DEVELOPMENT STANDARDS

February 26, 2008

GENERAL PROVISIONS

Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-2 zoning district shall be followed in connection with SETBACKS, SIDE YARDS AND REAR YARDS development taking place on the Site. The development depicted on the Rezoning Plan 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 Rezoning Plan 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 27 for sale single family attached townhome. Common open space on the Site shall be maintained by a homeowners association. dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the UR-2 zoning district.

BUFFERS

- 1. A six foot masonry wall will be constructed along the Site's westerly and northerly edges approximately two feet from the respective property lines. Construction of such wall will be commenced once the City of Charlotte has granted approval of the subdivision plan for the Subject Site.
- The Petitioner shall establish a 24 foot open space area along the Site's western PARKING boundary line as more particularly depicted on the Rezoning Plan. The landscape elements for a Class C buffer (a minimum of 5 trees and 20 shrubs per 100 linear feet) Vehicular and bicycle parking will satisfy the minimum standards established under the shall be installed within the 24 foot area. Rain gardens and underground detention Ordinance. may also be placed with this open space area.
- The Petitioner shall establish a 24 foot buffer along the Site's northern boundary line as more particularly depicted on the Rezoning Plan. Trees located within such buffer will 1 be preserved except to the extent necessary to install the wall noted above and to clear single family attached townhome buildings proposed to be constructed on the Site that are undergrowth and dead vegetation from the buffer. At a minimum, however, the buffer intended to depict the general conceptual architectural style, character and elements of these will include 5 trees per 100 linear feet.
- 4. The Petitioner reserves the right to grade and to install a wall and utility lines within the schematic architectural renderings in terms of their architectural style, character and elements. above noted buffer areas located along the Site's western and northern boundary lines,
- Sidewalks will be provided on the Site in accordance with the Ordinance. A continuous safe pedestrian connection will be provided between the sidewalks on the Site and the existing sidewalk to the east along Ballantyne Commons Parkway.
- 10. Any required modifications to the existing pavement markings and curb ramp on the Lowe's driveway will be the responsibility of the petitioner/developer.

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 PINCHED . Marshal's office for approval before the construction of that building commences.

STORM WATER MANAGEMENT

- The Petitioner will tie into the 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.
- For projects with defined watersheds grater than 24 % built upon area, construct water uality best management practices (BMPs) that are designed to achieve 85% Total Suspended Solid 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 Mecklenburg County BMP Design Manual, July 2007 or N.C. Division of Water Quality Stormwater Best Management Practices Manual, July 2007. (Design Standards shall be met according to the City of Charlotte Best Management, Practices Manual, when available). Use of Low Impact Development (LID) techniques is
- The 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 flood analysis to determine O whether additional peak control is needed and if so, for what level of storm frequency.
- The following agencies must be contacted prior to construction regarding wetland and $\stackrel{\text{O}}{\sim}$ water quality permits.

Section 401 Permit NCDEHNR 919 733 - 1786 Section 404 Permit US Army Corps of Engineers 704-271 4854

FASEMENT

A reciprocal easement will be established allowing for 1), extension of walls or fences located of on abutting properties to the north and west onto the Site in order to allow such walls or fences to connect to the wall within the buffer along the northerly and westerly edges of the Site by the 🗷 owners of said abutting properties to the north and west and 2) access by the petitioner/developer onto these abutting properties for the purpose of maintenance of the wall.

BINDING EFFECT OF THE REZONING PETITION

It this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Rezoning Plan 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 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 2

provided, however, that utility lines and facilities may only cross the buffer areas at interior the overall conceptual architectural style and character are permitted based upon final 3. angles measured at the property line which are not less than 75 degrees. design/construction drawings.

No buildings, parking spaces or maneuvering areas may be located within the buffer of The maximum height of the single family attached townhome buildings proposed to be SICNS constructed on the Site shall be 40 feet. Units shall include no more than two habitable floors plus attic space under a dormer on the front elevations.

No above ground detention facilities or water quality facilities may be located within the 24 foot buffer area outlined in Paragraph 3 above. The permitted exterior building materials for the single family attached townhome

depicted on the Rezoning Plan.

SCREENING AND LANDSCAPE AREAS

Ordinance as of the date of the approval of this Rezoning Petition.

ARCHITECTURAL AND DESIGN COMMITMENTS

Changes and alterations which do not materially change

WALL 24" OFF PROPERTY LINE

400 5Q FT

MAX. BLDG. HEIGHT 40'

5' SIDEWALK

MAX. BLDG. HEIGHT 40'

4 UNIT VILLA

30' SETBACK LINE

MANUAL / & PLANTING STRIP

DEED LINE

38' MINIMUM REAR YARD

400 SQ FT

400 SQ F

400 SQ FT

MAX. BLDG. HEIGHT 40'

374.97

EDGE OF EXISTING PAYEMENT

COMMON OPEN SPACE

Ordinance.

TREE ORDINANCE

-OP IRON!

The Site shall observe a 30 foot setback along Ballantyne Commons Parkway.

Screening shall conform with the standards and treatments specified in Section 12.303 of the

Development of the Site will comply with the applicable provisions of the City of Charlotte Tree -7

Attached hereto are schematic architectural renderings of the front elevation of the

constructed on the Site must be substantially similar in appearance to the relevant attached

buildings to be constructed on the Site shall be a combination of brick, stone and similar masonry products, stucco, wood and wood products, shake and hardi-plank and fiber cement board. Notwithstanding the foregoing, vinyl may be utilized on the soffits of the All principal structures constructed on the Site shall satisfy or exceed the sethack, side single family attached townhome buildings. Except as provided above, vinyl shall not yard and rear yard requirements under the Ordinance for the UR-2 zoning district as be a permitted exterior building material.

