

ACREAGE:
PHASE 3 TOTAL: ± 136.34 ACRES
AREA TO BE REZONED ± 27.82 ACRES

POTENTIAL TREE SAVE: 4.39 AC (15.8%)
POTENTIAL C.O.S.: 5.50 AC (19.8%)

The diagram illustrates a typical townhome lot layout. Key features include:

- Dimensions:** The lot is 22.00' wide and 30.00' deep.
- Setbacks:**
 - 20' GARAGE SETBACK (from the rear property line to the rear of the building pad)
 - 15' BUILDING SETBACK (from the side property line to the side of the building pad)
- Building Pad:** Labeled "BUILDING PAD 22'X30'".
- Sublot Line:** Indicated by a dashed line on the left side of the lot.
- Frontage Features:**
 - 6' SIDEWALK
 - 8' PLANTING STRIP
 - DRIVEWAY (12.00' wide)
 - CURB & GUTTER
- Labels:** "SUBLOT LINE TYP" and "TYPICAL TOWNHOME LOT".
- Scale:** "N.T.S." (Not To Scale).

PROJECT

**GRIFFITH LAKES -
PHASE 3
REZONING**

TOLL BROTHERS

7416 OLD STATESVILLE ROAD

CHARLOTTE, NC 28269



[illegible]

