

MAXIMUM BUILDING HEIGHT: 48'.

MAXIMUM NUMBER OF BUILDINGS: 26 NUMBER AND/OR RATIO OF PARKING SPACES: 120 BASED ON 1.5 OFF-STREET PARKING PER DWELLING UNIT (INCLUDES

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

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 19.6-ACRE SITE GENERALLY LOCATED AT THE INTERSECTION OF NATIONS FORD RD. AND

FOREST POINT BLVD. (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.

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 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. 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 PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT

TO THE PETITIONER'S APPEAU RIGHTS SET FORTH IN THE ORDINANCE NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL BE LIMITED TO 26. 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

5. TRANSPORTATION: 5.a. ACCESS TO THE SITE WILL BE FROM FOREST POINT BLVD. AND FAWN DRIVE AS GENERALLY DEPICTED ON THE REZONING

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.

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 ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, 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.

ARCHITECTURAL STANDARDS

SHALL BE SCREENED FROM VIEW UTILIZING FENCING.

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,

THE PETITIONER WILL PROVIDE A 25-FOOT CLASS B LANDSCAPE YARD AS GENERALLY DEPICTED ON THE REZONING PLAN.

7. STREETSCAPE AND LANDSCAPING: 7.a. SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE AND AS GENERALLY DEPICTED ON THE

ALUMINUM OR STEEL DESIGNED TO SIMULATE WROUGHT IRON, VINYL, CHAIN LINK (FENCE SLATS ARE PROHIBITED.)

THE EXISTING VEGETATION WITHIN THE BUFFER WILL BE MAINTAINED AND SUPPLEMENTED TO MEET CLASS B STANDARDS AS NEEDED. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE, IF UTILIZED, 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.

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. 9.b. PRESERVATION/DEDICATION OF PARK AND/OR GREENWAY: ±2.2 AC. TO BE POTENTIALLY DEDICATED TO MECKLENBURG

COUNTY PARK AND RECREATION DEPARTMENT, APPROXIMATE AREA AS DEPICTED.

10. FIRE PROTECTION. N/A.

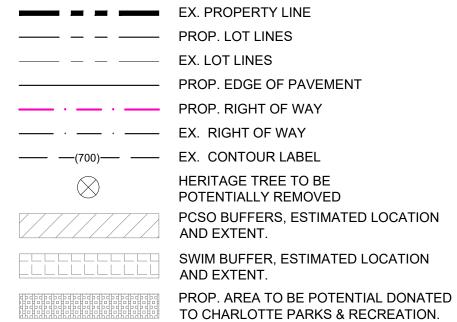
11. SIGNAGE. N/A

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

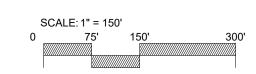
13. PHASING. THIS PROJECT WILL BE DEVELOPED AS PHASES.

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

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.

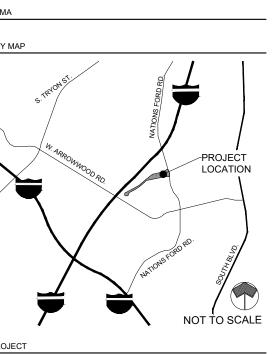


NOTE: ALL LINEWORK IS FROM GIS DATA. PLACEMENT AND ACCURACY IS APPROXIMATE.





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THE TOWNES AT SOUTH **POINTE**

CHARLOTTE, NC.

