

Carolina Builders LLC Development Standards 12/13/19

Site Development Data:
 --Acreage: ± 3.90 acres
 --Tax Parcel #: 20122113
 --Existing Zoning: R8-MF(CD)
 --Proposed Zoning: R8-MF(CD)
 --Existing Uses: One detached dwelling.
 --Proposed Uses: Up to 30 attached dwelling units together with accessory uses, as allowed in the R8-MF zoning district.
 --Proposed Floor Area Ratio: As allowed by the R8-MF Zoning District
 --Maximum Building Height: Not to exceed 40 feet; building height to be measured as required by the Ordinance.
 --Parking: Parking as required by the Ordinance will be provided.
 --Open Space: A minimum of 15% of the site will be established as a tree/save/open (to include the on-site open storm water retention area) space areas as defined by the Ordinance.

General Provisions:

- Site Location:** These Development Standards form a part of the Rezoning Plan associated with 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 side of Erwin Road across from Lake Wylie Elementary School (the "Site").
- Zoning Districts/Ordinance:** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Ordinance establishes more stringent standards than the regulations established under the Ordinance for the R8-MF(CD) zoning classification shall govern.
- Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan 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 flexibility in allowing some alterations from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
- modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent 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 RZ-1.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, 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 Ordinance.

Number of Buildings Principal and Accessory: The total number of principal buildings to be developed on the Site shall not exceed 7. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to a mail kiosk, 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 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 the Site but specific locations of sidewalks may be subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

2. Permitted Uses & Development Area Limitation:

- The Site may be developed with up to 30 attached dwelling units, together with accessory uses allowed in the R8-MF(CD) zoning district.

3. Access and Transportation:

- Access to the Site will be from Erwin Road in the manner generally depicted on the Rezoning Plan.
- The Petitioner will provide a six (6) foot planting strip and a five (5) foot sidewalk along Carmel Road as generally depicted on the Rezoning Petition. The Petitioner will dedicate right-of-way along Erwin Road to accommodate the proposed six (6) foot planting strip, the proposed five (5) foot sidewalk may be located in a sidewalk easement with the approval of Planning and CDOT if the proposed sidewalk extends beyond the existing right-of-way.
- Along the Site's internal private road a six (6) foot planting strip with a five (5) foot sidewalk 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 on the Rezoning Plan. Decorative pedestrian scale lights will be provided along the internal street.
- The placement and configuration of the vehicular access point 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 Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
- Vertical curb and gutter shall extend from Erwin Road 100 feet into the proposed development on both sides of the drive.
- The Petitioner will modify the existing road and driveway as required by CDOT request.

4. 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, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood (wood siding may not exceed 25% of the wall surface per unit elevation per street side). Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. 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.
- 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 illustrations provided that the design intent is preserved).
- The side elevations of the building along Erwin Road will contain windows so that blank walls over 20 feet in length will not occur.
- The minimum size of the proposed units, exclusive of the area of the garage, will be 1,800 square feet.
- The units on the building may have either a one (1) car or two (2) car garage.
- The proposed garage doors utilized throughout the Site be decorative carriage style doors.
- To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of 12 inches.
- Pitched roofs, if provided, shall be symmetrical sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
- Usable porches or stoops shall form an element of the building design and be located on the front and/or side of the building. Stoops and entry level porches may be covered but not be enclosed.
- Townhome buildings shall be limited to six units or less.
- The Petitioner will provide along Erwin Road a five (5) foot decorative metal ornamental fence and landscaping as generally depicted on the Rezoning Plan.
- In addition to the decorative metal fence that will be provided along Erwin Road, the Petitioner will provide a decorative four (4) foot tall metal fence along the northern and eastern property boundary(ies) as generally depicted on the Rezoning Plan. This proposed fence may be located within one (1) foot of the property line.
- Meter banks will be screened from adjoining properties and from Erwin Road.
- HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- Garbage pickup for the Site will be through roll out containers from each unit.

