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	A. GENERAL PROVISIONS Department		G.	ARCHITECTURAL
ARL	TTE 1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONIN REZONING PETITION FILED BY BRIAN FOUSHEE ("APPLICANT") TO RE	IG PLAN ASSOCIATED WITH THE		THE MAXIMUM HEIGH
	PPR B-8 (CD) FOR AN APPROXIMATELY 25 48 ACRESITE LOCATED GENER GRAHAM ST, NORTH OF I-85, IN CHARLOTTE, MECKLENBURG COUNT PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER	RALLY ON THE WEST SIDE OF N TY, NC, WHICH IS MORE	2.	ALL CORNER/END UN PROVISIONS THAT LIN
	SITE IS COMPRISED OF TAX PARCEL NO. 045-212-24. THIS PLAN IS CANDRULES NPLACE AT TIME OF APPLICATION; 01/31/2023.		1 3.	GARAGE DOORS VISIE
	 THE PROPOSED USES AND IMPROVEMENTS ON THE SUBJECT PROF TOWNHOUSE DEVELOPMENT INCLUDING INTERNAL ROADS, PARKIN STORMWATER DETENTION BASIN, AND ALL OTHER ACCESSORY USI ORDINANCE. 	IG, COMMON OPEN SPACE,	4 .	SHED ROOFS. INDIVIDUAL UNITS SH
	3. SUBJECT TO TERMS AND REQUIREMENTS OF THE ORDINANCE AND THE DEVELOPMENT STANDARDS AND THE REZONING PLAN, PRINCI STRUCTURES AND PARKING AREAS MAY BE LOCATED ANYWHERE OF PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS, ACC	PAL BUILDINGS, ACCESSORY ON THIS SITE. THIS REZONING	5.	LINES OR USABLE PO MATERIAL BUT CANNO TOWNHOUSE AND AT
	PARKING AREAS THAT MAY BE LOCATED ON THE SITE. 4. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY 1	THIS REZONING PLAN, THESE	6.	REQUIRED STREETS S PITCHED ROOFS, IF P THAT ROOFS FOR PO
	DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF ORDINANCE (THE "ORDINANCE") IN EFFECT ON THE DATE OF THE A 5. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARD	PPLICATION.	н. L	ROOF ARCHITECTURA
	STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINA DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITI	ANCE FOR THE R-8 (CD) ZONING		OUTDOOR LIGHTING F
	 THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE U SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZE 	SES AND IMPROVEMENTS ON THE	2.	ALL FREESTANDING L
	ELEMENTS, INCLUDING ROADS, DETENTION POND AND OTHER INFR REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDA AND BUFFER REQUIREMENTS SET FOR ON THIS REZONING PLAN AN STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS	ASTRUCTURE, DEPICTED ON THE SED DEVELOPMENT AND SITE NCE WITH THE SETBACK, YARD ND THE DEVELOPMENT	3.	ALL FREESTANDING L DIRECT ILLUMINATION GIVEN TO THE IMPAC ITEMS FOR CONSIDER SOURCES OF LIGHT, T
)	MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON 7. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEV	THE REZONING PLAN.	<u>I. S</u>	IGNS
	APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN AC PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO	CORDANCE WITH THE THE REZONING PLAN ARE	1.	ALL SIGNS PLACED O THE ORDINANCE.
	SUBJECT TO THE SECTION 6.207 OF THE ORDINANCE. DEVELOPER TALL OWNERS.	TO AMEND WITHOUT JOINDER OF	<u>J.</u> I	ENVIRONMENT/STO
	B. PERMITTED USES/DEVELOPMENT LIMITATIONS			DEVELOPMENT OF TH
	3 OF 80 DWELLING UNITS AND TO ANY INCIDENTAL OR ACCESSORY U ARE PERMITTED IN THE R-8 ZONING DISTRICT. THE NUMBER OF UNI	ISES RELATING THERETO THAT ITS WILL VARY, DEPENDING ON		POST-CONSTRUCTION THE LOCATION, SIZE,
	THE FINAL MIX OF UNIT TYPES/SIZES. HOWEVER IN NO CASE SHALL UNITS.2. ALL UNITS WILL BE STREET LOADED, ACCESSED FROM THE FRONT		3.	REZONING PLAN ARE PLAN SUBMITTAL AND BE NECESSARY IN OF
