

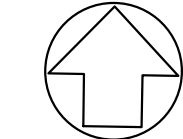


1. FOR ADJOINING PARCELS RECEIVING STORM WATER DISCHARGE THE PETITIONER SHALL ANALYZE THE ADJACENCY OF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS TO HAYDEN DRIVE. IF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE ONTO THE ADJOINING PARCELS.
2. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING APPLICATION ARE SUBJECT TO REVIEW BY THE BOARD AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO COMPLY WITH THE CITY OF HAYDEN WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.



1. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the garage sidewalk grade a minimum of 24 inches.
2. Pitched roofs, if provided, shall be substantially sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12. Unless a flat roof architectural style is employed.
3. Usable porches and stoops shall form a predominant feature of the building design and shall be located on the front side of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
4. All corner/trend units that face a public or private street should have a porch or stoop. A portion of the porch or stoop should be open to the street and provide a minimum of one or two windows that shall not be tinted. The maximum blank wall exposure to 10 feet on all building levels.
5. Garage doors visible from public or private streets should minimize the visual impact by having a setback of 10 to 15 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
6. Walkways should be provided to connect all residential entrances to sidewalks.
7. Townhouse and Attached Single Family buildings fronting public or private network streets should have at least 6 to 10 individual units or fewer. The number of individual units per building should be varied in adjacent buildings. Multiple 6 unit buildings are adjacent.

SITE DEVELOPMENT TABLE:



HORIZONTAL 1 inch = 40 ft.

DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN. THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") UNLESS OTHERWISE SPECIFIED, SHALL DEVELOPMENT STANDARDS WHICH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE "R-17MF" ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE. THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDINGS, PARKING AREAS, TREE SAVE AREA, COMMON OPEN SPACE, AND OTHER FEATURES OF THE DEVELOPMENT SHALL BE DESCRIBED IN THE REZONING PLAN ARE SCHEMATIC IN NATURE AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROJECT REPRESENTATION SHALL ALLOWING SOME ITERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT / SITE ELEMENTS.

1. USES ALLOWED WITHIN THE REZONING AREA SHALL BE LIMITED TO RESIDENTIAL USES ALLOWABLE WITHIN THE R-17MF ZONING DISTRICT. ALLOWABLE RESIDENTIAL USES SHALL BE LIMITED ON SITES AS DESCRIBED IN THE FOLLOWING DESCRIPTIONS AND AS GENERALLY ILLUSTRATED WITHIN THE SITE PLAN.
- a. A MAXIMUM OF NINE (9) BUILDINGS WHICH MAY INCLUDE UP TO SIX (6) TOTAL ATTACHED SINGLE FAMILY RESIDENTIAL UNITS, AS DEPICTED ON THE SITE PLAN.
- b. MAXIMUM HEIGHT SHALL NOT EXCEED REQUIREMENT AS SET FORTH IN THE ZONING ORDINANCE. AN INCREASE IN HEIGHT OF 1' FOR EVERY 2' OF DISTANCE FROM SIDE YARD SHALL BE ALLOWABLE PER TABLE 3.905(1)(b)(B).

1. VEHICULAR AND PEDESTRIAN ACCESS TO THE SITE FROM OLD SUGAR CREEK ROAD WILL BE GENERALLY DEPICTED ON THE SITE PLAN.
2. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY MODIFICATIONS THAT MAY BE REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS.
3. INTERNAL VEHICULAR ACCESS TO THE SITE PROVIDED AS GENERALLY DEPICTED ON THE SITE PLAN.
4. THE SIDEWALK IMPROVEMENTS SHALL INCLUDE A LANDSCAPE STRIP AND S'IDEWALK ALONG OLD SUGAR CREEK ROAD.
5. ALL TRANSPORTATION IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITES FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
6. THE PETITIONER SHALL IDENTIFY DEE FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY AND SIDEWALKS TO THE CITY OF CHARLOTTE, OR THE CITY OF CHARLOTTE'S ISSUED RIGHTS OF WAYS AND SIDEWALKS TO THE CITY OF CHARLOTTE OR THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
7. A MINIMUM OF TWO (2) PARKING SPACES PER RESIDENTIAL UNIT ON SITE AS GENERALLY DEPICTED ON THE SITE PLAN.

1. THE EXTERIOR BUILDING MATERIALS FOR ALL FOUR SIDES WILL BE PRIMARILY OF BRICK, CEMENTITIOUS SIDING, PRECAST CONCRETE AND STONE, EIFS, STUCCO, OR VINYL SIDING (EXCLUDING WINDOWS, DOORS, SOFFITS, GABLES, ROOF, AND ARCHITECTURAL DETAIL OR TRIM). THE USE OF VINYL / ALUMINUM SIDING (EXCLUDING WINDOWS, DOORS, SOFFITS, GABLES, AND TRIM), WILL NOT BE PERMITTED. WHERE PITCHED ROOFS OCCUR, THE ROOFS SHALL BE ARCHITECTURAL GRADE SHINGLES.
2. BUILDINGS SHALL NOT BE EXCEEDED IN HEIGHT.
3. BLANK WALL AREA SHALL NOT EXCEED 20'.
4. TOWNHOME INTERIORS SHALL BE RECESSED OR RAISED WITH A UNITS WITH INTERNAL ELEVATORS SHALL HAVE COVERED OR RECESSED ENTRANCES AT SIDEWALK LEVEL.
5. THE REAR OF TOWNHOMES SHALL BE RECESSED TO PROVIDE A RECESSED REAR PORCH OR RECESSED REAR ENTRY TO EACH TOWNHOME SHALL FACE A FRONTAGE (STREET, VEHICULAR WAY OR COMMON GROUND SPACE).
6. MINIMUM ROOF PITCH SHALL MEET ORDINANCE REQUIREMENTS.

1. FENCE STANDARDS SHALL COMPLY WITH PROPOSED ZONING. CHAIN LINK FENCES ARE NOT ALLOWED.

STREETSCAPE AND LANDSCAPING:

1. THE PETITIONER SHALL PROVIDE AN 8 FT PLANTING STRIP AND A 5 FT SIDEWALK ALONG OLD SUGAR CREEK ROAD AS GENERALLY SHOWN ON SITE PLAN.
2. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

1. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION ORDINANCE.

LIGHTING:

1. ALL ATTACHED AND DETACHED LIGHTING WILL BE FULL CUTOFF FIXTURES AND DOWNWARDLY DIRECTED. HOWEVER, UPWARD FACING ARCHITECTURAL AND LANDSCAPE ACCENT LIGHTING SHALL BE PERMITTED.

1. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. FURTHER ALTERATIONS OR MODIFICATIONS TO THE REZONING PLAN WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE APPROVED TECHNICAL DATA SHEET OR ANY OF ITS CONDITIONS OR WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 6.207(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

1. **BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:**
IN THIS SITE PLAN AMENDMENT IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE CITY OF ALBUQUERQUE ZONING ORDINANCE, AS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. **THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGN**

NOTE:
THIS SITE PLAN IS DEPICTIVE / CONCEPTUAL IN NATURE . MINOR
ADJUSTMENTS TO THE LAYOUT MAY BE ALLOWED / NEEDED
DURING SITE DESIGN AND DEVELOPMENT AFTER THE REZONING IS
APPROVED. THIS SHALL BE ACCEPTABLE AS LONG AS THE INTENT
OF THE REZONING IS UPHOLD.

NOTE:
UNIT SIZES SHOWN ARE APPROXIMATE. ACTUAL UNIT SIZES MAY VARY WITHIN BUILDING ENVELOPE.