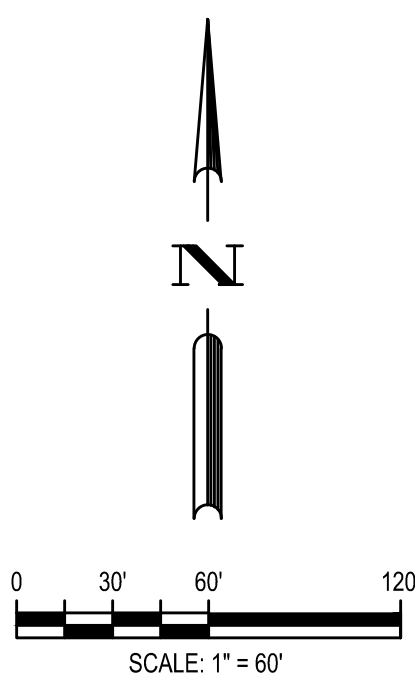


SITE DATA		TREE SAVE	
PARCEL ID:	0328101, 0331107, 0331116	REQUIRED TREE SAVE:	2.81 AC (15%)
AREA:	18.70 AC	PROPOSED TREE SAVE:	MIN. 2.81 AC
WATERSHED:	LAKE WYLIE PROTECTED AREA	<b>OPEN SPACE</b>	
EXISTING ZONING:	R-3	REQUIRED OPEN SPACE:	400 SF PRIVATE OPEN SPACE PER UNIT
PROPOSED ZONING:	R-8MF	PROPOSED OPEN SPACE:	400 SF PRIVATE OPEN SPACE PER UNIT
PROPOSED USE:	FOR RENT TOWNHOMES	<b>PARKING</b>	
PROPOSED YIELD:	149 UNITS	REQUIRED OFF-STREET PARKING:	1.5 SPACES PER UNIT
BUILDING NOT TO EXCEED:	30 BUILDINGS	PROVIDED OFF-STREET PARKING:	2.0 SPACES PER UNIT MIN. (1 GARAGE SPACE AND 1 DRIVEWAY SPACE MIN.)
MAXIMUM PROPOSED DENSITY:	8 DUA		
PROPOSED DENSITY:	7.97 DUA		
MAX BUILDING HEIGHT:	40' SIDE / 48' FRONT		
<b>SETBACKS AND BUFFERS</b>			
FRONT SETBACK:	15' (SEE NOTE 4 A)		
SIDE YARD:	20' ALONG SINGLE FAMILY		
REAR YARD:	50' ALONG SINGLE FAMILY		
THOROUGHFARE SETBACK:	30'		
REVERSE FRONTAGE OS:	30'		
SINGLE FAMILY BUFFER:	50' C CLASS BUFFER (MAY REDUCE 25% WITH FENCE)		
MINIMUM BUILDING SEPARATION:	16'		



