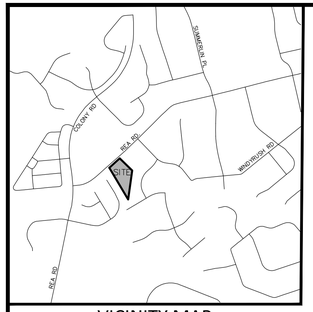


VICINITY MAP
NOT TO SCALE

NOTES:

1. DETAILS SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
2. DITCH TYPE STREET REQUIRES APPROVAL OF CITY ENGINEER.
3. MINIMUM CURB RADIUS ON INTERIOR DRIVES AND PARKING AREAS IS 10'
4. THIS DETAIL IS NOT TO BE USED TO MEET INTERNAL/EXTERNAL CONNECTIVITY REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND ZONING ORDINANCE.

GUIDELINES FOR PRIVATE STREET DESIGN:

1. INTERNAL STREET ALIGNMENT:
   MAXIMUM GRADE: 10%
   MINIMUM VERTICAL CURVE "k" VALUES: 10/20 (CREST/SAG)
   MINIMUM HORIZONTAL CURVE CENTERLINE RADIUS: 50 FT.
2. INTERSECTION WITH PUBLIC STREET:
   SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES, SECTION I.B.2.

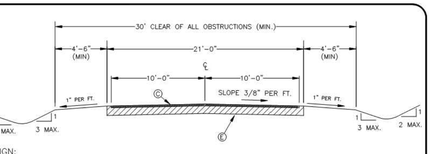
NOTE: VARIATIONS ON THESE GUIDELINES WILL BE REVIEWED ON A CASE BY CASE BASIS BY CITY STAFF.

PAVEMENT SCHEDULE

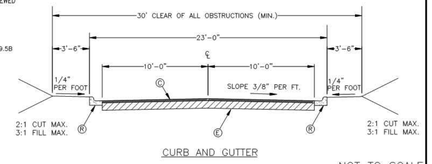
Ⓒ 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S9.5B

Ⓔ 6" COMPACTED AGGREGATE BASE COURSE OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0C

Ⓡ CURB AND GUTTER (REFERENCE 10.17A AND B)



DITCH TYPE



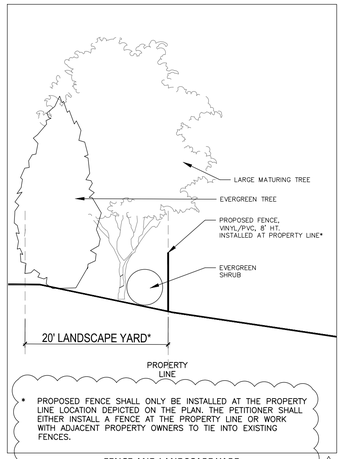
CURB AND GUTTER

NOT TO SCALE

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

PRIVATE STREET TYPICAL SECTIONS

STD. NO. 11.13 | REV. 17



* PROPOSED FENCE SHALL ONLY BE INSTALLED AT THE PROPERTY LINE LOCATION DEPICTED ON THE PLAN. THE PETITIONER SHALL EITHER INSTALL A FENCE AT THE PROPERTY LINE OR WORK WITH ADJACENT PROPERTY OWNERS TO TIE INTO EXISTING FENCES.

FENCE AND LANDSCAPE YARD
CROSS-SECTION
NOT TO SCALE

SITE DEVELOPMENT DATA:

Tax Parcel Number:	211-593-15
Acreage:	± 2.9 acres
Existing Zoning:	B-1(CD)
Proposed Zoning:	UR-2(CD)
Existing Overlays:	None
Existing Use:	Commercial
Proposed Development:	Up to 26 fee simple single-family attached dwellings (townhomes)
Maximum Building Height:	Not to exceed forty-five (45) feet as measured per Ordinance Standards
Open Space:	As required per Ordinance Standards
Parking:	As required per Ordinance Standards

I. GENERAL PROVISIONS

a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Smith Southeast Development LLC (the "Petitioner") to accommodate a townhome community on the 2.9-acre site located at 4245 Rea Road, more particularly described as Tax Parcel Number 211-593-15 (the "Site").

b. Development of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended reflect maximum development rights, building envelopes, the arrangements and locations of access points.

c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 Zoning District shall govern all development taking place on the Site.

d. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes 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.

