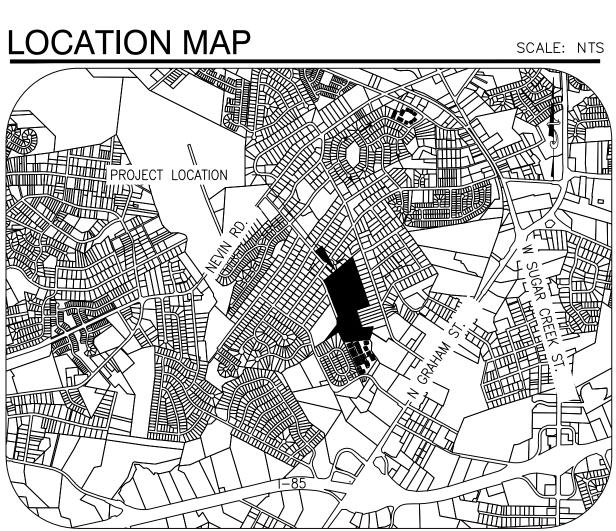
	1		2	
	DRAWING INDEX			
	GENERAL	ORIGINAL DATE	REVISION DATE	
	TO.01 COVER SHEET	01/31/2023	06/12/2023	
	CIVIL	, ,	, ,	
Е	C1.01 SITE PLAN	01 /31 /2023	06 /12 /2023	
	C1.02 REZONING NOTES	01/31/2023 01/31/2023	06/12/2023 06/12/2023	
	SHEETS BY OTHERS			
	ALTA/NSPS LAND TITLE SURVEY PREPARED ON DEC. 2, 2022 FOR COSTELLO REI BY CLONINGER			
	SURVEYING & MAPPING, PLLC			
D				
С				
	SITE INFORMATION			
В				
	SITE LOCATION PARCEL NUMBERS: 04521308			
	ETJ AREA CHARLOTTE			<u>C</u> (
	ZONING INFORMATION EXISTING ZONING: R-3			OW BRI
	OVERLAY DISTRICT: N/A PRINCIPAL USES: RESIDENTIAL			ALY 512
				CHA PH.
	BUILDING INFORMATION:			BRI
	SCOPE OF WORK: CONSTRUCTION OF TOWNHOME DEVELOPMENT FIRE ALARMS: N/A			
	PARCEL ID: 04521308 & 04521223			
	SITE AREA: 26.22 AC.			
Α				
A	CODE REFERENCES			
	AMERICANS WITH DISABILITIES ACT – ACCESSIBILITY GUIDELINES, 2010 MECKLENBURG COUNTY EROSION AND SEDIMENT CONTROL MANUAL	(ADAAG)		
	NCDEQ EROSION AND SEDIMENT CONTROL MANUAL – 2013 CHARLOTTE WATER DESIGN MANUAL			
	CITY OF CHARLOTTE ZONING ORDINANCE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION		I	