**TECHNICAL DATA NOTES**

- GENERAL PROVISIONS:**
  - SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EVERGREEN LIVING, LLC. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 18.70 ACRE SITE GENERALLY LOCATED ON MT. HOLLY-HUNTERSVILLE ROAD (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 IN EXISTENCE AS OF THE DATE OF APPROVAL OF THE REZONING PLAN ("ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF 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 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:
    - MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
  - THE SITE MAY BE DEVELOPED WITH UP TO ONE HUNDRED FORTY-NINE (149) SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-8MF ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.
- ACCESS AND TRANSPORTATION IMPROVEMENTS:**
  - ACCESS TO THE SITE SHALL BE FROM MT. HOLLY-HUNTERSVILLE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY CDOT AND/OR NCDOT 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 AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
  - THE PETITIONER SHALL IMPROVE MT. HOLLY-HUNTERSVILLE ROAD ALONG THE SITE'S FRONTAGE AS GENERALLY DEPICTED ON THE REZONING PLAN TO INCLUDE HALF OF AN ELEVEN (11) FOOT CENTER LANE, AN ELEVEN (11) FOOT TRAVEL LANE, A FIVE (5) FOOT BIKE LANE. THE BACK OF THE PROPOSED CURB AND GUTTER SHALL BE TWENTY-FOUR (24) FEET FROM THE CENTERLINE OF MT. HOLLY-HUNTERSVILLE ROAD.
  - THE PETITIONER SHALL DEDICATE AND FEE SIMPLE CONVEY ALL RIGHTS-OF-WAY ALONG MT. HOLLY-HUNTERSVILLE ROAD TO THE CITY PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER SHALL PROVIDE AN ADDITIONAL TWO (2) FEET OF RIGHT-OF-WAY BEHIND THE SIDEWALK WHERE FEASIBLE. IN LOCATIONS WITH PARALLEL PARKING, A SIDEWALK UTILITY EASEMENT WILL BE PROVIDED TWO (2) FEET BEHIND THE SIDEWALK.
  - ALL TRANSPORTATION IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE PETITIONER, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
  - ALL ON-SITE RIGHT-OF-WAY DEDICATION WILL BE COMPLETED AS REQUIRED BY THE SUBDIVISION ORDINANCE. 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.
- STREETScape, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:**
  - A FIFTEEN (15) FOOT BUILDING SETBACK AS MEASURED FROM THE RIGHT-OF-WAY ON PUBLIC STREET A AND PUBLIC STREET B WILL BE ALLOWED AS PROVIDED FOR IN SECTION 9.303(19)(F) OF THE ORDINANCE. GARAGES MUST BE LOCATED TWENTY (20) FEET FROM THE BACK OF SIDEWALK.
  - A THIRTY (30) FOOT SETBACK WILL BE PROVIDED AS MEASURED FROM THE FUTURE RIGHT-OF-WAY OF MT. HOLLY-HUNTERSVILLE ROAD WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
  - ALONG MT. HOLLY-HUNTERSVILLE ROAD AND AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
  - ALONG PUBLIC STREET A AND PUBLIC STREET B AN EIGHT (8) FOOT PLANTING STRIP AND A FIVE (5) FOOT SIDEWALK WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
  - A CLASS C BUFFER AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED BUFFERS MAY BE REDUCED IN WIDTH AS ALLOWED BY THE ORDINANCE. IF THE ZONING OR LAND USE ON THE ADJOINING PROPERTIES CHANGES TO A USE OR ZONING DISTRICT THAT NO LONGER REQUIRES A BUFFER THEN THE BUFFERS INDICATED MAY BE ELIMINATED.
- GENERAL DESIGN GUIDELINES:**
  - 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 VINYL AND/OR WOOD. ALUMINUM AND VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
  - METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS AT GRADE.
  - DUMPSTER AND RECYCLING AREA WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREA IS GENERALLY DEPICTED ON THE REZONING PLAN.
  - 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.
  - PORCHES SHALL FORM A PREDOMINANT MOTIF OF THE BUILDING DESIGN. EACH UNIT WILL BE CONSTRUCTED WITH A FRONT PORCH WITH A MINIMUM DEPTH OF FIVE (5) FEET AS GENERALLY INDICATED ON THE REZONING PLAN.
  - ON THE INTERIOR OF THE SITE END UNITS THAT ABUT THE INTERNAL PRIVATE STREETS WILL HAVE MULTIPLE WINDOWS ON THE END FACADES TO AVOID A BLANK STREET WALL.
- ENVIRONMENTAL FEATURES:**
  - THE SITE WILL COMPLY WITH POST CONSTRUCTION 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.
  - THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
- 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 21 FEET IN HEIGHT.
- 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.
- 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 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.