5. Streetscape, Buffers, Yards, and Landscaping:

- Private drive and driveways for individual units will be allowed in the 20' foot building setback as generally depicted on the Rezoning Plan.
- A 20' foot rear yard in addition to the 24' buffer will be provided along the northern property boundary of the Site as generally depicted on the Rezoning Plan.
- A 24' foot Class C Buffer with a four (4) foot decorative metal fence will be provided along the northern property boundary as generally depicted on the Rezoning Plan (additional fencing and types of fencing may be installed in other locations as allowed by the Ordinance).
- Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without rip-rap may also cross the buffer at angles no greater than 75 degrees in order to allow for the natural flow storm water.
- Screening requirements of the Ordinance will be met.
- Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way of Erwin Road.
- A detail landscape plan for the proposed planting along Carmel Road and within the buffers has been made part of the Rezoning Plan. Any of the plant material or species that does not live or becomes diseased, will be replaced by the next planting season. The Petitioner reserves the right to substitute plant material listed on the detailed landscape plan with plant material of a similar type and quality if the plant material specified is not available or has become diseased.
- The proposed landscaping along Erwin Road and within the buffers will be irrigated with an automatic sprinkler system.
- The proposed landscaping along Erwin Road and within the buffers will be installed prior to the issuance of the first certificate of occupancy. The Petitioner reserves the right to request a seasonal planting delay to avoid planting the materials during the wrong time of the year.

6. Environmental Features:

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submitted 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. The two storm water management facility locations labeled as "potential" if not utilized for storm water management will be improved as open space areas or tree save areas.
- The Site will comply with the Tree Ordinance.
- All utilities within the Site will be placed underground.

7. Lighting:

- All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- Detached lighting on the Site will be limited to 15 feet in height.
- No exterior "wall pak" lighting will be allowed, however architectural lighting on building facades, such as but not limited to scones, will be permitted.

8. Signage:

- Signage as allowed by Ordinance. Entry signage, if provided, will be composed of individual, opaque letters that will be either back lit or illuminated with up lighting. Letters shall not be internally illuminated.