/NER: RIAN FOUSHEE

# **REZONING PLAN** 5120 ALLEN ROAD E



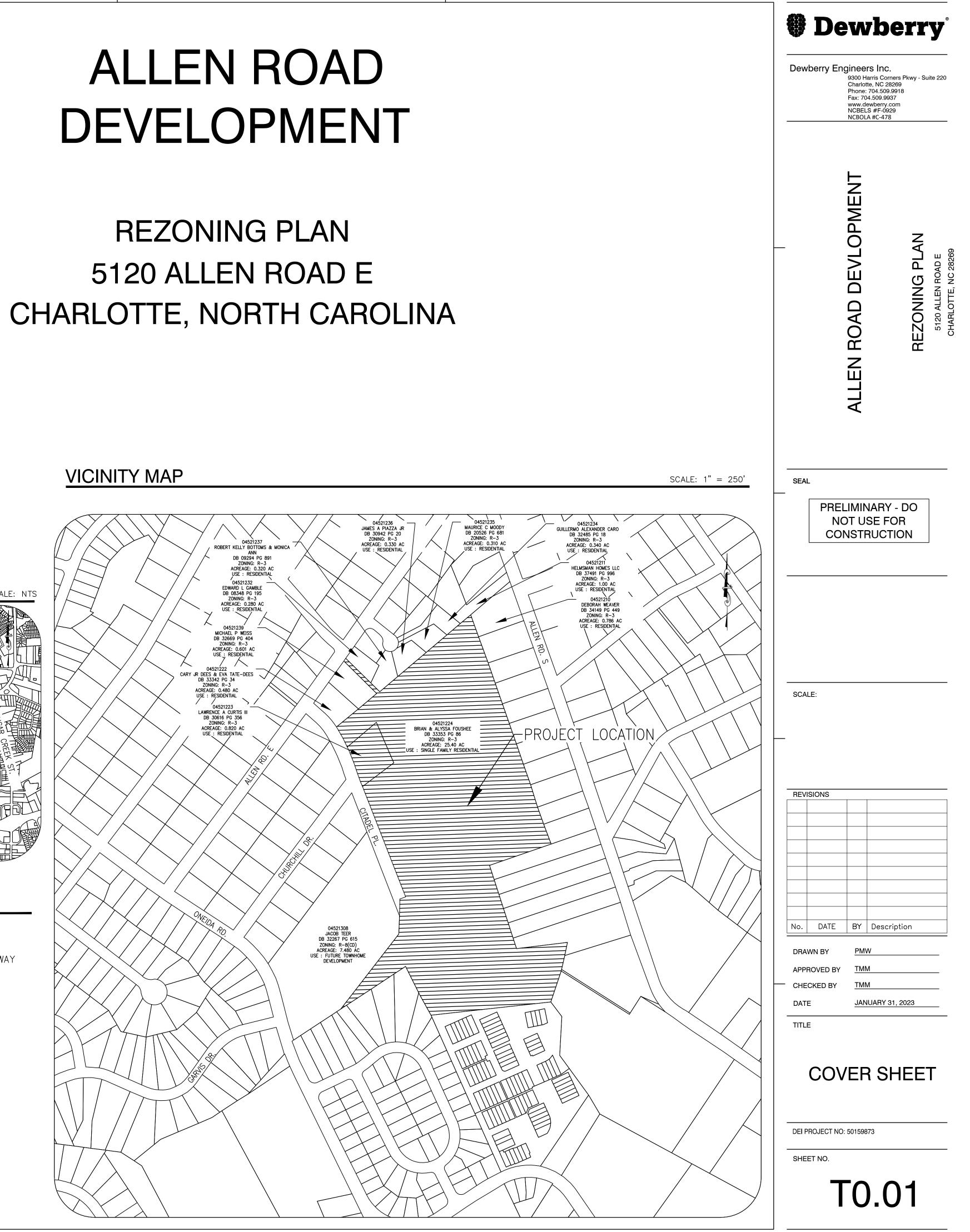
# ONTACTS

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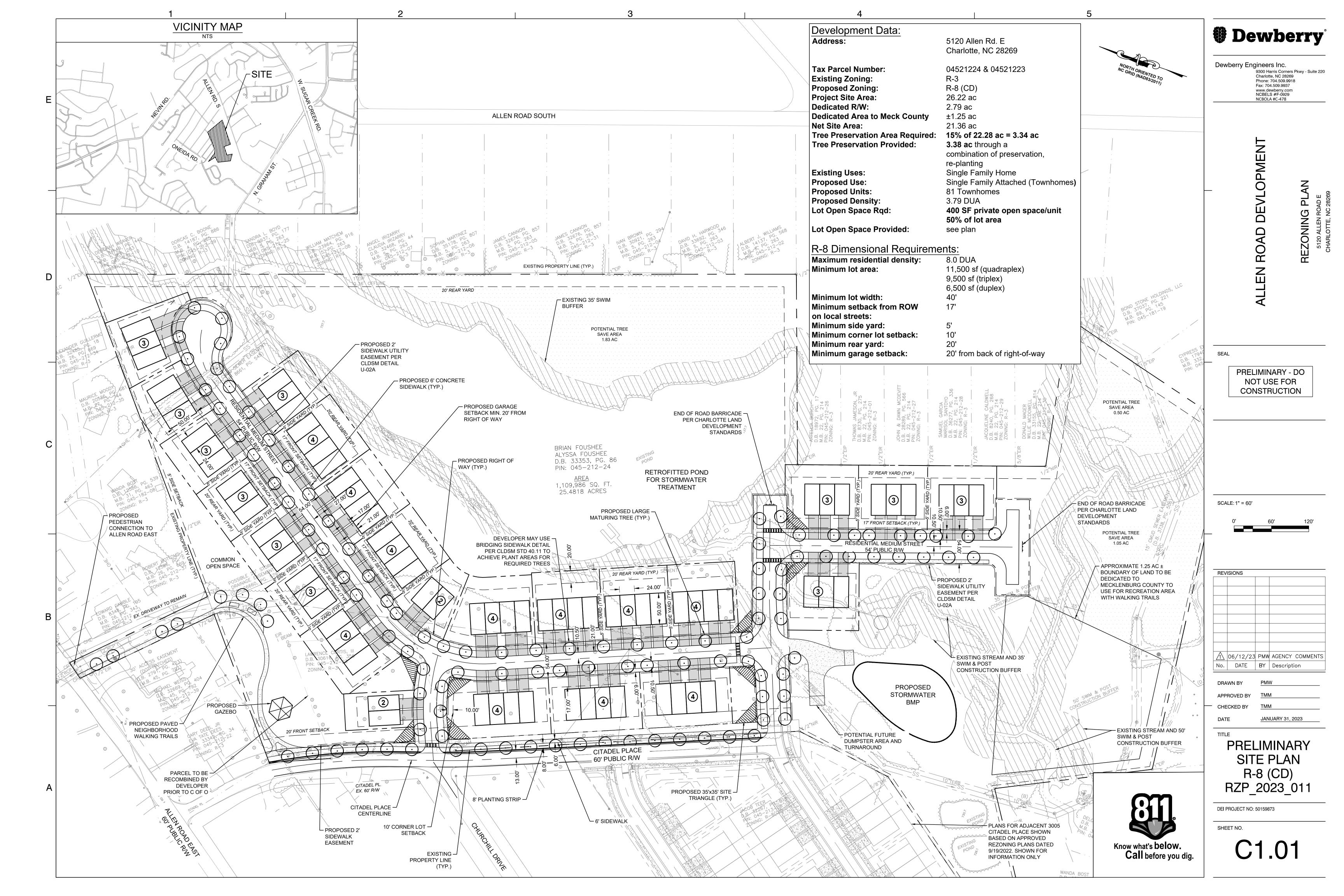
LYSSA FOUSHEE 120 ALLEN ROAD EAST HALROTTE, NC 28269 H. (704)578-0083 RIAN@MODELABREWING.COM LANDSCAPE ARCHITECT: DEWBERRY ENGINEERS INC. TRISTAN M. MCMANNIS, PLA 9300 HARRIS CORNERS PARKWAY SUITE 220 CHARLOTTE, NC 28269 PH. (704) 264-1233 FAX (704) 509-9937 TMCMANNIS@DEWBERRY.COM

3

SUBN	/ITTAL	SET NUMBER
<ul> <li>■ PRELIMINARY</li> <li>□ APPROVAL</li> <li>□ BIDDING</li> </ul>	<ul><li>□ CONSTRUCTION</li><li>□ REVISION</li><li>□ RECORD</li></ul>	



