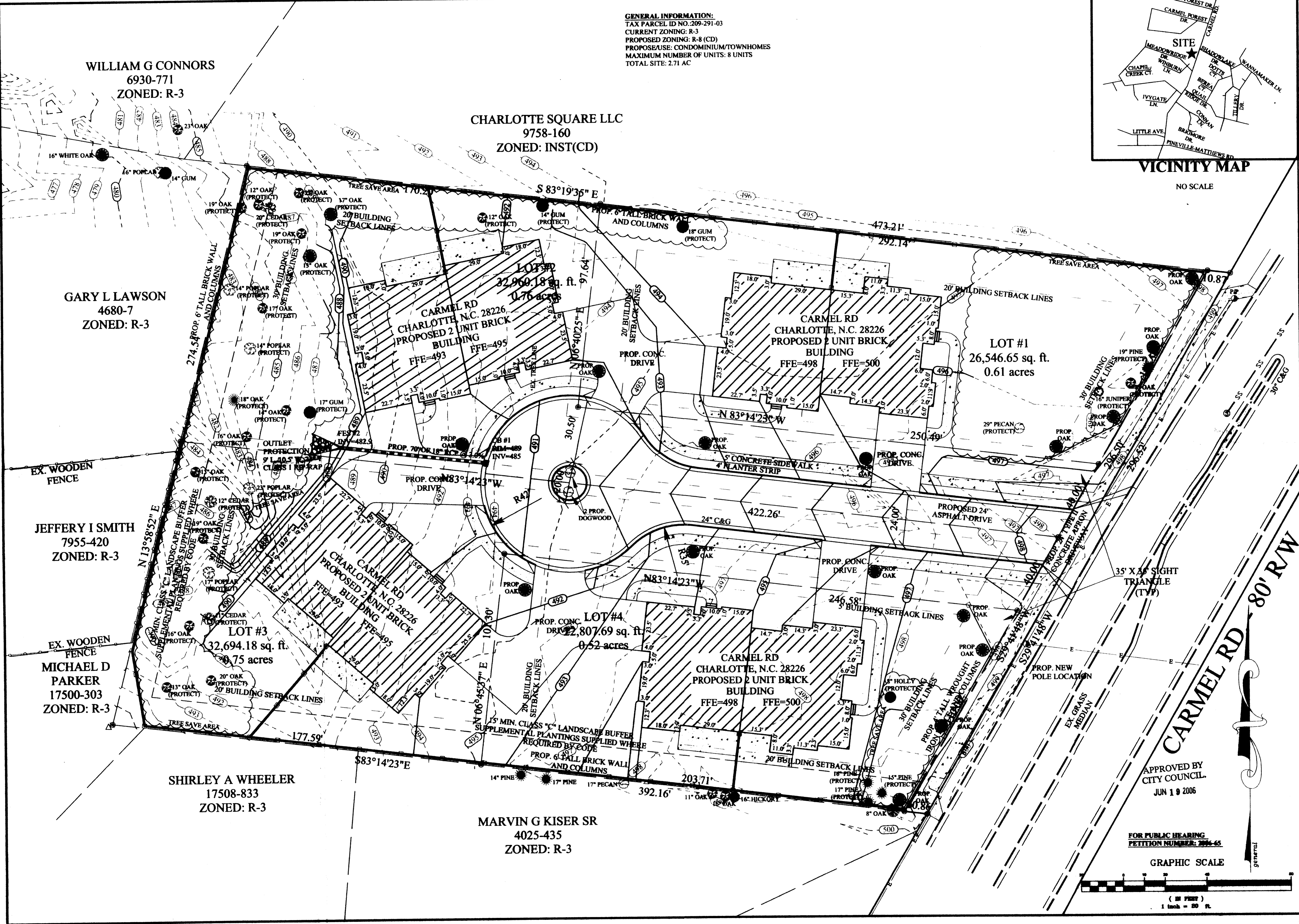
Revisions:
 4-21-06 5-13-06



Drawn By: CEM
 Checked By: JHD

Scale: 1" = 20'
 Date: 1/31/06

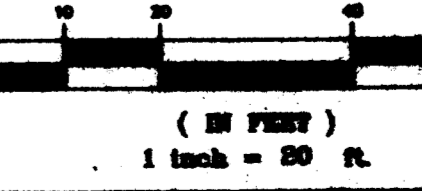
File # 05-0222
 SHEET NO. 1



APPROVED BY
 CITY COUNCIL
 JUN 19 2006

FOR PUBLIC HEARING
 PETITION NUMBER: 2006-65

GRAPHIC SCALE



DEVELOPMENT STANDARDS

I. GENERAL COMMITMENT:

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by DeFoto/Pooler, LLC to accommodate the development of that approximately 2.71 acre parcel of land located on Carmel Road north of Meadowridge Drive and south of Carmel Forest Drive, which parcel of land is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").

