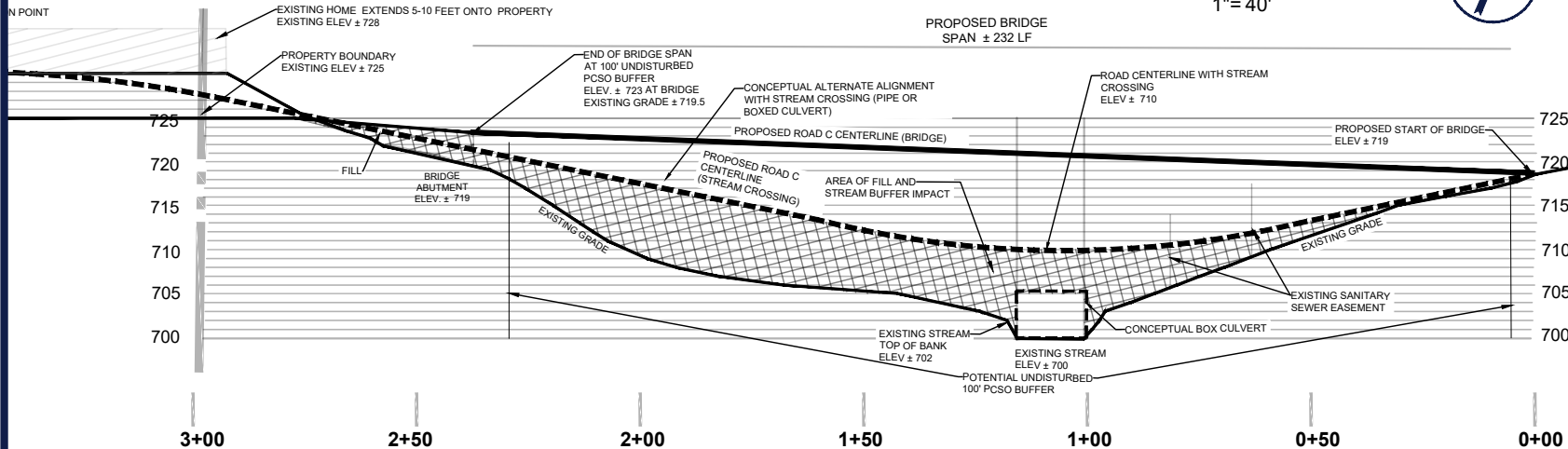
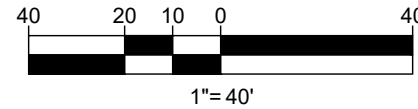


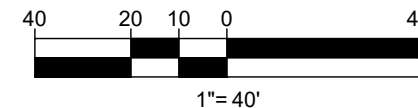
**ROAD C STUB: PLAN VIEW**



**ROAD C STUB: SECTION VIEW**

**ROAD C STUB CONSTRAINTS:**

1. 232 LF BRIDGE SPAN WITH ABUTMENTS OUTSIDE PCSO BUFFERS.
2. ALTERNATE DESIGN WITH CULVERT AT STREAM AND GRADED BANKS WOULD IMPACT STREAM AND BUFFERS.
3. ROAD CONNECTION TO EXISTING ROAD WOULD IMPACT 2 - 3 OF THE CURRENT LOTS WITH EXISTING HOMES.



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REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

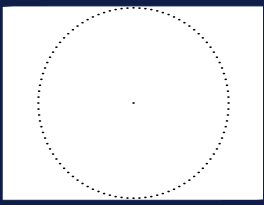
PROJECT No.: NCC212802  
DRAWN BY: VL  
CHECKED BY: KM  
DATE: 05/31/2022  
CAD I.D.:

**PROJECT: SITE DEVELOPMENT PLANS FOR NEWELL ASSEMBLAGE**

CHARLOTTE, NC  
PARCELS: 04913101, 04906101, 04907101, 04903208

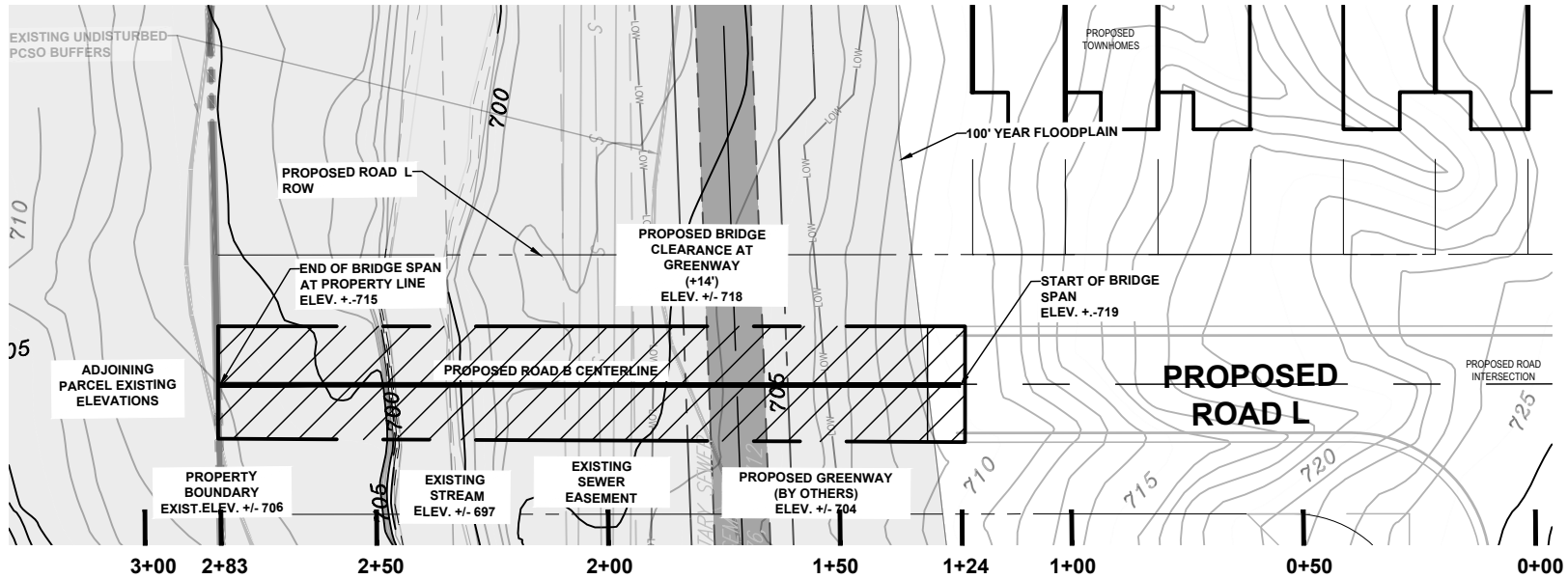
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CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
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NC@BohlerEng.com

