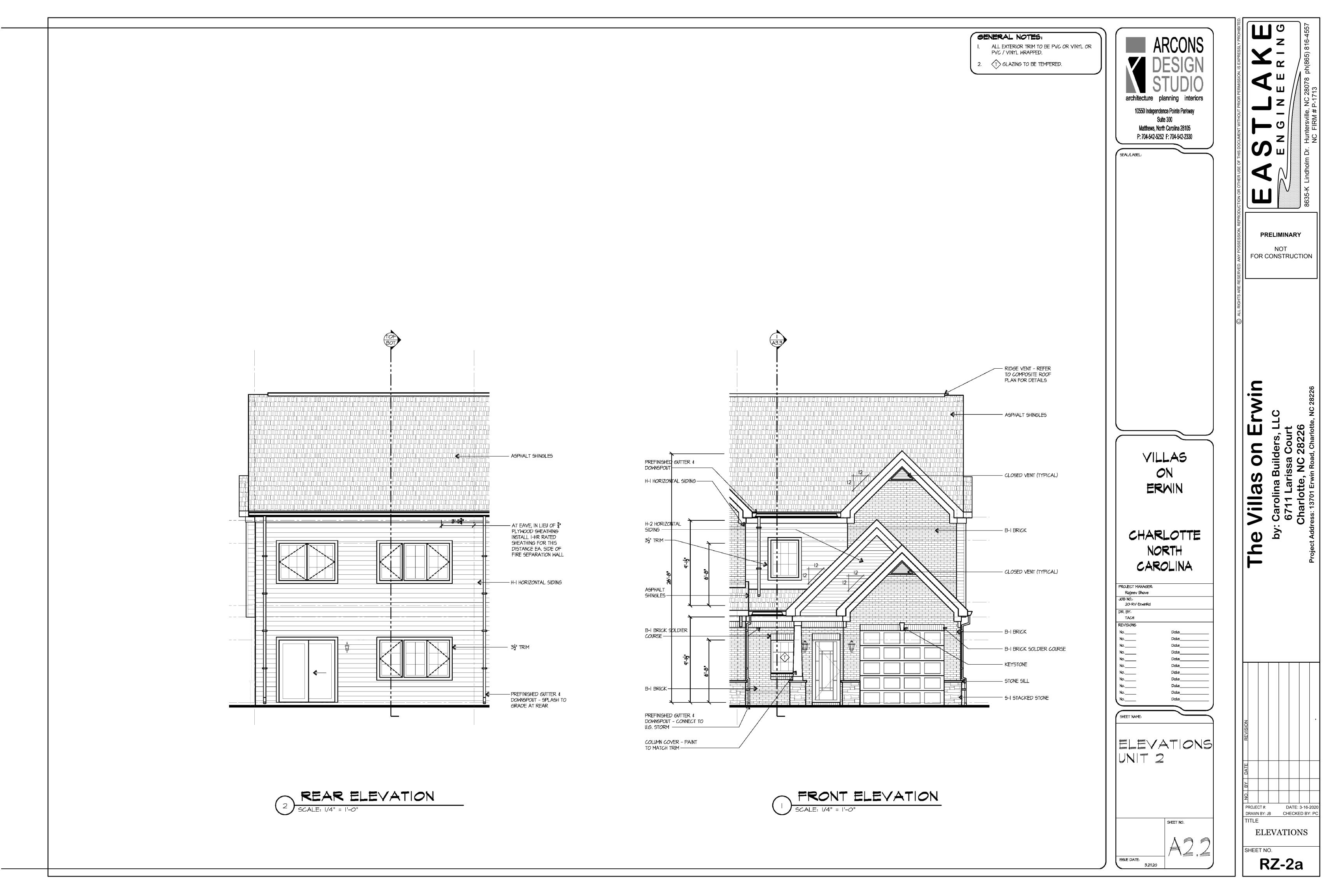
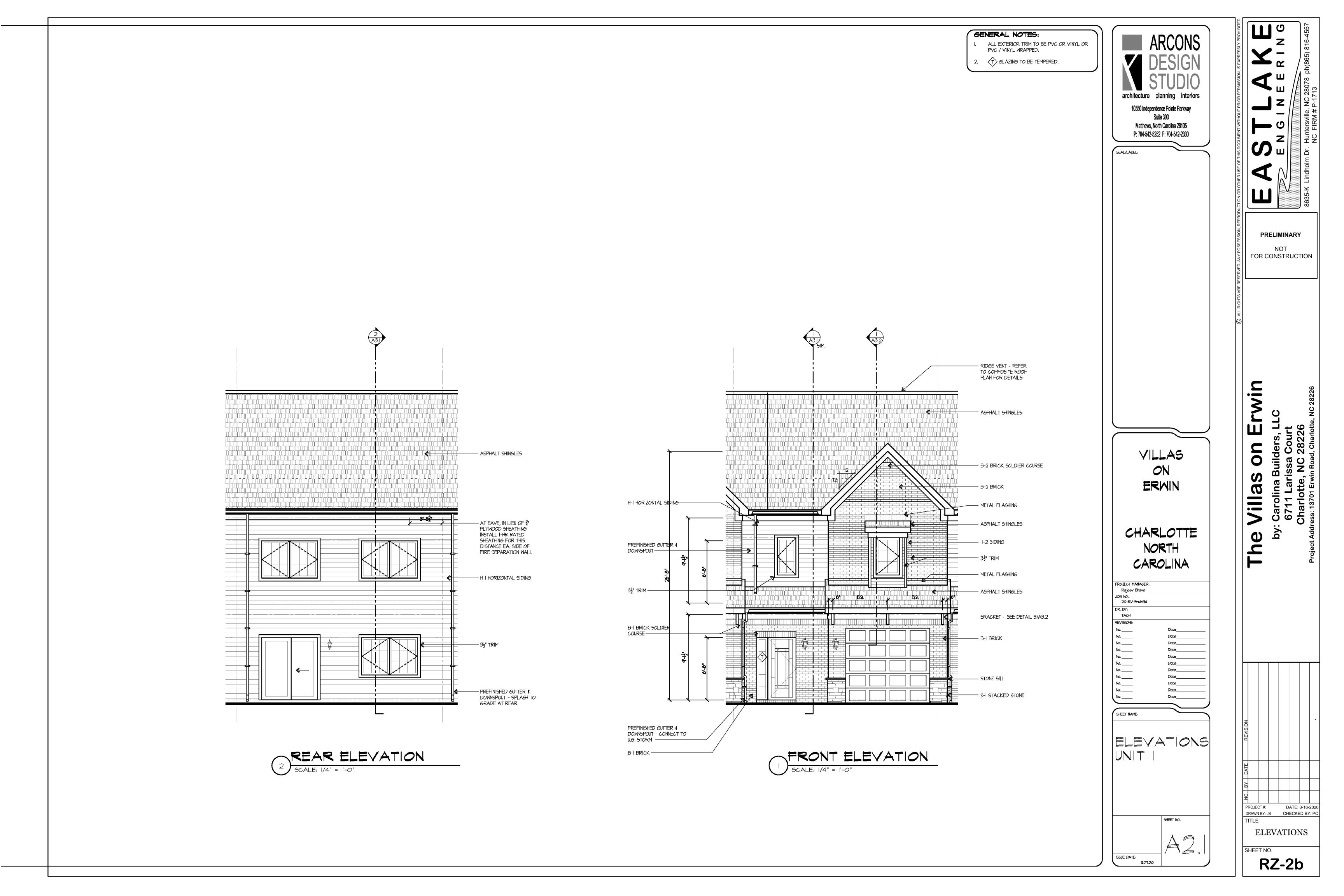
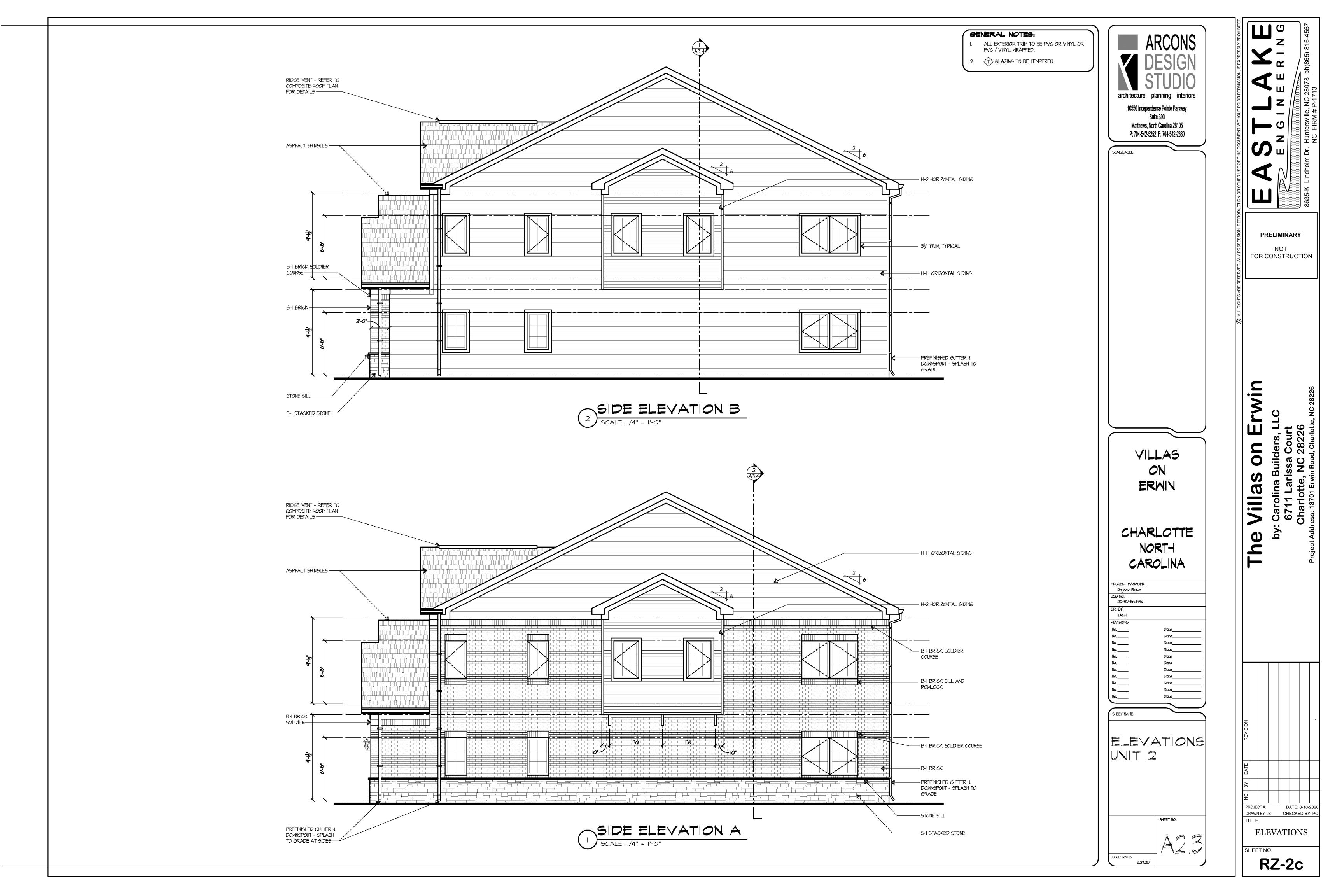
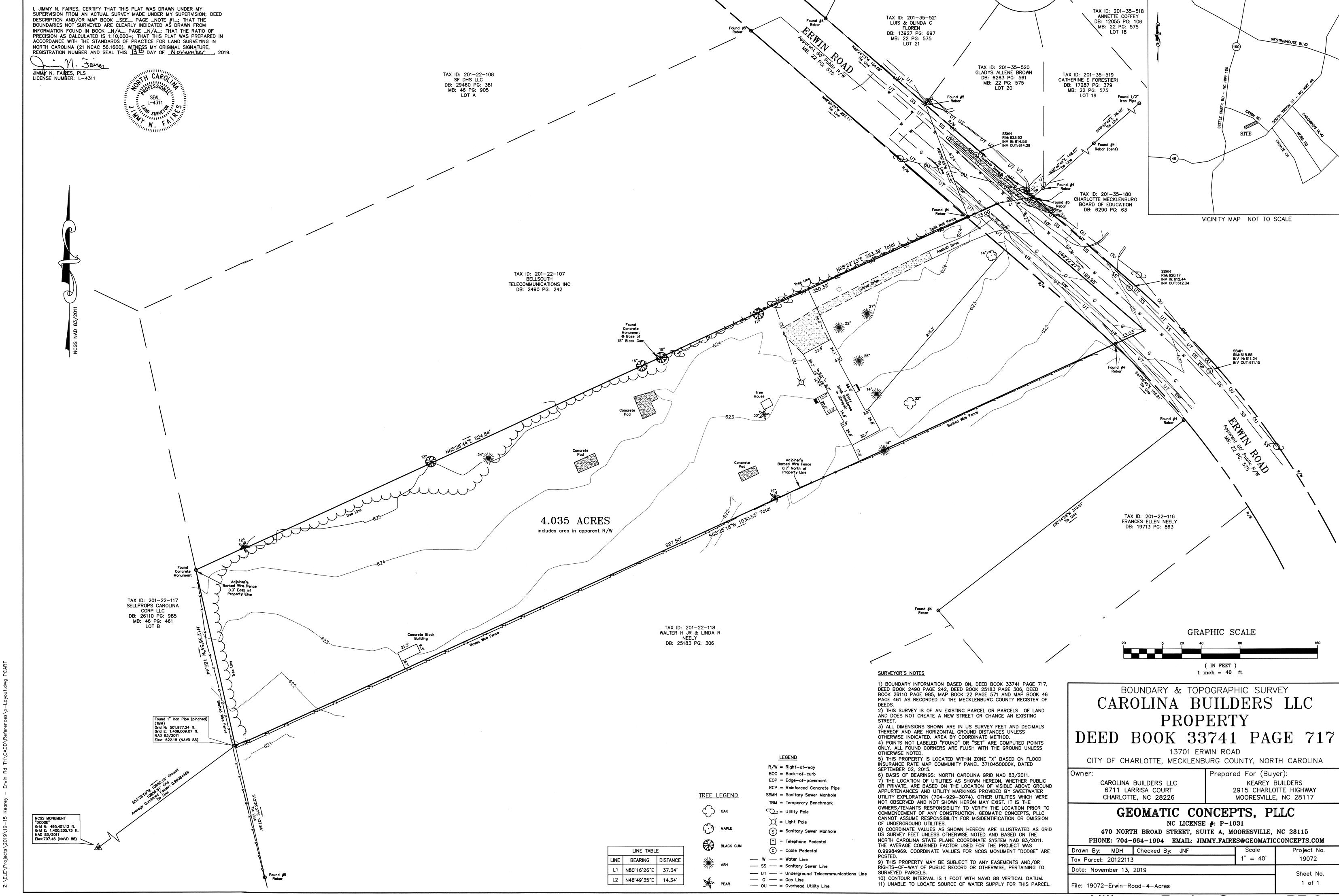
The location, size and type of storm water management systems depicted on the Rezoning Plan Carolina Builders LLC Development Standards 3/11/20 are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate Site Development Data: actual storm water treatment requirements and natural site discharge points. The two storm --Acreage: ± 3.90 acres water management facility locations labeled as "potential" if not utilized for storm water --Tax Parcel #: 20122113 management will be improved as open space areas or tree save areas. --Existing Zoning: R8-MF(CD) The Site will comply with the Tree Ordinance. --Proposed Zoning: UR-2(CD) ^a All utilities within the Site will be placed underground. --Existing Uses: One detached residential dwelling. --Proposed Uses: Up to 30 attached dwelling units together with accessory uses, as allowed in the All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting R8-MF zoning district. that may be installed along the driveways, sidewalks, parking areas and courtyards. -- Proposed Floor Area Ratio: As allowed by the UR-2(CD) Zoning District. Detached lighting on the Site will be limited to 15 feet in height. --Maximum Building Height: Building height as required by the Ordinance. No exterior "wall pack" lighting will be allowed, however architectural lighting on building facades, such as but not limited to scones, will be permitted. **--Parking:** Parking as required by the Ordinance will be provided. 