

SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY DATED MAY 10, 2019 PROVIDED BY CAROLINA SURVEYORS, INC., P.O. BOX 307, PINEVILLE, NC 28134 704-899-7001

ZONING SUMMARY:

OWNER: J.S. & ASSOC., INC.
 OWNER ADDRESS: 5208 ADDISON DR., CHARLOTTE, NC 28211
 CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
 BLOC DESIGN PHONE #: 704-940-2883
 ZONING DESIGNATION (EXISTING): R-4, RE-2, AND R-8MF(CD)
 ZONING DESIGNATION (PROPOSED): R-8MF(CD) PARCEL SIZE: 23.369 ACRES
 JURISDICTION: CITY OF CHARLOTTE
 PARCEL NUMBER: 04711202

SETBACK AND YARD REQUIREMENTS
 FRONT: 27' SETBACK ALONG PROPOSED R.O.W. 30' SETBACK ALONG EXISTING R.O.W.
 EAST OF GARAGES MUST BE SET BACK AT LEAST 20' OR 5'-7" FROM PROPOSED SIDEWALK.
 SIDE YARD: 20' AGAINST SINGLE FAMILY
 10' AGAINST MULTI-FAMILY
 REAR YARD: 50'

BUFFERS REQUIRED
 CLASS C BUFFER: 50' (REDUCE TO 37.5' WITH FENCE)

BUILDING SEPARATION
 MINIMUM BUILDING SEPARATION REQUIRED

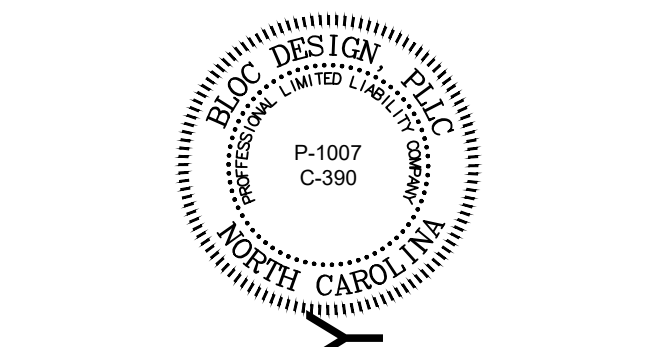
PARKING SUMMARY
 DUPLEX: REQUIRED: 2 SPACES PER UNIT PROVIDED: 2 SPACES PER UNIT
 TOWNHOMES: REQUIRED: 1.5 SPACES PER UNIT PROVIDED: 2 SPACES PER UNIT

DEVELOPMENT SUMMARY:
 DUPLEX UNITS: 18 UNITS
 TOWNHOMES UNITS: 13 UNITS
 PROPOSED DENSITY: 6.72 DU/A
 LOT MIN. REQUIRED: 400 SF
 LOT MIN. PROVIDED: 347 SF
 MINIMUM 2.5% AC (10% X 23.369 AC) COMMON OPEN SPACE PROVIDED
 50% REQUIRED OPEN SPACE = 588,977 SF (11.85 AC)
 508,977 SF + 4,452 SF = 513,429 SF REQUIRED
 MIN. PROVIDED: 513,429 SF

