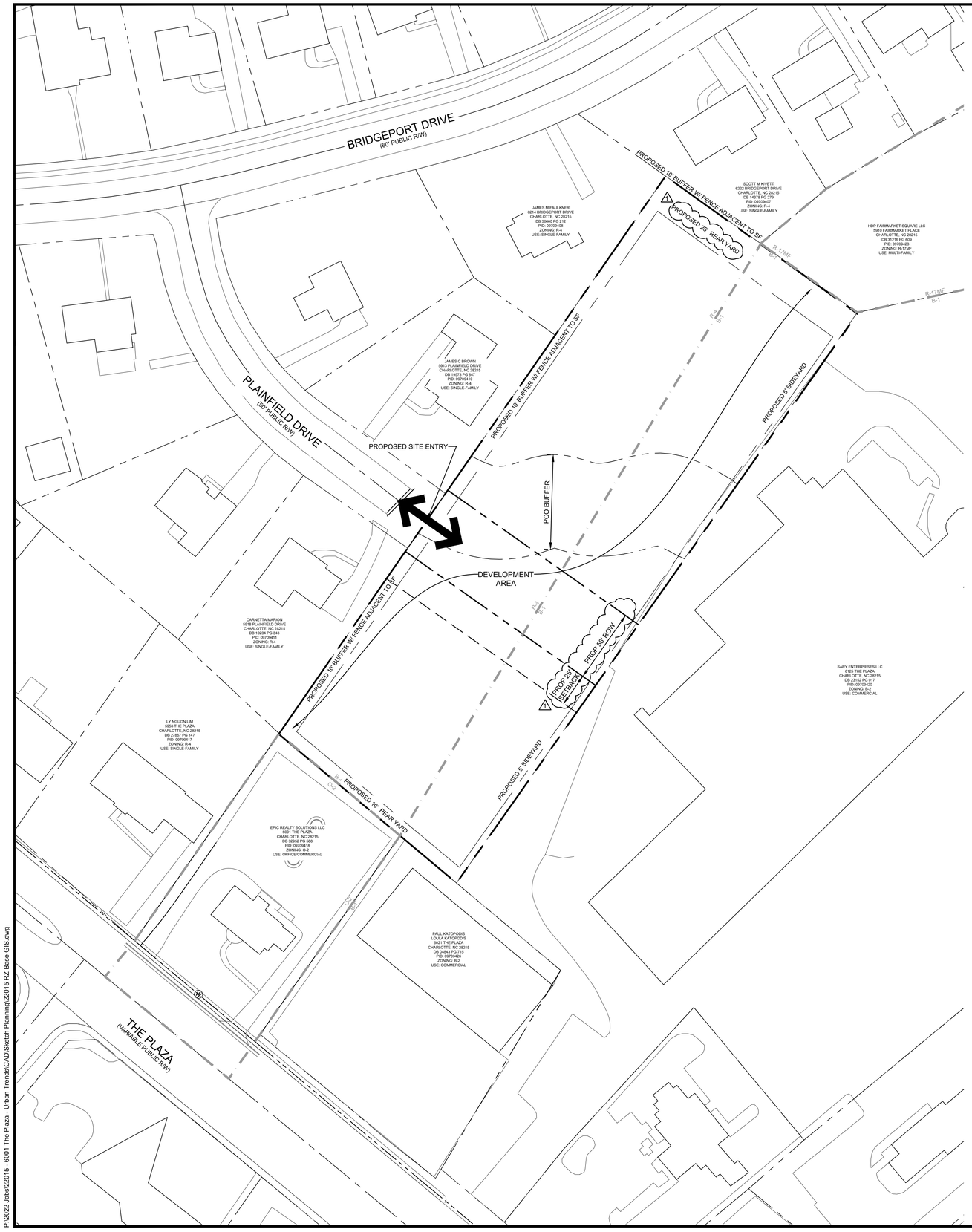

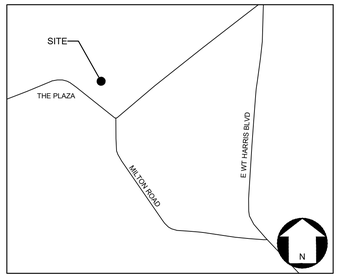

VICINITY MAP
NOT TO SCALE

DEVELOPMENT DATA:

