

VICINITY MAP
NOT TO SCALE

TREE SAVE CALCULATIONS (PER SEC. 21-95.)

TOTAL BOUNDARY ACREAGE	20.74 ACRES
AREAS TO BE SUBTRACTED FROM TREE SAVE:	
EXISTING ELECTRIC EASEMENT	-1.45 ACRES
EXISTING SSMR EASEMENT	-0.10 ACRES
EXISTING POND	-0.17 ACRES
TOTAL AREA TO BE SUBTRACTED FROM TREE SAVE:	-1.72 ACRES
TREE SAVE CALCULATION (20.74 ACRES -1.72 ACRES)	19.02 ACRES
TREE SAVE REQUIRED: 10% OF 20.74 ACRES	2.07 ACRES
STANDARD TREE PROTECTION AREA PROVIDED:	±2.10 ACRES
TOTAL TREE SAVE PROVIDED:	±2.10 ACRES
COMMON OPEN SPACE	
COMMON OPEN SPACE REQUIRED: 10% OF ±20.74	2.07 ACRES
COMMON OPEN SPACE PROVIDED:	±4.28 ACRES

SITE DATA TABLE

DEVELOPMENT DATA:
 TAX PARCEL ID: 027-611-04 & 027-611-05
 LAND USE: RESIDENTIAL
 TOTAL SITE AREA: 20.74 ACRES
 TOTAL LOT AREA: ±7.58 ACRES
 TOTAL R.O.W. AREA: ±17.09 ACRES
 TOTAL OPEN SPACE AREA: ±4.28 ACRES
 TOTAL DISTURBED AREA: ±16.04 ACRES
 TOTAL NUMBER OF LOTS: 86
 -SINGLE-FAMILY LOTS: 38
 -MULTI-FAMILY LOTS: 48
 NUMBER OF LOTS ALLOWED: N/A

ZONING DATA:
 FEMA FLOOD PANEL: 3710458900K
 WATERSHED: MALLARD
 PC DISTRICT: YADKIN SOUTHEAST CATAWBA
 ZONING DISTRICT: CURRENT: R-3
 PROPOSED: UR-1

MIN. LOT SIZE:
 -MIN. SINGLE-FAMILY LOT SIZE: 4,800 SF
 -MIN. MULTI-FAMILY LOT SIZE: 1,750 SF

MIN. LOT WIDTH:
 -MIN. SINGLE-FAMILY LOT WIDTH: 45'
 -MIN. MULTI-FAMILY LOT WIDTH: 16.3'

MAX. HEIGHT: 40'
DENSITY: 4.15 DUA

SETBACKS:
 FRONT YARD
 -SINGLE-FAMILY FRONT YARD: MIN. 12'
 -MULTI-FAMILY FRONT YARD: MIN. 8'
 SIDE YARD INTERIOR: MIN. 5'
 SIDE YARD EXTERIOR: MIN. 8'
 SIDE YARD ROADWAY: MIN. 8'
 REAR YARD: MIN. 20'

OPEN SPACE:
 PROVIDED: ±4.28 AC
 REQUIRED: 2.07 AC
 IMPERVIOUS AREA: ±7.95 AC
 PROPOSED: ±7.85 AC
 EXISTING: 0.10 AC

DATE	02-05-2019
REVISIONS	
DATE	

Kimley»Horn
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KH PROJECT	01346400
DATE	12/12/19
SCALE AS SHOWN	TAP
DESIGNED BY	TAP
DRAWN BY	TAP
CHECKED BY	JEH

REZONING PLAN

EDGEWOOD PRESERVE
 PREPARED FOR
BOWMAN SUMNER, LLC
 CHARLOTTE, NC

SHEET NUMBER
RZ-1

811
 Know what's below.
 Call before you dig.

GRAPHIC SCALE IN FEET
 0 30 60 120

NORTH

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**DEVELOPMENT STANDARDS
EDGEWOOD PRESERVE
REZONING PETITION NO. 2019-XXX
12/12/19**

SITE DEVELOPMENT DATA:

- ACREAGE: ±20.74 ACRES
- TAX PARCELS: 027-611-04 & 027-611-05
- EXISTING ZONING: R-3
- PROPOSED ZONING: UR-1
- EXISTING USES: VACANT, HISTORIC HOUSE
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS AS ALLOWED IN THE UR-1 ZONING DISTRICT.
- MAXIMUM DEVELOPMENT:
 - A. UP TO 38 SINGLE FAMILY LOTS
 - B. UP TO 48 MULTI FAMILY LOTS
- MAXIMUM DENSITY: 4.15 DUA
- MAXIMUM HEIGHT: 40'

I. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BOWMAN SUMNER, LLC TO ACCOMMODATE THE DEVELOPMENT OF EDGEWOOD PRESERVE SUBDIVISION ON AN APPROXIMATELY 20.735 AC SITE LOCATED ON EASTFIELD ROAD AND BROWNE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS FOUND ON TAX PARCELS 02761104 AND 02761105.
- B. THE 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"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-1 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- C. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE STREETS AND 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.
- D. FIGURE 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. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES

- A. THE SITE MAY ONLY BE DEVOTED TO AN URBAN RESIDENTIAL COMMUNITY CONTAINING SINGLE FAMILY RESIDENTIAL DETACHED BUILDINGS WITH A MAXIMUM OF ONE (1) DWELLING UNIT PER BUILDING, TOWNHOME ATTACHED BUILDINGS WITH A MAXIMUM OF SIX (6) DWELLING UNITS PER BUILDING, AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-1 ZONING DISTRICT.
- B. THE INTENT OF REDUCED FRONT YARD SETBACKS AS ALLOWED UNDER UR-1 ZONING SHALL BE USED TO PRESERVE THE AESTHETICS OF THE HISTORIC FARMHOUSE AND CREATE A COMMUNITY THAT COMPLIMENTS THIS HISTORIC PRESERVATION.

III. TRANSPORTATION

- A. ALL DWELLING UNITS TO BE ALLEY LOADED PER CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS USING TWO-WAY OPERATION RESIDENTIAL ALLEY.
- B. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- C. THE ALIGNMENT OF THE INTERNAL DRIVEWAYS AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- D. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHT OF WAY LOCATED WITHIN THE SITE SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE.
- E. THE CONSTRUCTION AND APPROVAL OF THE TRANSPORTATION IMPROVEMENTS LOCATED ON THE SITE SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE.

IV. ARCHITECTURAL STANDARDS

- A. THE BASE MAXIMUM AVERAGE HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 40 FEET AS MEASURED AT THE REQUIRED SIDE YARD LINE. THE BASE MAXIMUM AVERAGE HEIGHT AT THE FRONT BUILDING LINE OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 48 FEET.
- B. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE FRONT, SIDE, AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE URBAN RESIDENTIAL DWELLING UNITS THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT, SIDE, AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE URBAN RESIDENTIAL DWELLING UNITS SHALL BE DESIGNED AND

CONSTRUCTED SO THAT THESE BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.

- C. THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE CONSTRUCTED ON THE SITE ARE DESIGNATED AND LABELED ON THE RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE BUILDINGS ATTACHED TO THE REZONING PLAN.
- D. VINYL MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, SOFFITS, DOORS, GARAGE DOORS, TRIM AND RAILINGS.

V. STREETScape AND LANDSCAPING

- A. ALL MULTI FAMILY DWELLING UNITS SHALL BE SETBACK 8 FEET FROM THE RIGHT-OF-WAY LINE.
- B. ALL SINGLE FAMILY DWELLING UNITS SHALL BE SETBACK 12 FEET FROM THE RIGHT-OF-WAY LINE.
- C. A CONTINUOUS PERIMETER PLANTING STRIP SHALL BE REQUIRED WHENEVER PROPERTY ABUTS A CURB. THE WIDTH OF THE PLANTING STRIP SHALL BE 8 FEET. TREES SHALL BE PLANTED IN THE CONTINUOUS PERIMETER PLANTING STRIP, AS PER THE STANDARDS FOUND IN THE CHARLOTTE TREE ORDINANCE AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- D. SIDEWALKS ARE REQUIRED WHENEVER PROPERTY ABUTS A CURB. THE WIDTH OF THE SIDEWALK SHALL BE 6-FT.
- E. SIDEWALK AND PLANTING STRIP WIDTHS MAY BE AMENDED BY THE PLANNING DIRECTOR, CITY ENGINEER OR THEIR DESIGNEES TO ADDRESS UNUSUAL PHYSICAL CONSTRAINTS OR TO ALLOW CONTEXT SENSITIVE DESIGN OPTIONS.
- F. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.303, OF THESE REGULATIONS.
- G. ARCHITECTURAL TREATMENTS SUCH AS PORCHES OR PATIOS MAY ENCROACH UP TO 4 FEET INTO THE FRONT SETBACK.