Development of the Site will be governed by the Rezoning Plan, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the R-8 zoning district unless more stringent standards are established by these Development Standards or this Rezoning Plan.

II. PERMITTED USES:

The Site may be devoted only to the following uses:

Up to eight for sale condominium/townhouse units located in four two unit townhouse style, duplex buildings, together with any incidental or accessory use associated therewith which is permitted under the Ordinance in the R-8 zoning district. Each two unit townhouse style, duplex building shall be located on a separate lot.

III. SETBACKS, SIDE YARDS AND REAR YARDS:

- A. Development of the Site shall comply with the setback, side yard and rear yard requirements of the Ordinance.
- B. As more particularly depicted on the Rezoning Plan, a minimum 20 foot building setback shall be established along the Site's northern and southern boundary lines, and a minimum 30 foot building setback shall be established along the Site's western boundary line.
- C. As more particularly depicted on the Rezoning Plan, a minimum 30 foot setback shall be established along the Site's frontage on Carmel Road.

IV. LANDSCAPING AND SCREENING:

- A. Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance.
- B. Landscaping will be installed in stages in accordance with the Ordinance as the Site is developed.
- C. The Site shall comply with the requirements of the City of Charlotte Tree Ordinance.
- D. A minimum of 17.5 percent of the Site shall be devoted to tree save areas. Those trees designated as "protected" on the Rezoning Plan shall be preserved.
- E. In connection with the installation of the wall described below in Section VLD, Petitioner shall undertake reasonable measures to minimize the impact of the installation of the wall on an oak tree located on Tax Parcel No. 209-291-07 near its common boundary line with the Site.
- F. In the event that any trees or shrubs on an adjoining parcel of land are destroyed in connection with the installation of the sewer line serving the Site, Petitioner shall plant a replacement tree or shrub for each tree or shrub destroyed. A replacement tree shall be at least two inches in caliper at the time of installation.
- G. Large mature trees shall be planted 40 feet on center within the planting strip located along the Site's frontage on Carmel Road.

V. BUFFER AREAS:

- A. As more particularly depicted on the Rezoning Plan, a Class C buffer shall be established along the Site's southern and western boundary lines, and the Class C buffer shall conform to the standards for a Class C buffer set out in Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof. By virtue of the installation of the wall described below in Section VLD, the Class C buffer shall be 15 feet in width.
- B. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas set out on the Rezoning Plan accordingly.
- C. The buffer areas shall remain as open space except to the extent necessary to accommodate grade changes and the installation and maintenance of a wall, landscaping and utility and drainage facilities and any grading associated therewith.
- D. Where existing trees and natural vegetation have been cleared to accommodate grade changes or the installation of a wall or utility or drainage facilities and any grading associated therewith, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.
- E. Above ground storm water detention facilities may not be located within the buffer areas.
- F. No buildings, parking spaces or maneuvering areas may be located within the buffer areas.

DEVELOPMENT STANDARDS CONT.

VI. ARCHITECTURAL COMMITMENTS:

- A. The maximum height of any building constructed on the Site shall be 40 feet above grade.
- B. Attached hereto are schematic architectural renderings of the front, side and rear elevations of the two unit townhouse style, duplex buildings proposed to be constructed on the Site that are intended to depict the general conceptual architectural style, character and elements of these buildings. Accordingly, any principal building constructed on the Site must be substantially similar in appearance to the attached schematic architectural renderings in terms of its architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- C. The primary exterior building materials for the two unit townhouse style, duplex buildings proposed to be constructed on the Site shall be a combination of brick with weeping mortar and stone and timber accents. Each building shall have four sided architecture.
- D. Petitioner shall install a 6 foot brick wall with weeping mortar along the southern, western and northern boundary lines of the Site, and a minimum 4 foot brick wall with weeping mortar and wrought iron along the Site's frontage on Carmel Road. The wall is more particularly depicted on the attached elevations.
- E. The driveway serving each dwelling unit must have a minimum length of 20 feet from the face of the proposed garage to the back of the relevant sidewalk.