8. <u>Signage</u>: --Open Space: A minimum of 15% of the site will be established as a tree/save/open (to include TAX ID: 201-35-521 the on-site open storm water retention area) space areas as defined by the Ordinance. a. Signage as allowed by Ordinance. LUIS & OLINDA (FLOREN DB: 13927 PG: 697 9. Home Owners Association: MB: 22 PG: 575 The Petitioner will provide a copy of the CC & R's for the Site to the HOA presidents of the LOT 21 ZONED R-15(CD) adjoining neighborhoods prior the issuance of the first certificate of occupancy. . Site Location. These Development Standards form a part of the Rezoning Plan associated with 10. Amendments to the Rezoning Plan: the Rezoning Petition filed by Carolina Builders, LLC ("Petitioner") to accommodate the development of a townhome community on approximately 3.90 acre site located on the west Future amendments to the Rezoning Plan (which includes these Development Standards) TAX ID: 201-35-520 side of Erwin Road across from Lake Wylie Elementary School (the "Site"). may be applied for by the then Owner or Owners of the applicable Development Area portion of GLADYS ALLENE BROWN TAX ID: 201-35-519 CATHERINE E FORESTIERI DB: 6263 PG: 561 **Lang Districts/Ordinance**. Development of the Site will be governed by the Rezoning Plan as the Site affected by such amendment in accordance with the provisions of Chapter 6 of the well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). VICINITY MAP MB: 22 PG: 575 Unless the Rezoning Plan establishes more stringent standards the regulations established under 11. Binding Effect of the Rezoning Application: the Ordinance for the UR-2(CD) zoning classification shall govern. ZONED R-15(CD) a. If this Rezoning Petition is approved, all conditions applicable to the development of the N.T.S. a Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, Site imposed under the Rezoning Plan will, unless amended in the manner provided under the structures and buildings, building elevations, driveways, streets and other development matters Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan the Site and their respective heirs, devisees, personal representatives, successors in interest or should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, FOUR BOARD FENCE WITH **PRELIMINARY** there may be instances where minor modifications will be allowed without requiring the STONE COLUMN TERMINATORS -TAX ID: 201-35-180 Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are: ADDITIONAL SHRUBS TO SCREEN BOARD OF EDUCATION DB: 6290 PG: 63 BMP AREA and VIEW OF UNITS FOR CONSTRUCTION FROM ERWIN ROAD minor and don't materially change the overall design intent depicted on the Rezoning Plan; PLANTINGS TO BE INSTALLED AS REQUIRED BY THE modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent CHARLOTTE TREE properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet **ENTRY FEATURE DETAL** The Planning Director will determine if such minor modifications are allowed per this amended TAX ID: 201-22-107 process, and if it is determined that the alteration does not meet the criteria described above, TELECOMMUNICATIONS INC the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the ZONED I-1(CD) Ordinance. a Number of Buildings Principal and Accessory. The total number of principal buildings to be 400 SF. PRIVATE OPEN developed on the Site shall not exceed 7. Accessory buildings and structures located on the Site SPACE AREA WITH shall not be considered in any limitation on the number of buildings on the Site. Accessory "PUBLIC" ACCESS buildings and structures will be constructed utilizing similar building materials, colors, EASEMENT AND architectural elements and designs as the principal building located on the Site. Accessory PATHWAY TO PUBLIC structures and buildings include structures and buildings such as but not limited to; a mail kiosk, R/W, (TYPICAL) gazebos, trellises, storage