9. Home Owners Association:

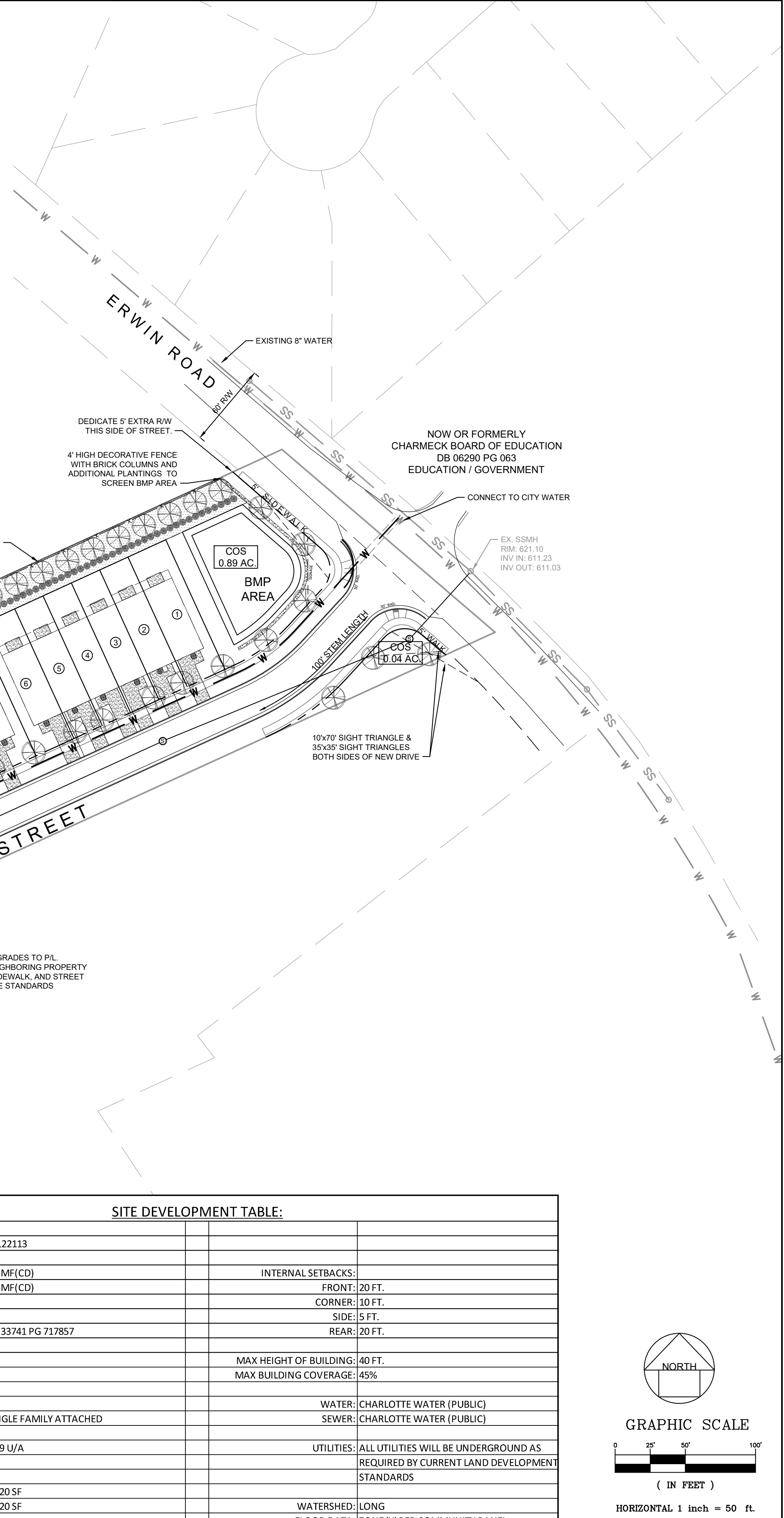
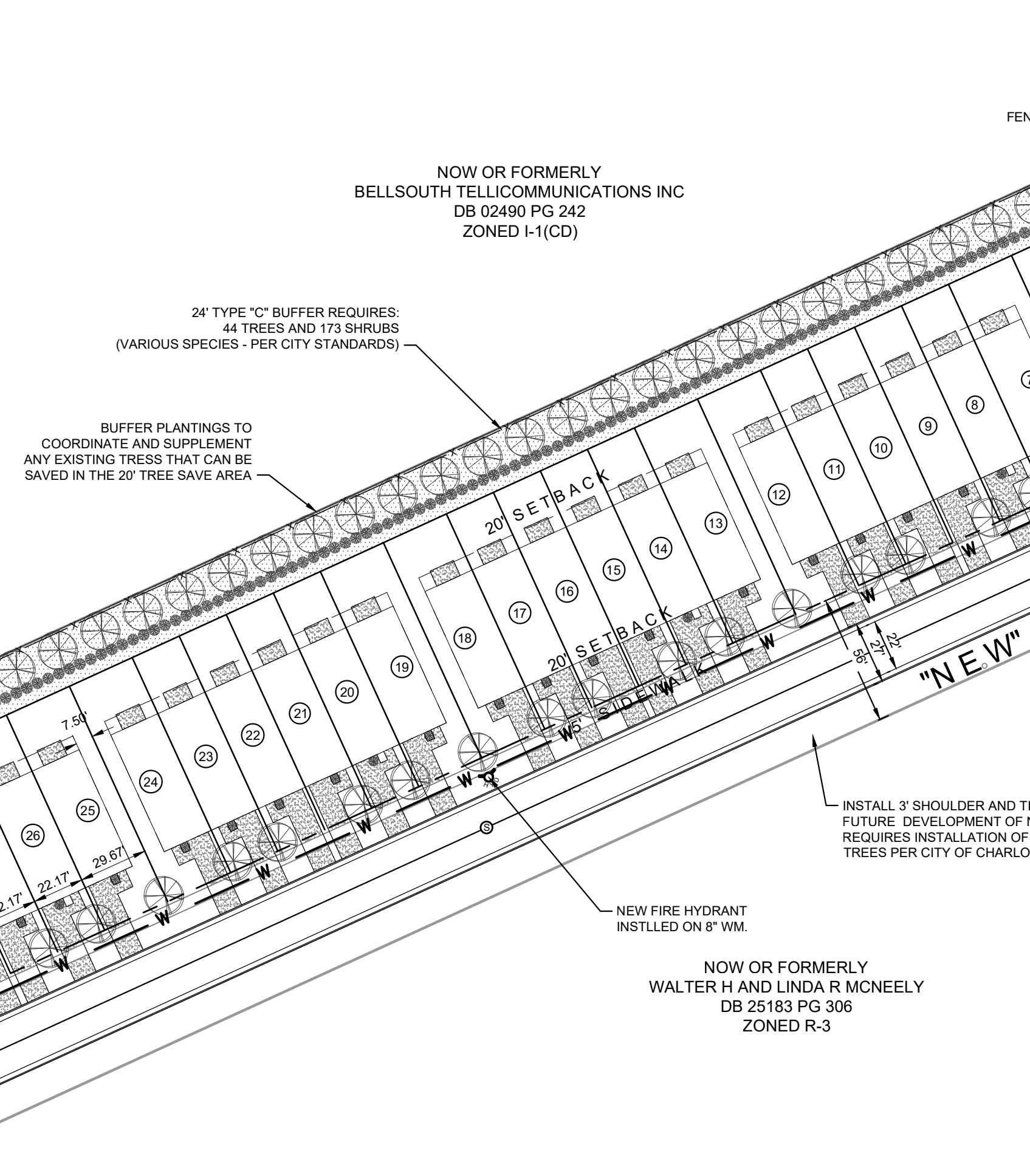
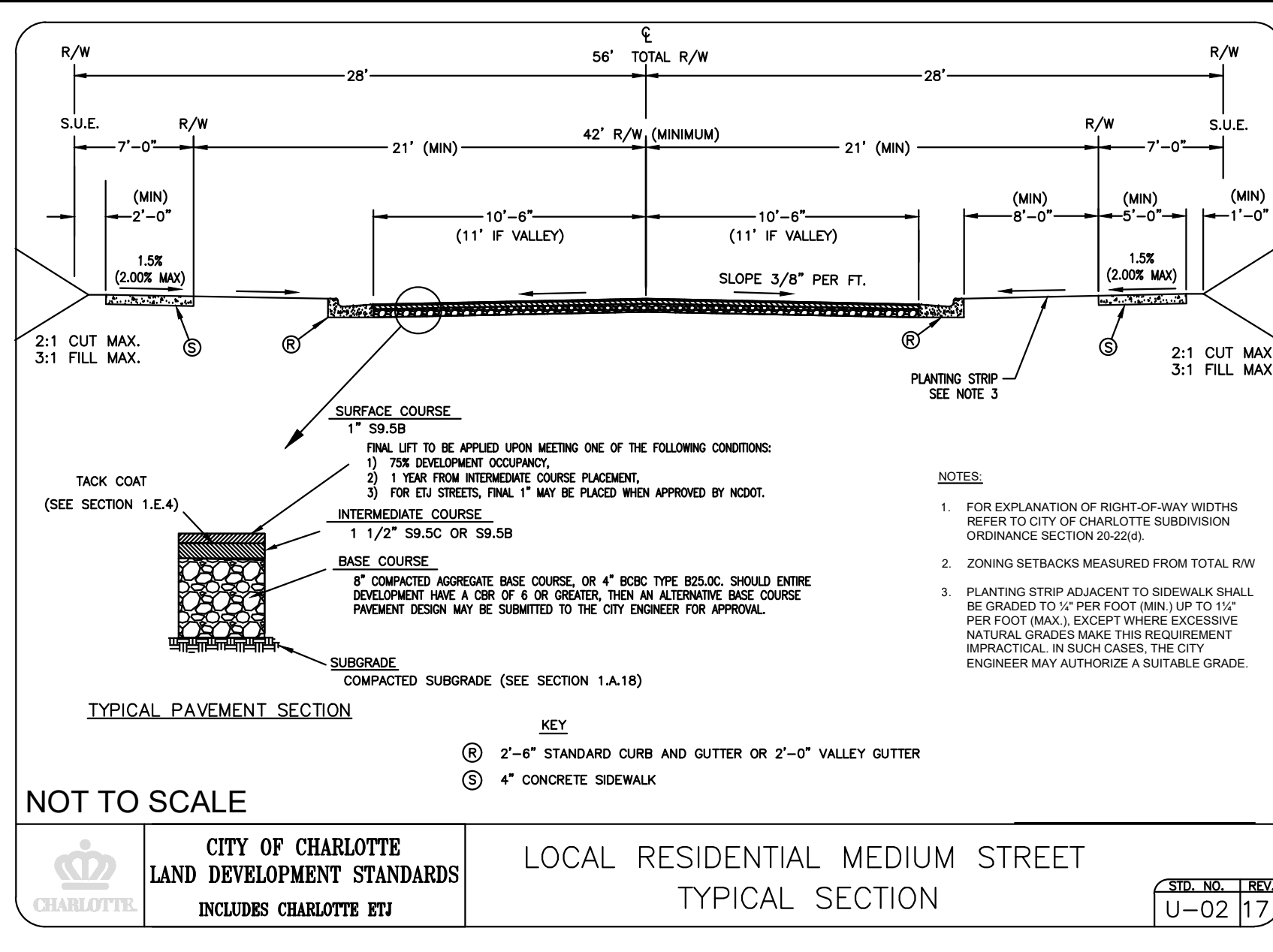
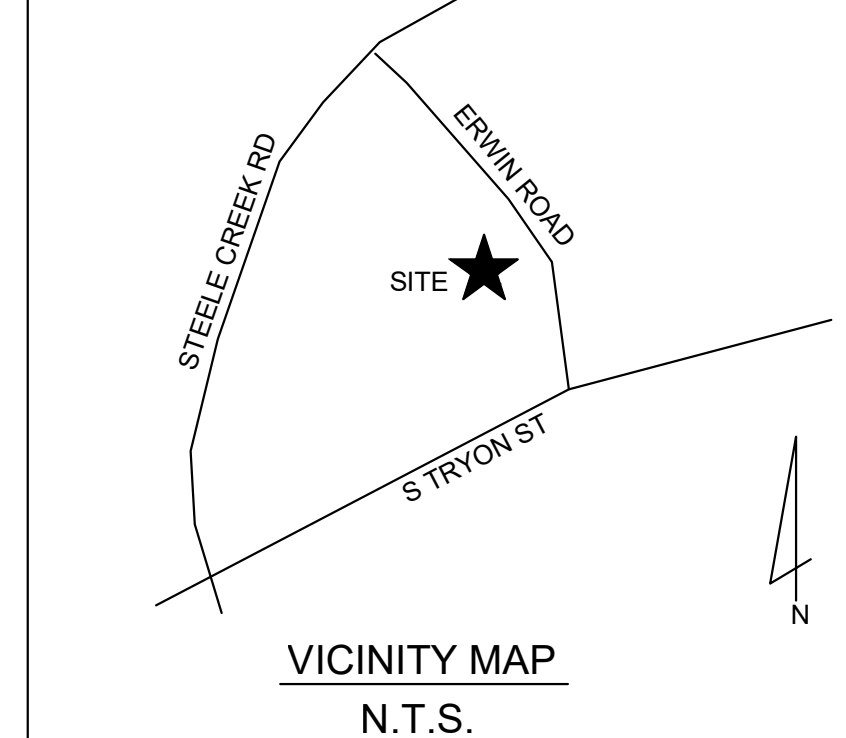
- The Petitioner will provide a copy of the CC & R's for the Site to the HOA presidents of the adjoining neighborhoods prior the issuance of the first certificate of occupancy.
- The HOA documents for the Site will indicate that no more than 50% of the proposed units may be rented at any one time.
- The HOA documents for the Site will indicate that if a unit becomes distressed the HOA for the Site will be offered the first right of refusal to purchase the property.