VI. ENVIRONMENTAL FEATURES

- A. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

VII. PARKS, GREENWAYS, AND OPEN SPACE - N/A

- A. RESERVATION/DEDICATION OF PARK AND/OR GREENWAY - N/A
- B. PARK AND/OR GREENWAY IMPROVEMENTS - N/A
- C. CONNECTIONS TO PARK AND/OR GREENWAY - N/A
- D. PRIVATELY CONSTRUCTED OPEN SPACE WILL BE PROVIDED TO ENHANCE THE GREEN AREAS AND MAINTAIN THE INTEGRITY OF THE HISTORIC HOME AND NATURAL SURROUNDING LANDSCAPE.

VIII. FIRE PROTECTION

- A. FIRE LANE TREATMENT - N/A

IX. SIGNAGE

- A. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

X. LIGHTING

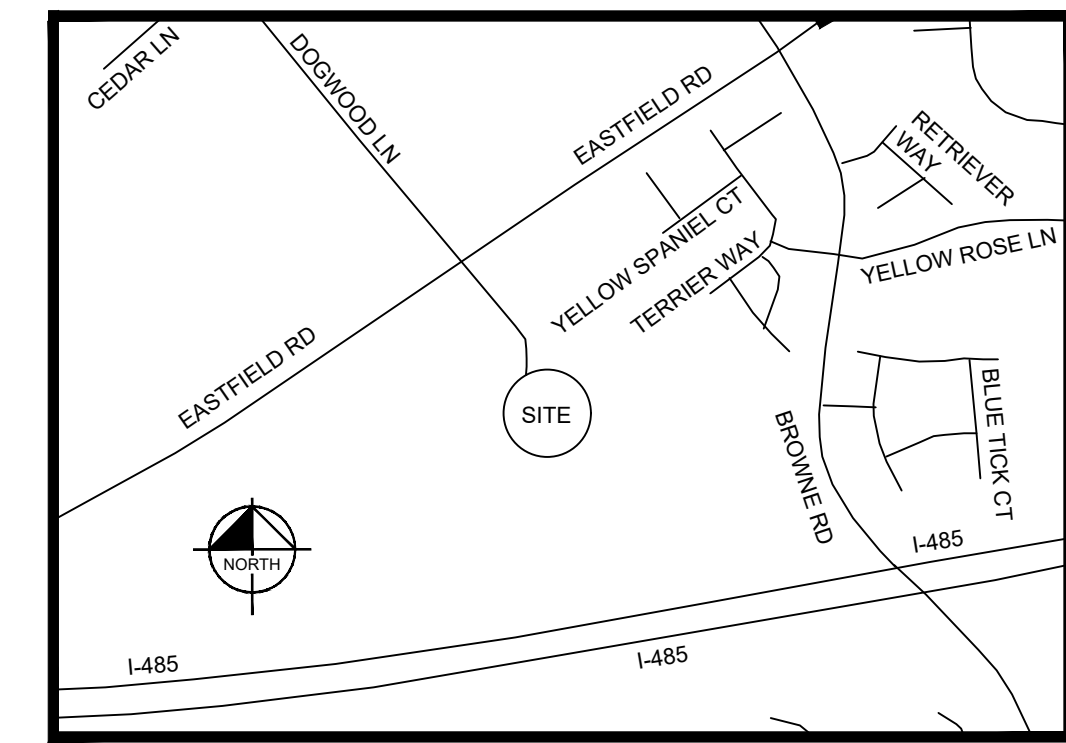
- A. ALL NEW ATTACHED/DETACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOW LEVEL LANDSCAPE LIGHTING, DECORATIVE, POLE LIGHTS AND SPECIALTY LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, OPEN SPACE AREAS AND NON-RESIDENTIAL AREAS.