22093

04/20/2023

ISSUED FOR **STAFF REVIEW**

DESCRIPTION

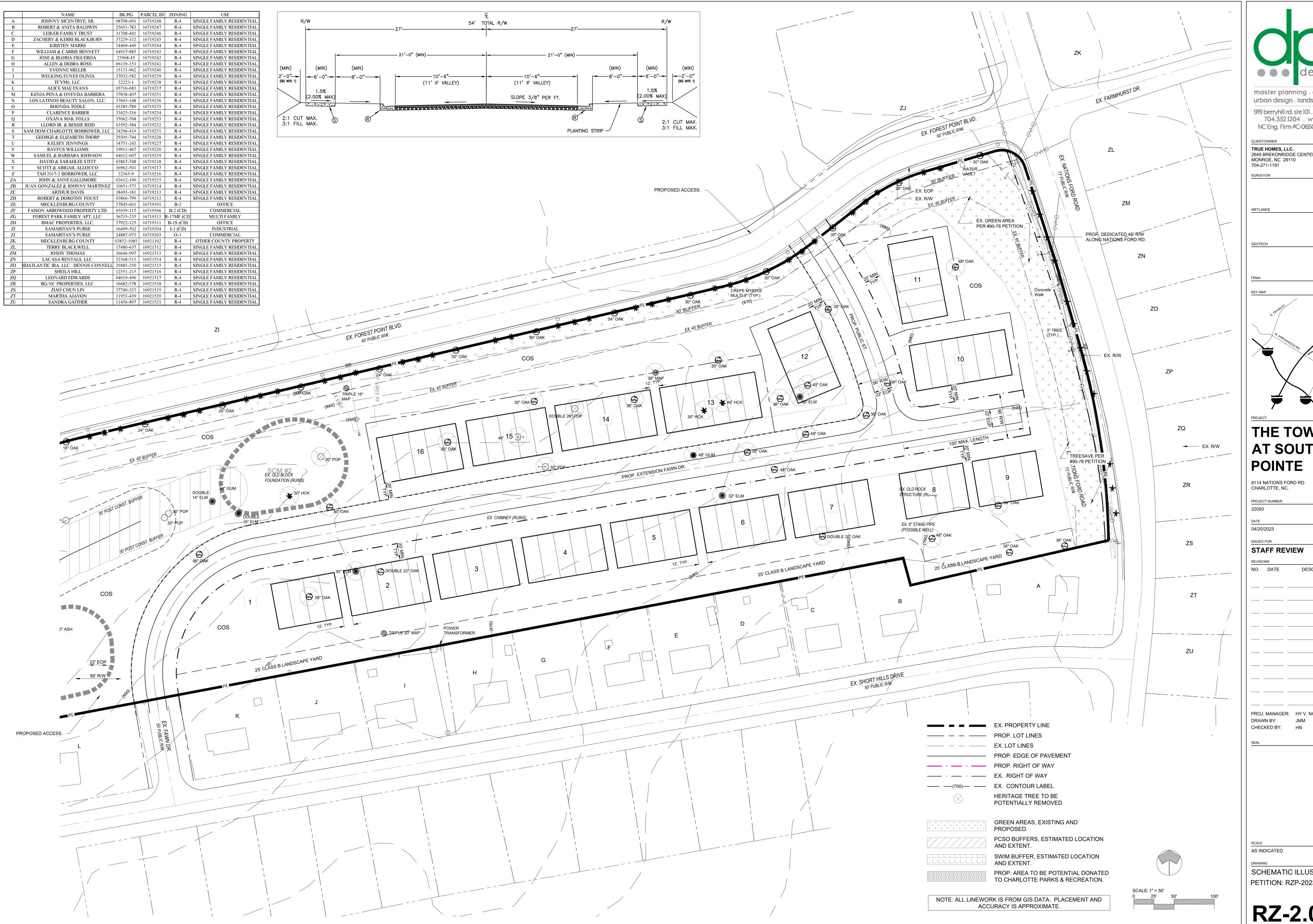
PROJ. MANAGER: HY V. NGUYEN DRAWN BY:

CHECKED BY: HN

AS INDICATED

TECHNICAL DATA SHEET **PETITION: RZP-2023-080**

RZ-1.0





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2649 BREKONRIDGE CENTER DR.

LOCATION

THE TOWNES **AT SOUTH**

DESCRIPTION

SCHEMATIC ILLUSTRATIVE PLAN PETITION: RZP-2023-080

RZ-2.0