	3. TRASH PICK UP WILL BE PROVIDED BY ROLL OUT CARTS.		4.	REQUIREMENTS AND PETITIONER ACKNOW
	 IF A DUMPSTER IS PROVIDED MANEUVERING FOR TRASH PICK UP W SETBACK. 	VILL NOT OCCUR IN THE REQUIRED		CONSTRUCTION, AND DIESEL EQUIPMENT M
	5. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONA DISTRICT SET OUT IN THE ORDINANCE.	AL STANDARDS OF THE R-8 ZONING	5.	PETITIONER AGREES 10-YEAR AND 25-YEAF
	C. ROADWAY IMPROVEMENTS			BINDING EFFECT
	1. AN 8' STREET YARD (MIN.) AND 6' SIDEWALK SHALL BE CONSTRUCT 2. A 30' RIGHT OF WAY SHALL BE DEDICATED ALONG CITADEL PLACE F ROAD.		1.	DEVELOPMENT OF TH REZONING PLAN WILL BINDING UPON AND IN SUBSEQUENT OWNER
	2 3. AN 8' STREET YARD (MIN.) AND 6' SIDEWALK SHALL BE CONSTRUCT STREETS.	ED ALONG ALL INTERNAL	2	ASSIGNS. THIS IS VES
	 ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO COM REQUIREMENTS. 	IPLY WITH CDOT AND NCDOT	2.	TO INCLUDE THE HEIF AND ASSIGNS OF THE
	5. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WA FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDE AT 2-FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.			
	 ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CO FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PH DESCRIBED IN SITE PLAN NOTES. 	D. THE PETITIONER MAY PHASE		
	7. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONC ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIG INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSO AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCT	CRETE PAVEMENT, BRICK PAVERS, GHT-OF-WAY BY A PRIVATE DCIATION. AN ENCROACHMENT ION/INSTALLATION. CONTACT		
5	CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMIT COVERAGE REQUIREMENTS."	TAL, AND LIABILITY INSURANCE		
	 D. TRANSPORTATION 1. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE R AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO AN REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLA ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLO 	NY MINOR MODIFICATIONS ANS AND DESIGNS TO ANY		
	DEPARTMENT OF TRANSPORTATION ("NCDOT"). 2. THE PETITIONER WILL CONSTRUCT A 6 FOOT SIDEWALK ON CITADE FRONTAGE. INFRASTRUCTURE MAY BE BONDED IN ACCORDANCE W			
	 E. SETBACKS, SIDE YARDS AND REAR YARDS 1. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EX AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINA ALL YARDS WILL BE PROVIDED BASED ON THE R-8 ZONING DISTRIC 	ANCE FOR R-8 ZONING DISTRICT.		
	 ALL YARDS WILL BE PROVIDED BASED ON THE R-8 ZONING DISTRIC A 5' SIDE YARD AS MEASURED FROM THE WEST PROPERTY LINE AN PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AND ORDINANCE FOR R-8 ZONING DISTRICT. ALL YARDS WILL BE PROVI 	ND EAST PROPERTY LINE WILL BE REQUIRED UNDER THE		
	 A 17' FRONT SETBACK AS MEASURED FROM THE NORTH PROPERTY GENERALLY DEPICTED ON THE REZONING PLAN AND REQUIRED UN 	Y LINE WILL BE PROVIDED AS		
	ZONING DISTRICT. 4. NO STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN	N ANY SETBACK OR BUFFER		
A	AREAS. F. SCREENING AND LANDSCAPING AREAS			
	SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMING OF THE ORDINANCE.	ENTS SPECIFIED IN SECTION 12.303		
	2. OPEN SPACE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE	E REZONING SITE PLAN.		
	3. THE DEVELOPER WILL PROVIDE ENHANCED SCREENING AROUND	THE BMP LITH IZING APPROVED		