SITE AREA:	±2.09 ACRES
TAX PARCELS:	09709418 (PARTIAL)
WATERSHED:	BRIAR CREEK
EXISTING ZONING:	B-1, R-4
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	VACANT
PROPOSED USES:	TOWNHOMES
PROPOSED UNIT COUNT:	30 UNITS
DENSITY PROPOSED:	14.35 DUA
MIN. FRONT SETBACK:	14' FROM BOC
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	10'
1 MAX. BUILDING HEIGHT ALLOWED:	45'
TREE SAVE REQUIRED:	13,655 SF (15% OF SITE)
TREE SAVE PROVIDED:	15% MIN
USABLE COMMON OPEN SPACE REQUIRED:	9,103 SF (10%)
USABLE COMMON OPEN SPACE PROVIDED:	10% MIN
PARKING REQUIRED:	PER ORDINANCE
PARKING PROVIDED:	PER ORDINANCE
PCCO:	UG DETENTION
SOLID WASTE:	PRIVATE ROLLOUT CONTAINERS

This Plan Is A Preliminary Design. NOT Released For Construction.

N

0 40 80 160

SCALE: 1" = 40'

REVISIONS:

No.	Date	By	Description
1	12/12/22	ADD	REVISIONS PER CITY COMMENTS

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
1230 West Morehead Street, Suite 304
Charlotte, NC 28208
tel: 704-841-1604
fax: 704-841-1604

PLAINFIELD DRIVE TOWNS

CHARLOTTE, NC
URBAN TRENDS REAL ESTATE, INC.
227 W 4TH STREET, SUITE 100
CHARLOTTE NC 28202

TECHNICAL DATA SHEET

PETITION NO. 2022-109

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL
Drawn By: ADD
Checked By: MDL
Date: 12/12/2022
Project Number: 22015

Sheet Number:

RZ-1

SHEET # 01 OF 02

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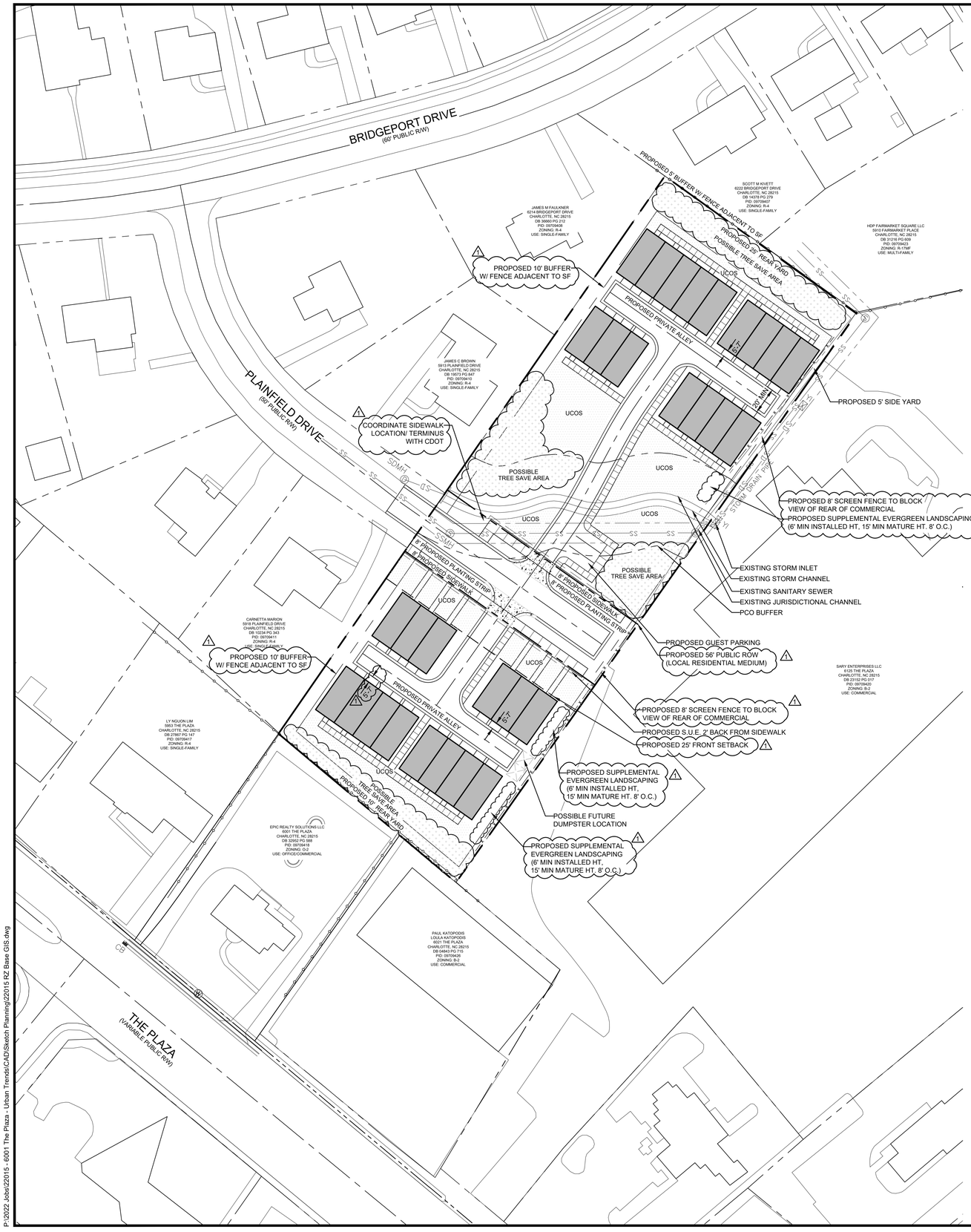