DESIGNED BY: VAC
DRAWN BY: ANK
CHECKED BY: VAC

SCALE

NORTH

VERT: N/A
HORZ: $1"=100'-0"$

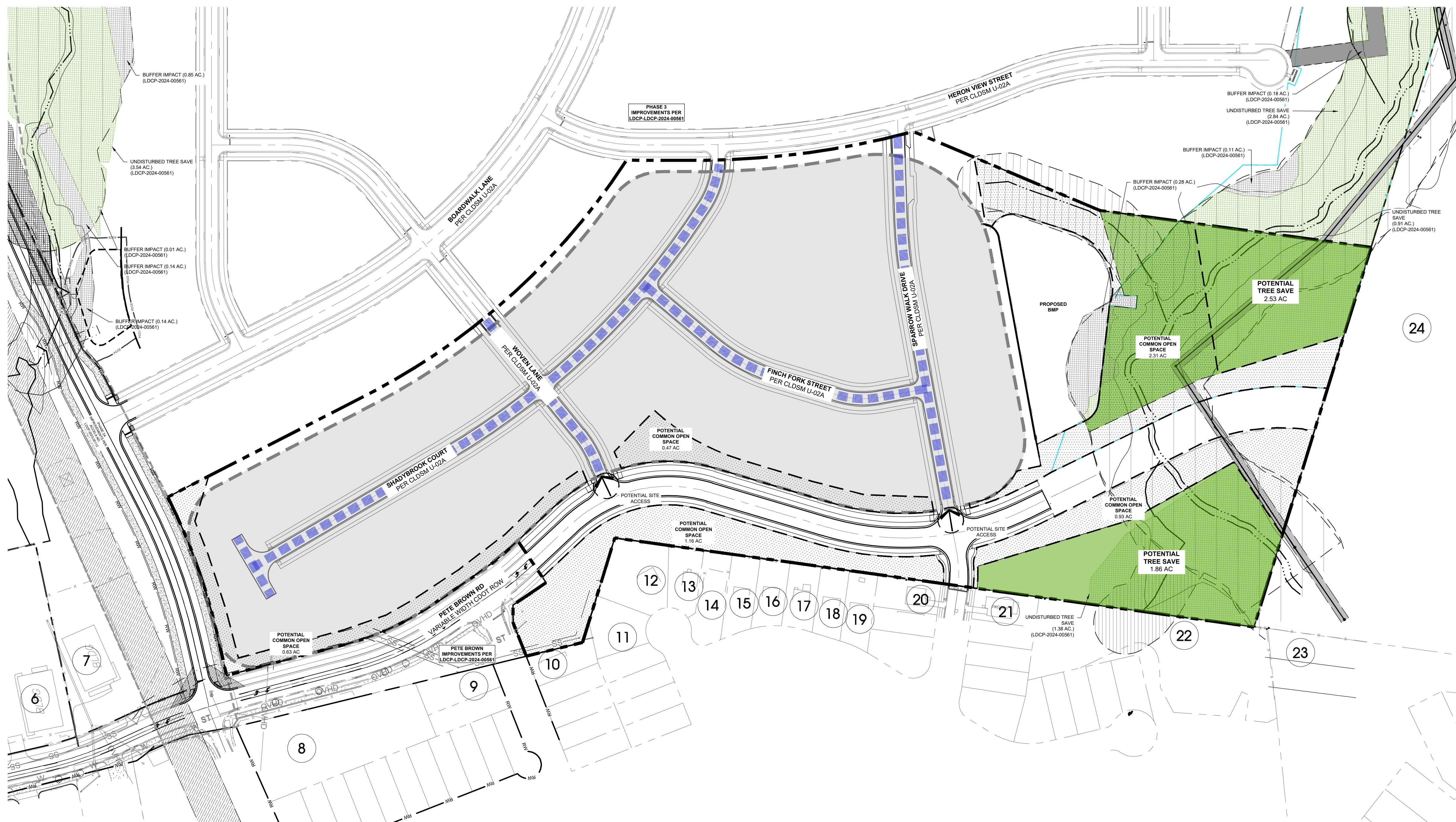


0 50 100 200

SHEET TITLE

SHEET NUMBER _____

RZ-1



SITE LEGEND

PROPOSED REZONING BOUNDARY

LANDSCAPE YARD

POTENTIAL OPEN SPACE

POTENTIAL TREE SAVE

PREVIOUSLY PROPOSED TREE SAVE

PREVIOUSLY PROPOSED BUFFER IMPACTS

POTENTIAL UNIT LOCATION

**UNITS MAY SHIFT FROM WITHIN THE PLAN TO REMAIN UNDER THE MAXIMUM NUMBER OF ALLOWED UNITS



****NUMBER OF SIDEWALKS AND DRIVEWAYS ILLUSTRATED DOES NOT LIMIT THE NUMBER OF UNITS PERMITTED IN BUILDINGS. NUMBER OF UNITS IS SET BY SECTION 4.a.**

KEY MAP

SEAL

PROJECT

**GRIFFITH LAKES -
PHASE 3
REZONING**

TOLL BROTHERS
7416 OLD STATESVILLE ROAD
CHARLOTTE, NC 28269

LANDDESIGN PROJ.# 1024051

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	07/15/25

DESIGNED BY: VAC
DRAWN BY: ANK
CHECKED BY: VAC

SCALE NORTH
VERT: N/A
HORZ: 1"=100'-0"
0 50 100 200

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2

SITE DEVELOPMENT DATA:

--EXISTING USES: VACANT

1. GENERAL PROVISIONS:

- 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 MINOR AMENDMENT PROCESS PER ARTICLE 37.3 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.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- d. ALL TRANSPORTATION IMPROVEMENTS, IF ANY, SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES OR AGREED TO DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE. THE PETITIONER MAY REQUEST THAT CDOT ALLOW A BOND TO BE POSTED FOR ANY IMPROVEMENTS NOT COMPLETED AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED AND RELEASED.

- F. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

- h. 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 BROAD NORTHEASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

- i. THE PETITIONER RESERVES THE RIGHT TO MAKE ADDITIONAL ADJUSTMENTS THAT MAY BE NECESSARY TO ACCOMMODATE CHANGES THROUGHOUT THE LAND DEVELOPMENT REVIEW AND CONSTRUCTION PROCESS IF APPROVED BY NCDOT/CDOT IN ORDER TO CREATE A BETTER TRANSITION BETWEEN ABUTTING RESIDENTIAL COMMUNITIES WHEN EXTENDING EXISTING STREET NETWORKS FROM ONE COMMUNITY TO ANOTHER.

- i. 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.

4. BUFFERS, SETBACKS, OPEN SPACE, AND LANDSCAPING:
- a. A TWENTY (20) FOOT FRONTAGE SETBACK WILL BE PROVIDED ALONG ALL THE NEW INTERNAL NETWORK REQUIRED LOCAL STREETS AS MEASURED FROM THE FUTURE BACK OF CURB. A MINIMUM TWENTY-FOUR (24) SETBACK IS REQUIRED ALONG PETE BROWN ROAD (2-3 LANE AVENUE) AS MEASURED FROM THE FUTURE BACK OF CURB.
- b. SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY ORDINANCE.