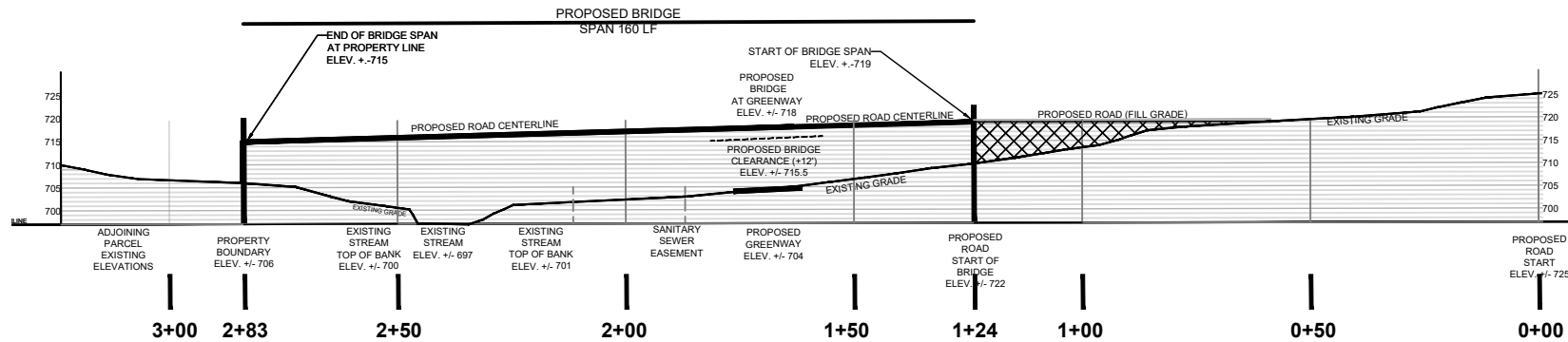
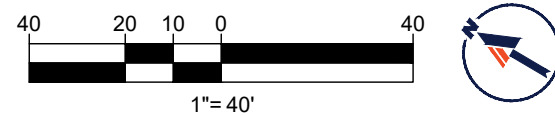


SHEET TITLE:  
**EXHIBIT C ROAD C STUB WITH BRIDGE**

SHEET NUMBER:  
**E-3**



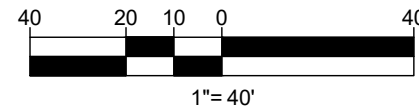
**ROAD L STUB: PLAN VIEW**



**ROAD L STUB: SECTION VIEW**

**ROAD L STUB CONSTRAINTS:**

1. BRIDGE SPAN AT PROPERTY LINE WOULD BE +/- 9' ABOVE EXISTING GRADE.
2. 160 LF BRIDGE SPAN TO PROPERTY LINE.
3. SPAN WOULD NEED TO CONTINUE AN ADDITIONAL 50 LF TO MEET EXISTING GRADE ON ADJOINING PROPERTY.
4. WOULD IMPACT SEVERAL EXISTING MOBILE HOME LOTS.
5. TO ENSURE ADEQUATE BRIDGE CLEARANCE AT GREENWAY, BRIDGE ELEVATION SET AT +/- 718.



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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

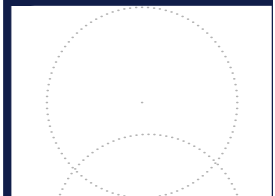
PROJECT No.: NCC212802  
DRAWN BY: VL  
CHECKED BY: KM  
DATE: 05/31/2022  
CAD I.D.: 05/31/2022

PROJECT: **SITE DEVELOPMENT PLANS**  
FOR **NEWELL ASSEMBLAGE**

CHARLOTTE, NC  
PARCELS: 04913101, 04906101,  
04907101, 04903208

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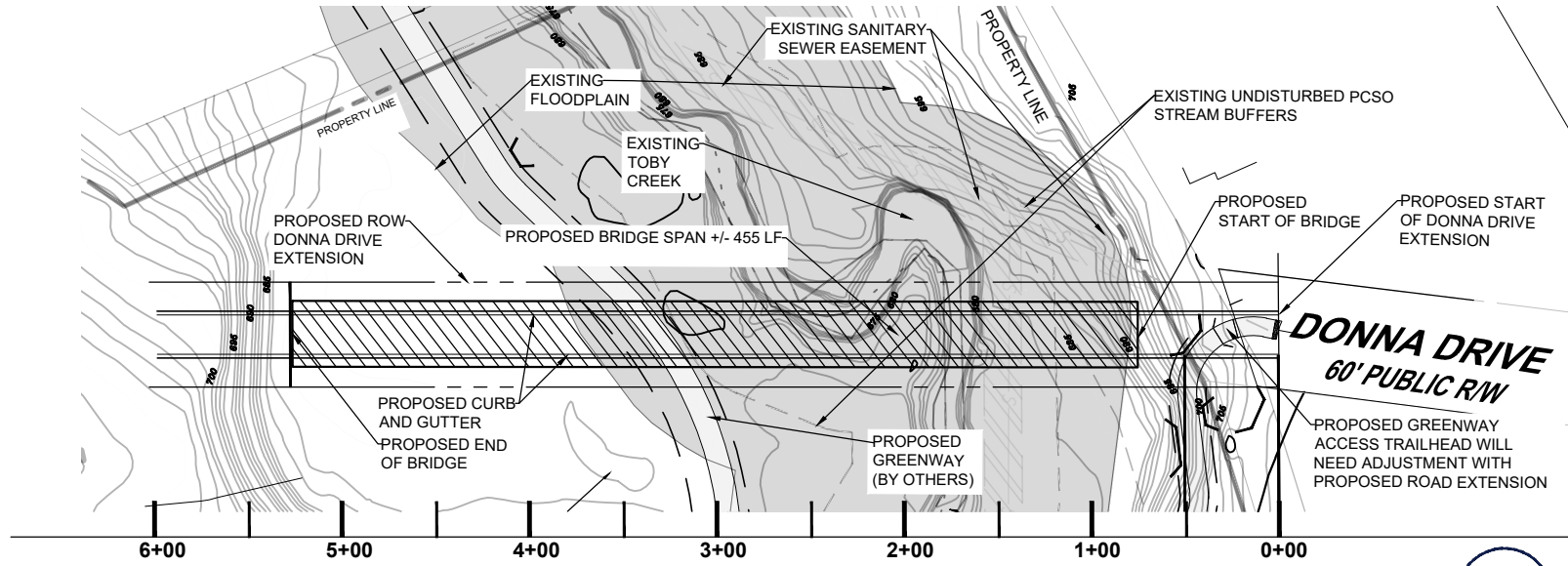
1927 S. TRYON STREET, SUITE 310  
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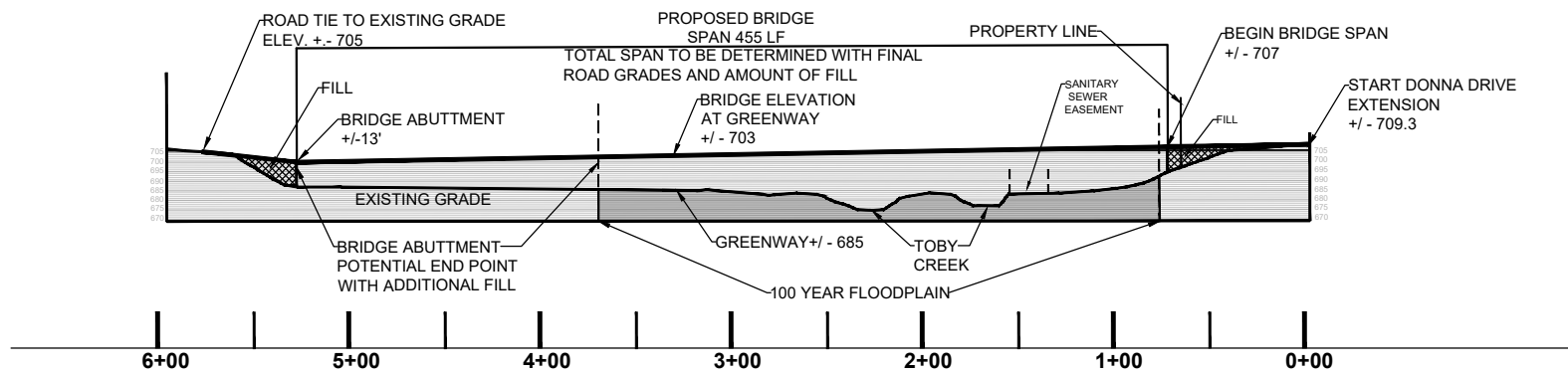
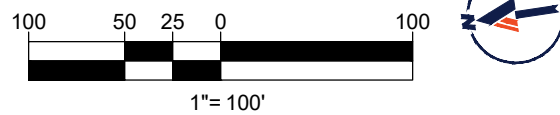
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**EXHIBIT B  
ROAD L STUB  
WITH BRIDGE**

