

SITE DATA

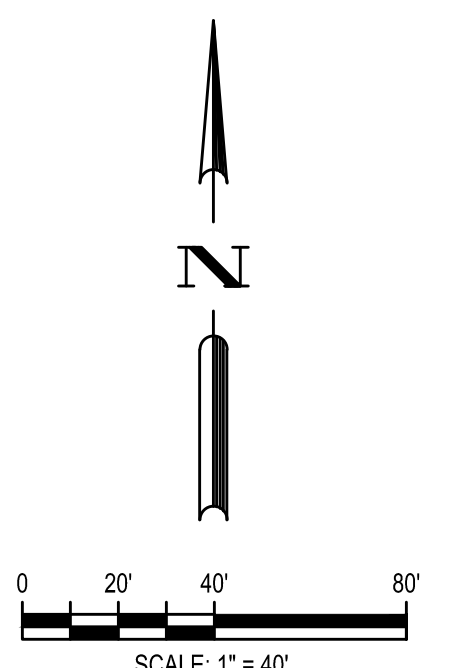
PARCEL ID:	03737315, 03737316, 03737317
AREA:	9.09 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8MF
PROPOSED USE:	FOR-SALE TOWNHOMES
PROPOSED YIELD:	72 UNITS
PROPOSED BUILDINGS:	16 BUILDINGS
MAXIMUM DENSITY:	8 DUA
PROPOSED DENSITY:	7.92 DUA
MAX BUILDING HEIGHT:	40' SIDE / 48' FRONT

SETBACKS AND BUFFERS

SIDE YARD	10' ALONG INDUSTRIAL
	20' ALONG SINGLE FAMILY
REAR YARD	40' ALONG INDUSTRIAL
	50' ALONG SINGLE FAMILY
LOCAL ROAD SIDE SETBACK	27'
THOROUGHFARE SETBACK	30'
REVERSE FRONTAGE COS	30'
INDUSTRIAL BUFFER	48.5' CLASS A
SINGLE FAMILY BUFFER	36' CLASS C WITH FENCE (REDUCED 25%)
MINIMUM BUILDING SEPARATION	16'

TREE SAVE

REQUIRED TREE SAVE:	1.36 AC (15%)
PROPOSED TREE SAVE:	MIN. 1.36 AC
OPEN SPACE	
REQUIRED OPEN SPACE:	4.55 AC (50%)
PROPOSED OPEN SPACE:	MIN. 4.55 AC
PARKING	
REQUIRED OFF-STREET PARKING:	1.5 SPACES PER UNIT
PROVIDED OFF-STREET PARKING:	2.0 SPACES PER UNIT (1 GARAGE SPACE AND 1 DRIVEWAY SPACE)
PROPOSED ON-STREET PARKING:	MIN. 15 SPACES

