

**General Notes:**

These Development Standards from a part of the Technical Data Sheet associated with the Rezoning Petition filed by Pulte Home in accordance with the provisions of the 11/17/05 provisions of the Beverly Crest Neighborhood Council of Beverly Crest Boulevard and which is more particularly identified on the Technical Data Sheet (03-2003).

Development of the site will be governed by the Technical Data Sheet and these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance, including "Minimums". Under the Technical Data Sheet or these Development Standards establish more stringent standards, the requirements established under the City of Charlotte Zoning Ordinance shall govern all development taking place on the site, subject to the provisions contained on the Technical Data Sheet and below. If the intent or any of the information on Sheets 2 and/or 3 is in conflict with any of the information contained on Sheet 1, then Sheet 1 shall apply.

Street and parking layouts may be modified to accommodate final building locations.

Permitted Development within the Site

Development will be limited to no more than 50 attached to site townhomes and any incidental accessory use or construction elsewhere which is permitted by right or under prescribed conditions in the NC 2 District under the Ordinance.

Setbacks, Side Yards and Rear Yards

All new buildings constructed on the site shall comply with the setback, rear yard and side yard requirements established under the Ordinance for the NC 2 District, subject to the innovative provisions regarding the setbacks along Beverly Crest Boulevard.

Landscaped Areas, Buffers, and Screening

1. Landscaping and screening shall, as a minimum, satisfy the requirements of Section 12.303 of the Ordinance, subject to the provisions of Section 12.304.

2. The buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance and the cross sections outlined on Sheets 2-7. The width of the buffer may be reduced to 37.5 feet in accordance with the provisions set forth in Section 12.303(b).

3. Treatment of the setback along Beverly Crest Boulevard will be designed to complement the existing Beverly Crest Boulevard landscaping by installing:

- a double row of Wax Myrtle (5-6 feet in height at installation), spaced 30 feet on center on each side.
- one Red Maple (3 inch caliper or equivalent) will be planted a maximum of 130 feet on center.
- one flowering accent tree 8-10 feet in height at installation will be planted a maximum of 130 feet on center.
- under the flowering accent trees, a minimum of one 3 gallon accent shrubs (bearing blue, lavender, yellow, blue, or similar) will be added for seasonal interest.

The landscape treatment is required along the entire setback of Beverly Crest Boulevard except that the treatment may vary from the setback on the Technical Data Sheet as "Tree Landscaping" in a different manner.

4. Every naturally occurring large tree that is located on the site must be preserved on the site in its natural location and shall be marked as such on the site plan. The preservation of existing trees shall be established on the site plan in accordance with the Ordinance.

5. The use and care of trees shall be governed by the Ordinance and shall be included on the site plan.

6. Permanent grassing shall be of a fence type, not Bermuda grass.

7. Perimeter shall extend a minimum of 6 feet from the edge of the site on all sides.

8. Perimeter shall extend a minimum of 6 feet from the edge of the site on all sides.

Common Open Space

Common open space shall be provided as generally depicted on the Technical Data Sheet.

Architectural Controls

1. The minimum lot area shall be 4000 square feet. The minimum lot area shall be 4000 square feet.

2. At least 85% of the exterior square vertical surface of the front, side and rear elevations of each building constructed on the site will be finished.

3. Sides of buildings along Beverly Crest Boulevard shall contain at least one window.

4. All buildings shall be generally compatible with the conceptual drawings depicted on Sheet 3.

5. The roof pitches on each of the buildings will be of the same pitch and style.

Height Restrictions

No building constructed within the site may exceed 2 stories or 40 feet in height. Buildings shall not exceed these height restrictions.

Lighting

1. All street lighting within the site will be designed such that direct illumination does not exceed 2 footcandle at the street level. The proposed residential street lighting shall be placed to the impact of lighting both within and without the perimeter of the site. Items for consideration will include luminaire design, color, energy efficiency and shielding of fixtures to reduce glare, minimize light trespass and minimize skyglow.

2. The maximum height of any outside lighting fixtures, including no less, installed within the site may not exceed 10 feet.

