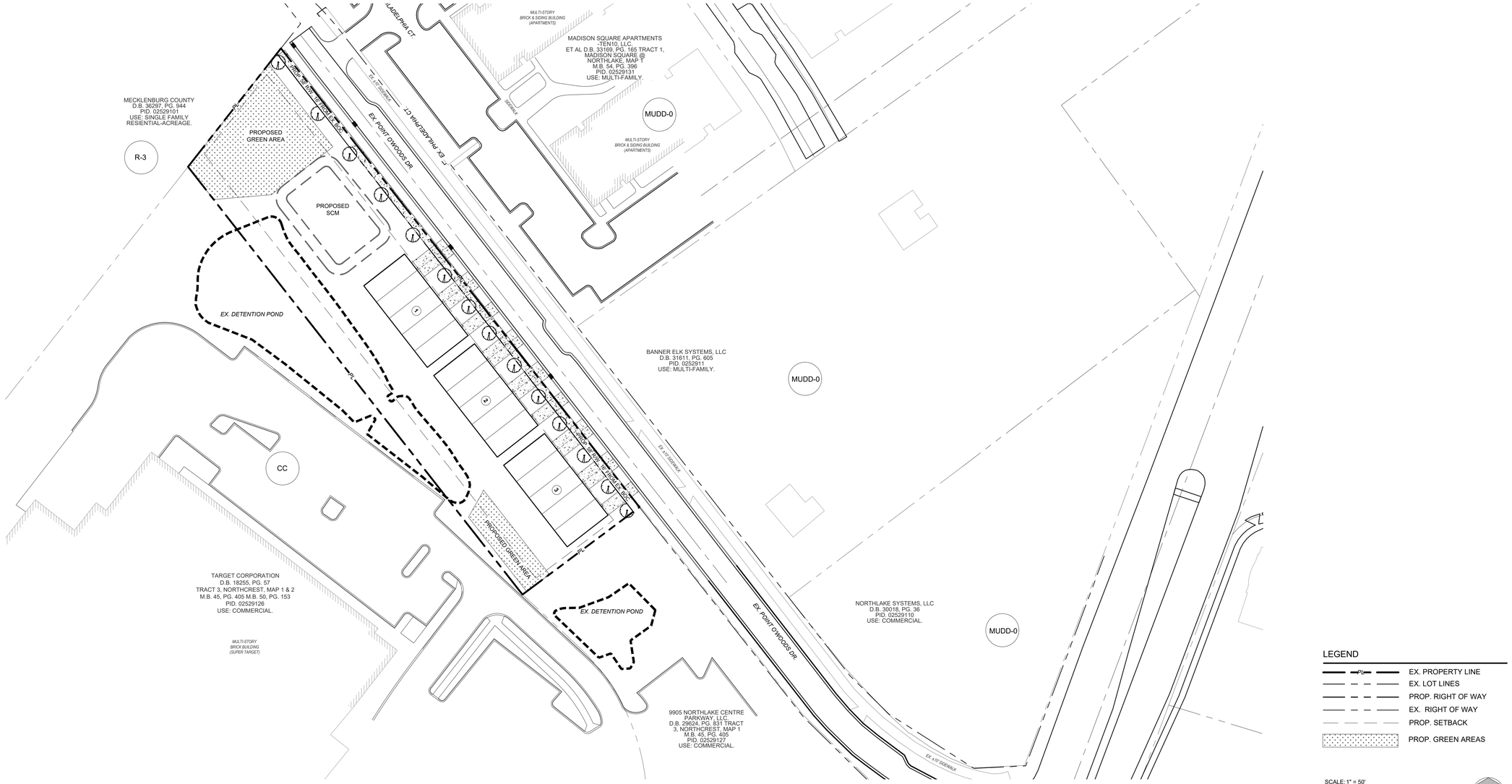

GENERAL NOTES FOR PETITION (RZP-2023-089)

1. DEVELOPMENT DATA TABLE

1.a. SITE ACREAGE: ± 1.76AC.