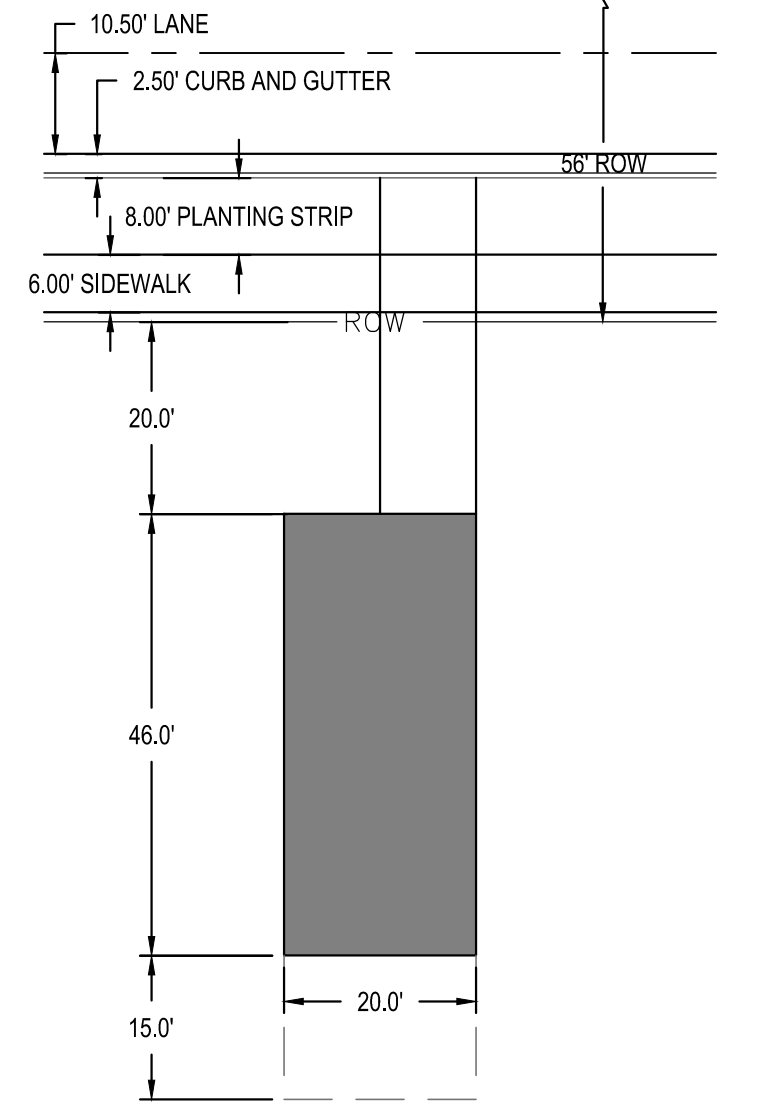
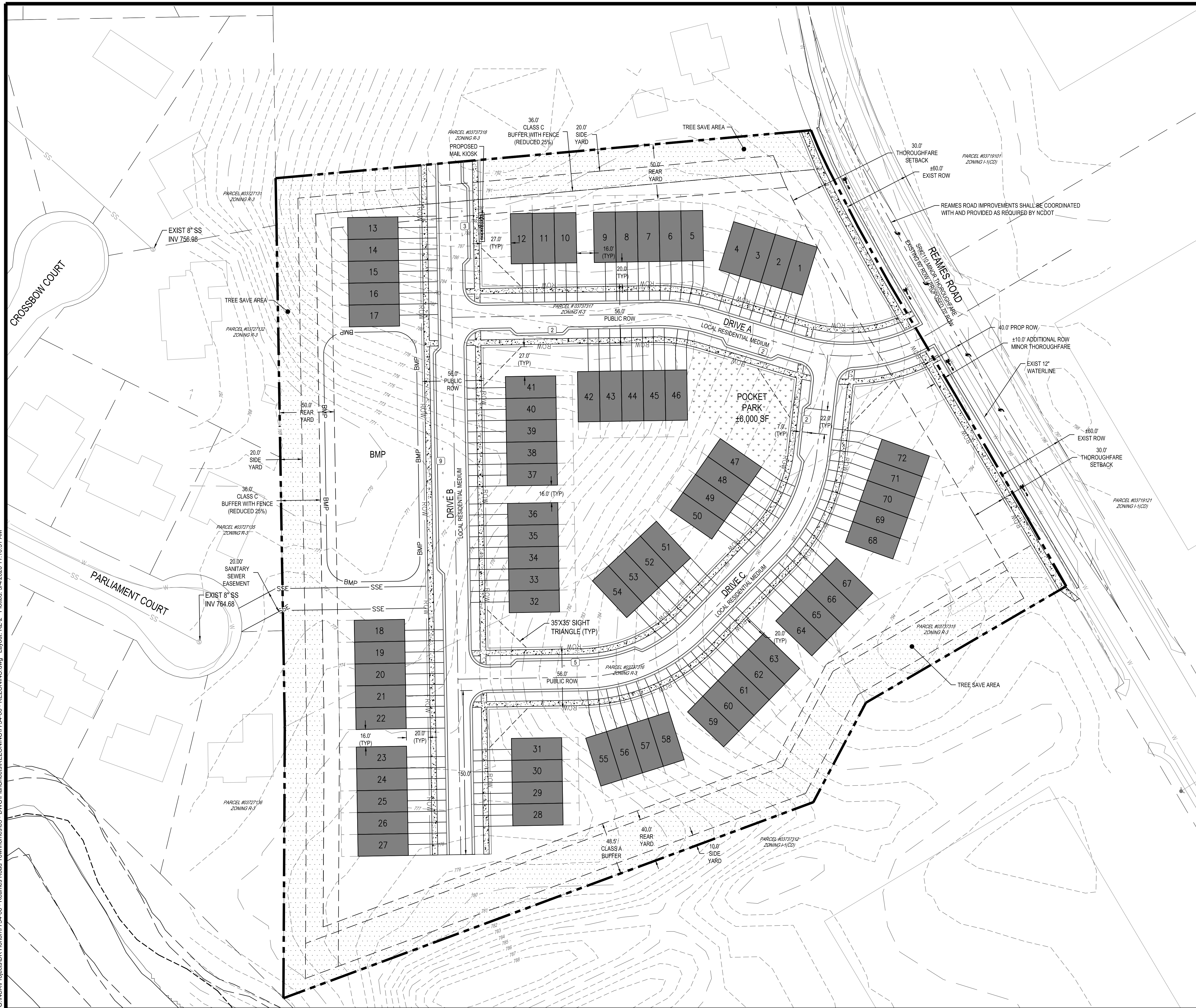