II. PERMITTED USES, MAXIMUM DEVELOPMENT & LIMITATIONS

The Site may be developed with up to twenty-six (26) single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed in the UR-2 zoning district.

III. TRANSPORTATION

a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval

b. The maximum number of access points on Rea Road shall be one (1).

c. The Petitioner shall construct a minimum eight (8) foot wide planting strip and six (6) foot wide sidewalk along the Site's frontage of Rea Road as generally depicted on the Rezoning Plan.

d. The Petitioner shall provide a pedestrian refuge across Rea Road, per CLDSM 11.41, complying with ADA/PROWAG standards, as generally depicted on the Rezoning Plan.

e. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.

f. All transportation improvements shall be substantially completed before the Site's first building certificate of occupancy is issued.

IV. ARCHITECTURAL STANDARDS

a. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), stucco, cementitious siding, and/or other materials approved by the Planning Director.

b. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors, garage doors, railings, or trim, and (ii) concrete masonry units not architecturally finished.

c. All residential entrances within 15 feet of the public sidewalk must be raised from the average sidewalk grade twelve (12) to twenty-four (24) inches.

d. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.

e. Corner/end units fronting public streets shall have enhanced side elevations with entry doors and stoops.

f. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, including but not limited to doors, windows, awnings, changes in materials, and/or architectural design elements.

g. Townhouse buildings will be limited to six (6) individual units or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward offsets in the front walls of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim, or materials).

h. The Petitioner shall establish Homeowners Association documents or similarly binding documentation to require roll-out container use for trash and recycling rather than a common dumpster for the Site.

i. The Petitioner shall provide a minimum of four (4) visitor parking spaces.

V. SETBACKS, OPEN SPACE, BUFFERS AND SCREENING

a. Parking areas other than individual driveways shall be screened as required under the Ordinance.

b. A minimum twenty (20) foot wide landscaped area planted to Class C buffer standards will be provided along the Site's property lines abutting residential uses.

c. Perimeter trees shall meet NCDOT planting guidelines or otherwise coordinate tree plantings along the Site's frontage of Rea Road with NCDOT during the permitting phase of development.

d. The Petitioner shall comply with Ordinance requirements for usable common open space and/or 400 square feet of private open space per sublot, as required.

VI. FIRE

The Petitioner shall comply with the Fire Code, fire access road requirements, and fire hydrant location requirements.

VII. ENVIRONMENTAL FEATURES

a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.

b. The location, size, and type of storm water management systems 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 actual storm water treatment requirements and natural site discharge points.

c. The Petitioner shall analyze the adequacy of the existing storm water conveyance to the nearest public right-of-way. If the existing storm water conveyance is found to be inadequate, the Petitioner shall make a good faith effort to improve the storm water conveyance or mitigate the storm water discharge.

VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.

b. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner(s) of any part of the Site from time to time who may be involved in any future development thereof.

TREE SAVE AREA REQUIREMENTS:

