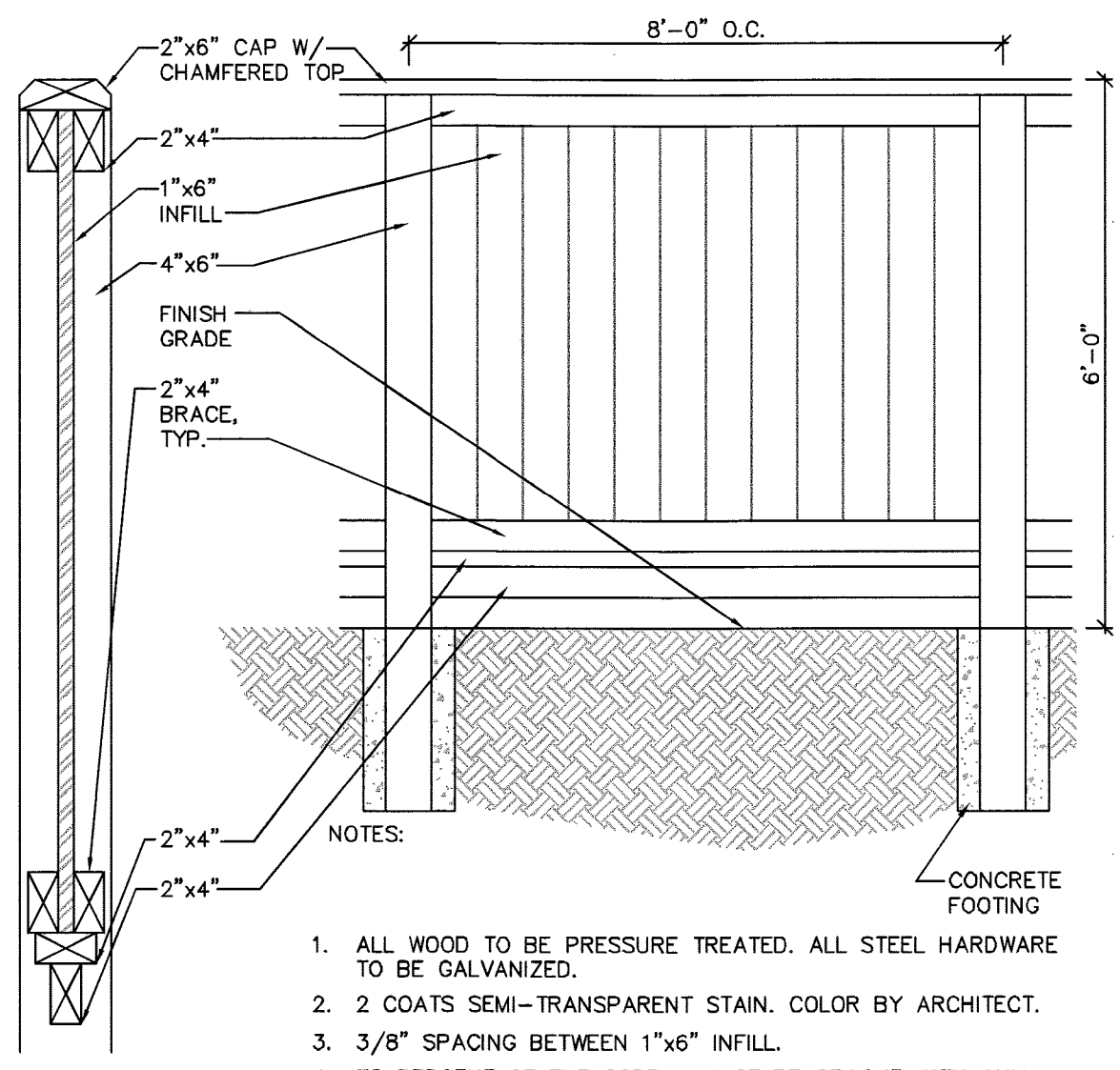
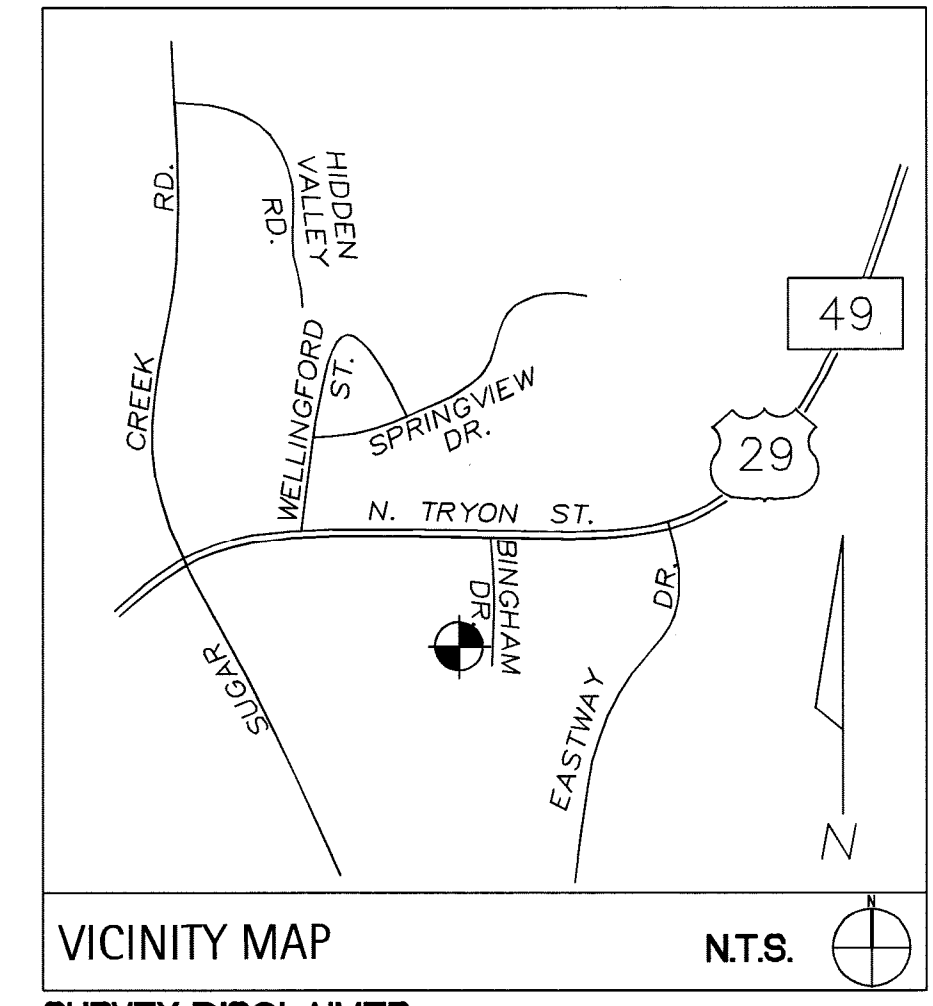