URAL STANDARDS

M HEIGHT OF ANY ONE-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE E 40 FEET. THE HEIGHT IS PER THE ZONING ORDINANCE STANDARD FOR R-8 (CD).

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END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL PROVIDE BLANK WALL THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET.

DRS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THEIR VISUAL ROVIDING ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR

NITS SHALL BE CLEARLY IDENTIFIED THROUGH ARCHITECTURAL TREATMENTS SUCH MATERIAL VARIATION, COLOR VARIATION, VERTICAL BANDING, INDIVIDUAL ROOF ABLE PORCHES WHEN PROVIDED. VINYL MAY BE USED AS A SECONDARY BUILDING T CANNOT BE THE PRIMARY BUILDING MATERIAL.

AND ATTACHED SINGLE FAMILY BUILDING FRONTING PUBLIC OR PRIVATE NETWORK REETS SHOULD BE LIMITS TO 4 INDIVIDUAL UNITS OR FEWER.

DFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT FECTURAL STYLE IS EMPLOYED.

GHTING FIXTURES INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS DOOR ILLUMINATION PROVISIONS OF THE ORDINANCE.

NDING LIGHTING FIXTURES INSTALLED ON THE SITE WILL BE UNIFORM IN DESIGN.

NDING LIGHT FIXTURES INSTALLED ON THE SITE SHALL BE DESIGNED SUCH THAT MINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE E IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, AND SHIELDING OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.

ACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF

NT/STORM WATER MANAGEMENT

T OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

HALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED RUCTION STORMWATER ORDINANCE.

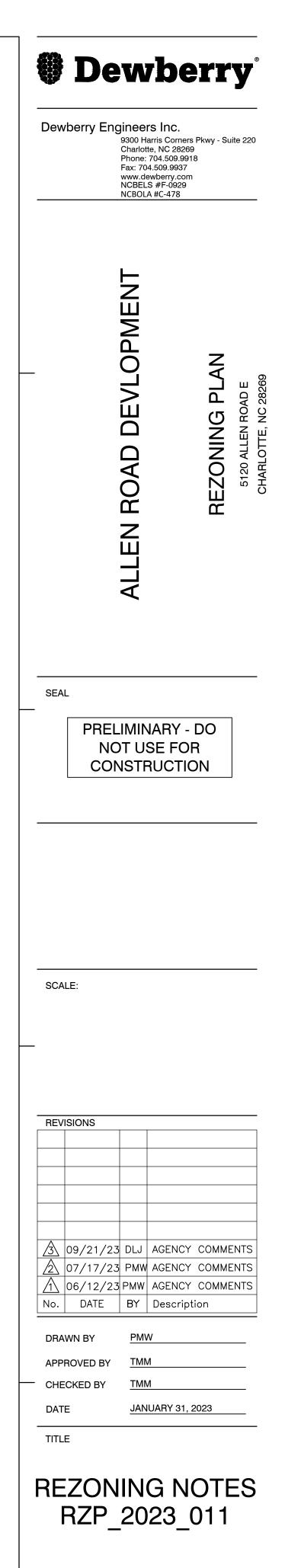
DN, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE LAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT TTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY RY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT NTS AND NATURAL SITE DISCHARGE POINTS.

ACKNOWLEDGES CONCERNS ABOUT DIESEL POWERED EQUIPMENT DURING ON, AND SHALL MAKE GOOD FAITH EFFORTS TO EMPLOY CONTRACTORS USING PMENT MEETING EPA TIER 4 STANDARDS DURING CONSTRUCTION WHERE POSSIBLE.

AGREES TO PROVIDE STORMWATER DETENTION AND ATTENUATION FOR THE 25-YEAR STORM EVENTS.

NING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND IT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE AN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE N AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND I OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND S IS VESTED RIGHT FOR 2 YEARS.

IT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST S OF THE PETITIONER.