> At least 25% of the front elevation (excluding doors, windows, rooftops and trim areas) of each single family attached townhome building constructed on the Site shall have brick, stone or a combination of brick and stone.

> The side elevation of each townhome dwelling unit located on an end of a single family attached townhome building to be constructed on the Site shall be substantially similar to the front elevation of such townhome dwelling unit in terms of the exterior building

No more than three (3) consecutive individual townhome units located in the same building may have the same front building elevation in terms of primary exterior building materials.

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

Vinyl fences shall be permitted on the Site.

NORTH SIDE N 89'29'01" - 577.19'

PEDESTRIAN GÁTES

MAX. BLDG HEIGHT 40'

4 UNITVILLA

& PLANTING STRIP

-CENTER LINE OF ROW

164 --- 688,12

EDGE OF PAVEMENT

30' SETBACK LINE

LEFT TURN LANE TO NCDOT STANDARDS WITH A MINIMUM 150 FEET STORAGE

1<u>59</u> 690.25

Trash collection will be provided through roll out containers rather than through

LIGHTING

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 7. buildings. Accordingly, the front elevation of any single family attached townhome building

> The maximum height of the decorative, pedestrian scale, freestanding lighting fixture 8. installed on the Site, including its base, shall not exceed 15 feet.

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

All exterior detached light fixtures (except street lights along public or private streets)

Vehicular access to the Site is limited to that depicted on the Rezoning Plan.

ACCESS POINTS /SIDEWALKS/RIGHT OF WAY DEDICATION

shall be capped, full cut off fixtures.

The placement and configuration of the access point is 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.

Prior to the issuance of a building permit for any building to be constructed on the Site, the Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Ballantyne Commons Parkway as required to provide right of way measuring 50 feet from the existing centerline of Ballantyne Commons Parkway if such right of way does not currently exist.

The Petitioner will install a left turn lane on Ballantyne Commons Parkway into the driveway into the Site in accordance with NCDOT minimum standards with a minimum of 150 feet of storage

The Petitioner will construct new curb along the Site's immediate trontage along the northerly side of Ballantyne Commons Parkway. The new curb will be located 36 feet from centerline to face of curb.

The Petitioner will provide an 8-foot planting strip and a 6-foot sidewalk along the Site's immediate frontage on the northerly side of Ballantyne Commons Parkway as measured from the back of the new curb.

The Petitioner will provide a 5 foot sidewalk along one side of the access driveway located to the east of the Site.

400 SQ F

MAX. BLDG.

REAR ACCESS GATE

400 50 FT

5 SIDEWALK

AREA DEDICATED TO NEDOT AS PUBLIC R/M 11366.5 SQ. FT. 0.28 ACRES

BALLANTYNE COMMONS PARKWAY

PEDESTRIAN GATE

HEIGHT 40'

The gate located on the driveway into the Site on Ballantyne Commons Parkway will be located a minimum of 50 feet from the current right-of-way line.

(NET 5.36 ACRES OF R.O.A SITE ACREAGE: GROSS 6.05 ACRES TAX PARCELS: 225.112.07, 225.112.26 \$ 225.112.08 EXISTING ZONING: PROPOSED ZONING: UR-2 (CD) PROPOSED USE: TOWNHOMES FOR SALE PROPOSED NUMBER OF TOWNHOMES FOR SALE: 27 20" X 20" X 6'-8" COLUMNS EVERY 16' AND AT ADJOINING PROPERTY CORNERS 5516 BALLANTYNE COMMONS PKWY Charlotte, NC 28277 704.340.0502 Copyright Law resigner hereby expressly reserves his copyright and other property right IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING North & West Wall Section THE EXPRESS WRITTEN PERMISSION AND CONSENT OF SAGRADO DESIGNS NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING

SITE DATA TABLE

ANY REQUIRED MODIFICATIONS

TO THE EXISTING PAVEMENT MARKINGS

AND CURE RAMP WILL BE THE RESPONSIBILITY OF THE PETITIONER/DEVELOPER

APPROVED BY CITY COUNCIL MAR 17 2008

SCALE: 1" = 40

NOVEMBER 2, 2007 REVISED DECEMBER 5, 2007 **REVISED JANUARY 15, 2008 REVISED FEBURARY 12, 2008 REVISED FEBURARY 19, 2008**

MAIN ENTRY GATE

OR COMMUNIT

R-3

CLEANING UNDERGROWTH DIL

400 SQ FT

PEDESTRIAN GIATE

MAX. BLDG. HEIGHT 4-0'

400 SQ FT

202.08

400 5Q FT

5' SIDEWALK

400 SQ FT

4 UNIT VILLA

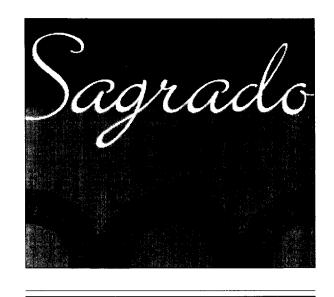
6 MASONRY WALL

400 50 F

(S.R. #3626 PUBLIC R/W VARIES)

FOR PUBLIC HEARING PETITION NO.: 2008-027





5516 BALLANTYNE COMMONS PKWY Charlotte, NC 28277 704.340.0502

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THE VILLAS AT ALEXANDER PLACE

DECEMBER 18, 2007 REVISED 1/14/08

A, B, & C ELEVATIONS SCALE: 3/16" = 1'-0"