- c. A MINIMUM TEN (25) FOOT WIDE CLASS B LANDSCAPE YARD WILL BE PROVIDED ALONG THE NORTHERN SIDE OF PETE BROWN ROAD WHERE IT ABUTS THE REAR FACADES OF RESIDENTIAL BUILDINGS WITHIN THE MULTI-DWELLING DEVELOPMENT AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PORTION OF THIS ARTERIAL STREET ABUTTING THIS LANDSCAPE YARD SHALL NOT BE CONSIDERED A FRONTAGE FOR THE STANDARDS OF ARTICLE 5 FOR THE N2-A ZONING DISTRICT NOR THE SUPPLEMENTAL STANDARDS OF THESE DEVELOPMENT STANDARDS.

- d. OPEN SPACE SHALL BE PROVIDED PER THE N2-A REQUIREMENTS FOUND IN ARTICLE 5.4. IN AREAS WHERE COMMON OPEN SPACE IS PROVIDED, SUCH AREAS WILL BE AMENITIZED WITH USABLE OUTDOOR LANDSCAPE FEATURES, SUCH AS COURTYARDS, SEATING AREAS, AND INCLUDE VARIOUS LANDSCAPE FEATURES, SUCH AS GRASS, GROUND COVER, TREES, AND SHRUBS. COMMON OPEN SPACE AREAS WILL CONTAIN SEATING OPTIONS THAT INCLUDE A MINIMUM OF ONE BENCH PER 4,000 SQUARE FEET OF COMMON OPEN SPACE, ENHANCED PLANTING TO INCLUDE A MINIMUM OF 18 TREES PER ONE ACRE OF COMMON OPEN SPACE, AND THE COMMON OPEN SPACE AREAS WILL HAVE A MINIMUM DIMENSION OF 20 FEET OR MORE MEASURED IN ALL DIRECTIONS. MORE DETAIL IS PROVIDED IN NOTE 4.G BELOW FOR PUBLIC OPEN SPACE.

1. ENHANCED PLANTINGS IN EXCESS OF MINIMUM PLANTING STANDARDS REQUIRED OF THE ORDINANCE (THIS MAY BE ENHANCED LANDSCAPE YARDS, TREE SAVE, ETC.). ENHANCED PLANTINGS MAY ALSO TAKE THE FORM OF TREES AND/OR PLANTING BEDS (STANDARD, RAISED AND/OR TERRACED WITH NATIVE SPECIES). ENHANCED PLANTING WILL INCLUDE A MINIMUM OF 18 TREES PER ONE ACRE OF COMMON AND PUBLIC OPEN SPACE

2. SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT). PRIMARY OR ACCENT BUILDING MATERIALS MAY BE USED AS SPECIALTY PAVER OPTIONS. ALTERNATE CONCRETE FINISHING (ETCHING, SALT CURING BOARD FORMING, ETC.) IS ACCEPTABLE.

3. SHADING ELEMENTS SUCH AS SHADE STRUCTURES OR ADDITIONAL TREES PLANTED IN A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE.

4. SEATING OPTIONS THAT INCLUDE MOVEABLE TABLES AND CHAIRS. OTHER SEATING ELEMENTS TO BE CONSIDERED INCLUDE SEATING WALLS, SWINGS OR INTERACTIVE FURNITURE, AND IMMOVABLE BENCHES. SEATING REQUIREMENTS FOR PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE PROVIDED AT 1 LINEAR FOOT OF SEATING PER 300 SQUARE FEET OF PUBLIC OPEN SPACE. SEATING SHALL BE A MIXTURE OF MOVEABLE AND FIXED.

5. PUBLIC OPEN SPACE WILL HAVE A MINIMUM DIMENSION OF 50 FEET OR MORE MEASURED IN ALL DIRECTIONS AND COMMON OPEN SPACE WILL HAVE A MINIMUM DIMENSION OF 20 FEET OR MORE MEASURED IN ALL DIRECTIONS.

6. PUBLIC ART/SCULPTURE. PUBLIC ART, EITHER IN THE FORM OF MURALS, SCULPTURE, OR OTHER MEDIUMS ALONGSIDE THE DETAILS OF THE ART INTERVENTION (INCLUSIVE OF TYPE, SIZE, AND LOCATION) SHALL BE PROVIDED DURING LAND DEVELOPMENT REVIEW. THE PETITIONER MAY USE THE CITY OF CHARLOTTE'S CREATIVE ARTIST POOL TO UTILIZE FOR IMPLEMENTING ANY PUBLIC ART.