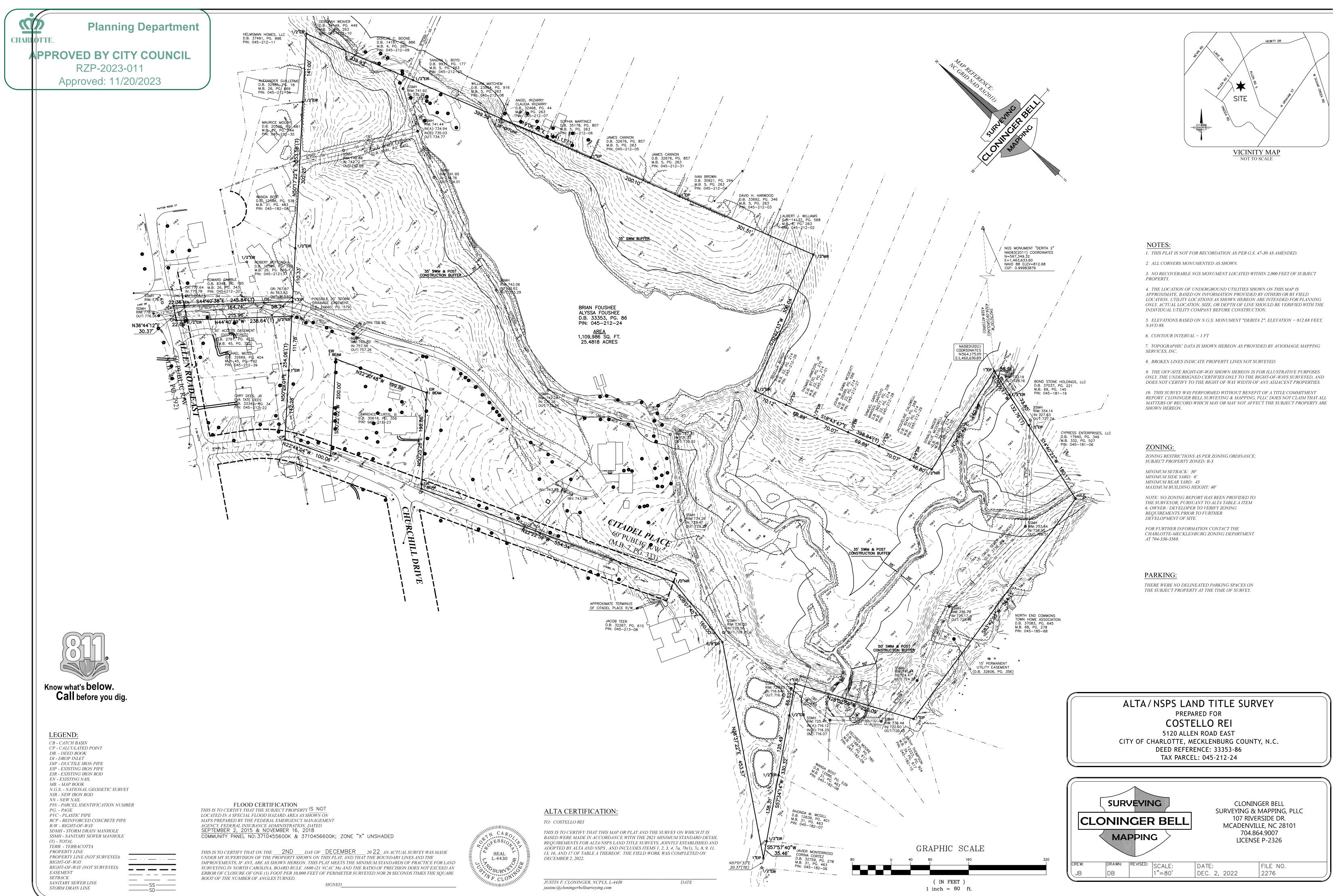


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