- I. GENERAL PROVISIONS
 1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY D.R. HORTON, INC. (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 9.09-ACRE SITE LOCATED ALONG REAMES ROAD BETWEEN NORTH PARK BOULEVARD AND LAWNMEADOW DRIVE. MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"), THE SITE IS COMPRISED OF THREE TAX PARCELS, ID NUMBERS 037-373-15, 037-373-16 AND 037-373-17.
 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 AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
 5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- II. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF SEVENTY-TWO (72) SINGLE-FAMILY ATTACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-8MF ZONING DISTRICT.
- III. TRANSPORTATION
 1. 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 DESIGNS AND AS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
 2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS/ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH CDOT.
 3. PETITIONER SHALL PROVIDE INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
 4. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
 5. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
 7. PARKING FOR EACH UNIT, AT A MINIMUM, WILL BE PROVIDED WITH AN INTERNAL ONE-CAR GARAGE AND A DRIVEWAY CAPABLE OF FITTING ONE CAR.
 8. ON STREET PARKING WILL BE PROVIDED AS GENERALLY DEPICTED ON THE SITE PLAN. A MINIMUM OF 15 ON STREET PARKING SPACE WILL BE PROVIDED.
- IV. ARCHITECTURAL STANDARDS
 1. THE PRIMARY EXTERIOR BUILDING MATERIALS WILL BE OF AT LEAST ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, CEMENTITIOUS SIDING, AND VINYL. IF VINYL IS USED, IT WILL BE 0.042 INCHES MINIMUM THICKNESS.
 2. EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL.
 3. 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, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
 4. ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, PILASTERS, PILLARS, OPEN PORCHES (IF PROVIDED), AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO THIRTY-SIX (36) INCHES INTO THE REQUIRED SETBACKS OR YARDS.
 5. FOR ALL UNITS, PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO THIRTY (30) FEET ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, MATERIAL OR COLOR CHANGES, AND/OR ARCHITECTURAL DESIGN ELEMENTS.
 6. ALL TOWNHOME UNITS SHALL BE PROVIDED WITH A GARAGE FOR A MINIMUM OF ONE (1) CAR.
- V. ENVIRONMENTAL FEATURES
 1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER 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 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
 2. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
 3. THE EXISTING TREES LOCATED WITHIN THOSE PORTIONS OF THE REZONING SITE THAT ARE DESIGNATED AS TREE PRESERVATION AREAS ON THE REZONING PLAN SHALL BE PRESERVED, NOTWITHSTANDING THE FOREGOING. DEAD AND DISEASED TREES MAY BE REMOVED FROM THESE TREE PRESERVATION AREAS. SUPPLEMENTAL TREES AND SHRUBS MAY BE PLANTED IN THESE TREE PRESERVATION AREAS.
- VI. STREETScape AND LANDSCAPING
 1. CLASS 'A' OR 'C' BUFFERS AS MEASURED FROM THE PROPERTY LINE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. CLASS 'C' BUFFERS CAN BE REDUCED BY 25% IN AREAS WHERE FENCING IS PROVIDED.
- VII. LIGHTING
 1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E. EXCLUDING DECORATIVE LIGHTING LESS THAN 21" IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.
- VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 1. 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.
 2. 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 OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