XI. PHASING

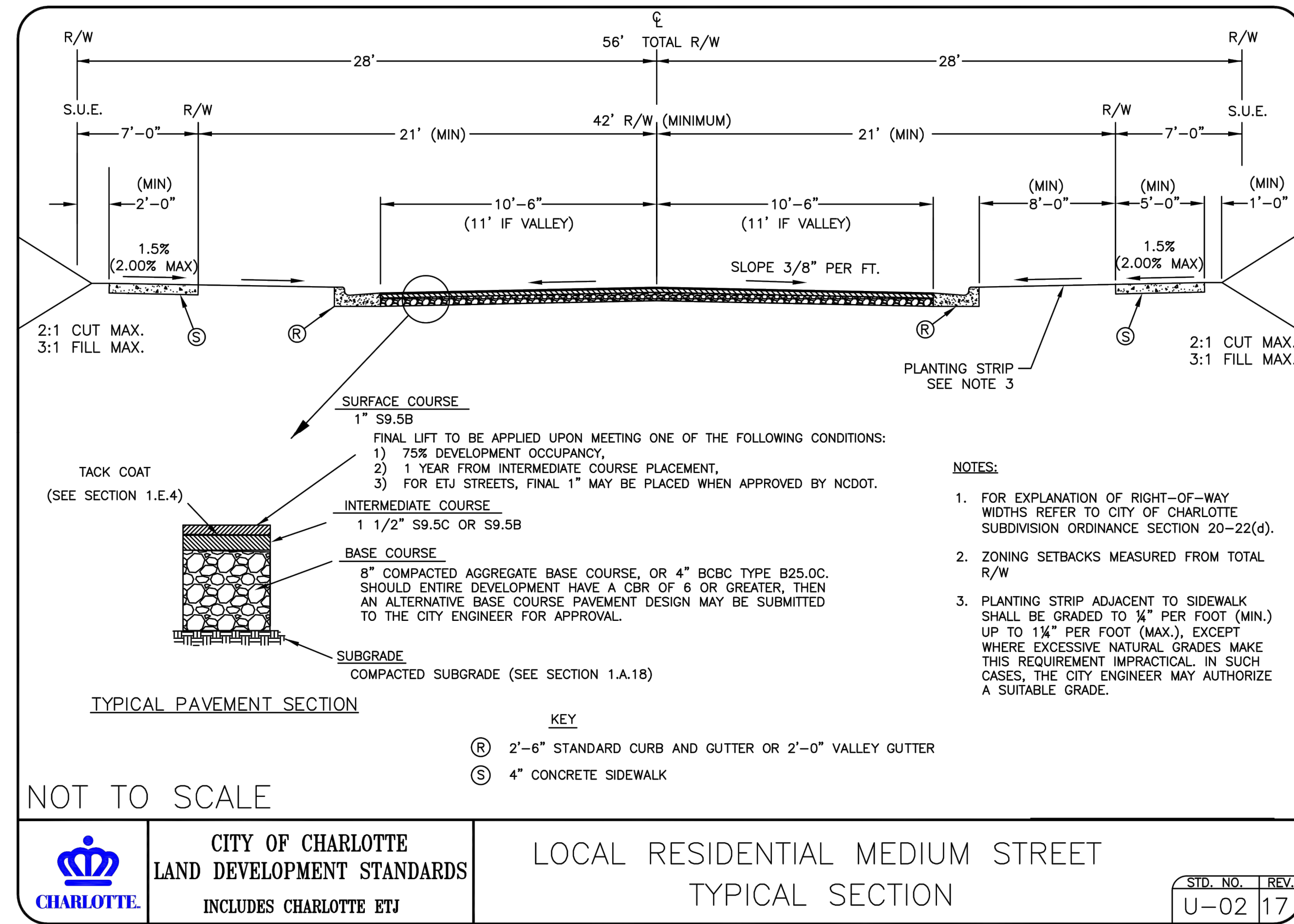
- A. THIS SUBDIVISION WILL BE CONSTRUCTED IN ONE PHASE.

XII. HISTORIC PRESERVATION SECTION

- A. THE TWO HISTORIC STRUCTURES (FARMHOUSE AND LOG CABIN) LOCATED ON THE SITE WILL BE PRESERVED PER GUIDELINES OF THE HISTORIC LANDMARKS COMMISSION.
- B. A STREET CONNECTION TO THE WEST SHALL BE LOCATED AS FAR SOUTH AS PRACTICAL IN ATTEMPT TO PRESERVE AS MUCH VIEWSHED OF THE HISTORIC STRUCTURES AS PRACTICAL.
- C. NO SIDEWALK ON HISTORIC HOUSE SIDE OF THE STREET.



VICINITY MAP
NOT TO SCALE



NOT TO SCALE

<p>CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ</p>	<p>LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION</p>	<table border="1"> <tr> <td>STD. NO.</td> <td>REV.</td> </tr> <tr> <td>U-02</td> <td>17</td> </tr> </table>	STD. NO.	REV.	U-02	17
STD. NO.	REV.					
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DATE	02-05-2019
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Kimley

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KH PROJECT	01346400
DATE	12/12/19
SCALE	AS SHOWN
DESIGNED BY	TAP
DRAWN BY	TAP
CHECKED BY	JEH

**DEVELOPMENT
STANDARDS**

EDGEWOOD PRESERVE
PREPARED FOR
BOWMAN SUMNER, LLC
CHARLOTTE, NC



Plotted By: Platt, Tom Sheet: Sct.EASTWOOD PRESERVE Layout: RZ-2 December 12, 2019 01:18:34pm \\kimley-horn.com\SE_CHL\CHL_PRA\013464000_Bowman-Eastfield_Rd_02 - DWG\PlanSheets\RZ-2.dwg

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