buildings, and other structures associated with the on-site open space. . Parking layouts for surface parking may be modified to accommodate final building locations 30' PRIVATE STREET, and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks maybe subject to variations that do not materially change the design intent depicted on the Rezoning Plan. Permitted Uses & Development Area Limitation: STOP BAR AND -The Site may be developed with up to 30 attached dwelling units, together with 10'x70' SIGHT TRIANGLE & accessory uses allowed in the UR-2(CD) zoning district. 35'x35' SIGHT TRIANGLE **Access and Transportation:** BUILDING BOTH SIDES OF NEW DRIVE Access to the Site will be from Erwin Road in the manner generally depicted on the Rezoning ACTUAL DEDICATION WIDTHS VARY Let The Petitioner shall construct improvements to Erwin Road in the manner generally depicted on WITH EXISTING EOP FOR ERWIN ROAD this Rezoning plan. (SEE ACCESS AND TRANSPORTATION SECTION OF NOTES) -The Petitioner will provide a eight (8) foot planting strip and a six (6) foot sidewalk along Erwin - SIDEWALK WILL BE 10'x20' DRIVEWAY, TYP Road Road. The Petitioner will dedicate fee simple right-of-way (mi. 35') along Erwin Road to CONSTRUCTED ALONG accommodate the existing road, proposed planting strip and sidewalk with the approval of PROPERTY LINE. Planning and CDOT. Along the Site's internal public road a eight (8) foot planting strip with a five (5) foot sidewalk - FOUR BOARD will be provided on at least one side of the proposed street as generally depicted on the Rezoning Plan. Street trees will also be provided along the private street as generally depicted TAX ID: 201-22-116 FRANCES ELLEN NEELY on the Rezoning Plan. Decorative pedestrian scale lights will be provided along the internal street DB: 19713 PG: 863 per Charlotte Zoning Ordinance. a