SHEET NUMBER:  
**E-2**

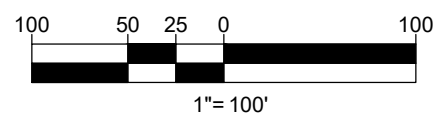




**DONNA DRIVE EXTENSION: PLAN VIEW**



**DONNA DRIVE EXTENSION: SECTION VIEW**



**DONNA DRIVE EXTENSION CONSTRAINTS:**

1. 2:1 SLOPE FROM END OF EXISTING DONNA DRIVE TO PROPERTY LINE.
2. POTENTIAL IMPACT TO 2 EXISTING HOMES AT END OF DONNA DRIVE.
3. FLOODPLAIN BOUNDARY WITHIN 5' OF BRIDGE ABUTMENT.
4. SANITARY SEWER EASEMENT FROM CREEK TO DONNA DRIVE CONSTRAINS LOCATION OF BRIDGE ABUTMENT.
5. 455 LF OF BRIDGE SPAN WOULD REQUIRE ADDITIONAL BRIDGE SUPPORTS.
6. FILL DIRT IN EXCESS OF 10' REQUIRED FRO SHORTER BRIDGE SPAN.

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WE ARE A PROFESSIONAL CORPORATION UNDER THE CONTROL OF THE BOARD OF DIRECTORS AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR NEGLIGENCE IN CONNECTION WITH THIS PROJECT. ONLY APPROVED AS SHOWN ON THESE PLANS. SEE ALL APPLICABLE REGULATIONS AND SPECIFICATIONS.

**REVISIONS**

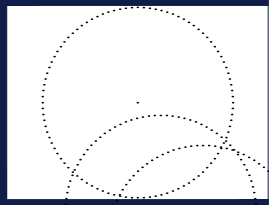
REV	DATE	COMMENT	DRAWN BY	CHECKED BY

PROJECT No.: NCC212802  
 DRAWN BY: VL  
 CHECKED BY: KM  
 DATE: 05/31/2022  
 CAD I.D.:

PROJECT: **SITE DEVELOPMENT PLANS**  
 FOR **NEWELL ASSEMBLAGE**

CHARLOTTE, NC  
 PARCELS: 04913101, 04906101, 04907101, 04903208

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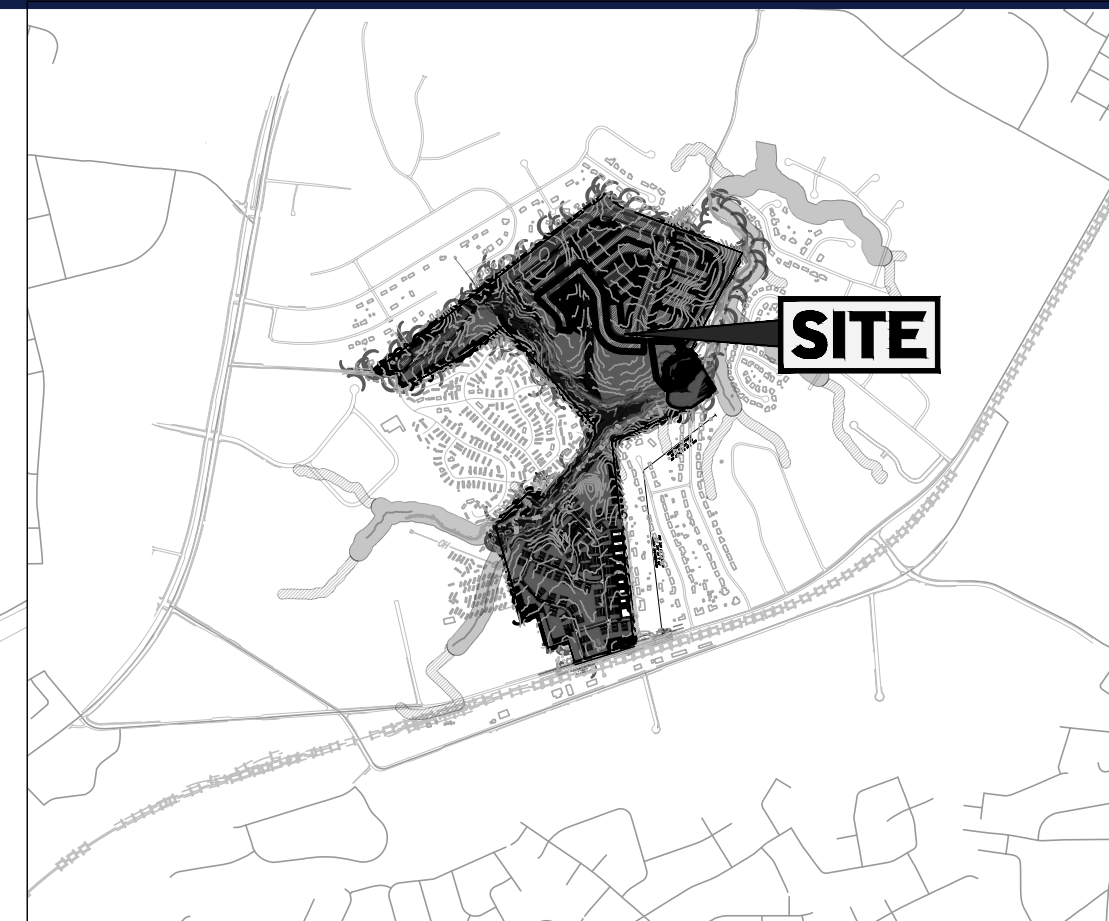
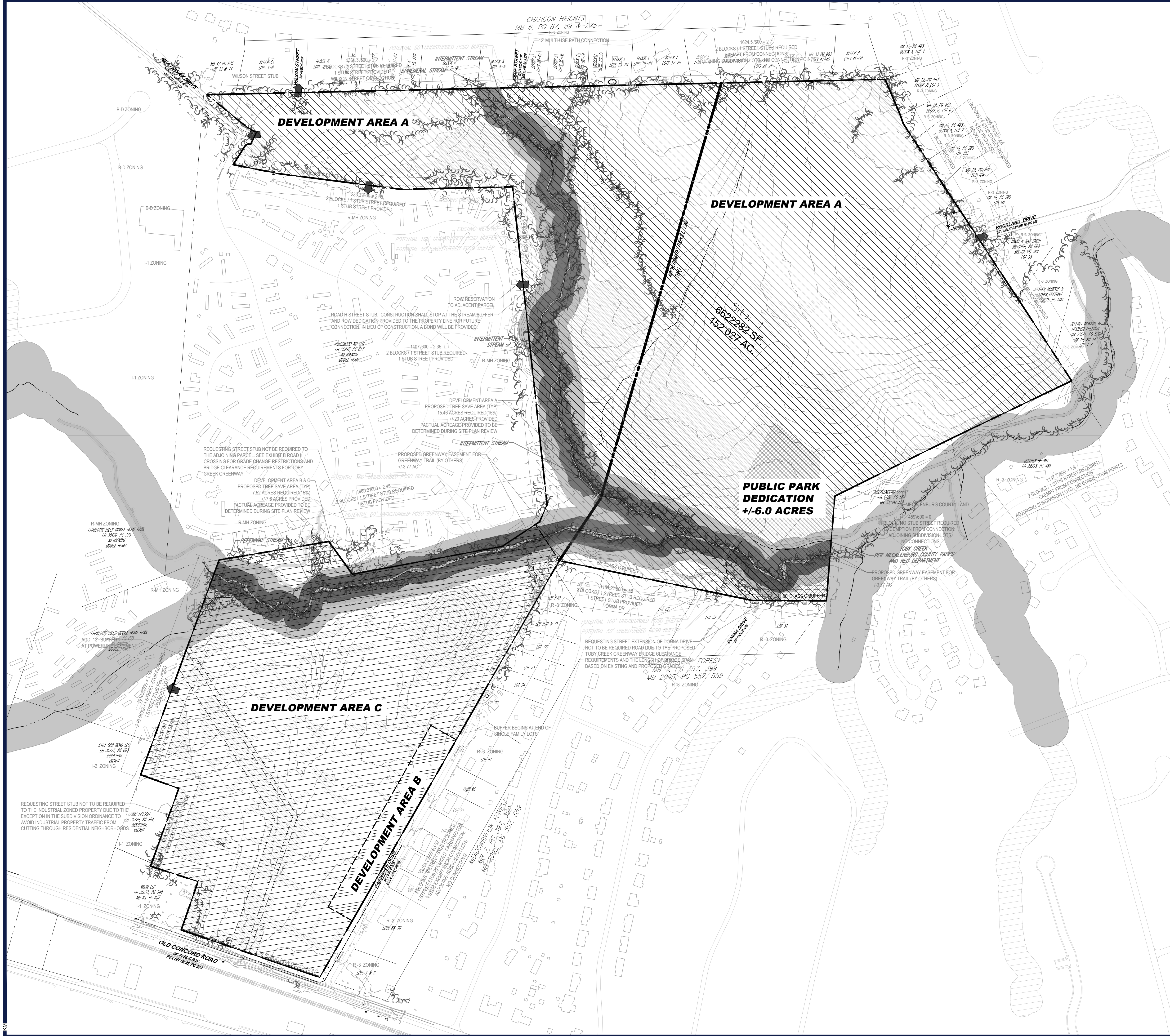