5



Γ	1	2
	A. GENERAL PROVISIONS	G. <u>ARCHITECTURAL</u>
	1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BRIAN FOUSHEE ("APPLICANT") TO REQUEST A REZONING FROM R-3 TO	1. THE MAXIMUM HEIGI SITE SHALL BE 40 FE
	R-8 (CD) FOR AN APPROXIMATELY 25.48 ACRE SITE LOCATED GENERALLY ON THE WEST SIDE OF N GRAHAM ST, NORTH OF I-85, IN CHARLOTTE, MECKLENBURG COUNTY, NC, WHICH IS MORE	2. ALL CORNER/END UN
	PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 045-212-24. THIS PLAN IS GOVERNED BY THE ORDINANCE AND RULES IN PLACE AT TIME OF APPLICATION; 01/31/2023.	PROVISIONS THAT LI
	2. THE PROPOSED USES AND IMPROVEMENTS ON THE SUBJECT PROPERTY LINE INCLUDE PROPOSED	IMPACT BY PROVIDIN SHED ROOFS.
	TOWNHOUSE DEVELOPMENT INCLUDING INTERNAL ROADS, PARKING, COMMON OPEN SPACE, STORMWATER DETENTION BASIN, AND ALL OTHER ACCESSORY USES PERMITTED BY THE ORDINANCE.	4. INDIVIDUAL UNITS SH AS BUILDING MATER
	3. SUBJECT TO TERMS AND REQUIREMENTS OF THE ORDINANCE AND THE TERMS AND CONDITIONS OF	LINES OR USABLE PO MATERIAL BUT CANN
	THE DEVELOPMENT STANDARDS AND THE REZONING PLAN, PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES AND PARKING AREAS MAY BE LOCATED ANYWHERE ON THIS SITE. THIS REZONING PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES AND	5. TOWNHOUSE AND AT
	PARKING AREAS THAT MAY BE LOCATED ON THE SITE.	REQUIRED STREETS 6. PITCHED ROOFS, IF F
	4. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THIS REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") IN EFFECT ON THE DATE OF THE APPLICATION.	THAT ROOFS FOR PO ROOF ARCHITECTUR
	5. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8 (CD) ZONING	H. LIGHTING
	DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.	1. OUTDOOR LIGHTING OF THE OUTDOOR IL
	<ol><li>THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE</li></ol>	2. ALL FREESTANDING
	ELEMENTS, INCLUDING ROADS, DETENTION POND AND OTHER INFRASTRUCTURE, DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE	3. ALL FREESTANDING DIRECT ILLUMINATIO
	ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FOR ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT	GIVEN TO THE IMPAC ITEMS FOR CONSIDE SOURCES OF LIGHT,
	MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.	I. SIGNS
	7. 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	1. ALL SIGNS PLACED C THE ORDINANCE.
	PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO THE SECTION 6.207 OF THE ORDINANCE. DEVELOPER TO AMEND WITHOUT JOINDER OF ALL OWNERS.	J. ENVIRONMENT/STO
	B. PERMITTED USES/DEVELOPMENT LIMITATIONS	1. DEVELOPMENT OF TH
	1. THE REZONING SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 81 DWELLING UNITS AND TO ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO THAT	2. PETITIONER SHALL C POST-CONSTRUCTIO
	ARE PERMITTED IN THE R-8 ZONING DISTRICT. THE NUMBER OF UNITS WILL VARY, DEPENDING ON THE FINAL MIX OF UNIT TYPES/SIZES. HOWEVER IN NO CASE SHALL THE TOTAL NUMBER EXCEED 81	3. THE LOCATION, SIZE, REZONING PLAN ARE
	UNITS. 2. ALL UNITS WILL BE STREET LOADED, ACCESSED FROM THE FRONT OF THE UNIT.	PLAN SUBMITTAL ANI BE NECESSARY IN OF
	3. TRASH PICK UP WILL BE PROVIDED BY ROLL OUT CARTS.	REQUIREMENTS AND 4. PETITIONER ACKNOV
	<ol> <li>IF A DUMPSTER IS PROVIDED MANEUVERING FOR TRASH PICK UP WILL NOT OCCUR IN THE REQUIRED SETBACK.</li> </ol>	
	<ol><li>DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE R-8 ZONING DISTRICT SET OUT IN THE ORDINANCE.</li></ol>	5. PETITIONER AGREES 10-YEAR AND 25-YEA
	C. ROADWAY IMPROVEMENTS	K. BINDING EFFECT
	1. AN 8' STREET YARD (MIN.) AND 6' SIDEWALK SHALL BE CONSTRUCTED ALONG CITADEL PLACE.	1. IF THIS REZONING PE DEVELOPMENT OF TH
	<ol> <li>ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO COMPLY WITH CDOT AND NCDOT REQUIREMENTS.</li> </ol>	REZONING PLAN WILI BINDING UPON AND I
	3. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. CDOT RIGHTS-OF-WAY IS SET	SUBSEQUENT OWNE ASSIGNS. THIS IS VES
	AT 2-FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.	2. THROUGHOUT THESE TO INCLUDE THE HEI
	4. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY	AND ASSIGNS OF THE
	5. 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."	
	D. TRANSPORTATION	
	<ol> <li>VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS TO ANY</li> </ol>	
	ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE AND/OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").	
	2. THE PETITIONER WILL CONSTRUCT A 6 FOOT SIDEWALK ON CITADEL PLACE ACROSS THE SITE FRONTAGE. INFRASTRUCTURE MAY BE BONDED IN ACCORDANCE WITH ORDINACE PROVISIONS.	
	E. SETBACKS, SIDE YARDS AND REAR YARDS	
	1. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR R-8 ZONING DISTRICT.	
	ALL YARDS WILL BE PROVIDED BASED ON THE R-8 ZONING DISTRICT. 2. A 5' SIDE YARD AS MEASURED FROM THE WEST PROPERTY LINE AND EAST PROPERTY LINE WILL BE	
	2. A 5 SIDE FARD AS MEASURED FROM THE WEST PROPERTY LINE AND EAST PROPERTY LINE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AND REQUIRED UNDER THE ORDINANCE FOR R-8 ZONING DISTRICT. ALL YARDS WILL BE PROVIDED BASED ON THE R-8 ZONING	
	<ol> <li>A 17' FRONT SETBACK AS MEASURED FROM THE NORTH PROPERTY LINE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AND REQUIRED UNDER THE ORDINANCE FOR R-8 (CD) ZONING DISTRICT.</li> </ol>	
	4. NO STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN ANY SETBACK OR BUFFER	
	AREAS. F. SCREENING AND LANDSCAPING AREAS	
	1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303	
	OF THE ORDINANCE. 2. OPEN SPACE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING SITE PLAN.	
	<ol> <li>THE DEVELOPER WILL PROVIDE ENHANCED SCREENING AROUND THE BMP UTILIZING APPROVED PLANTINGS.</li> </ol>	