The Petitioner shall post 25 mph speed limit signes as part of the Charlotte WALKS and Vision Zero policies. The placement and configuration of the vehicular access point(s) is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards. . The alignment of the internal vehicular circulation and driveways may be modified by the PROP. DUMPSTER Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments WITH RECYCLING required for approval by CDOT in accordance with published standards. Vertical curb and gutter shall extend from Erwin Road throughout the proposed development on both sides of the "New" Public Road. The Petitioner will modify the existing road striping to meet CDOT request. The Petitioner shall add a stop bar and "signalized pedestrian crossing" across Erwin Road per SELLPROPS CAROLINA WALTER H JR & LINDA R CDOT Specifications. The Petitioner agrees to construct all improvements to Erwin Road (as depicted) before the first DB: 26110 PG: 985 DB: 25183 PG: 306 MB: 46 PG: 461 building certificate of occupancy is to be issued. Architectural Standards, Court Yards/Amenity Areas: The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, synthetic stone, cementitious fiber board, EIFS, decorative block and vinyl siding and trim (siding may not exceed 25% of the wall surface per unit elevation per street side - Erwin and the New Public Road). The proposed roofing materials will be architectural asphalt shingles, metal type roofing materials may be used on portions of the roofs that cover porches and/or stoops or on bay windows. Let The attached illustrative building elevations (typical unit front elevations and side elevations) are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these PETITIONER WILL CONSTRUCT illustrations provided that the design intent is preserved). STREET CONNECTION The side elevations