1.b. TAX PARCELS: 025-29-129.

1.c. EXISTING ZONING: (INCLUDING OVERLAYS AND VESTING): R-3. & CC

1.d. PROPOSED ZONING: N2-A.

1.e. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: 15 MULTI FAMILY ATTACHED TOWNHOMES AND RELATED ACCESSORY USES.

1.f. RESIDENTIAL DENSITY: 8.6 DU PER AC.

1.g. FLOOR AREA RATIO: MAXIMUM BUILDING COVERAGE = 50%.

1.h. MAXIMUM BUILDING HEIGHT: 48'.

1.i. MAXIMUM NUMBER OF BUILDINGS: 3

1.j. NUMBER AND/OR RATIO OF PARKING SPACES: 23 BASED ON 1.5 OFF-STREET PARKING PER DWELLING UNIT, MINIMUM.

1.k. AMOUNT OF OPEN SPACE: TOTAL IS SUM OF 250 SF. PER DWELLING UNIT. MAY BE PRIVATE, COMMON, AND/OR PUBLIC OPEN SPACE TYPES.

2. GENERAL PROVISIONS:

2.a. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TRUE HOMES, LLC. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 1.7 ACRE SITE GENERALLY LOCATED NEAR THE INTERSECTION OF POINT O'WOODS DRIVE AND NORTHLAKE CENTRE PKWY. (THE "SITE").

2.b. 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 (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N2-A ZONING CLASSIFICATION SHALL GOVERN. UNLESS SPECIFIED IN NOTE 5.d.

2.c. 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, IF SHOWN, (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 (ARTICLE 37) 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 ARTICLE 37 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. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS (ARTICLE 37) OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2.d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL BE LIMITED TO 5. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.

2.e. 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.

3. OPTIONAL PROVISIONS: N/A.

4. PERMITTED USES

4.a. THE SITE MAY BE DEVELOPED WITH UP TO 15 SINGLE FAMILY ATTACHED ON SUB-LOTS RESIDENTIAL DWELLINGS UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE N2-A ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.

5. TRANSPORTATION:

5.a. ACCESS TO THE SITE WILL BE FROM POINT O'WOODS DRIVE.

5.b. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT(S) IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

5.c. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, IF APPLICABLE, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. 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.

5.d. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT, AS APPLICABLE AND PROPOSED BELOW, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT. THE PETITIONER PROPOSES 8' PLANTING STRIP AND 8' SIDEWALK ALONG POINT O'WOODS PROJECT FRONTAGE.
NOTE: A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

5.f. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

5.g. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

6. ARCHITECTURAL STANDARDS

6.a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OR SINGULAR USE OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK, WOOD, VINYL AND/OR ALUMINUM.

6.b. FENCE/WALL STANDARDS: IF INSTALLED, FENCES GATES, AND/OR WALLS ARE LIMITED TO THESE MATERIALS: TRATED WOOD OR REDWOOD, SIMULATED WOOD, DECORATIVE BRICK, STONE, SIMULATED STONE, FINISHED MASONRY, WROUGHT IRON, ALUMINUM OR STEEL DESIGNED TO SIMULATE WROUGHT IRON, VINYL, (CHAIN LINK AND FENCE SLATS ARE PROHIBITED.)

7. STREETSCAPE AND LANDSCAPING:

7.a. SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE AND AS GENERALLY DEPICTED ON THE REZONING PLAN.

7.b. THE PETITIONER REQUESTS A REDUCTION TO 15' FRONT SETBACK FROM EXISTING BACK OF CURB ALONG POINT O'WOODS DRIVE.

7.c. NO LANDSCAPE YARDS WILL BE PROVIDED. THE ONLY ADJACENT PROPERTY IS MECKLENBURG COUNTY PARCEL 02529101.

7.d. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE, IF UTILIZED, SHALL BE SCREENED FROM VIEW UTILIZING FENCING.