10. Amendments to the Rezoning Plan:

- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning Application:

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan and 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 heirs, devisees, personal representatives, successors in interest or assigns.



EASTLAKE ENGINEERING

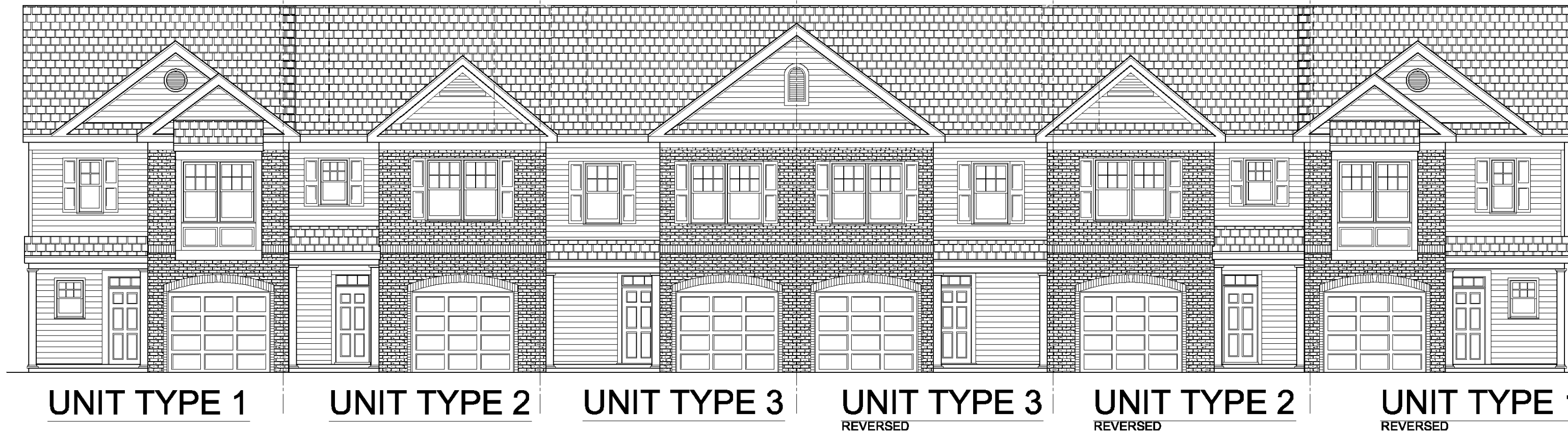
8635-K Lindholm Dr., Huntersville, NC 28078 ph(865) 816-4557
 NC FIRM # P-1713

The Villas on Erwin
 by Carolina Builders, LLC
 6711 Larissa Court
 Charlotte, NC 28226