VII. LIGHTING:

- A. Pedestrian scale light fixtures shall be installed within the Site along the private street. The pedestrian scale light fixtures shall be uniform in design, and the maximum height of any such light fixture, including its base, may not exceed 15 feet. The final spacing of the pedestrian scale light fixtures shall be determined by Petitioner.
- B. All exterior light fixtures (except street lights along Carmel Road or the private street serving the Site) 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.

VIII. STORM WATER MANAGEMENT:

- A. Petitioner will tie-in to the existing storm water system(s). Petitioner shall have the receiving 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 storm drainage system(s) to be taken out of standard, Petitioner shall provide alternate methods to prevent this from occurring. If the receiving drainage system(s) is already out of standard, Petitioner's proposed development will be designed so as to not place the downstream system(s) further out of standard.
- B. The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc.) will be incorporated into the Site to achieve 85 percent Total Suspended Solids removal for the entire post development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources Best Management Practices Manual, April 1999, Section 4.0. The Use of low impact development techniques is optional.
- C. Petitioner shall control the peak to match the predevelopment runoff rates for the 10 year and 25 year, 6 hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

IX. SIGNS:

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

X. VEHICULAR ACCESS:

- A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the 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.
- B. As depicted on the Rezoning Plan, the Site shall be served by a private street.
- C. Prior to the issuance of the first building permit for any building constructed on the Site, Petitioner shall dedicate and convey right of way along the Site's frontage on Carmel Road measuring 50 feet from the existing centerline of Carmel Road.

XI. SIDEWALKS/PLANTING STRIPS:

- A. Petitioner shall install an 8 foot planting strip and a 6 foot sidewalk along the Site's frontage on Carmel Road.
- B. Petitioner shall install a 4 foot planting strip and a 5 foot sidewalk along the private street serving the Site.

XII. AMENDMENTS TO THE REZONING PLAN:

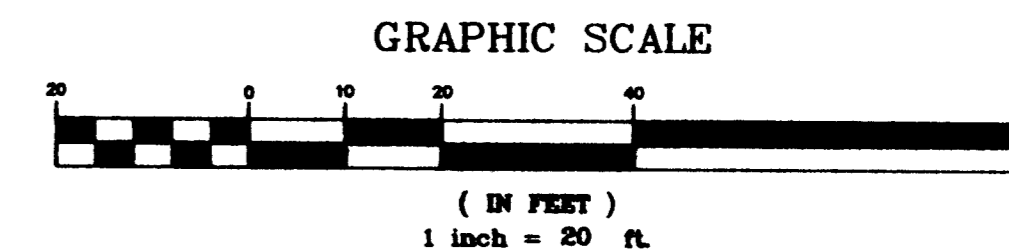
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

XIII. BINDING EFFECT OF THE REZONING PETITION:

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

APPROVED BY
CITY COUNCIL
JUN 1 9 2006

FOR PUBLIC HEARING
PETITION NUMBER: 2006-65



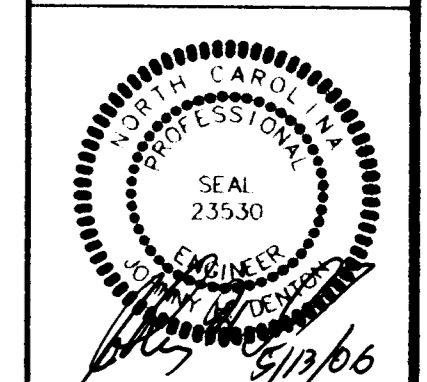
CARMEL ROAD CONDOMINIUMS
REZONING PLAN NOTES

FOR
MELINDA WALLACE
5908 CARMEL ROAD
CAHALLOTTE, N.C. 28226

DIAMOND ENGINEERING, PLLC
CIVIL ENGINEERING & SURVEYING
SITE & SUBDIVISION PLANNING
EROSION CONTROL,
AND WATER AND SEWER
440 OLD HWY. 277 LOOP RD.
DALLAS, N.C. 28034
PHONE: 704-922-0024
EMAIL: diamondengineering@charter.net