of the building along Erwin Road will contain windows so that blank walls **SITE DEVELOPMENT TABLE:** WITH PROPOSED ROAD. over 20 feet in length will not occur. **INCLUDING 35X35 SIGHT** The units in the building shall have a one (1) car garage. TRIANGLE EASEMENTS To provide privacy, any residential entrances within 15 feet of the public sidewalk shall be raised TAX MAP NUMBER: 20122113 from the average sidewalk grade a minimum of 6 inches. PROPOSED DEVELOPMENT EPitched roofs, if provided, shall be symmetrical sloped no less than 5:12, except that roofs for CURRENT ZONING: R8-MF(CD) INTERNAL SETBACKS: porches and attached sheds may be no less than 2:12. EXACT CONSTRUCTION PLANS NOT AVAILABLE AT THE TIME OF Usable porches or stoops shall form an element of the building design and be located on the PROPOSED ZONING: UR-2(CD) FRONT: 14 FT THIS REZONING front and/or side of the building. Stoops and entry level porches may be covered but not be CORNER: 5 FT. SITE AREA: 3.9 SIDE: 5 FT. Townhome buildings shall be limited to five units or less. The Petitioner will provide along Erwin Road a five (5) foot decorative metal ornamental fence DEED INFORMATION: DB 33741 PG 717857 REAR: 10 FT. and landscaping as generally depicted on the Rezoning Plan. ¹ Meter banks will be screened from adjoining properties and from Erwin Road. MAX HEIGHT OF BUILDING: 40 FT. L HVAC and related mechanical equipment will be screened from public view and from view of F.A.R. 1.0 adjacent properties at grade. Garbage pickup for the Site will be through roll out containers from each unit. MIN. LOT WIDTH: 20 FT. Streetscape, Buffers, Yards, and Landscaping: Public and Private streets shall comply with the Subdivision Ordinance. WATER: CHARLOTTE WATER (PUBLIC) HORIZONTAL 1 inch = 50 ft. Private drive and driveways for individual units will be