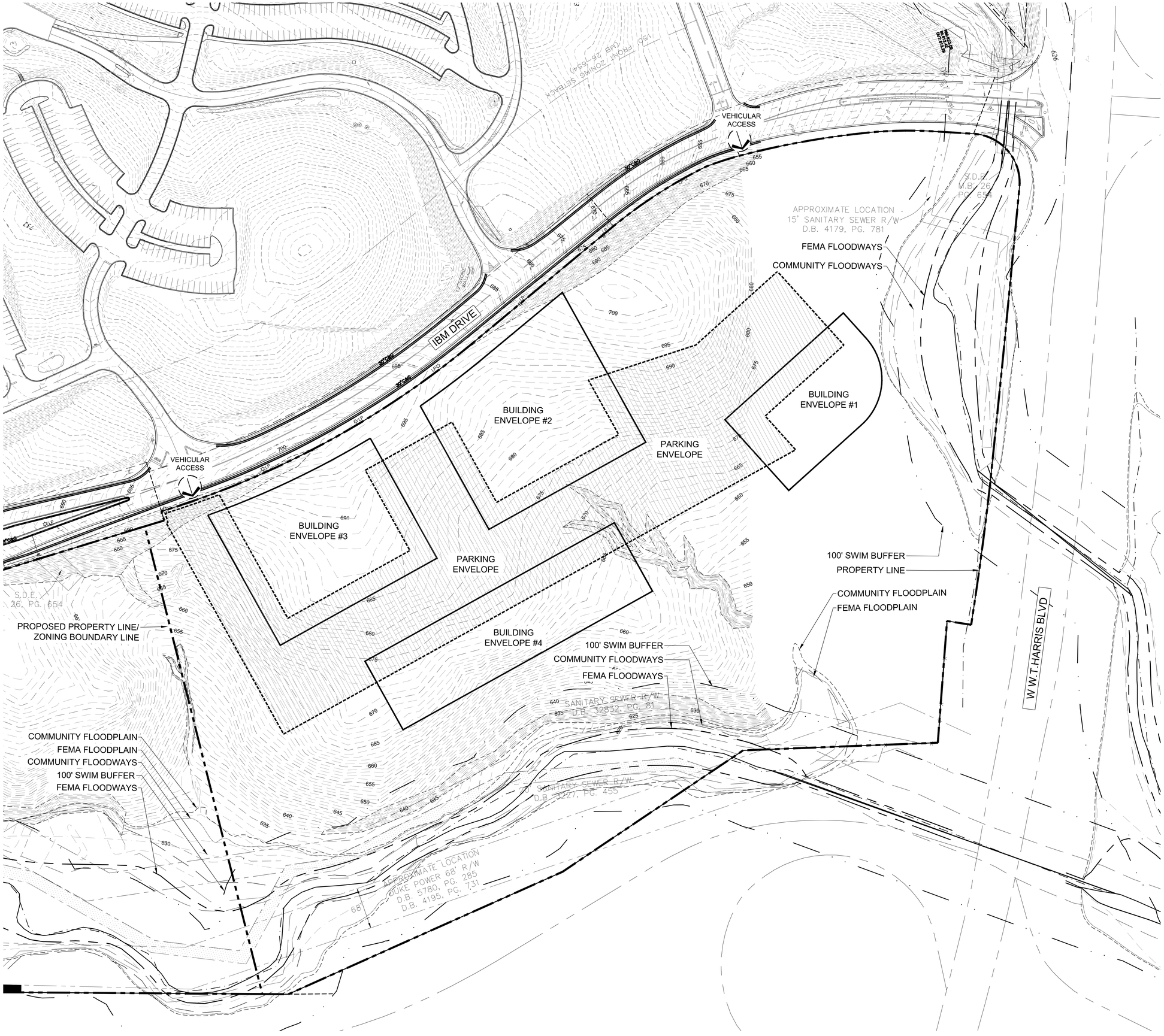

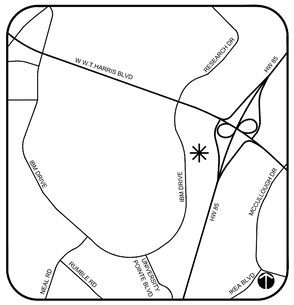

NTS
VICINITY MAP

SITE LEGEND

EXISTING PROPERTY LINE

PROPOSED BUILDING ENVELOPE

PROPOSED PARKING ENVELOPE

FULL ACCESS MOVEMENT

SITE DEVELOPMENT DATA

ACREAGE: ± 27.967 ACRES

TAX PARCEL #s: 047-39-109

PROPOSED ZONING: R-17MF

EXISTING USES: VACANT

PROPOSED USES: MULTI-FAMILY

MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: 300 UNITS

MAXIMUM BUILDING HEIGHT:

MINIMUM BUILDING HEIGHT:

PARKING: AS REQUIRED BY THE ORDINANCE.

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KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

IBM DRIVE

RANGEWATER

CHARLOTTE, NC

PETITION # XX-XXX

LANDDESIGN PROJ.#

1019522

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: DAW
DRAWN BY: SFC
CHECKED BY: DAW

SCALE

VERT: N/A
HORZ: 1"=60'

0 30' 60' 120'

NORTH

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1

RangeWater Real Estate
Development Standards
03/08/20
Rezoning Petition No. 2020-

Site Development Data:

--**Acreage**: ± [27.97 acres]
--**Tax Parcel** #: portion of 047-391-09
--**Existing Zoning:** RE-2
--**Proposed Zoning:** R-17MF(CD)
--**Existing Uses:** Vacant
--**Proposed Uses:** Up to 300 multi-family residential dwelling units together with accessory uses, as allowed in the R-17MF zoning district.
--**Maximum Building Height:** Not to exceed five (5) stories or 72 feet building height will be measured as defined by the Ordinance.
--**Parking:** As required by the Ordinance will be provided.

1. General Provisions:

a. **Site Location**. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by RangeWater Real Estate. ("Petitioner") to accommodate the development of a residential community on approximately [27.97] acre site generally located at the southeast intersection of West W.T. Harris Boulevard and IBM Drive (the "Site").

b. **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 Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the R-17MF zoning classification shall govern.

c. **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 for flexibility in allowing some alterations or modifications 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:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