Revisions:
4-21-06 5-13-06

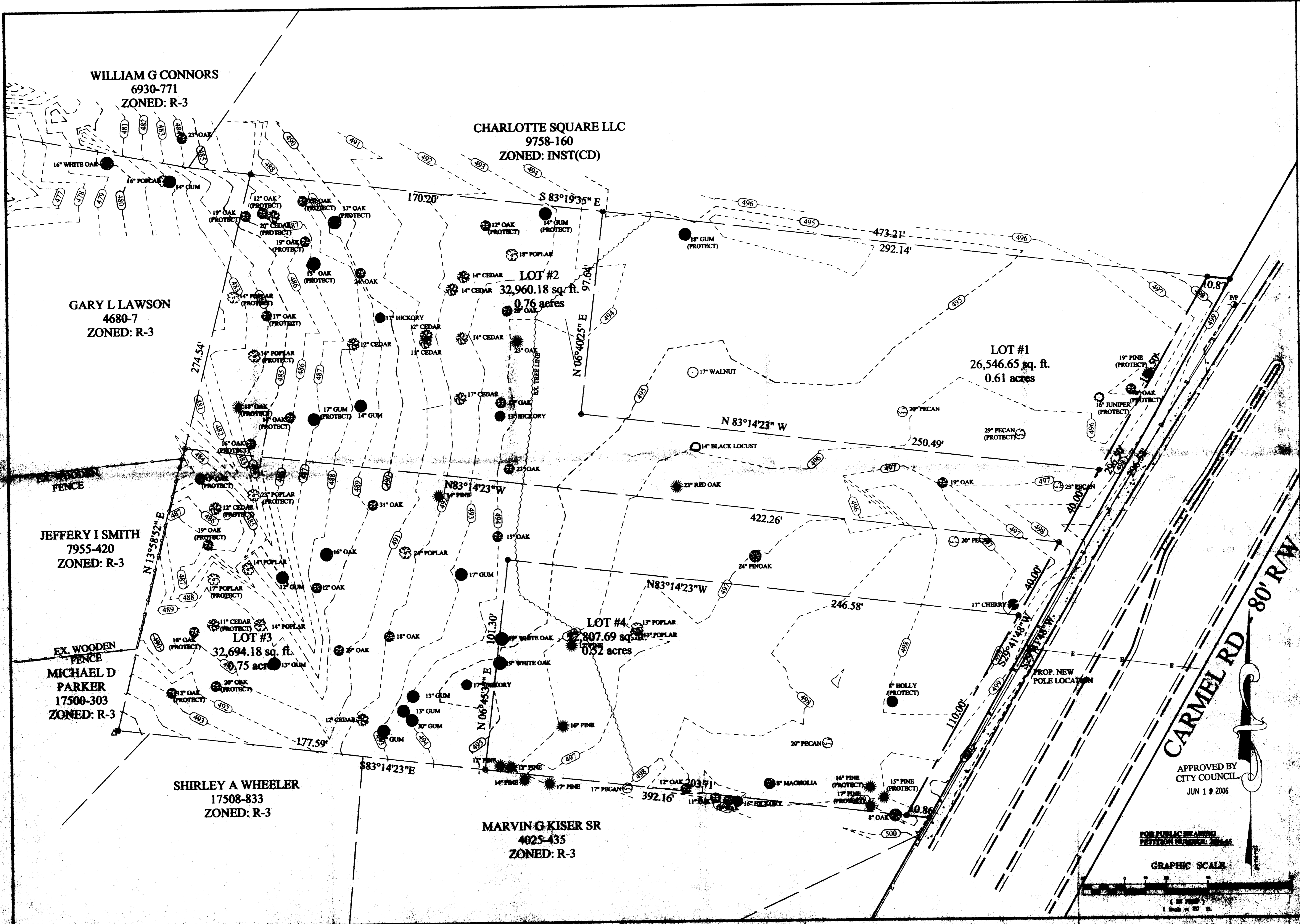


Drawn By: CEM
Checked By: JHD

Scale: 1" = 20'
Date: 1/31/06

File # 05-0222

SHEET NO. 2



CARMEL ROAD CONDOMINIUMS
TREE SURVEY

MELINDA WALLACE
5908 CARMEL ROAD
CHARLOTTE, N.C. 28226

DIAMOND ENGINEERING, PLLC
CIVIL ENGINEERING & SURVEYING
SITE & SUBDIVISION PLANNING
EMISSION CONTROL,
AND WATER AND SEWER