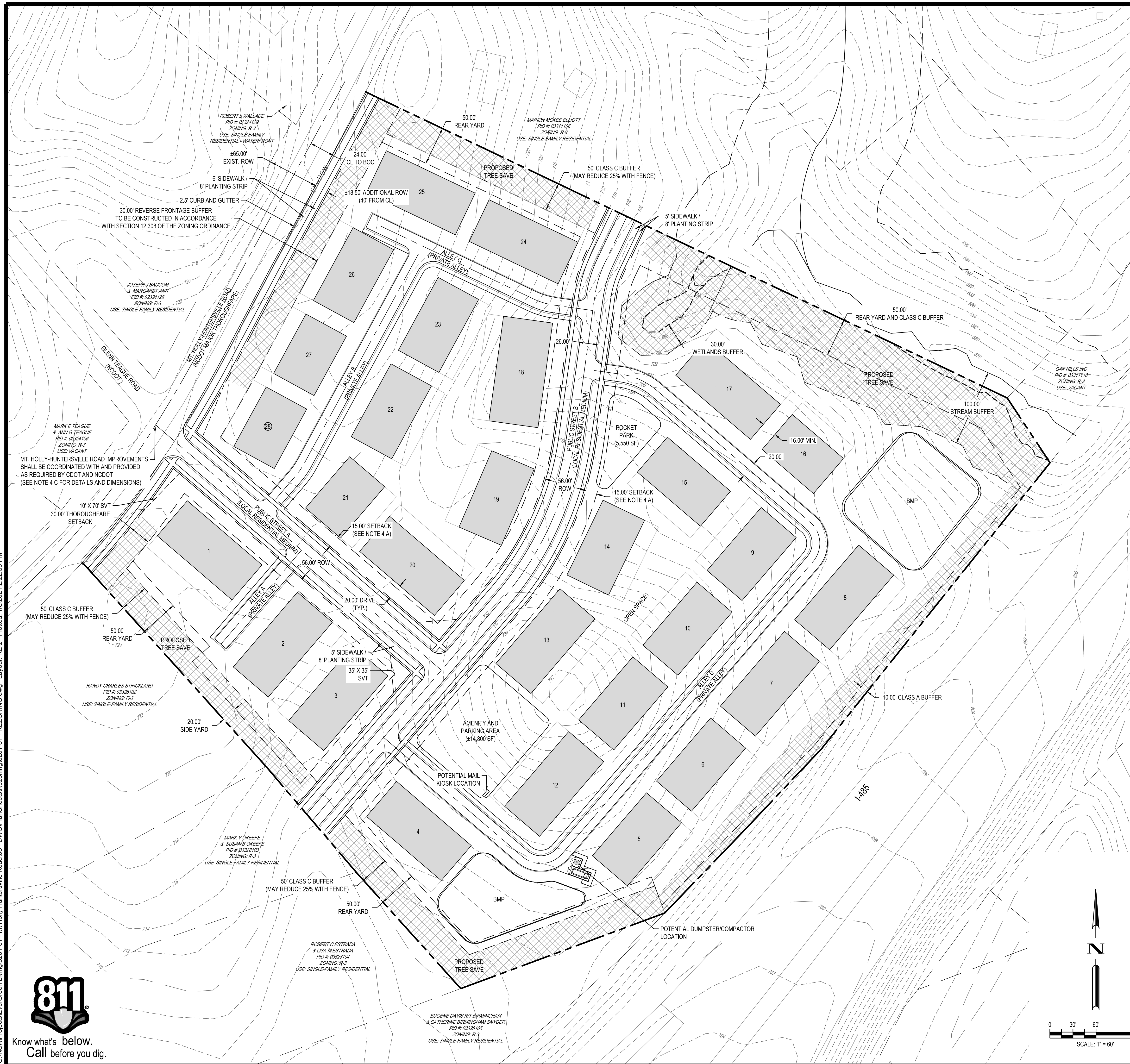


DESIGNED BY:	WSM	DATE		DESCRIPTION	
DRAWN BY:	WSM				
REVIEWED BY:	APG				
					
EVERGREEN LIVING 1200 E. MOREHEAD STREET, SUITE 104 CHARLOTTE, NC 28204					
MT. HOLLY-HUNTERSVILLE RD TOWNHOMES SOUTHEAST OF GLEN TEAGUE RD CHARLOTTE, NC 28216					
REZONING PETITION #2021-XXX REZONING PLAN AND TECHNICAL DATA SHEET					
<b>FILE NUMBER:</b> 8201-01					
<b>DATE:</b> 01/08/2021					
<b>RZ-1</b>					