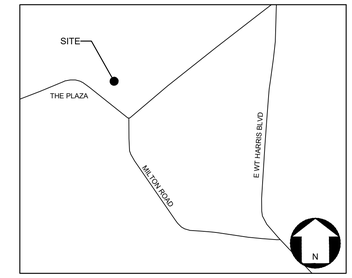

VICINITY MAP
NOT TO SCALE

DEVELOPMENT STANDARDS

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Urban Trends Real Estate, Inc. (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 2.09-acre site located at the south end of existing Plainfield Drive, northeast of The Plaza, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel 097-094-18.
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 UR-2 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 residential uses containing a maximum of thirty (30) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the UR-2 zoning district.

III. Transportation

1. The Site will be served by an extension of an existing public street (Plainfield Dr) and internal private drives and/or alleys. Minor adjustments to the location of the internal drives and/or alleys shall be allowed during the construction permitting process.
2. A maximum of one (1) access point shall be provided at the end of Plainfield Drive, as generally depicted on the Rezoning Plan.
3. The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued. Right-of-way shall be set at two (2) feet behind the back of sidewalk or a two (2) foot SUE shall be provided at the back of the sidewalk.
4. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are approved and constructed prior to the issuance of the Site's first building certificate of occupancy

IV. Architectural Standards

1. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank"), EIFS, decorative block, vinyl, wood and/or other materials approved by the Planning Director.
2. Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
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. Petitioner shall provide blank wall provisions that limit the maximum blank building wall expanse to ten (10) feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
5. Walkways shall be provided to connect all residential entrances to sidewalks along public streets.
6. Trash/recycling service areas may be located interior to the Site within the property development envelope rather than located along the street frontages.

V. Open Space, Buffers and Landscaping

1. The Petitioner shall provide a minimum five (5) foot Class C Buffer along the Northwest property line, as generally depicted on the Rezoning Plan.

VI. 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 stormwater 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. 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.

VII. Lighting

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 so that direct illumination does not extend past any property line of the Site.

VIII. Binding Effect of the Rezoning Documents and Definitions

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.

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.

This Plan Is A Preliminary Design. NOT Released For Construction.

N

0 40 80 160

SCALE: 1" = 40'

REVISIONS:

No.	Date	By	Description
1	12/12/22	ADD	REVISIONS PER CITY COMMENTS

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CREATING SPACES TO LIVE, WORK AND PLAY
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PLAINFIELD DRIVE TOWNS

CHARLOTTE, NC
URBAN TRENDS REAL ESTATE, INC.
227 W 4TH STREET, SUITE 100
CHARLOTTE NC 28202

REZONING SITE PLAN

PETITION NO. 2022-109

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager:	MDL
Drawn By:	ADD
Checked By:	MDL
Date:	12/12/2022
Project Number:	22015

Sheet Number:

RZ-2

SHEET # 02 OF 02

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