PROPOSED FENCE DETAIL



- NOTES:**
1. ALL WOOD TO BE PRESSURE TREATED. ALL STEEL HARDWARE TO BE GALVANIZED.
 2. 2 COATS SEMI-TRANSPARENT STAIN. COLOR BY ARCHITECT.
 3. 3/8" SPACING BETWEEN 1"x6" INFILL.
 4. 75 PERCENT OF THE SCREEN MUST BE OPAQUE WITH ANY SPACES EVENLY DISTRIBUTED.
 5. THE FINISHED SIDE OF THE FENCE SHALL FACE THE ABUTTING PROPERTY. PER CITY OF CHARLOTTE ZONING ORDINANCE



SURVEY DISCLAIMER
 BOUNDARY SURVEY FOR HABITAT FOR HUMANITY OF CHARLOTTE, INC. PREPARED BY JACK R. CHRISTIAN & ASSOCIATES SURVEYING 7811 OLD CONCORD ROAD, CHARLOTTE, NC, (704) 596-2214.



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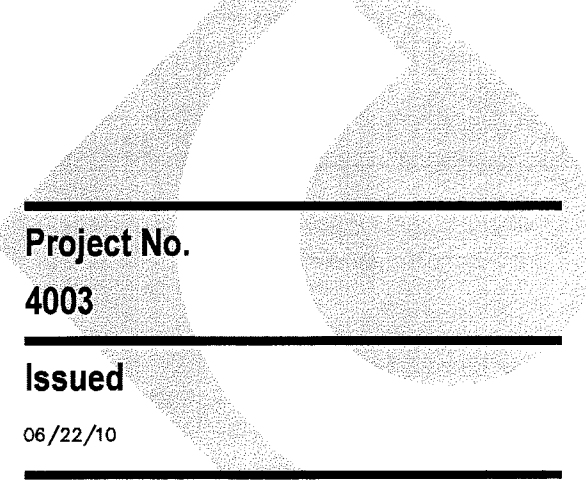
HABITAT FOR HUMANITY

Charlotte
 North Carolina 28284

HABITAT FOR HUMANITY BINGHAM DRIVE

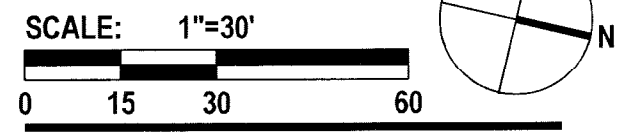
Charlotte
 North Carolina 28284

REZONING PLAN PET. # 2010-XXX



Project No.
 4003
 Issued
 06/22/10

Revised



RZ1.0

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FOR PUBLIC HEARING PETITION # 2010-XXX

DEVELOPMENT NOTES

- A. Permitted Uses and Maximum Development**
 1. The Site may be developed with up to 28 one-family attached units (townhomes for sale), along with any accessory uses and structures associated with the allowed principal use as allowed in the UR-2 district.
 2. The Site may be developed in phases.
- B. General Provisions**
 1. Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-2 (CD) zoning district classification shall be established in connection with development taking place on the Site. The Rezoning Plan is subject to modifications during the design development stages as provided below.
 2. The ultimate layouts of the development proposed for the Site and the parcels or lots forming parts thereof, the exact alignments and locations of points of access, the configurations and placements of parking areas and the precise locations, of buildings and other individual site elements to be constructed have not been finalized. As a consequence, the graphics which are a part of the Rezoning Plan are schematic in nature and are not to be considered as the final development plans but rather as preliminary graphic representations of the types and quality of development proposed and the general locations of the proposed buildings on the Site. They may, therefore, be altered or modified during the design development and construction document phases subject to the accompanying Development Standards and Section 6.207 of the Ordinance.
 3. Without limiting the generality of the foregoing, buildings generally depicted on the Rezoning Plan may not be increased beyond the number generally depicted (it being understood that structures such as, detached garages, utility buildings, mail kiosks and the like shall not be considered in connection with the number of buildings). Buildings depicted on the Rezoning Plan may be constructed in phases over time and in any sequence as determined by the Petitioner. The dimensions and specific locations of building/parking envelopes generally depicted on the Rezoning Plan may be subject to minor variations that do not materially change the design intent generally depicted.
- C. Setbacks, Side Yards and Rear Yards**
 1. Building setbacks and yards will be established in the manner depicted on the Rezoning Plan.
 2. Screening will be provided as required in section 12.303 of the Ordinance.
 3. Along Bingham Drive, a 25 foot setback will be established from the back of the existing curb.
 4. Along the interior public street, a 14 foot setback from the proposed back of curb will be provided.
 5. Along the interior private street, a 14 foot setback from the back of the curb will be provided.
 6. Side and rear yard determinations will be based on the orientation of each proposed building to the adjoining project property line.
 7. Decks shall not extend into any required side or rear yards. However, at-grade patios may be located in whole or in part within required rear yards.
- D. Landscaping and Screening**
 1. Interior landscaping and screening shall meet or exceed the standards in the Ordinance.
 2. Screening will be provided as required in section 12.303 of the Ordinance.
 3. Street trees will be installed along Bingham Drive and along the interior private and public streets as required by the City of Charlotte Tree Ordinance.