Signs

1. A master signage and graphics system will be designed and implemented throughout the site.

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

Access Points and Sidewalks

1. Vehicular access to the site shall be as generally depicted on the Technical Data Sheet. The placement and configuration of the access are subject to any other conditions required to accommodate final site architectural site plan and design and to any adjustments required for approval by the Charlotte Department of Transportation.

2. Pedestrian access to small sidewalks of at least five feet in width throughout the site in the manner generally indicated on the Technical Data Sheet and in accordance with the Innovative Provisions outlined below.

Homeowner's Association

1. The development will be part of the Beverly Crest Master Association.

2. The Proponent shall include in the declaration of covenants governing the subdivision a provision that requires that homeowners shall maintain their property to a standard that is consistent with the requirements of the City of Charlotte Engineering Department.

Stormwater Management

1. Stormwater runoff from the site will be managed through practices that satisfy the requirements of the City of Charlotte Engineering Department.

2. Stormwater retention facilities will not be allowed in any setback area or in any buffer area other than the existing site and facility located at the rear of the site. The retention facility will be designed to store stormwater until it can be treated and released to the receiving water body. The retention facility will be designed to store stormwater until it can be treated and released to the receiving water body. The retention facility will be designed to store stormwater until it can be treated and released to the receiving water body.

Fire Protection

1. Adequate fire protection in the form of fire hydrants will be provided to the site in accordance with the requirements of the City of Charlotte Engineering Department.

2. Fire hydrants will be located within 750 feet of any building constructed on the site.

Innovative Provisions

1. The Innovative Provisions are being utilized in order to reduce the building setback along Beverly Crest Boulevard to the minimum setback required on the Technical Data Sheet.

**Development Data**

Tax Parcel #	213-473-99
Total Site Area	11.171 AC
Existing Zoning	B-1 (CD)
Proposed Zoning	MX-2 (Innovative)
Total # Units	50
Density	4.48 DU/AC
Common Open Space	5 AC (40%)
Residential Unit Type	For Sale Townhomes (Single-Family Attached)

**Amendments to Rezoning Plan**

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the Proponent or Owner of the Parcel(s) located in accordance with Chapter 3 of the Ordinance.

**Binding Effect of the Rezoning Application**

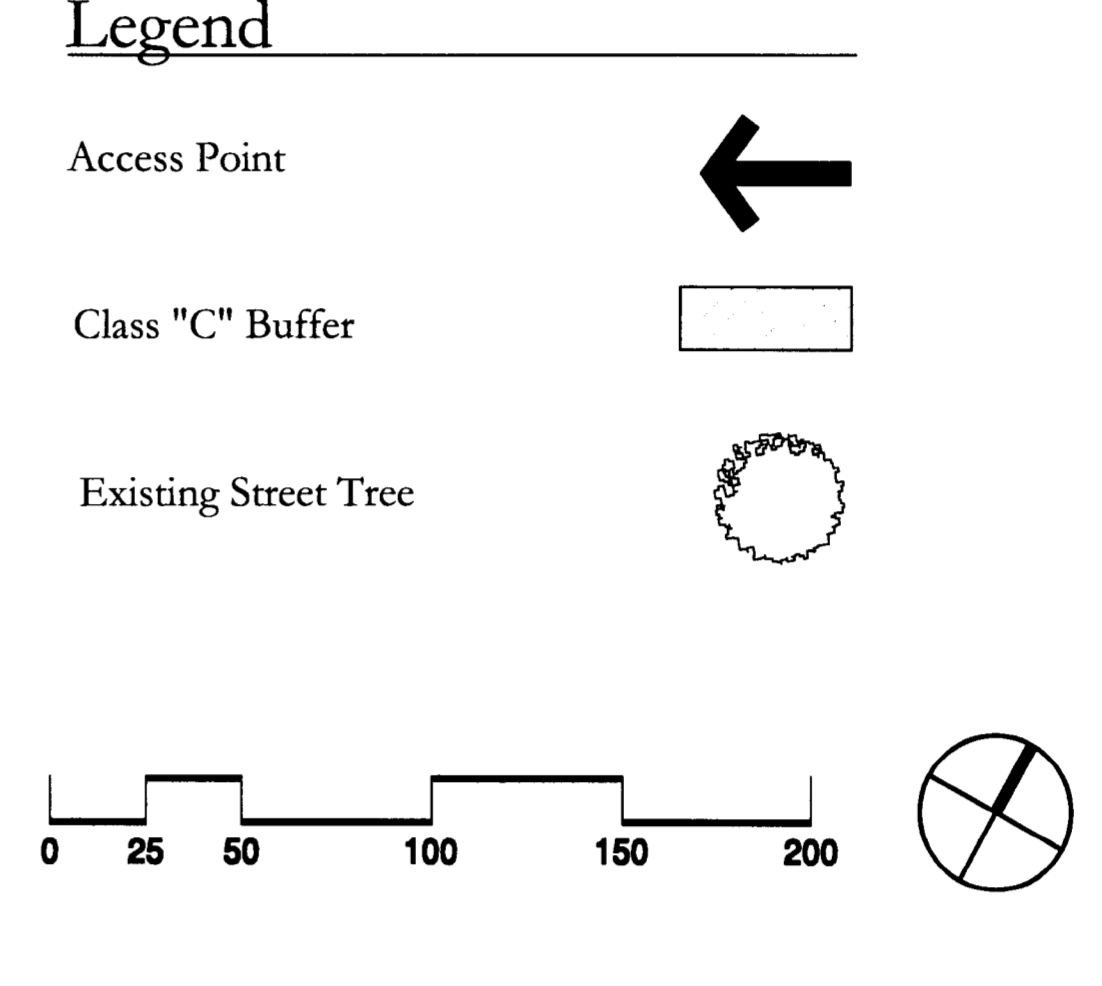
1. If the Proponent's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supporting documents shall, unless amended or the rezoning is voided, be binding upon the building upon and upon the benefit of the Petitioner(s) and its successors in interest and assigns.