SHEET TITLE:  
**EXHIBIT A DONNA DRIVE EXTENSION**

SHEET NUMBER:  
**E-1**

05.08.2022 :3021\NCC212802\CAD\DRAWING\5\EXHIBIT\SSX - CROSS SECTION - 220608.dwg LAYOUT: DONNA DR





**VICINITY MAP**  
SCALE: 1" = 2,000'

**DEVELOPMENT DATA TABLE**

**EXISTING PARCELS**

PARCEL 1  
PIN: 04907101  
ACREAGE: 36.03

PARCEL 2  
PIN: 04913101  
ACREAGE: 66.83

PARCEL 3  
PIN: 04906101  
ACREAGE: 29.85

PARCEL 4  
PIN: 04903208  
ACREAGE: 19.32

TOTAL ACREAGE: 152.03

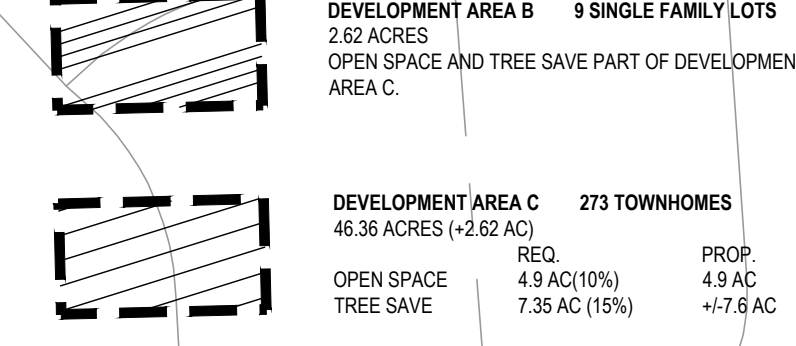
**ZONING AND USES**  
EXISTING ZONING: R-3, R-4, R-6 (CD)  
PROPOSED ZONING: MX-2  
EXISTING USES: VACANT  
PROPOSED USES: SINGLE FAMILY, TOWNHOMES

**REQUIRED BUFFERS**  
MULTI-FAMILY ABUTTING SINGLE-FAMILY: CLASS C 50' BUFFER (37.5' WITH FENCE)  
MULTI-FAMILY ABUTTING INDUSTRIAL: CLASS A 100' BUFFER (75' WITH BERM)  
SINGLE-FAMILY ABUTTING SINGLE-FAMILY: NO BUFFER REQUIRED

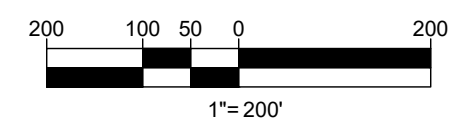
**BLOCKS**  
SUBDIVISION CALLS FOR 600' BLOCK LENGTHS TO DETERMINE NUMBER OF BLOCKS AND STUBS REQUIRED.

**DEVELOPMENT AREA DATA**

DEVELOPMENT AREA	TYPE	ACRES	REQ.	PROP.
DEVELOPMENT AREA A	390 SINGLE FAMILY LOTS	103.05		
	+6 ACRES PUBLIC PARK DEDICATION			
	OPEN SPACE	10.31 AC (10%)		10.31 AC
	TREE SAVE	15.46 AC (15%)		+120 AC
DEVELOPMENT AREA B	9 SINGLE FAMILY LOTS	2.62		
	OPEN SPACE AND TREE SAVE PART OF DEVELOPMENT AREA C			
	REQ.	4.9 AC (10%)		4.9 AC
	TREE SAVE	7.36 AC (15%)		+17.6 AC
DEVELOPMENT AREA C	273 TOWNHOMES	46.36 ACRES (+2.82 AC)		
	REQ.	4.9 AC (10%)		4.9 AC
	TREE SAVE	7.36 AC (15%)		+17.6 AC
PUBLIC PARK DEDICATION		+6.0 AC		



NOTE:  
AREA CALCULATIONS AND LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING THE SITE PLAN REVIEW PROCESS.  
SEE SHEET RZ-3 FOR TREE SAVE AND OPEN SPACE LOCATIONS



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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	06-14-22	1ST REVIEW.	KM
2	08-15-22	D. STANDARDS REV.	KM

**811**  
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ALWAYS CALL 811  
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PROJECT No.: NCC212802  
DRAWN BY: KM  
CHECKED BY: MT  
DATE: 10/26/2021  
CAD LID: J