 4. Mechanical equipment or other utility hardware installed at ground level and on the roofs of buildings constructed on the Site will be screened from public view at grade from a public street.
 5. Above ground backflow preventers are not allowed in the setbacks.
- E. Tree Ordinance**
 1. The Site shall conform to the City of Charlotte Tree Ordinance.
- F. Streetscape Treatment, Sidewalks and Fencing**
 1. Along the Site's frontage on Bingham Drive, the Petitioner shall cause to be installed an eight (8) foot planting strip and a six (6) foot sidewalk. The location of the sidewalk may meander to preserve existing trees within the setback. In locations where the planting strip has been reduced to preserve existing trees, the requirement for new street trees may be waived by the Urban Forestry Staff.
 2. Along both sides of the interior public street, the Petitioner shall cause to be installed an eight (8) foot planting strip and a six (6) foot sidewalk.
 3. Along both sides of the Site's private streets, the Petitioner shall cause to be installed an eight (8) foot planting strip and a six (6) foot sidewalk.
 4. The Petitioner at a minimum will install fencing as illustrated on the Rezoning Plan. The Petitioner reserves the right to install additional fencing in other areas of the Site not illustrated on the Rezoning Plan. Chain link fencing will not be permitted.
- G. Lighting**
 1. The Petitioner shall provide pedestrian scale decorative lighting along the interior private and public streets. Such lighting shall be provided in conjunction with applicable utility company regulations and requirements for such lighting.
 2. All parking lot light fixtures will be full cut off type fixtures. Light fixtures will be limited to a maximum height of 20 feet. No wall "pik" lighting will be allowed, however, decorative down lighting will be allowed.
- H. Signs**
 1. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- I. Storm Water Management/Wetlands**
 1. Development on the Site shall adhere to the applicable requirements of the Post-Construction Controls Ordinance as adopted by Charlotte City Council on November 16, 2007.
 2. Any jurisdictional wetlands or streams, if present, shall be protected or proper environmental permits obtained prior to their disturbance.
 3. Location, size, and type of any Stormwater Management Systems are subject to review and approval with full development plan submitted.
- J. Surface Water Improvement and Management (SWIM) Stream Buffer**
 1. S.W.I.M. stream buffer requirements apply as described in Section 12.801 of the Ordinance. In addition, the buffer requirements specified in the Post-Construction Controls Ordinance shall apply. The configuration and ultimate location of the access point is subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
 2. All built upon area/imperious area must be outside the S.W.I.M. buffer except transportation links approved by Charlotte-Mecklenburg Planning Commission.
- K. Access Points**
 1. One access point from Bingham Drive into the Site will be allowed. The vehicular access point into the Site shall be located in the general area depicted on the Rezoning Plan. The configuration and ultimate location of the access point is subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
- L. Parking**
 1. Off-street parking will satisfy the standards established under the Ordinance.
 2. The Petitioner will provide bicycle parking on the Site as required by section 12.202 of the Ordinance.
- M. Design and Architectural Treatment**
 1. The Petitioner will provide windows on the side of the building that is oriented toward Bingham Drive.
- N. Buffers and Open Space**
 1. A 10 foot class C buffer will be provided as indicated on the Rezoning plan. This buffer shall be established in accordance with the standards of Section 12.302 of the Ordinance. This Class C buffer may be reduced in width by the installation of a berm, fence or wall.
 2. The Petitioner will provide an improved playground as indicated on the site Plan.
- O. Amendments to Rezoning Plan**
 1. Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.
- P. Binding Effect of the Rezoning**
 1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and 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.