## URAL STANDARDS

A 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 HAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET.

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

IITS SHALL BE CLEARLY IDENTIFIED THROUGH ARCHITECTURAL TREATMENTS SUCH MATERIAL VARIATION, COLOR VARIATION, VERTICAL BANDING, INDIVIDUAL ROOF BLE PORCHES WHEN PROVIDED. VINYL MAY BE USED AS A SECONDARY BUILDING 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.

FS, 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 ECTURAL STYLE IS EMPLOYED.

HTING FIXTURES INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS DOR 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 INATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. INSIDERATION 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

## IT/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.

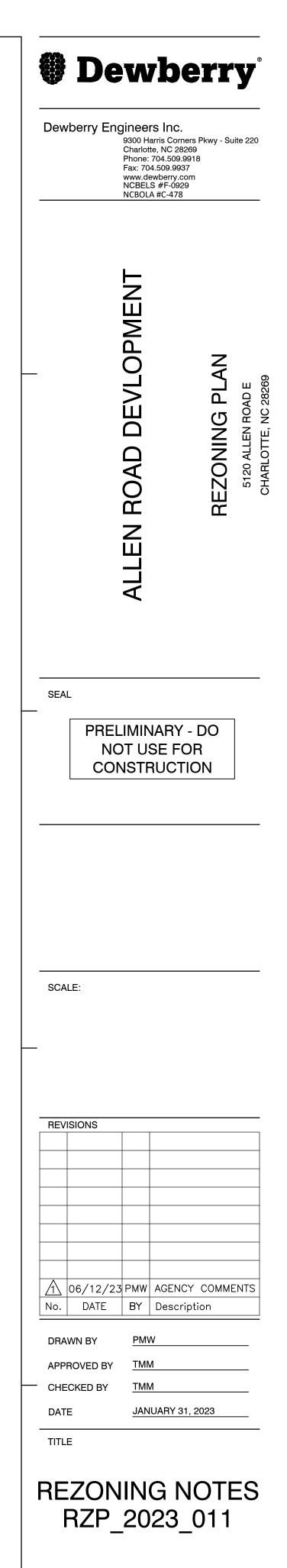
N, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE AN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT FAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY Y IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT IS AND NATURAL SITE DISCHARGE POINTS.