**REZONING PLANS 2021-256**

FOR

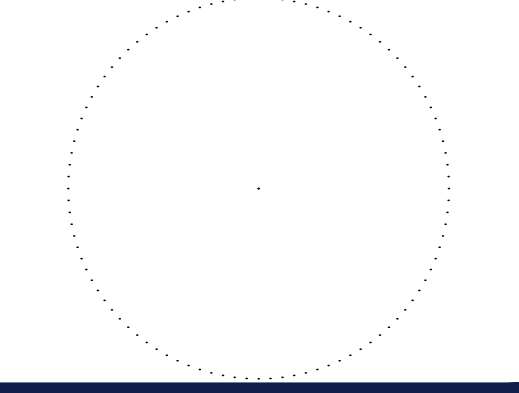
**NVR, Inc.**

NEWELL ASSEMBLAGE

CHARLOTTE, NC  
PARCELS: 04913101, 04906101, 04907101, 04903208

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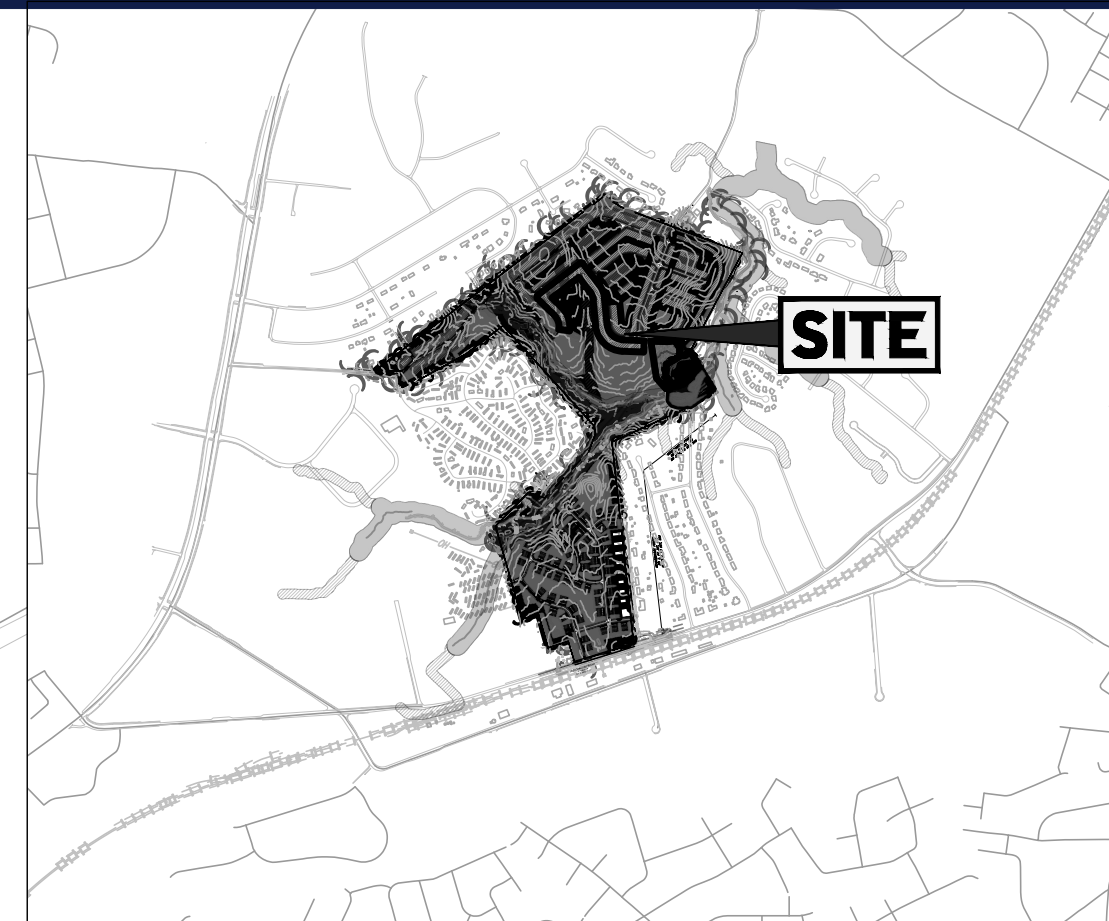
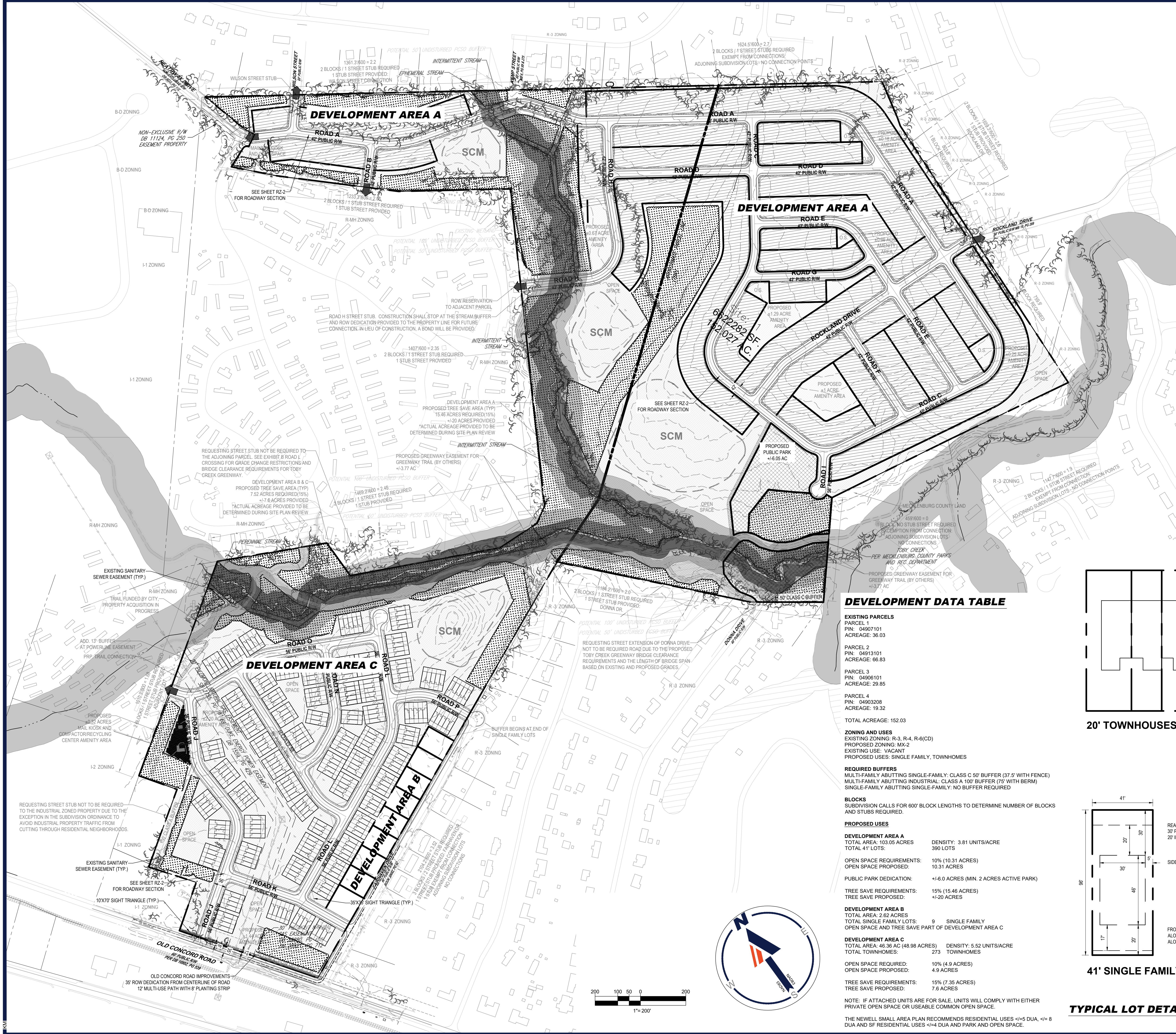
SHEET TITLE:  
**TECHNICAL PLAN SHEET**