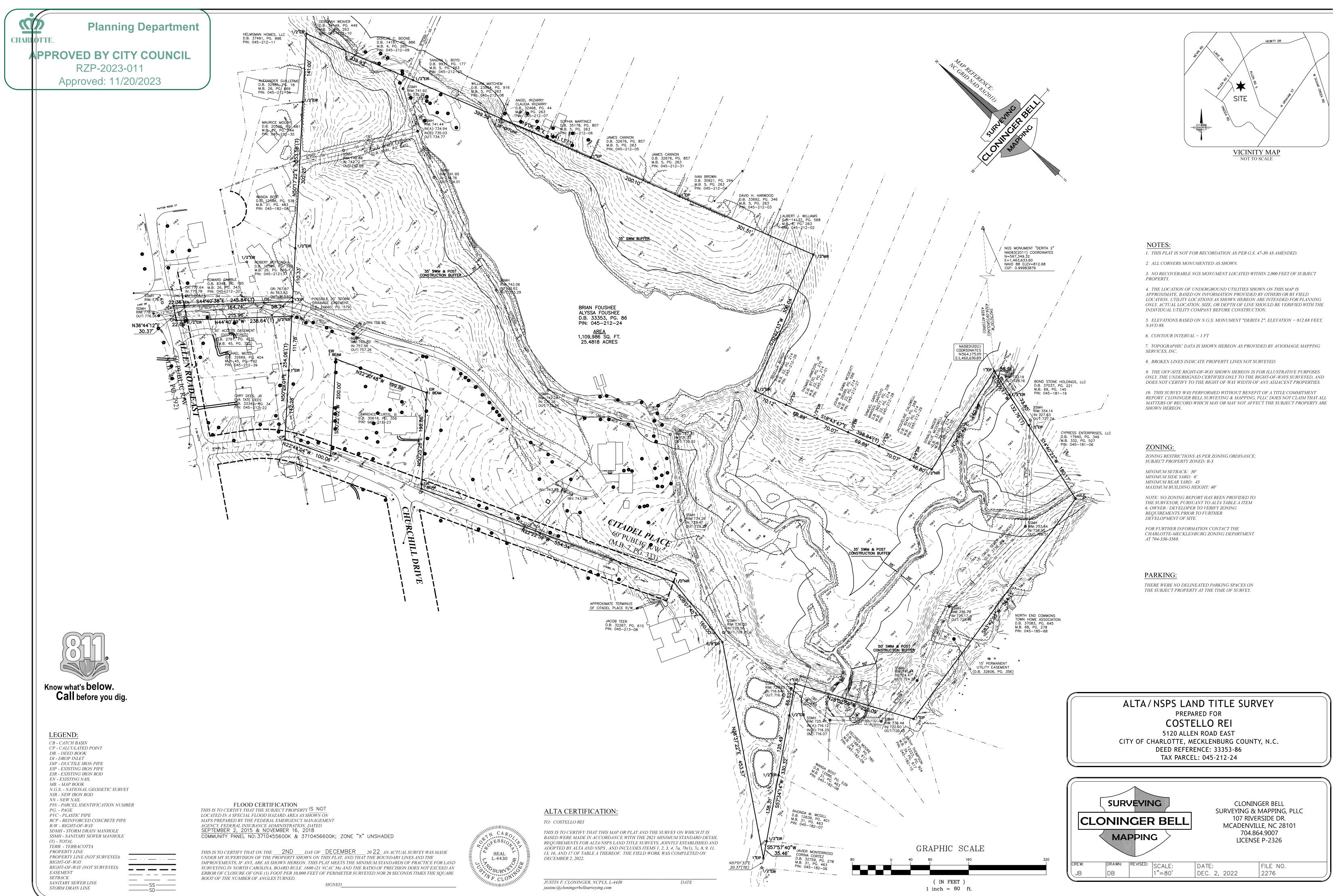




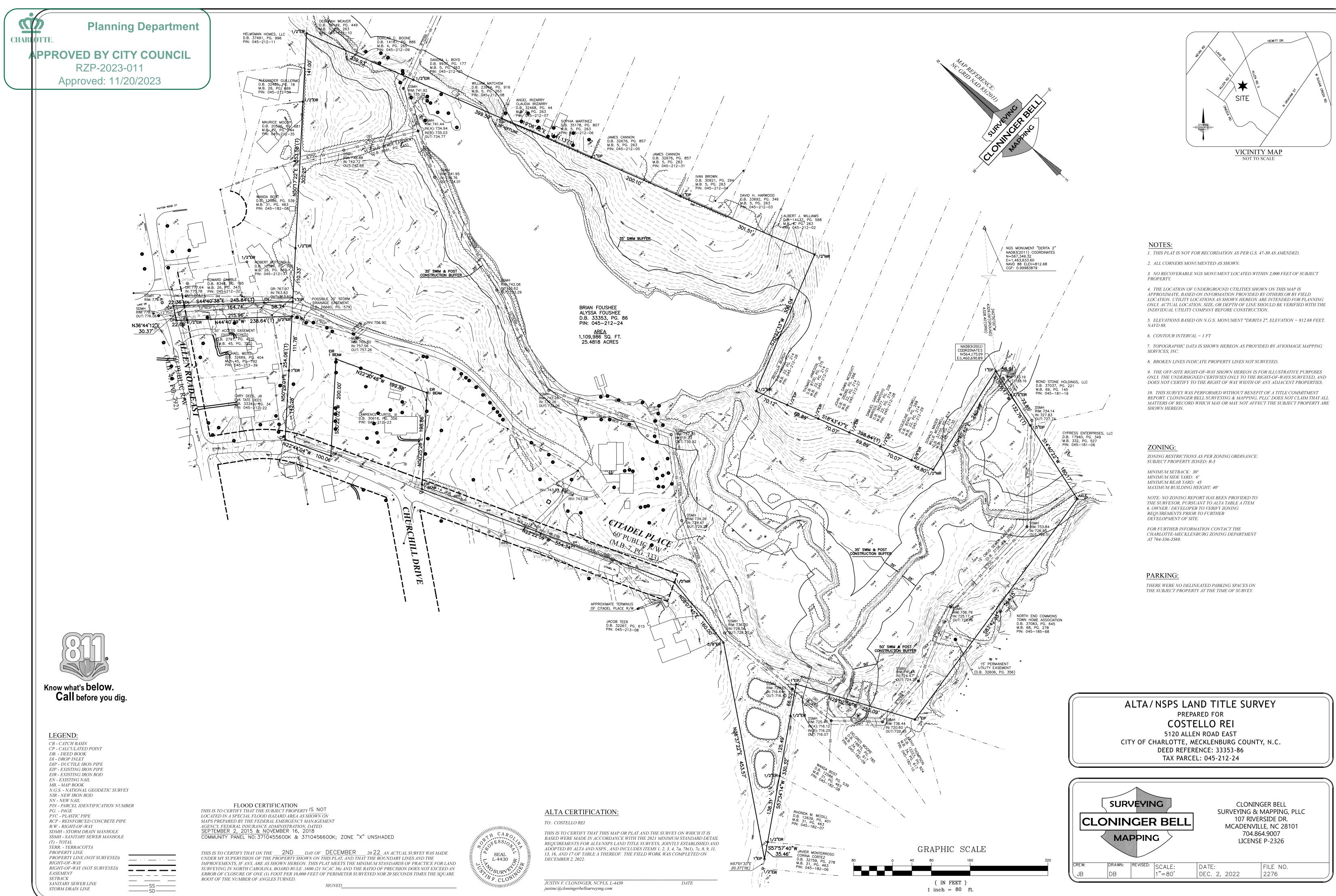
Know what's **below. Call** before you dig.