8. ENVIRONMENTAL FEATURES.

8.a. PROPOSED GREEN SPACE AREA: 15% (11,500 SF.), 0.264 AC.)

8.b. PROPOSED PCSO TREATMENT AREAS: 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 STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

8.c. 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.

8.d. THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORMWATER CONVEYANCE TO THE NEAREST PUBLIC RIGHT-OF-WAY. IF THE EXISTING STORMWATER CONVEYANCE(S) IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE.

8.e. THE EXISTING STORM FACILITY SERVING EXISTING ADJACENT DEVELOPMENT AS DEPICTED ON THE PLAN SHALL REMAIN. IT ENCROACHES INTO THE PROPOSED DEVELOPMENT REAR SETBACK.

9. PARKS, GREENWAYS, AND OPEN SPACE.

9.a. OPEN SPACE: IMPROVED OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE TOTAL REQUIRED MAY BE PROVIDED AS PRIVATE, COMMON, AND/OR PUBLIC OPEN SPACE TYPES.

10. FIRE PROTECTION. N/A.

11. SIGNAGE. N/A

12. LIGHTING.

12.a. LIMITATIONS ON TYPE OR LOCATION OF 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.

12.b. LOCATION AND HEIGHT OF SPECIAL LIGHTING: FREE STANDING LIGHTING ON THE SITE WILL BE LIMITED TO 26 FEET IN HEIGHT.

13. PHASING. THIS PROJECT WILL BE DEVELOPED AS ONE PHASE.

14. OTHER.

14.a. PROPOSED DUMPSTER LOCATIONS: PER ORDINANCES. THIS SITE WILL INITIALLY UTILIZE A PRIVATE ROLLOUT SOLID WASTE AND RECYCLING SERVICE. THE PROPOSED SOLID WASTE AND RECYCLING PAD, AS SHOWN ON THE PLAN, IS SHOWN ONLY TO CLARIFY THAT AN APPROPRIATE AREA IS AVAILABLE IN THE FUTURE IF A SOLID WASTE AND RECYCLING PAD IS DEEMED NECESSARY.

14.b. UNDERGROUND UTILITIES: ALL SUBDIVISION PROPOSED UTILITIES TO BE UNDERGROUND.

14.c. 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.

14.d. STORMWATER: PETITIONER SHALL SEEK TO PROVIDE MEANS OF ACCESS TO STORMWATER FACILITY BY WAY OF EASEMENTS AND NOT PROPOSE ANY IMPROVEMENTS WHICH WOULD INHIBIT MAINTENANCE ACCESS TO EXISTING FACILITIES.

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CLIENT/OWNER
TRUE HOMES, LLC.
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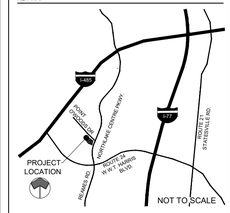
SURVEYOR
PROVIDENCE LAND GROUP, PLLC.
3716 PROVIDENCE RD. SOUTH
WAXHAW, NC 28173
704-400-0117