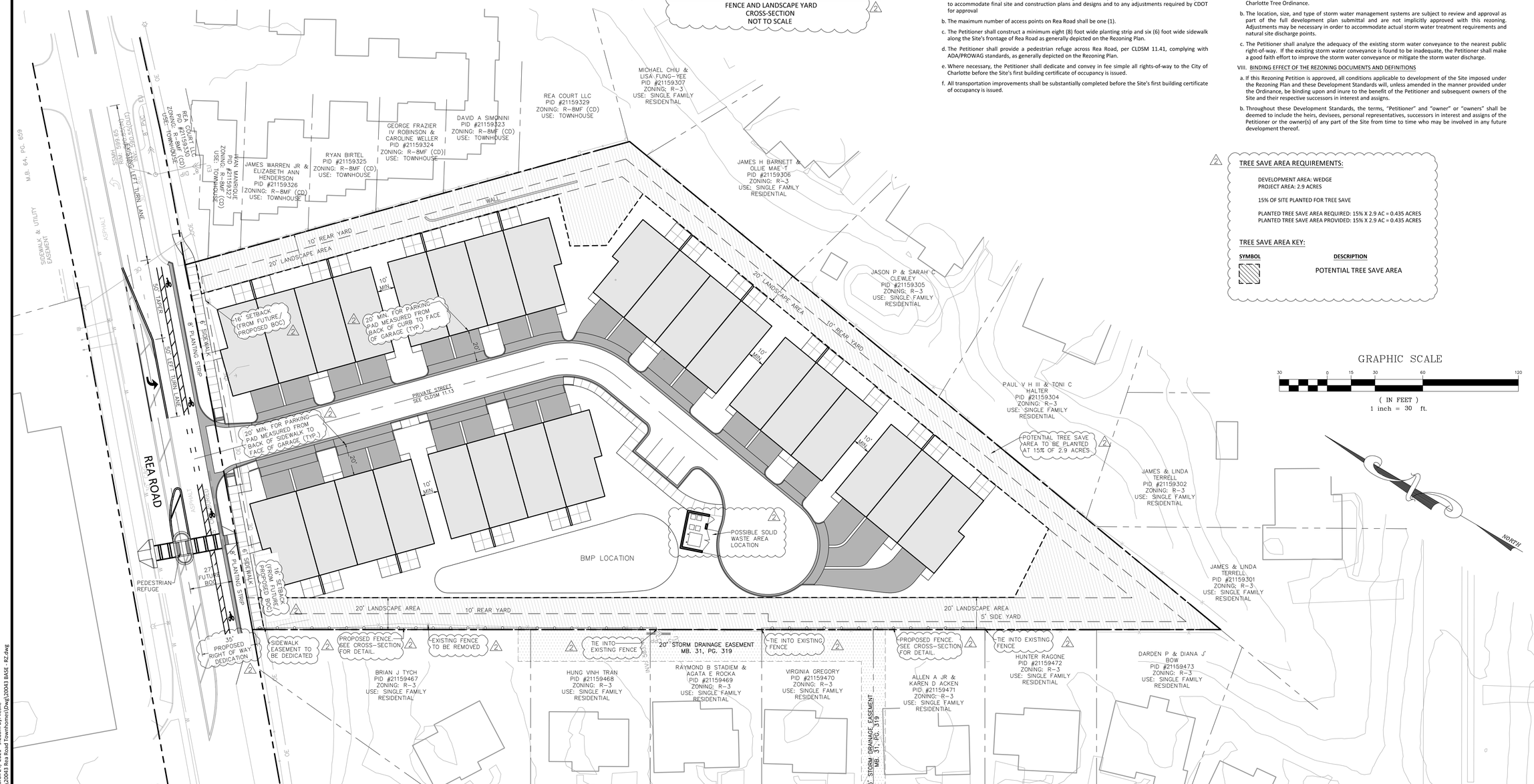
DEVELOPMENT AREA: WEDGE
PROJECT AREA: 2.9 ACRES

15% OF SITE PLANTED FOR TREE SAVE

PLANTED TREE SAVE AREA REQUIRED: 15% X 2.9 AC = 0.435 ACRES
PLANTED TREE SAVE AREA PROVIDED: 15% X 2.9 AC = 0.435 ACRES

TREE SAVE AREA KEY:

SYMBOL	DESCRIPTION
	POTENTIAL TREE SAVE AREA



ORSBORN ENGINEERING GROUP
605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
P) 704-749-1432
www.orsborn-eng.com

REZONING PETITION #2020-195
FOR
REA ROAD TOWNHOMES

4245 REA ROAD
CHARLOTTE, NORTH CAROLINA

SMITH SOUTHEAST DEVLOPMENT, LLC

NORTH CAROLINA PROFESSIONAL ENGINEERING GROUP C-3139

DATE	REVISIONS
03/19/2021	PER REVIEW COMMENTS
02/08/2021	PER REVIEW COMMENTS

JOB #	20043
DATE:	11/10/20
SCALE:	1" = 30'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

March 24, 2021 - 9:20am By: llerlie
P:\20043 Rea Road Townhomes\Dwg\20043 BASE - RZ.dwg

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