TREE SAVE AREA
 REQUIRED: 15% (15 X 23.369 AC) = 3.51 ACRES
 PROVIDED: 3.51 ACRES MINIMUM

REVISIONS

NO.	DATE	DESCRIPTION
1	09/14/20	REZONING COMMENTS
2	11/16/20	REZONING COMMENTS



FOR REVIEW ONLY

- B. PERMITTED USES**
- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 18 DUPLEX, TRIPLEX AND/OR SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT.
- C. TRANSPORTATION**
- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGN AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 - PETITIONER SHALL COORDINATE WITH THE PETITIONER FOR REZONING PETITION 2020-025, THE LOCATION OF INTERNAL STREET NETWORK CONNECTIONS BETWEEN THE TWO SITES.
 - PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT (AS APPLICABLE) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO NEAL ROAD AND DRIVE AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING TO THIRTY-FIVE (35) FEET FROM THE ROAD CENTERLINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. A SIDEWALK EASEMENT SHALL BE PROVIDED BEYOND THE RIGHT OF WAY LIMIT ON THE SITE SIDE OF NEAL ROAD AND I85 DRIVE IN THOSE LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THE TERMINUS OF THE SIDEWALK EASEMENT SHALL BE LOCATED 2 FEET BEHIND THE BACK OF THE SIDEWALK AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
 - A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTI-USE PATH SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON NEAL ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON I85 DRIVE, AS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, PETITIONER RESERVES THE RIGHT TO IMPER OR VARY THE WIDTH OF THE REQUIRED PLANTING STRIP AS NECESSARY TO PRESERVE EXISTING TREE CANOPY ON THE SITE. PETITIONER ALSO HAS THE RIGHT TO SEEK A VARIANCE FROM THE REQUIREMENT TO INSTALL A MINIMUM 8 FOOT PLANTING STRIP AND A MINIMUM 6 FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON I85 DRIVE.
 - THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS IN THOSE LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS "PROPOSED PRIVATE STREET". MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL PRIVATE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
 - PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT (AS APPLICABLE) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO THE PROPOSED PUBLIC ROADS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS "PROPOSED ROAD 7A" AND "PROPOSED ROAD 7B" AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING TO TWENTY-EIGHT (28) FEET FROM THE ROAD CENTERLINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
 - ALL INTERNAL STREET STUBS SHALL BE PUBLIC STREETS, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
 - PETITIONER SHALL PROVIDE TWO (2) ACCESSIBLE RAMPS ON EACH INTERSECTION CORNER ON THE SITE AT EACH OF THE PROPOSED ACCESS POINTS TO AND FROM THE SITE ON I85 DRIVE, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
 - PETITIONER SHALL PROVIDE TWO (2) ACCESSIBLE RAMPS ON EACH INTERSECTION CORNER AT THE EXISTING SIGNALIZED INTERSECTION OF NEAL ROAD AND I85 DRIVE. PETITIONER SHALL PROVIDE ACCESSIBLE PUSH BUTTONS/PEDESTRIAN BEACONS AT THE EXISTING SIGNALIZED INTERSECTION OF NEAL ROAD AND I85 DRIVE.
 - SUBJECT TO THE APPROVAL OF NCDOT, CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL CONSTRUCT A WAITING PAD FOR A NEW BUS STOP ON NEAL ROAD ON THE SITE'S FRONTAGE ON NEAL ROAD ACROSS FROM EXISTING STOP #45325. THE ACTUAL LOCATION OF THE WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS. IN THE EVENT THAT THE ENTIRE WAITING PAD CANNOT BE LOCATED WITHIN RIGHT OF WAY, PETITIONER SHALL GRANT A PERMANENT EASEMENT TO CATS TO ACCOMMODATE ANY PORTION OF THE WAITING PAD THAT CANNOT BE LOCATED IN RIGHT OF WAY. THE WAITING PAD SHALL BE CONSTRUCTED TO LAND DEVELOPMENT STANDARD 60.01A. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE WAITING PAD, PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY BENCH OR SHELTER ON THE WAITING PAD.
 - SUBJECT TO THE APPROVAL OF NCDOT, CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL CONSTRUCT A WAITING PAD IN ORDER TO UPDATE EXISTING STOP #45325 AT THE INTERSECTION OF NEAL ROAD AND I85 DRIVE. THE ACTUAL LOCATION OF THE WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS. IN THE EVENT THAT THE ENTIRE WAITING PAD CANNOT BE LOCATED WITHIN RIGHT OF WAY, PETITIONER SHALL GRANT A PERMANENT EASEMENT TO CATS TO ACCOMMODATE ANY PORTION OF THE WAITING PAD THAT CANNOT BE LOCATED IN RIGHT OF WAY. THE WAITING PAD SHALL BE CONSTRUCTED TO LAND DEVELOPMENT STANDARD 60.02A. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE WAITING PAD, PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY BENCH OR SHELTER ON THE WAITING PAD.
 - ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED, AND ALL RIGHT OF WAY SHALL BE DEDICATED AND CONVEYED, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.
- D. ARCHITECTURAL STANDARDS**
- THE MAXIMUM HEIGHT IN FEET OF THE DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE AS MEASURED UNDER THE ORDINANCE.

DEVELOPMENT STANDARDS
 NOVEMBER 16, 2020

R-4 AND RE-2 PARCEL LEGAL DESCRIPTION

BEGINNING AT AN EXISTING PIPE, BEING THE NORTHWESTERLY CORNER OF THE PROPERTY OF J.S. & ASSOCIATES INC. (NOW OR FORMERLY) RECORDED IN DEED BOOK 3334, PAGE 316; THENCE WITH A NEW LINE WITH A BEARING OF N 67°28'54" E AND A DISTANCE OF 345.71' TO A POINT ON THE SOUTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF I85 DR.; THENCE FOLLOWING THE MARGIN THEREOF TWO (2) CALLS: (1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 194.89' AND AN ARC LENGTH OF 68.66'; AND BEING CHORDED BY A BEARING OF S 46°58'11" E AND A DISTANCE OF 88.65' TO A POINT; (2) WITH A BEARING OF S 48°10'32" E AND A DISTANCE OF 97.936' TO A POINT AT THE INTERSECTION OF THE NORTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF NEAL RD.; THENCE FOLLOWING THE MARGIN THEREOF NINE (9) CALLS: (1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' AND AN ARC LENGTH OF 47.15' AND BEING CHORDED BY A BEARING OF S 03°18'32" E AND A DISTANCE OF 42.45' TO A POINT; (2) WITH A BEARING OF S 41°43'22" W AND A DISTANCE OF 36.20' TO A POINT; (3) WITH A BEARING OF S 48°10'32" E AND A DISTANCE OF 245.39' AND BEING CHORDED BY A BEARING OF S 02°42'31" W AND A DISTANCE OF 243.89' TO A POINT; (4) WITH A BEARING OF S 63°41'34" W AND A DISTANCE OF 22.82' TO A POINT; (5) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 640.00' AND AN ARC LENGTH OF 245.39' AND BEING CHORDED BY A BEARING OF S 51°30'51" W AND A DISTANCE OF 244.71' TO A POINT; (6) WITH A BEARING OF S 30°20'00" W AND A DISTANCE OF 294.00' TO A POINT; (7) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 713.41' AND AN ARC LENGTH OF 83.89' AND BEING CHORDED BY A BEARING OF S 34°45'59" W AND A DISTANCE OF 65.07' TO A POINT ON THE EASTERN LINE OF TAX PARCEL NO. 047-112-021, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").

2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

4. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO EXPRESS THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PRIVATE STREETS/PRIVATE ALLEYS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR 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. ALTERNATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