SHEET NUMBER:  
**RZ-1**

REVISION 2 - 08-15-22

Aug 15, 2022  
H:\2021\NCC212802\CADD\DRAWINGS\PLAN SET\REZONING\NCC212802 - RZ-1 - LAYOUT - RZ-1 TECHNICAL PLAN SHEET





**VICINITY MAP**  
SCALE: 1" = 2,000'

**CONCEPTUAL PLAN LEGEND**

- DEVELOPMENT AREAS
- SINGLE FAMILY LOTS
- OPEN SPACE AMENITIES MAY INCLUDE POCKET PARKS, DOG PARK, SEATING AREAS, TRAILS, COMMUNITY GARDENS, MAILBOX KIOSKS AS WELL AS SCOVES AND UNIMPROVED AREAS SUCH AS TREE SAVE, STREAM BUFFERS. ACTUAL USES WILL BE DETERMINED DURING SITE PLAN REVIEW.
- PUBLIC PARK DEDICATION +4.6.0 AC
- TREE SAVE

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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	06-14-22	1ST REVIEW.	KM	KM
2	08-15-22	D. STANDARDS REV.	KM	KM

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PROJECT No.: NCC212802  
DRAWN BY: KM  
SITE PLAN REVIEW: KM  
DATE: 10/26/2021  
CAD ID:

**REZONING PLANS 2021-256**

FOR

**NVR, Inc.**

NEWELL ASSEMBLAGE

CHARLOTTE, NC  
PARCELS: 04913101, 04906101, 04907101, 04903208

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SHEET TITLE:  
**CONCEPTUAL SITE PLAN**

SHEET NUMBER:  
**RZ-3**

REVISION 2 - 08-15-22

**DEVELOPMENT DATA TABLE**

**EXISTING PARCELS**

PARCEL 1  
PIN: 04907101  
ACREAGE: 36.03

PARCEL 2  
PIN: 04913101  
ACREAGE: 66.83

PARCEL 3  
PIN: 04906101  
ACREAGE: 29.85

PARCEL 4  
PIN: 04903208  
ACREAGE: 19.32

TOTAL ACREAGE: 152.03

**ZONING AND USES**  
EXISTING ZONING: R-3, R-4, R-6(CD)  
PROPOSED ZONING: MX-2  
EXISTING USE: VACANT  
PROPOSED USES: SINGLE FAMILY, TOWNHOMES

**REQUIRED BUFFERS**  
MULTI-FAMILY ABUTTING SINGLE-FAMILY: CLASS C 50' BUFFER (37.5' WITH FENCE)  
MULTI-FAMILY ABUTTING INDUSTRIAL: CLASS A 100' BUFFER (75' WITH BERM)  
SINGLE-FAMILY ABUTTING SINGLE-FAMILY: NO BUFFER REQUIRED

**BLOCKS**  
SUBDIVISION CALLS FOR 600' BLOCK LENGTHS TO DETERMINE NUMBER OF BLOCKS AND STUBS REQUIRED.

**PROPOSED USES**

**DEVELOPMENT AREA A**  
TOTAL AREA: 103.05 ACRES DENSITY: 3.81 UNITS/ACRE  
TOTAL 41' LOTS: 390 LOTS

OPEN SPACE REQUIREMENTS: 10% (10.31 ACRES)  
OPEN SPACE PROPOSED: 10.31 ACRES

PUBLIC PARK DEDICATION: +4.6.0 ACRES (MIN. 2 ACRES ACTIVE PARK)

TREE SAVE REQUIREMENTS: 15% (15.46 ACRES)  
TREE SAVE PROPOSED: +4.20 ACRES

**DEVELOPMENT AREA B**  
TOTAL AREA: 2.62 ACRES  
TOTAL SINGLE FAMILY LOTS: 9 SINGLE FAMILY  
OPEN SPACE AND TREE SAVE PART OF DEVELOPMENT AREA C

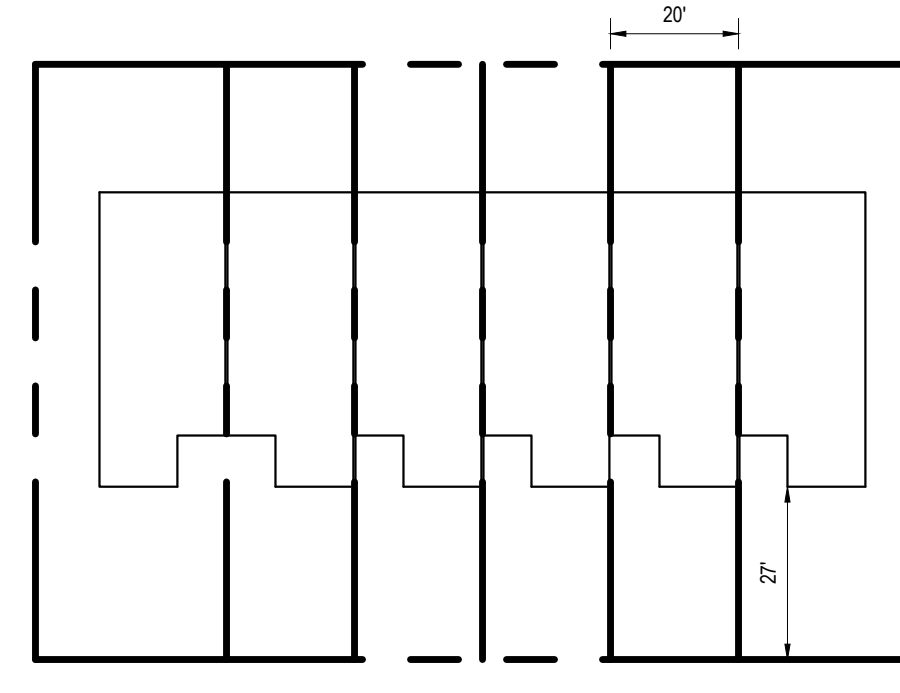
**DEVELOPMENT AREA C**  
TOTAL AREA: 46.36 AC (48.98 ACRES) DENSITY: 5.52 UNITS/ACRE  
TOTAL TOWNHOMES: 273 TOWNHOMES

OPEN SPACE REQUIRED: 10% (4.9 ACRES)  
OPEN SPACE PROPOSED: 4.9 ACRES

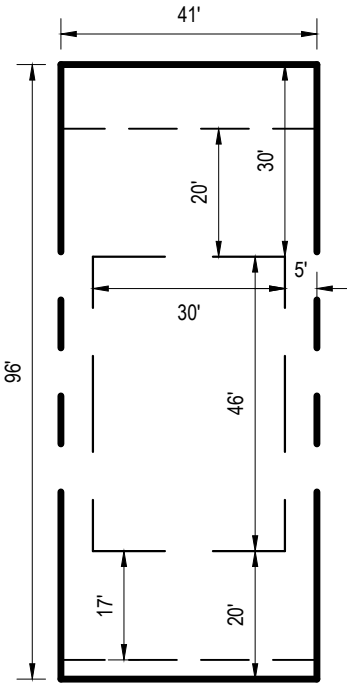
TREE SAVE REQUIREMENTS: 15% (7.35 ACRES)  
TREE SAVE PROPOSED: 7.6 ACRES

NOTE: IF ATTACHED UNITS ARE FOR SALE, UNITS WILL COMPLY WITH EITHER PRIVATE OPEN SPACE OR USABLE COMMON OPEN SPACE.