7. INTERACTIVE ELEMENTS THAT USES THE ENJOYMENT OF SENSORY STIMULATION. THESE ELEMENTS SHOULD INCLUDE BUT NOT BE LIMITED TO MUSIC, WATER, AND LIGHT AND PLAY.

8. DECORATIVE LIGHTING ELEMENTS THAT INCLUDE UPLIGHTING OF TREES OR OTHER OPEN SPACE ELEMENTS AND ADDITIONAL AMBIENT LIGHTING ELEMENTS TO ENHANCE THE EXPERIENCE OF THE SPACE. WHEN THIS ELEMENT IS UTILIZED, THE PETITIONER SHALL PROVIDE A LIGHTING PLAN TO PLAN REVIEW STAFF THAT PROVIDES DETAILS/TECHNICAL NOTES ON THE ELEMENT ALONG WITH THE LOCATION OF INSTALLATION.

9. AT LEAST ONE COMMON OPEN SPACE AREA SHALL BE ACCESSIBLE FROM ALL RESIDENTIAL LOTS IN THE RESIDENTIAL DEVELOPMENT WITHIN A 1,000-FOOT RADIUS OF THE COMMON OPEN SPACE AREA. THIS RADIUS IS MEASURED IN A STRAIGHT LINE FROM THE LOT LINE, WITHOUT REGARD FOR STREET, SIDEWALK OR TRAIL CONNECTIONS, TO THE NEAREST POINT OF THE OPEN SPACE. MULTIPLE COMMON OPEN SPACE AREAS MAY BE NEEDED TO MEET THIS REQUIREMENT.

5. GENERAL DESIGN GUIDELINES:

- a. THE RESIDENTIAL BUILDINGS ON THE SITE WILL COMPLY WITH THE APPLICABLE RESIDENTIAL SITE LAYOUT, BUILDING DESIGN STANDARDS, AND BUILDING MATERIAL RESTRICTIONS FOUND IN ARTICLE 5 OF THE ORDINANCE. WHEN A BUILDING ABUTS BOTH A FRONTAGE AND COMMON OPEN SPACE AND THE BUILDING FRONTS ALONG THE COMMON OPEN SPACE AS PERMITTED PER ARTICLE 5.3.G, THE GENERAL DESIGN GUIDELINES OF THIS SECTION WILL APPLY TO THE FACADES OF THE BUILDINGS FRONTING THE COMMON OPEN SPACE

- b. WINDOWS, DOORS, PORCHES, STOOPS, OR OTHER ARCHITECTURAL FEATURES ARE REQUIRED ON ALL FRONTAGE-FACING FACADES TO AVOID THE APPEARANCE OF BLANK WALLS. ALL GROUND FLOOR ENTRANCES TO INDIVIDUAL UNITS ON A FRONTAGE WITH A SIDEWALK SHALL BE BETWEEN 1' AND 5' ABOVE OR BELOW THE GRADE OF THE ADJACENT SIDEWALK WHEN LOCATED WITHIN 10' OF THE BACK OF SIDEWALK. IF PORCHES ARE PROVIDED, THEY SHALL BE COVERED AND BE AT LEAST SIX (6) FEET DEPTH. IF STOOPS ARE PROVIDED, THEY SHALL BE AT LEAST THREE (3) FEET DEEP AND MAY BE COVERED.

- c. THE FACADES OF THE BUILDINGS ABUTTING PUBLIC STREETS AND INTERNAL NETWORK REQUIRED STREETS WILL NOT HAVE BLANK WALLS THAT EXCEED TWENTY (20) FEET IN LENGTH ON ALL BUILDING LEVELS. WINDOWS WILL BE PROVIDED ON THESE FACADES ABUTTING PUBLIC STREETS AND INTERNAL NETWORK REQUIRED STREETS IN ORDER TO ACCOMMODATE A MINIMUM 25% TRANSPARENCY ON THE GROUND FLOOR AND 15% TRANSPARENCY ON THE UPPER FLOORS TO AVOID BLANK WALLS.