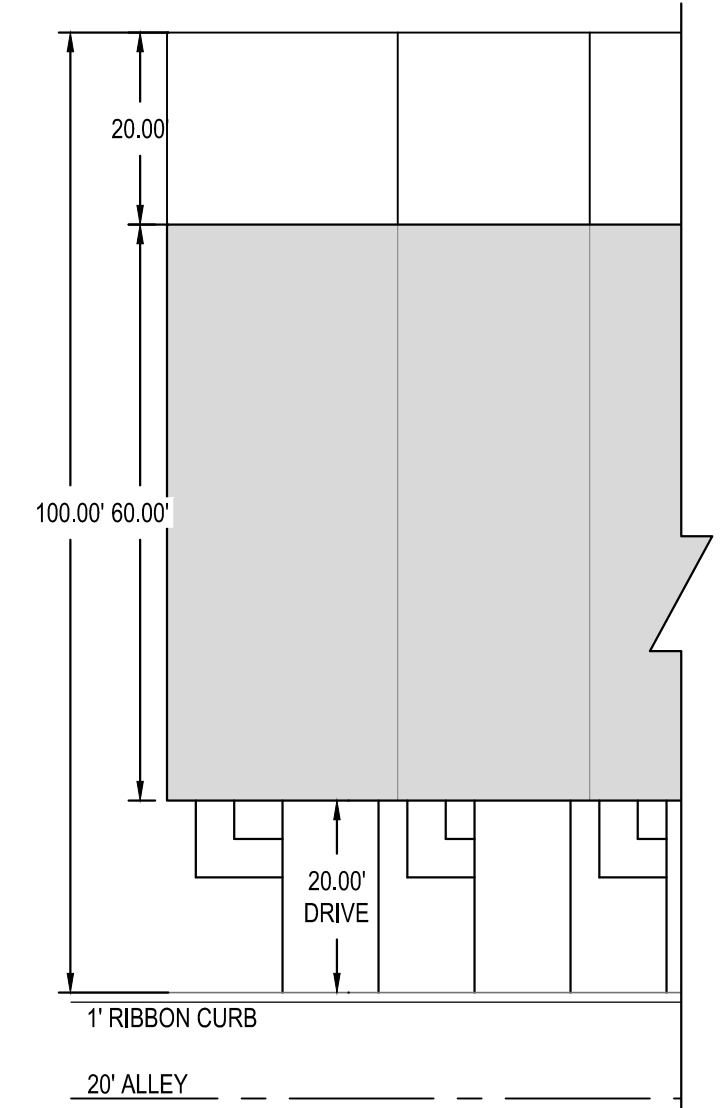
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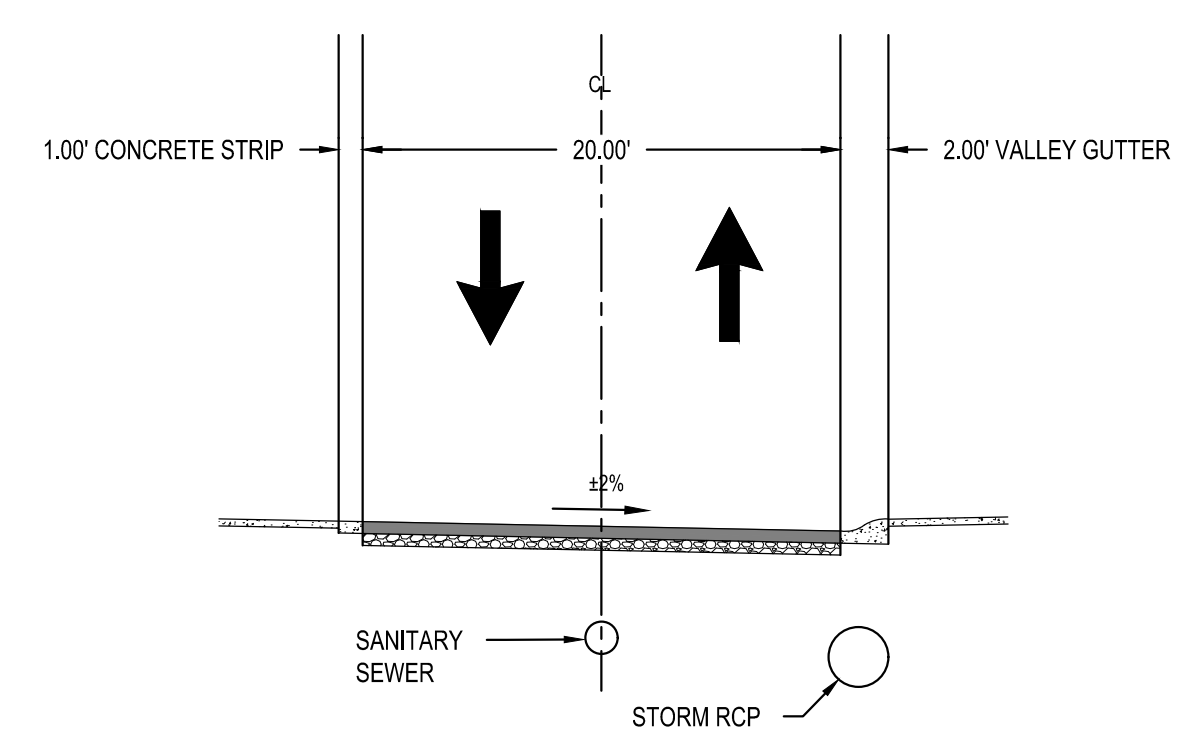
Know what's below.  
Call before you dig.