<p style="text-align: center; font-size: small;">121 W. TRADE STREET, SUITE 1030 CHARLOTTE, NC 28202 www.bceinc.com NC LICENSE #C-4397</p>	<p style="font-weight: bold; font-size: small;">DESIGNED BY: LMK</p> <p style="font-weight: bold; font-size: small;">DRAWN BY: LMK</p> <p style="font-weight: bold; font-size: small;">REVIEWED BY: APG</p>
<p style="font-weight: bold; font-size: small;">D.R. HORTON, INC.</p> <p style="font-size: x-small;">8001 APPROXIMADGE BOULEVARD CHARLOTTE, NC 28273</p>	<p style="font-weight: bold; font-size: small;">REAMES ROAD TOWNHOMES</p> <p style="font-size: x-small;">REAMES RD BETWEEN NORTH PARK BLVD AND LAWNMEADOW DR CHARLOTTE, NC 28216</p>
<p style="font-weight: bold; font-size: small;">REZONING PETITION #2020-XXX REZONING PLAN AND TECHNICAL DATA SHEET</p>	
<p style="font-weight: bold; font-size: small;">FILE NUMBER: 7734-00</p> <p style="font-weight: bold; font-size: small;">DATE: 05/04/2020</p>	
<p style="font-weight: bold; font-size: small;">RZ-1</p>	

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SCALE: 1" = 20'

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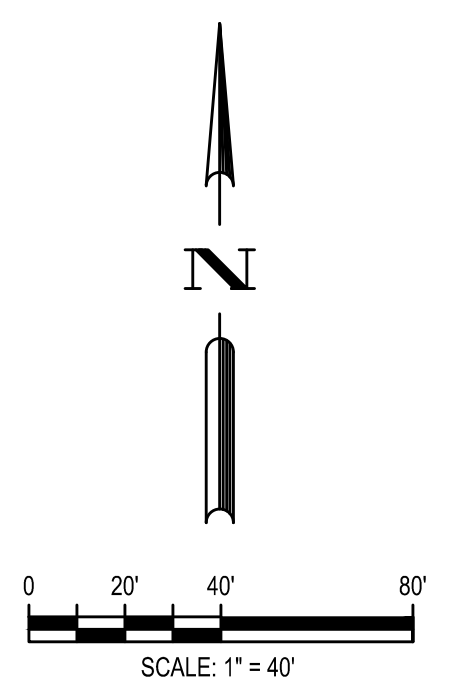
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DESIGNED BY:	DATE	DESCRIPTION
LMK		
LMK		
APG		

BCE
 121 W. TRADE STREET, SUITE 1030
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D.R. HORTON, INC.
 8001 APPROXIMIDE BOULEVARD
 CHARLOTTE, NC 28273

REAMES ROAD TOWNHOMES
 REAMES RD SETBACKS
 NORTH/PARK BLVD AND ANNEHEADWAY DR
 CHARLOTTE, NC 28216

REZONING PETITION #2020-XXX
SCHEMATIC SITE PLAN

FILE NUMBER:
7734-00
 DATE: 05/04/2020
RZ-2