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.

d. **Number of Buildings Principal and Accessory**. The total number of principal residential buildings to be developed on the Site shall not exceed five (5). 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, architectural elements and designs as the principal buildings located on the Site.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to 300 multi-family residential dwellings units together with accessory uses allowed in the R-17MF zoning district as generally depicted on the Rezoning Plan.

b. Surface parking areas will not be allowed between IBM Drive and the proposed multi-family residential buildings, except for the parking between Building Envelope #1 and IBM Drive as generally depicted on the Rezoning Plan.

3. Access, Transportation and Improvements:

a. Access to the Site will be from IBM Drive as generally depicted on the Rezoning Plan.

b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along IBM Drive as generally depicted on the Rezoning Petition.

c. Any required roadway improvement will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

d. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.

e. 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.

f. The Petitioner will dedicate and convey 35 feet of right-of-way from the center line of IBM Drive.

g. The Petitioner will dedicate via fee simple conveyance any required right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

4. Streetscape, Buffers, Yards, Open Space and Landscaping:

a. A [30] foot setback as measured from the future right-of-way will be provided along IBM Drive as generally depicted on the Rezoning Plan. Along West W. T. Harris a 100 foot setback as measured from the existing right-of-way will be provided.

b. Side and rear yards will be provided as required by the Ordinance.

c. Along the Site's internal parking areas, the Petitioner will provide a sidewalk and cross-walk network that links to the buildings on the Site and to the sidewalks along the abutting public streets in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.