Project Address: 13701 Erwin Road, Charlotte, NC 28226

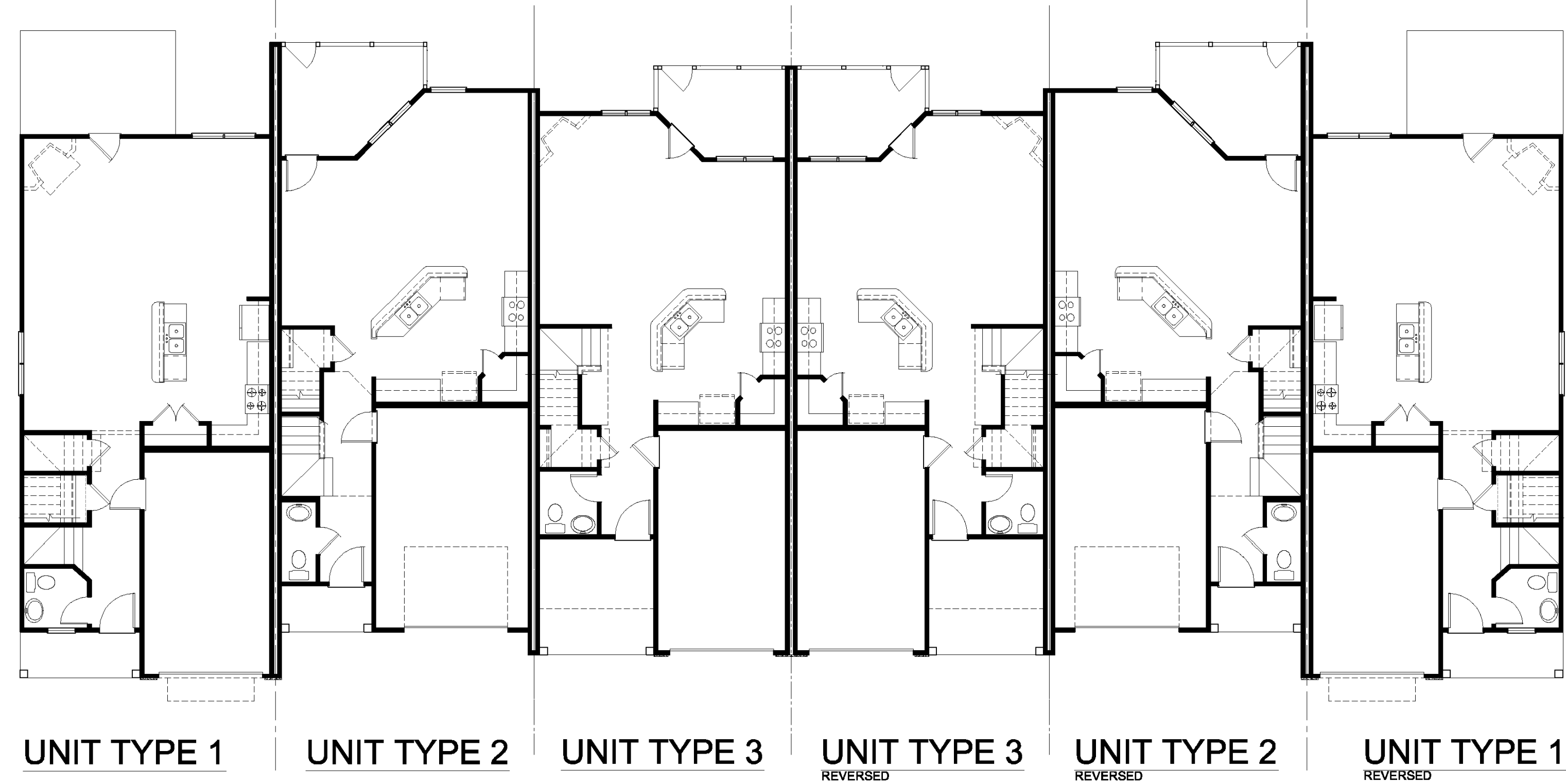
NO. BY		DATE	REVISION

PROJECT #: DATE: 12-13-19
 DRAWN BY: PC CHECKED BY: PC
 TITLE
Site Plan
 SHEET NO.
RZ-1



6 PLEX BUILDING FRONT ELEVATION

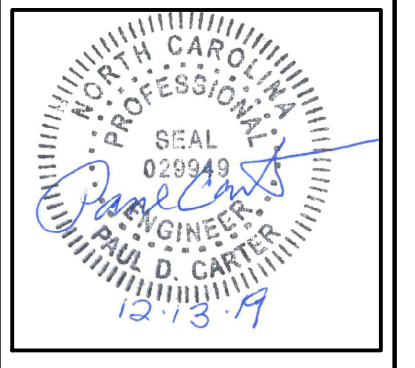
2 OVERALL FRONT ELEVATION
1/8"=1'-0"



6 PLEX BUILDING FLOOR PLAN

1 OVERALL FLOOR PLAN
1/8"=1'-0"

EASTLAKE
ENGINEERING
8635-K Lindholm Dr. Huntersville, NC 28078 ph(865) 816-4557
NC FIRM # P-1713



The Villas on Erwin
by: Carolina Builders, LLC
6711 Larissa Court
Charlotte, NC 28226
Project Address: 13701 Erwin Road, Charlotte, NC 28226

NO.	BY	DATE	REVISION

PROJECT #: DATE: 12-13-19
DRAWN BY: PC CHECKED BY: PC
TITLE
ELEVATIONS
SHEET NO.
RZ-2

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I, JIMMY N. FAIRES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION AND/OR MAP BOOK SEE PAGE NOTE #1; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1800). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13TH DAY OF November, 2019.

JIMMY N. FAIRES, PLS
LICENSE NUMBER: L-4311



TAX ID: 201-22-108
SF DHS LLC
DB: 29460 PG: 381
MB: 45 PG: 905
LOT A

TAX ID: 201-22-107
BELLSOUTH
TELECOMMUNICATIONS INC
DB: 2490 PG: 242

TAX ID: 201-35-521
LUIS & OLINDA C
ELEN
DB: 13927 PG: 697
MB: 22 PG: 575
LOT 21

TAX ID: 201-35-520
GLADYS ALLENE BROWN
DB: 6283 PG: 581
MB: 22 PG: 575
LOT 20

TAX ID: 201-35-519
CATHERINE E FORESTIERI
DB: 17287 PG: 379
MB: 22 PG: 575
LOT 19

TAX ID: 201-35-180
CHARLOTTE MECKLENBURG
BOARD OF EDUCATION
DB: 6290 PG: 63

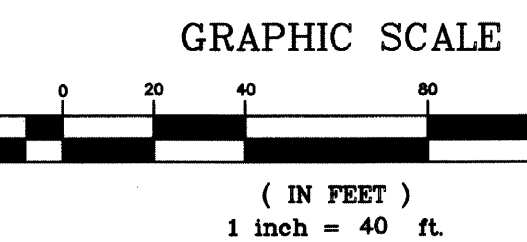
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ANNETTE COFFEY
DB: 12056 PG: 108
MB: 22 PG: 575
LOT 18