448 GLENVIEW/777 LOOF RD.
DALLAS, N.C. 28634
PHONE: 704-953-6674
EMAIL: diamondeng@charter.net

Revisions:
4-21-06



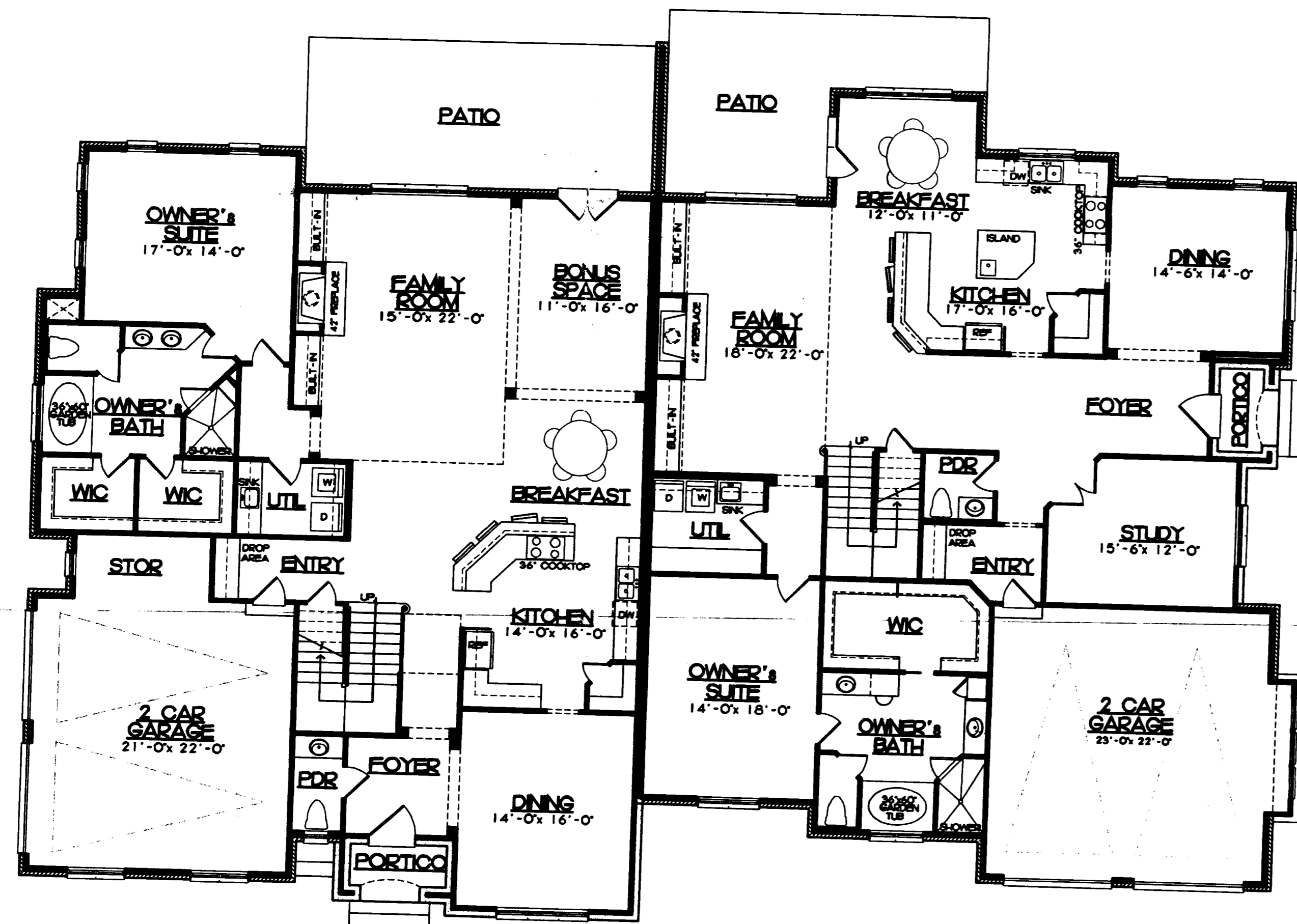
APPROVED BY
CITY COUNCIL
JUN 19 2006

FOR PUBLIC HEARING
PETITION NUMBER 2006-22

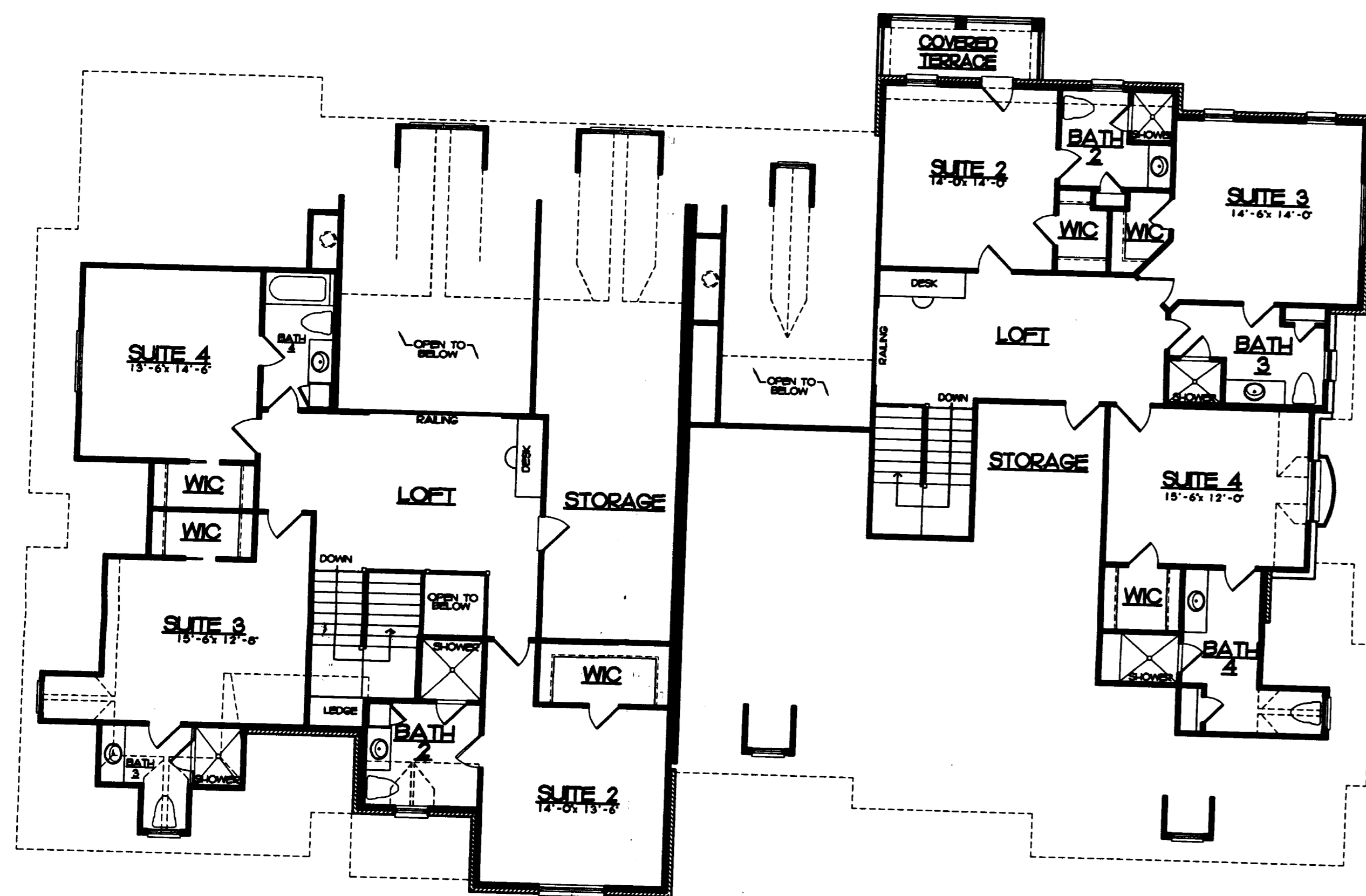
GRAPHIC SCALE
1" = 100'

CARMEL ROAD TOWNHOMES

CHARLOTTE, NORTH CAROLINA



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDINGGRAPHICS
ARCHITECTURE

7400 CARMEL EXECUTIVE PARK SUITE 150 CHARLOTTE, N.C. 28226
704 / 542-1498 (FAX) 704 / 542-1499

FOR APPROVAL