5. Architectural Standards, General Design Guidelines:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of some of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.

b. Preferred Exterior Building Materials: All principal and accessory buildings abutting IBM Drive shall comprise a minimum of 30% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Staff.

c. Prohibited Exterior Building Materials:
i. Vinyl siding (but not vinyl hand rails, windows or door trim).
ii. Concrete Masonry Units not architecturally finished.

d. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
i. Buildings shall be placed to present a front or side façade to IBM Drive.
ii. Parking lots shall not be located between any residential building and IBM Drive.

e. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
i. Buildings exceeding 135 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 4 feet and extend up and down along the exterior of the building façade.

f. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
i. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
ii. Buildings shall be designed with a recognizable architectural base on all facades facing IBM Drive. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.
iii. Building elevations facing IBM Drive shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

g. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
i. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
ii. For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls. This standard will not apply to roofs on dormers, balconies, or other minor building elements that may have a pitched roof.
iii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

h. Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.
i. Meter banks will be screened from adjoining properties and from the abutting public streets.

6. Open Space:

a. Improved open space areas will be provided as generally depicted on the Rezoning Plan. The proposed open space amenity areas will be improved with landscaping, seating areas, hardscape elements and shade structures as applicable and appropriate to the proposed amenity area.

7. Environmental Features:

a. 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 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.

b. The Site will comply with the Tree Ordinance.

8. Greenway Dedication along Doby Creek:

a. The Petitioner will convey to Mecklenburg County for the development of a greenway the portion of 100-foot SWIM buffer associated with Doby Creek located on the Site, this area is generally depicted on the Rezoning Plan. This area will be dedicated and conveyed to Mecklenburg County prior to the issuance of the first certificate of occupancy for the Site.

9. Lighting:

a. 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.

b. Detached lighting on the Site will be limited to 22 feet in height.

10. Amendments to the Rezoning Plan:

a. 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:

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

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KEY MAP

SEAL

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PROJECT

IBM DRIVE

RANGEWATER

CHARLOTTE, NC

PETITION # XX-XXX

LANDDESIGN PROJ.#
1019522

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

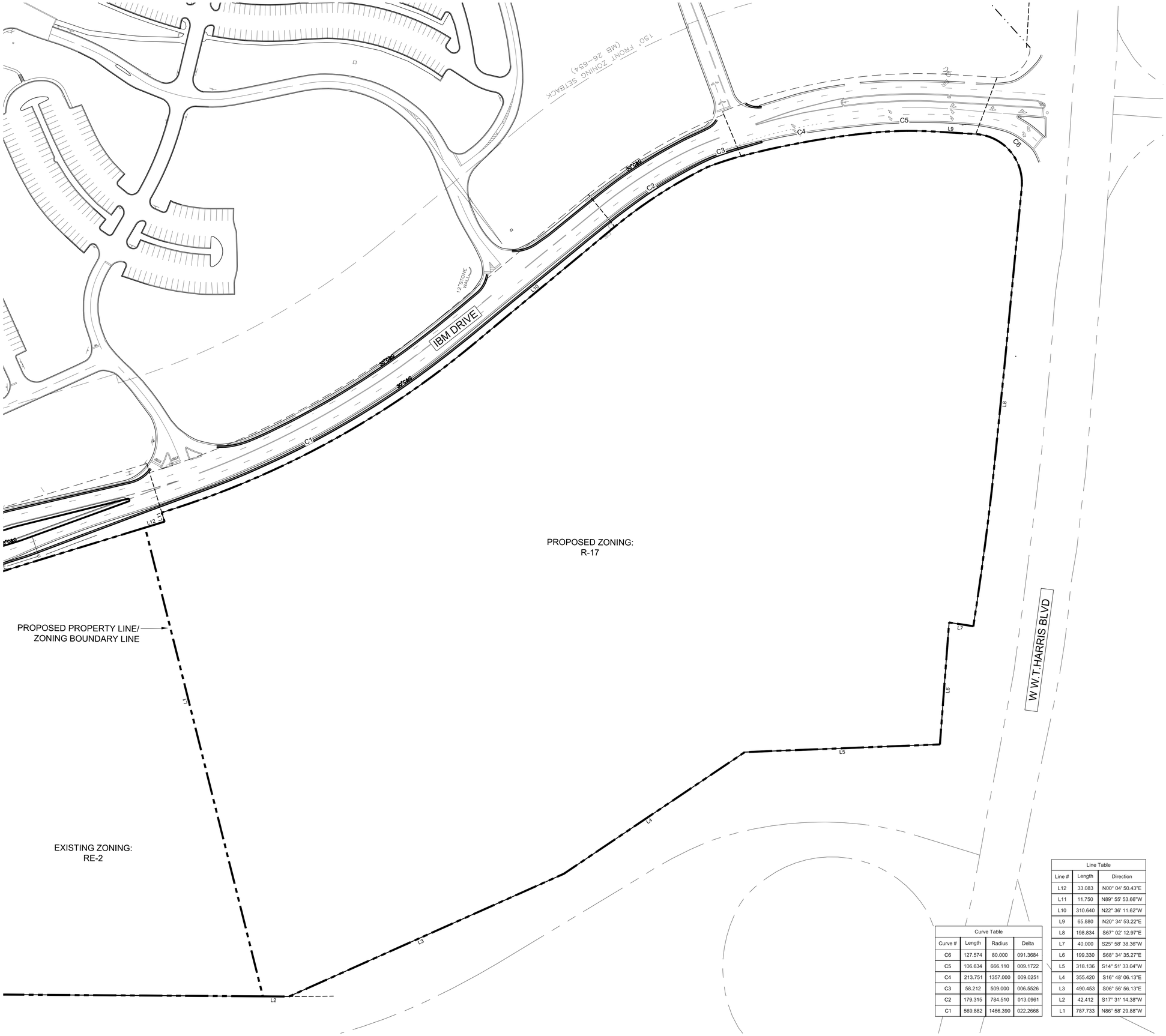
DESIGNED BY: DAW
DRAWN BY: SFC
CHECKED BY: DAW