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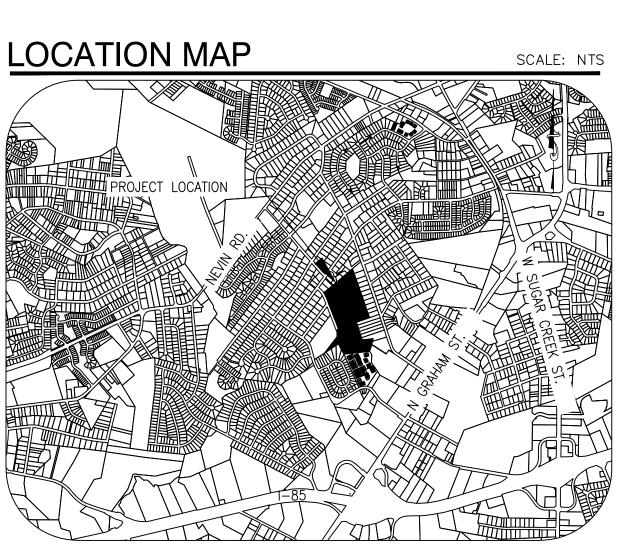
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DRAWING INDEX	ORIGINAL DATE	REVISION DATE
T0.01 COVER SHEED23-011 CIVIP proved: 11/20/2023	01/31/2023	10/19/2023
C1.01 SITE PLAN C1.02 REZONING NOTES	01/31/2023 01/31/2023	10/19/2023 09/21/2023
SHEETS BY OTHERS		
ALTA/NSPS LAND TITLE SURVEY PREPARED ON DEC. 2, 2022 FOR COSTELLO REI BY CLONINGER SURVEYING & MAPPING, PLLC 		
SITE INFORMATION		
SITE LOCATIONPARCEL NUMBERS:04521308ETJ AREACHARLOTTEZONING INFORMATIONEXISTING ZONING:R-3		
OVERLAY DISTRICT: N/A PRINCIPAL USES: RESIDENTIAL BUILDING INFORMATION:		
SCOPE OF WORK: CONSTRUCTION OF TOWNHOME DEVELO FIRE ALARMS: N/A PARCEL ID: 04521308 & 04521223 REQUESTED ZONING: R-8 (CD) SITE AREA: 26.22 AC.	OPMENT	
DENUDED LIMITS: $17.6\pm$ AC.		