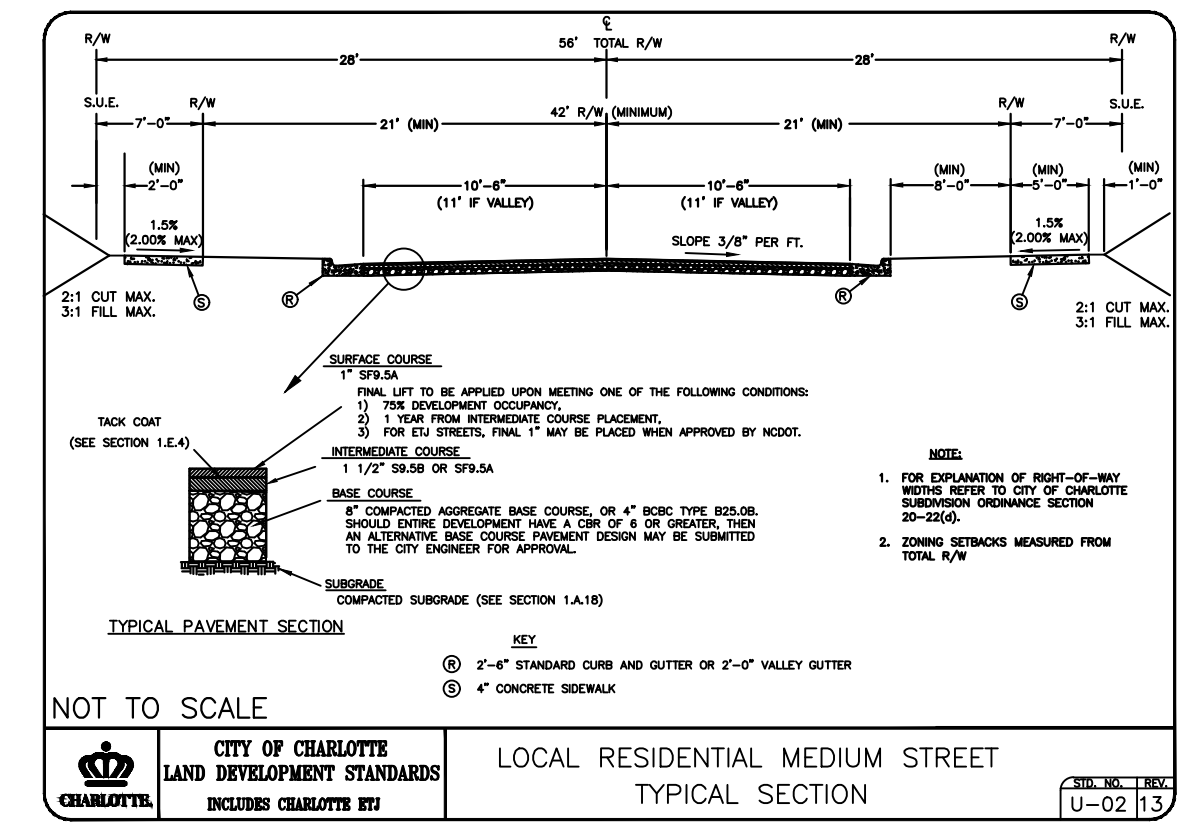
SITE DATA		TREE SAVE	
PARCEL ID:	0328101, 03311107, 03311116	REQUIRED TREE SAVE:	2.81 AC (15%)
AREA:	18.70 AC	PROPOSED TREE SAVE:	MIN. 2.81 AC
WATERSHED:	LAKE WYLIE PROTECTED AREA	OPEN SPACE	
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PROPOSED ZONING:	R-8MF	PROPOSED OPEN SPACE:	400 SF PRIVATE OPEN SPACE PER UNIT
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PROPOSED YIELD:	149 UNITS	REQUIRED OFF-STREET PARKING:	1.5 SPACES PER UNIT
BUILDING NOT TO EXCEED:	30 BUILDINGS	PROVIDED OFF-STREET PARKING:	2.0 SPACES PER UNIT MIN. (1 GARAGE SPACE AND 1 DRIVEWAY SPACE MIN.)
MAXIMUM PROPOSED DENSITY:	8 DUA		
PROPOSED DENSITY:	7.97 DUA		
MAX BUILDING HEIGHT:	40' SIDE / 48' FRONT		
<b>SETBACKS AND BUFFERS</b>			
FRONT SETBACK:	15' (SEE NOTE 4 A)		
SIDE YARD:	20' ALONG SINGLE FAMILY		