allowed in the 20' foot building setback as generally depicted on the Rezoning Plan. PROPOSED USE: SINGLE FAMILY ATTACHED SEWER: CHARLOTTE WATER (PUBLIC) ^c A 400 s.f. open space shall be provided in the and front yard areas as generally depicted on the PROPOSED UNITS: 30 Rezoning Plan. DENSITY: 7.69 U/A UTILITIES: ALL UTILITIES WILL BE UNDERGROUND AS ^a Screening requirements of the Ordinance will be met. TOTAL UNITS ALLOWED: 31 REQUIRED BY CURRENT LAND DEVELOPMENT Above ground backflow preventers will be screened from public view and will be located behind DATE: 3-16-2020 the existing right-of-way of Erwin Road. DRAWN BY: JB CHECKED BY: PC A detail landscape plan for the proposed planting in tree save areas whether along Erwin Road UNIT SIZE 5,520 SF or internal will be provided with final construction drawings. Any of the plant material or species AVERAGE LOT SIZE 11,227 SF that does not live or becomes diseased, will be replaced by the next planting season. The WATERSHED: LONG SITE PLAN Petitioner reserves the right to substitute plant material listed on the detailed landscape plan FLOOD DATA: ZONE 'X' PER COMMUNITY PANEL with plant material of a similar type and quality if the plant material specified is not available or TREE SAVE REQUIRED: 15% 371045-4700K, EFF. 9/2/2015 has become diseased. The proposed landscaping along Erwin Road will be installed prior to the issuance of the first TREE SAVE PROVIDED: 15.2% DENSITY: HIGH SHEET NO. certificate of occupancy. MAX IMPERVIOUS %: 70% RZ-1 **Environmental Features:** OPEN SPACE REQUIRED: 400 SF PRIVATE PER LOT SITE IMPERVIOUS: 1.92 Ac The Petitioner shall comply with the Charlotte City Council approved and adopted Post OPEN SPACE PROVIDED: 400 SF PRIVATE PER LOT SITE IMPERVIOUS %: 49.30% Construction Controls Ordinance.









Villas on Erwin - Survey - RZ-3