REZONING SUMMARY

PETITIONER:	HABITAT FOR HUMANITY OF CHARLOTTE, INC. POST OFFICE BOX 220287 CHARLOTTE, NC 28222
EXISTING ZONING:	I-2
PROPOSED ZONING:	UR-2 (CD)
PARCELS:	091-105-05, 091-105-06, 091-105-118
DEVELOPMENT SITE AREA:	3,629 +/- ACRES(TOTAL)
DWELLING UNITS:	28 (7.71 UNITS/ACRE)
MAXIMUM # OF DWELLING UNITS:	28 ONE-FAMILY, ATTACHED
MAXIMUM BUILDING HEIGHT:	UP TO THREE STORIES NOT TO EXCEED 40' AS DEFINED BY THE ORDINANCE
REQUIRED OFF-STREET PARKING:	MINIMUM - 28 MAXIMUM - 56
PROPOSED OFF-STREET PARKING:	48
TOTAL PARKING:	57
COMMON OPEN SPACE:	1.16 ACRES (31.94%)

- ON-STREET PARALLEL PARKING, TYP.
- 6' SIDEWALK, TYP.
- 8' PLANTING STRIP, TYP.
- PROPERTY LINE, TYP.
- 5' SIDE YARD SETBACK
- EDGE OF SIDEWALK, R/W, TYP.
- EDGE OF SIDEWALK, TYP.
- 6' SIDEWALK, TYP.
- EXISTING CURB & GUTTER