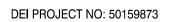
CKNOWLEDGES CONCERNS ABOUT DIESEL POWERED EQUIPMENT DURING DN, AND SHALL MAKE GOOD FAITH EFFORTS TO EMPLOY CONTRACTORS USING MENT MEETING EPA TIER 4 STANDARDS DURING CONSTRUCTION WHERE POSSIBLE.

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

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

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





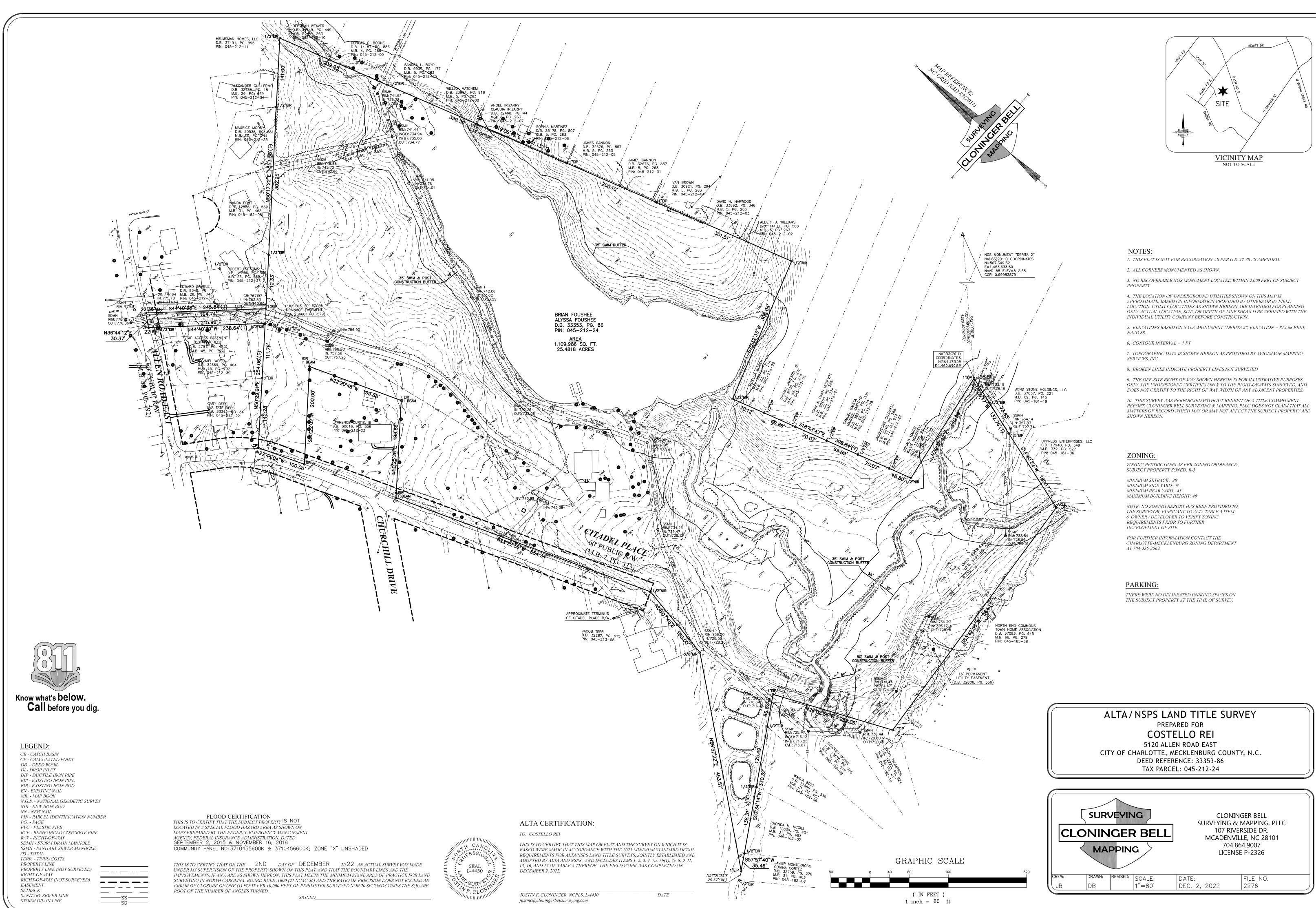
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