REZONING PLAN 5120 ALLEN ROAD E

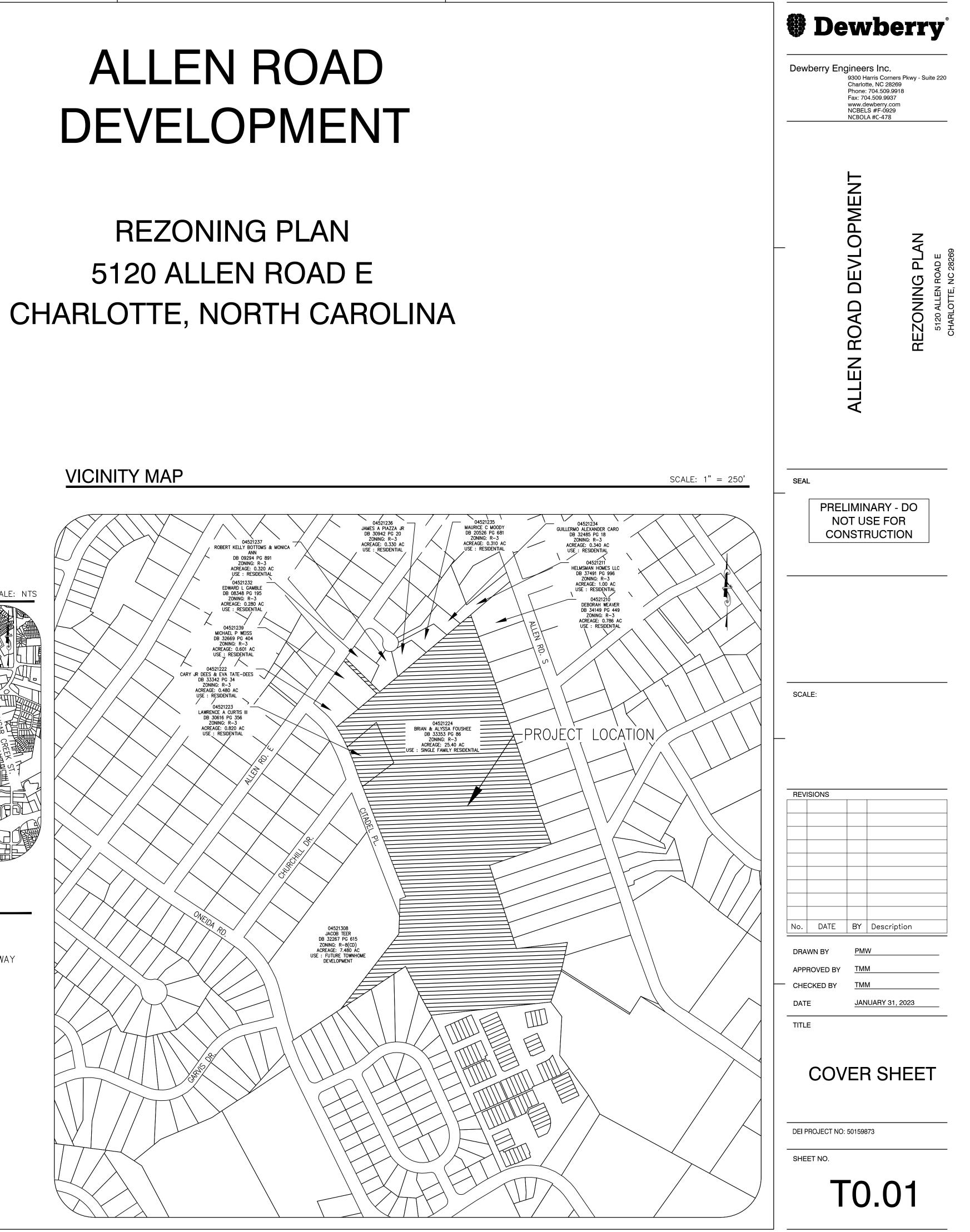


NTACTS

FOUSHEE ALLEN ROAD EAST ROTTE, NC 28269 704)578–0083 @MÓDELABREWING.COM LANDSCAPE ARCHITECT: DEWBERRY ENGINEERS INC. TRISTAN M. MCMANNIS, PLA 9300 HARRIS CORNERS PARKWAY SUITE 220 CHARLOTTE, NC 28269 PH. (704) 264-1233 FAX (704) 509-9937 TMCMANNIS@DEWBERRY.COM

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SUBMI	SET NUMBER	
RELIMINARY PPROVAL DDING	CONSTRUCTION REVISION RECORD	



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