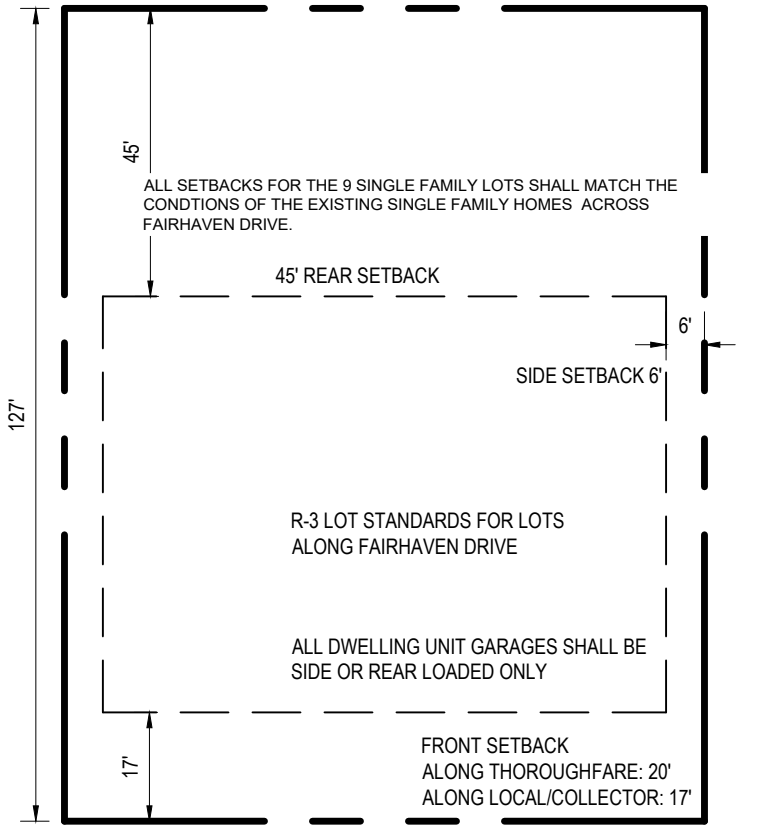
THE NEWELL SMALL AREA PLAN RECOMMENDS RESIDENTIAL USES <=6 DUA, <=8 DUA AND SF RESIDENTIAL USES <=4 DUA AND PARK AND OPEN SPACE.



**20' TOWNHOUSES**

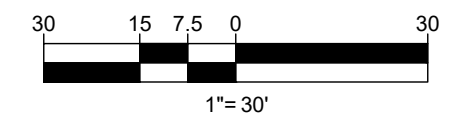
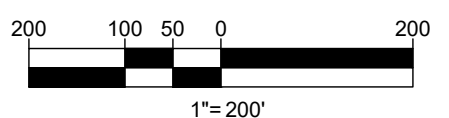


**41' SINGLE FAMILY LOTS**



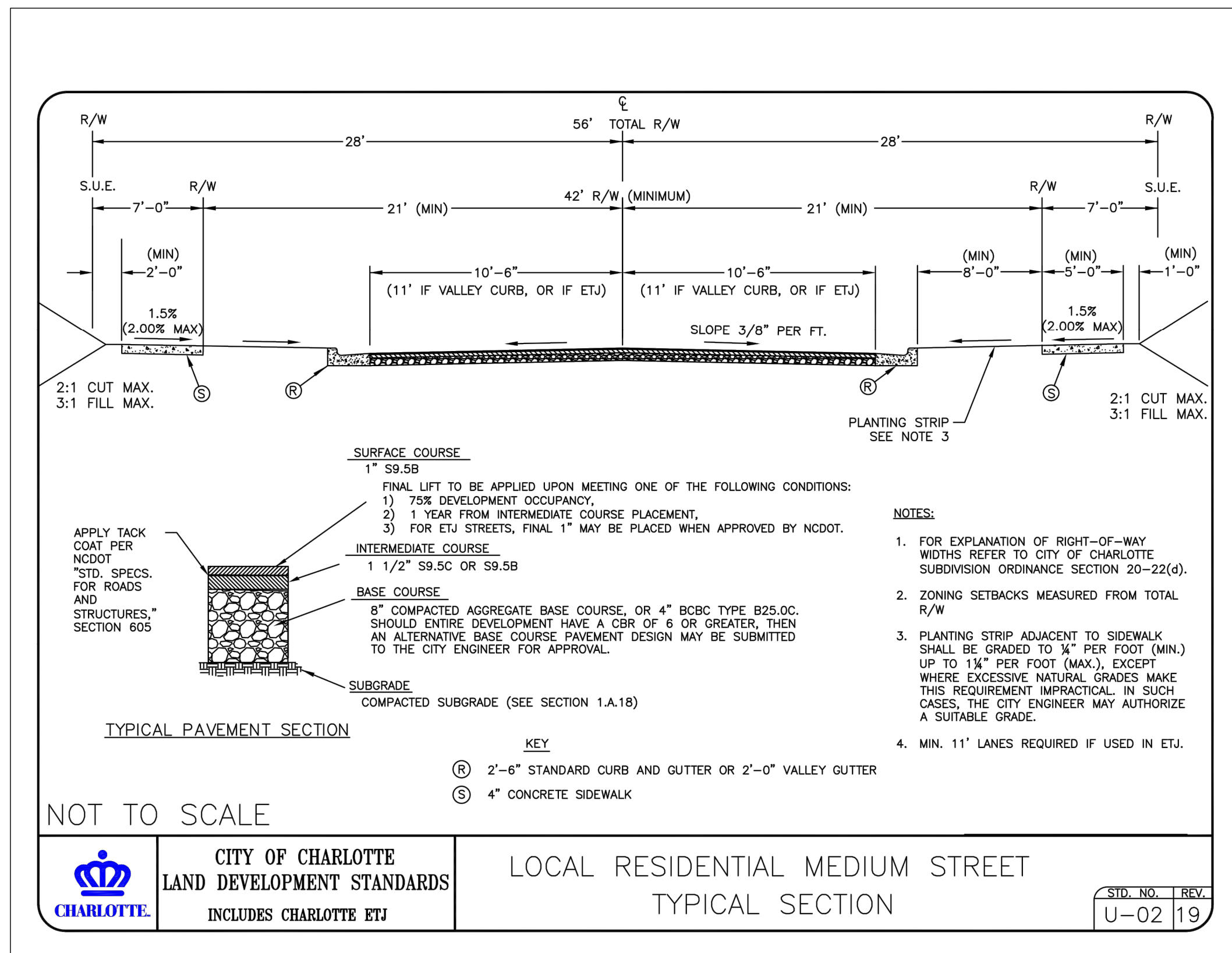
**100' SINGLE FAMILY LOTS**

**TYPICAL LOT DETAILS**



Aug 15, 2022  
H:\2021\NCC212802\CAD\DRAWINGS\PLAN SET\REZONING\NCC212802 - RZ-3 - 1\JOB\OUT - RZ-3 CONCEPTUAL SITE PLAN.dwg