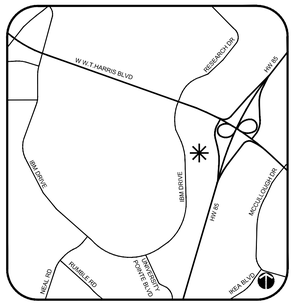
SCALE
VERT: N/A
HORZ: NTS
(NOT TO SCALE)

NORTH

SHEET TITLE
DEVELOPMENT STANDARDS

SHEET NUMBER
RZ-2





NTS
VICINITY MAP

Curve Table			
Curve #	Length	Radius	Delta
C6	127.574	80.000	091.3684
C5	106.634	666.110	009.1722
C4	213.751	1357.000	009.0251
C3	58.212	509.000	006.5526
C2	179.315	784.510	013.0961
C1	569.882	1466.390	022.2668

Line Table		
Line #	Length	Direction
L12	33.083	N00° 04' 50.43"E
L11	11.750	N89° 55' 53.66"W
L10	310.640	N22° 36' 11.62"W
L9	65.880	N20° 34' 53.22"E
L8	198.834	S67° 02' 12.97"E
L7	40.000	S25° 58' 38.36"W
L6	199.330	S68° 34' 35.27"E
L5	318.136	S14° 51' 33.04"W
L4	355.420	S16° 48' 06.13"E
L3	490.453	S06° 56' 56.13"E
L2	42.412	S17° 31' 14.38"W
L1	787.733	N86° 58' 29.88"W

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KEY MAP

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IBM DRIVE

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CHARLOTTE, NC

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1019522

REVISION / ISSUANCE

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DESIGNED BY: DAW
DRAWN BY: SFC
CHECKED BY: DAW

SCALE
VERT: N/A
HORZ: 1"=60'
0 30' 60' 120'

NORTH

SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

RZ-3

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KEY MAP

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PROJECT

IBM DRIVE

RANGEWATER

CHARLOTTE, NC

PETITION # XX-XXX

LANDDESIGN PROJ.#

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CHECKED BY: DAW

SCALE

VERT: N/A
HORZ: 1"=60'

0 30' 60' 120'

NORTH

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-4

3/3/2020 8:38 AM SYDNEY CLARK N:_2019\1019522\CAD\DOCUMENTATION\REZONING\1019522_RZA.DWG

ORIGINAL SHEET SIZE: 30" X 42"