REAR YARD:	50' ALONG SINGLE FAMILY		
THOROUGHFARE SETBACK:	30'		
REVERSE FRONTAGE OS:	30'		
SINGLE FAMILY BUFFER:	50' CLASS BUFFER (MAY REDUCE 25% WITH FENCE)		
MINIMUM BUILDING SEPARATION:	16'		



TYPICAL UNIT LAYOUT  
SCALE: 1" = 20'



TYPICAL ALLEY  
SCALE: 1" = NOT TO SCALE



NOT TO SCALE  
CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION

DESIGNED BY:	WSM
DRAWN BY:	WSM
REVIEWED BY:	APG
<b>BCE</b>	
1111 METROPOLITAN AVE., SUITE 250 CHARLOTTE, NC 28204 www.bceinc.com NC LICENSE #C-4397	
<b>EVERGREEN LIVING</b> 1200 E. MOREHEAD STREET, SUITE 104 CHARLOTTE, NC 28204	
<b>MT. HOLLY-HUNTERSVILLE RD TOWNHOMES</b> MT. HOLLY-HUNTERSVILLE RD SOUTHEAST OF GLEN TEAGUE RD CHARLOTTE, NC 28216	
<b>REZONING PETITION #2021-XXX SCHEMATIC SITE PLAN</b>	
FILE NUMBER:	8201-01
DATE:	01/08/2021
<b>RZ-2</b>	