**DEVELOPMENT STANDARDS**

August 15, 2022

- A. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by NVR, Inc. to accommodate the development of a residential community on an approximately 150.03 acre site that is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 049-071-01, 049-131-01, 049-061-01 and 049-032-08.
  - 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").
  - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MX-2 zoning district shall govern the development and use of the Site.
  - For entitlement purposes, the Site is divided into three separate development areas that are designated on the Rezoning Plan as Development Area A, Development Area B and Development Area 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 lots as well as the internal public streets 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.
  - The development of the Site proposed under this Rezoning Plan shall be considered to be a planned/unified development. Therefore, buffers, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other elements located on the Site. Furthermore, the Petitioner and/or the owner(s) of the Site reserve the right to subdivide portions or all of the Site and to create lots within the interior of the Site without regard to any such internal separation standards, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard, rear yard and buffer requirements with respect to the exterior boundaries of the Site.
  - Pursuant to Section 1.110 of the Ordinance and Section 160D-108.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
  - Future 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 Section 6.207 of the Ordinance.
- B. Permitted Uses/Development Limitations**
- 1. Development Area A**
- Development Area A may be devoted only to single family detached dwelling units constructed on lots having a minimum width of 41 feet and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MX-2 zoning district.
  - A maximum of 390 single family detached dwelling units may be located on Development Area A.
- 2. Development Area B**
- Development Area B may be devoted only to single family detached dwelling units constructed on lots having a minimum width of 100 feet and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MX-2 zoning district.
  - A maximum of 9 single family detached dwelling units may be located on Development Area B.
- 3. Development Area C**
- Development Area C may be devoted only to single family attached dwelling units and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MX-2 zoning district.
  - A maximum of 284 single family attached dwelling units may be located on Development Area C.
- C. Transportation**
- 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 to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
  - The Site will be served by internal public streets. The alignments and configurations of the internal public streets may be modified by Petitioner to accommodate changes in traffic patterns, lot locations and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
  - Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
  - Prior to the issuance of a certificate of occupancy for the first new dwelling unit constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT as applicable (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Old Concord Road as required to provide right of way measuring 35 feet from the existing centerline of Old Concord Road, to the extent that such right of way does not already exist.
  - All transportation improvements required to be constructed by Petitioner under this Section C of the Development Standards will be approved and constructed prior to the issuance of a certificate of occupancy for the first new dwelling unit constructed on the Site.
  - Petitioner will dedicate to the City of Charlotte or to NCDOT as applicable via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of a certificate of occupancy for the first new dwelling unit constructed on the Site. 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.
  - All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- D. Architectural Standards**
- The maximum height of the single family detached dwelling units constructed on the Site shall be governed by the Ordinance.
  - The maximum height of the single family attached dwelling units constructed on the Site shall be governed by the Ordinance.
  - The architectural and design standards set out below shall apply to the single family detached dwelling units constructed on Development Area B.
- The setbacks for the lots located on Development Area B shall match the setbacks of the existing single family homes located directly across Fairhaven Drive from Development Area B.

- Any garages located on Development Area B shall be either side loaded or rear loaded garages.
  - The architectural and design standards set out below shall apply to the single family attached dwelling units constructed on Development Area C.
- The actual widths of the single family attached dwelling units constructed on the Site may vary from the widths depicted on the Rezoning Plan.
  - To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of 24 inches.
  - 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.
  - Each single family attached dwelling unit shall have a covered front stoop. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner.
  - All corner or end single family attached dwelling units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 15 feet on all building levels.
  - Garage doors visible from public or private streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or provide additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
  - Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets. This may be accomplished by connecting the walkways to the driveways for the single family attached dwelling units.
  - Each single family attached dwelling unit shall have a garage.
- E. Streetscape and Buffers**
- A minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path shall be installed along the Site's frontage on Old Concord Road. The minimum 12 foot wide multi-use path (or portions thereof) may be located in a sidewalk utility easement.
  - Minimum 8 foot wide planting strips and minimum 5 foot wide sidewalks shall be installed along both sides of the Site's internal public streets.
- Buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Notwithstanding the foregoing, and pursuant to the Ordinance, Petitioner may reduce the required width of a buffer by 25% by installing a wall, fence or berm that meets the standards of Section 12.302(8) or Section 12.302(8A) of the Ordinance as applicable.
  - In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas set out on the Rezoning Plan accordingly.
  - Internal buffers shall not be required between single family attached dwelling units and single family detached dwelling units constructed on the Site. Buffers shall not be required between single family detached dwelling units constructed on the Site and adjacent single family uses or single family zoning districts.
- F. Environmental**
- 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 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.
  - Development of the Site shall comply with the City of Charlotte Tree Ordinance.
  - Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
- G. Park Site**
- Prior to the issuance of a certificate of occupancy for the 400<sup>th</sup> dwelling unit constructed on the Site and subject to the approval of Mecklenburg County, Petitioner shall convey a minimum 6 acre portion of Development Area A that is designated on Sheet RZ-3 of the Rezoning Plan as the Proposed Public Park (the "Park Site") to Mecklenburg County for a future public park. Prior to the conveyance of the Park Site to Mecklenburg County, Petitioner shall have the right to install and locate a storm water pipe or pipes and underground utilities through the Park Site and to reserve such easements over the Park Site that are necessary to maintain, repair and replace such storm water pipe or pipes and underground utilities.
  - The southernmost 4 acres of the Park Site shall be a passive park, and the passive park shall count towards the Site's minimum tree save requirements and the Site's minimum open space requirements.
  - The northernmost 2 acres of the Park Site shall be an active neighborhood park, and the active neighborhood park shall not count towards the Site's minimum tree save requirements but shall count towards the Site's minimum open space requirements.
  - Mecklenburg County shall be responsible for the design, installation and maintenance of any improvements to the active neighborhood park.
  - In the event that Mecklenburg County does not approve and accept the conveyance of the Park Site, then the Park Site shall be a part of the Site's tree save and open space areas, and the Park Site shall be owned and maintained by the Developer or a property owners association.
- H. Open Space/Amenities**
- A minimum of 10 percent of the Site shall be devoted to common open space.
  - A minimum of 3 acres in Development Area A shall be devoted to a community amenity area or amenity areas. The amenity area or amenity areas shall count towards the Site's open space requirement.
  - A minimum of four of the amenities set out below shall be located in Development Area A.
- Pool and cabana.
  - Playground structure.
  - Community gathering spaces.
  - Seating areas/benches.
  - An outdoor gym.
  - Enhanced landscaping.
  - Greenway connectivity.
- A minimum of 3 acres in Development Area C shall be devoted to a community amenity area or amenity areas. The amenity area or amenity areas shall count towards the Site's open space requirement.
  - A minimum of four of the amenities set out below shall be located in Development Area C.
- Dog park.

- Playground structure.
  - Community gathering spaces.
  - Seating areas/benches.
  - Grills.
  - Enhanced landscaping.
  - Greenway connectivity.
- I. Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
  - Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
  - Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	06-14-22	1ST REVIEW.	KM
2	08-15-22	D. STANDARDS REV.	KM

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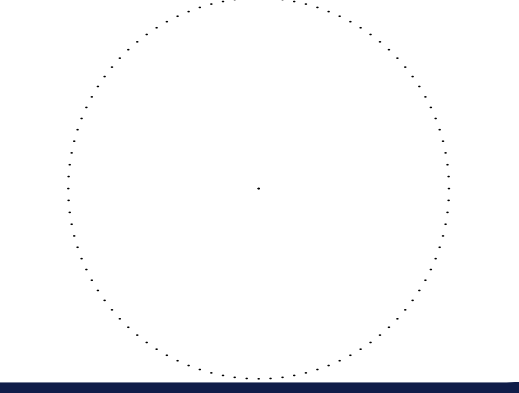
**REZONING PLANS 2021-256**

FOR  
**NVR, Inc.**

NEWELL ASSEMBLAGE  
CHARLOTTE, NC  
PARCELS: 04913101, 04906101, 04907101, 04903208

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SHEET TITLE:  
**DEVELOPMENT NOTES**

SHEET NUMBER:  
**RZ-2**

REVISION 2 - 08-15-22