KEY MAP



PROJECT
TOWNES AT NORTHLAKE

PET # 2023-_____

POINT O'WOODS DR.
CHARLOTTE, NC 28202

PROJECT NUMBER
21014

DATE
05/23/2023

ISSUED FOR
STAFF REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

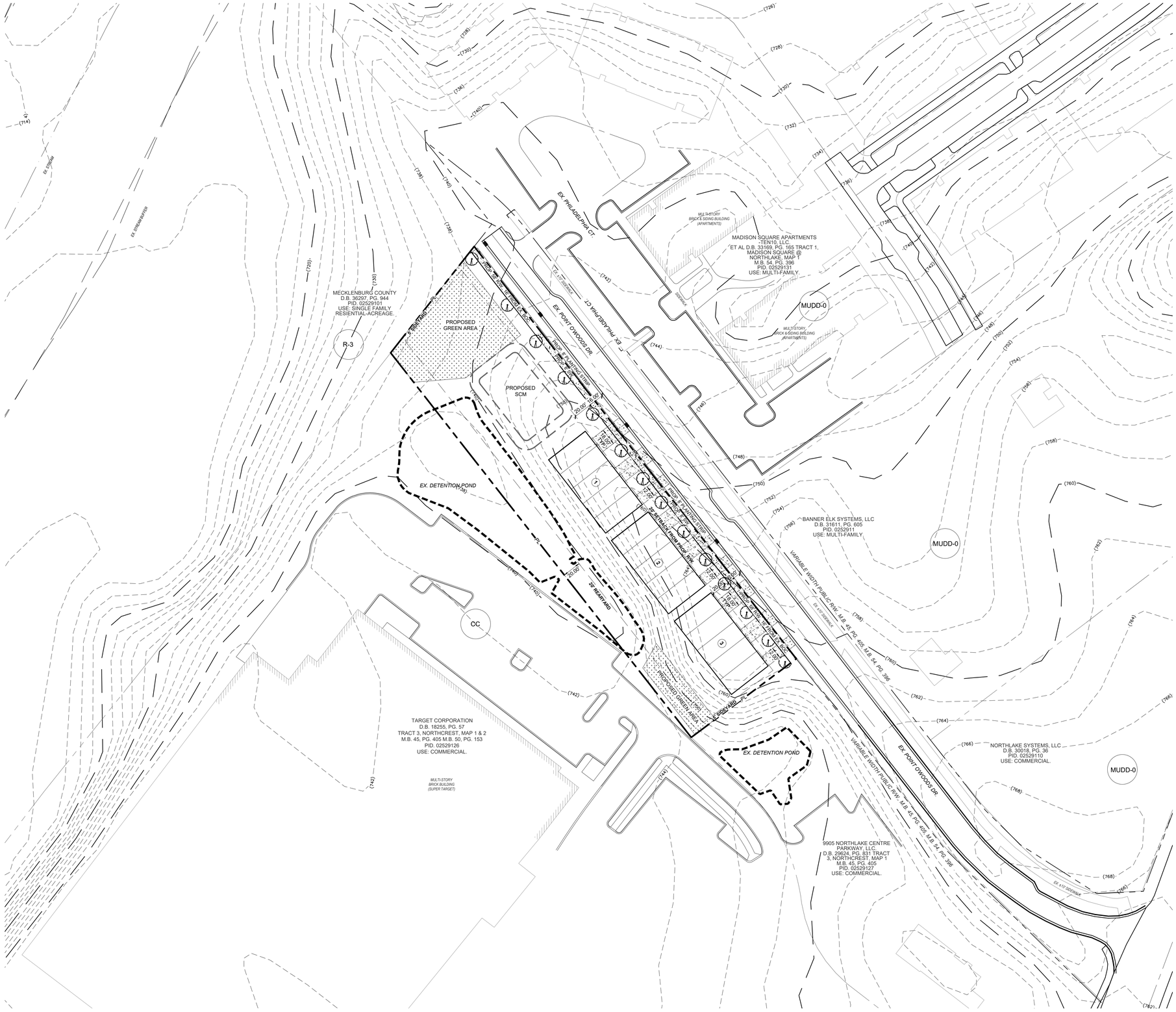
PROJ. MANAGER: HN
DRAWN BY: JM
CHECKED BY: HN

SEAL

SCALE
AS INDICATED

DRAWING
TECHNICAL DATA SHEET

RZ-1.0



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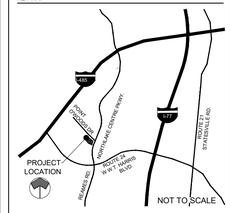

PROJECT

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DRAWN BY: JM
CHECKED BY: HN

SEAL

SCALE
AS INDICATED

DRAWING
ILLUSTRATIVE SITE PLAN

RZ-2.0