SSMH
RIM: 820.17
INV: 812.44
INV OUT: 812.34

SSMH
RIM: 818.80
INV: 812.24
INV OUT: 811.10

TAX ID: 201-22-116
FRANCES ELLEN NEELY
DB: 19713 PG: 863

VICINITY MAP NOT TO SCALE



4.035 ACRES
includes area in apparent R/W

TAX ID: 201-22-117
SELLPROPS CAROLINA
CORP LLC
DB: 26110 PG: 985
MB: 46 PG: 461
LOT B

TAX ID: 201-22-118
WALTER H JR & LINDA R
NEELY
DB: 25183 PG: 306

Found 1" Iron Pipe (pitched)
(TBM)
Grid N: 501,977.24 ft.
Grid E: 1,400,009.07 ft.
NAD 83/2011
Elev: 622.18 (NAVD 88)

NGCS MONUMENT
"DODGE"
Grid N: 486,491.13 ft.
Grid E: 1,400,203.72 ft.
NAD 83/2011
Elev: 707.45 (NAVD 88)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N80°16'26"E	37.34'
L2	N48°49'35"E	14.34'

- LEGEND**
- R/W = Right-of-way
 - BOC = Back-of-curb
 - EOP = Edge-of-pavement
 - RCF = Reinforced Concrete Pipe
 - SSMH = Sanitary Sewer Manhole
 - TBM = Temporary Benchmark
 - Utility Pole
 - Light Pole
 - Sanitary Sewer Manhole
 - Telephone Pedestal
 - Cable Pedestal
 - Water Line
 - Sanitary Sewer Line
 - Underground Telecommunications Line
 - Gas Line
 - Overhead Utility Line

- TREE LEGEND**
- OAK
 - MAPLE
 - BLACK GUM
 - ASH
 - PEAR

SURVEYOR'S NOTES

- BOUNDARY INFORMATION BASED ON, DEED BOOK 33741 PAGE 717, DEED BOOK 2490 PAGE 242, DEED BOOK 25183 PAGE 306, DEED BOOK 26110 PAGE 985, MAP BOOK 22 PAGE 571 AND MAP BOOK 46 PAGE 461 AS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.
- THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF AND ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE INDICATED. AREA BY COORDINATE METHOD.
- POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY. ALL FOUND CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS LOCATED WITHIN ZONE "X" BASED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 371045000K, DATED SEPTEMBER 02, 2015.
- BASIS OF BEARINGS: NORTH CAROLINA GRID NAD 83/2011.
- THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES AND UTILITY MARKINGS PROVIDED BY SWEETWATER UTILITY EXPLORATION (704-929-3074). OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. GEOMATIC CONCEPTS, PLLC CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
- COORDINATE VALUES AS SHOWN HEREON ARE ILLUSTRATED AS GRID US SURVEY FEET UNLESS OTHERWISE NOTED AND BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83/2011. THE AVERAGE COMBINED FACTOR USED FOR THE PROJECT WAS 0.99984969. COORDINATE VALUES FOR NGCS MONUMENT "DODGE" ARE POSTED.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF PUBLIC RECORD OR OTHERWISE, PERTAINING TO SURVEYED PARCELS.
- CONTOUR INTERVAL IS 1 FOOT WITH NAVD 88 VERTICAL DATUM.
- UNABLE TO LOCATE SOURCE OF WATER SUPPLY FOR THIS PARCEL.

BOUNDARY & TOPOGRAPHIC SURVEY
CAROLINA BUILDERS LLC
PROPERTY
DEED BOOK 33741 PAGE 717
13701 ERWIN ROAD
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

Owner: CAROLINA BUILDERS LLC
6711 LARRISA COURT
CHARLOTTE, NC 28226

Prepared For (Buyer): KEAREY BUILDERS
2915 CHARLOTTE HIGHWAY
MOORESVILLE, NC 28117

GEOMATIC CONCEPTS, PLLC
NC LICENSE #: P-1031
470 NORTH BROAD STREET, SUITE A, MOORESVILLE, NC 28115
PHONE: 704-664-1994 EMAIL: JIMMY.FAIRES@GEOMATICCONCEPTS.COM

Drawn By: MDH Checked By: JNF Scale: 1" = 40'
Tax Parcel: 20122113 Project No: 19072
Date: November 13, 2019 Sheet No: 1 of 1
File: 19072-Erwin-Road-4-Acres