2. Throughout this Rezoning Petition, the term "Proponent" shall be deemed to include the successors in interest and assigns of the Proponent who has been involved in development of the site involved from time to time.

**Vicinity Map**

NOT TO SCALE

**Legend**



**TURNBULL SIGMON DESIGN**

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10011 Murchison Square Dr.  
Suite 550  
Charlotte, NC 28203  
Phone: 704-529-8500  
Fax: 704-522-0882

LAND DEVELOPMENT DESIGN SERVICES

NORTH CAROLINA PROFESSIONAL ENGINEER  
No. 2235  
NORTH CAROLINA PROFESSIONAL ARCHITECT  
No. C-157

**PULTE HOME CORPORATION**

11121 CARMEL COMMONS BLVD.  
SUITE 450  
CHARLOTTE, NC 28226

**Beverly Crest Parcel "D"**

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: *February 11, 2005*

BY: DEBRA D. CAMPBELL

**REZONING Technical Data Sheet**

For Public Hearing Petition # - 2003-87

PROJECT NUMBER: 03073

DRAWN BY: SFC

DESIGNED BY: SRT

ISSUE DATE: 6/18/03

8. 02/10/05 TCS Revise per client comments  
7. 02/10/05 TCS Revise per client comments  
6. 12/21/03 TCS Revise per zoning committee  
5. 10/17/03 TCS Revise per client comments  
4. 10/17/03 TCS Revise per client comments  
3. 10/08/03 TCS Revise per client comments  
2. 8/08/03 TCS Revise per client comments  
1. 02/03/03 TCS Revise per client comments  
NO. DATE BY REVISIONS