- d. ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE. AS FOLLOWS: (I) LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPs, DORMER OR PARAPETS; AND (II) FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 5:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.

- e. THE ATTACHED DWELLINGS SHALL INCORPORATE ONE OF THE FOLLOWING INTO THE DESIGN OF THE STRUCTURE: (I) A VARIATION IN THE FAÇADE DEPTH OF ADJOINING DWELLING UNITS OF AT LEAST ONE FOOT (1"). SUCH VARIATION SHALL EXTEND THE ENTIRE HEIGHT OF THE FAÇADE; AND (II) ARCHITECTURAL FEATURES, SUCH AS BALCONIES, BAY WINDOWS, OR OTHER ELEMENTS ALONG THE FAÇADE OF EACH DWELLING UNIT, ARE SUBJECT TO THE STANDARDS OF ARTICLE 18.

- f. METER BANKS, HVAC, AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED AS REQUIRED PER THE ORDINANCE. GROUND-MOUNTED OR WALL-MOUNTED MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE ESTABLISHED SETBACKS ALONG A FRONTAGE.

- g. DUMPSTER AND RECYCLING AREA WILL BE FULLY ENCLOSED ON THREE SIDES BY A MINIMUM 75% OPAQUE FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE FENCE USED TO ENCLOSE THE DUMPSTER WILL BE OF A MATERIAL PRESCRIBED BY THE ORDINANCE AND BE OF A COMPATIBLE COLOR USED ON THE PRINCIPAL BUILDINGS.

- h. A MINIMUM OF 50% OF THE RESIDENTIAL BUILDINGS WITHIN THE MULTI-DWELLING DEVELOPMENT WILL CONTAIN FOUR OR LESS DWELLING UNITS. NO MORE THAN SIX (6) ATTACHED DWELLING UNITS MAY BE LOCATED IN A RESIDENTIAL BUILDING. NO MORE THAN 10% OF THE TOTAL NUMBER OF RESIDENTIAL BUILDINGS ON THE SITE SHALL CONTAIN SIX (6) ATTACHED DWELLING UNITS.

- i. ALL RESIDENTIAL BUILDINGS WILL HAVE GARAGES. RESIDENTIAL BUILDINGS WITH FRONT LOADED GARAGES WILL INCLUDE A MINIMUM 20' LONG PARKING PAD MEASURED FROM THE BACK OF SIDEWALK OR RIGHT-OF-WAY, WHICHEVER IS GREATER.

- j. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG ABUTTING STREETS. FOR DWELLING UNITS WHICH FRONT ALONG A NETWORK REQUIRED STREET, A DIRECT PEDESTRIAN CONNECTION WILL BE PROVIDED FROM THE ENTRANCE TO THE ADJACENT PUBLIC SIDEWALK.

- k. ACCESSORY BUILDINGS AND STRUCTURES ASSOCIATED WITH THE MULTI-DWELLING DEVELOPMENT WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS, AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE.

6. ENVIRONMENTAL FEATURES:

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28, THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS THAT MAY BE 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.

- b. THE SITE WILL COMPLY WITH THE TREE PROVISIONS OF THE ORDINANCE FOUND IN ARTICLE 20. THE FINAL LOCATION OF THE REQUIRED TREE SAVE/PLANTED TREE SAVE AREAS 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 PETITION AND ARE SUBJECT TO CHANGE.

- c. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFERS SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.

7. LIGHTING:
- a. ALL FREESTANDING EXTERIOR LIGHTING INSTALLED ON THE SITE SHALL COMPLY WITH ARTICLE 16.2 OF THE ORDINANCE

8. AMENDMENTS TO THE REZONING PLAN:

- a. 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 OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF ARTICLE 37.3 OF THE ORDINANCE.

9. a. 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 ANY 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.

KEY MAP

SEAL

PROJECT

**GRIFFITH LAKES -
PHASE 3
REZONING**

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VERT: N/A
HORZ: 1"=100'-0"
0 50 100 200

SHEET TITLE

METES AND BOUNDS

SHEET NUMBER

RZ-4



****NUMBER OF SIDEWALKS AND
DRIVEWAYS ILLUSTRATED DOES NOT
LIMIT THE NUMBER OF UNITS
PERMITTED IN BUILDINGS. NUMBER
OF UNITS IS SET BY SECTION 4.a.**