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CHARLOTTE, NC

**REZONING Cross Sections**

For Public Hearing Petition # - 2003-87

PROJECT NUMBER: 03073

DRAWN BY: TCS

DESIGNED BY: SRT

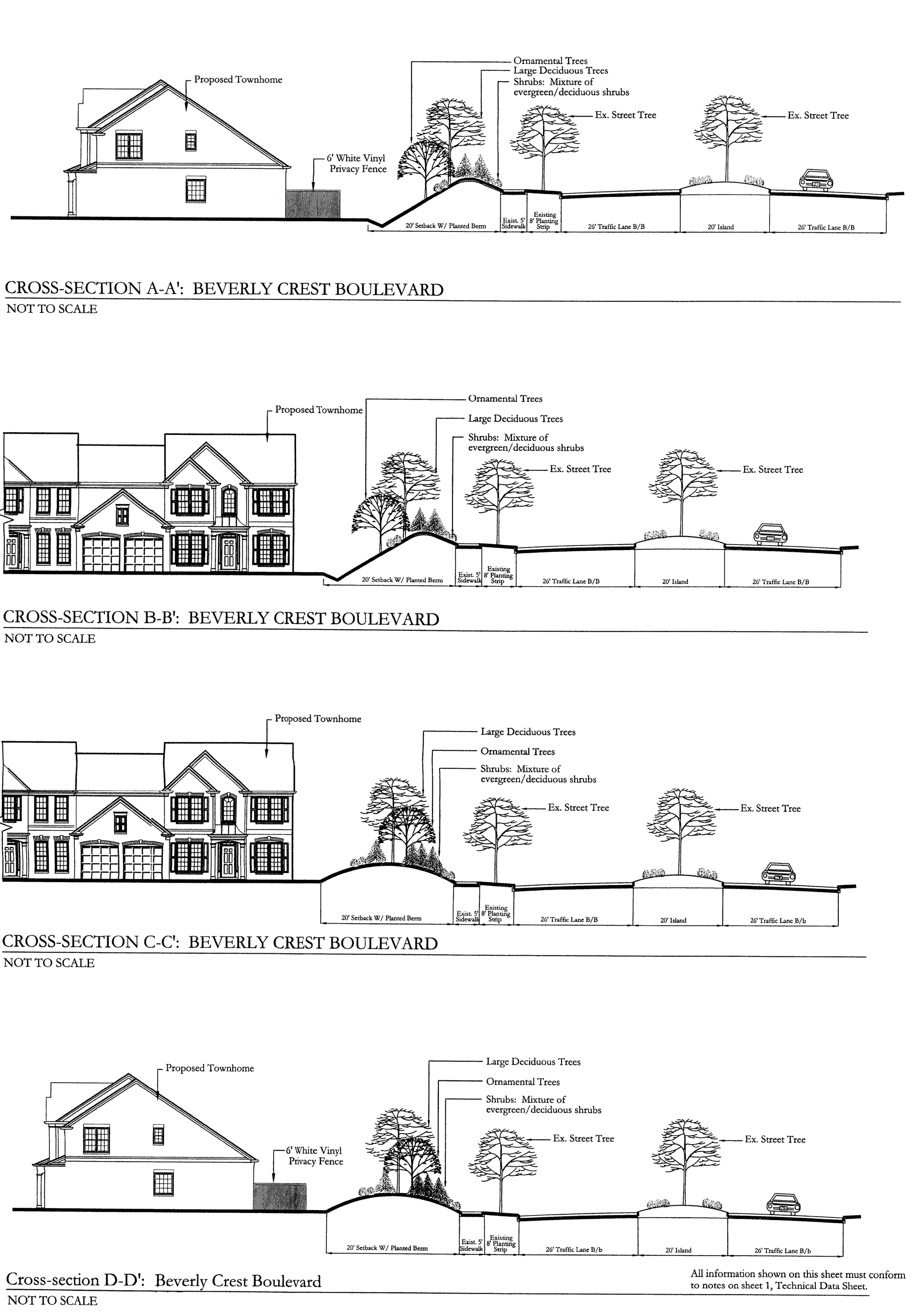
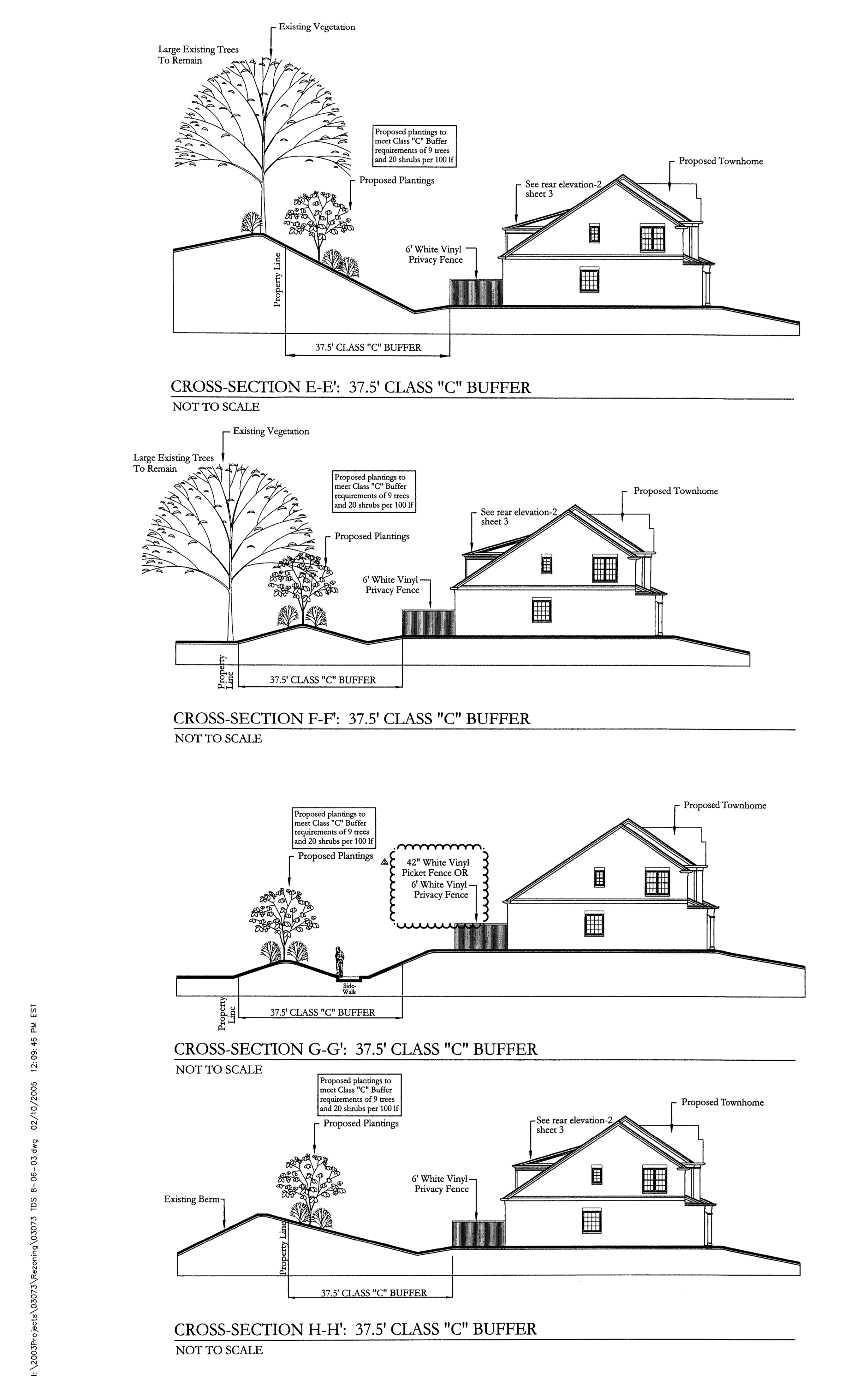
ISSUE DATE: 6/18/03

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: *February 11, 2005*

BY: DEBRA D. CAMPBELL

3. 02/10/05 TCS Revise per client comments  
2. 11/17/03 TCS Revise per client comments  
1. 10/08/03 TCS Revise per client comments  
NO. DATE BY REVISIONS



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SUITE 450  
CHARLOTTE, NC 28226

**Beverly Crest Parcel "D"**

CHARLOTTE, NC

**REZONING Building Elevations**

PROJECT NUMBER: 03073

DRAWN BY: TCS

DESIGNED BY: SRT

ISSUE DATE: 6/18/03

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: *February 11, 2005*

BY: DEBRA D. CAMPBELL

1. 10/08/03 TCS Revise per client comments  
NO. DATE BY REVISIONS

All information shown on this sheet must conform to notes on sheet 1, Technical Data Sheet.