

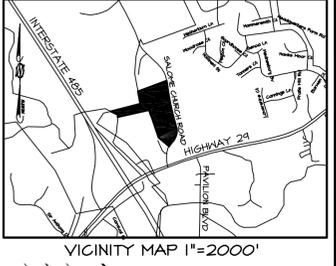
REVISIONS

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SCHEMATIC SITE PLAN
SALOME CHURCH ROAD
 BRC SALOME CHURCH, LLC
 CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

SCALE: 1" = 60'
 DATE: 4/25/2015
 PROJECT: 156-01
 DRAWN BY: TGL
 SHEET: **RZ-2**

SALOME CHURCH RD.
 MAJOR THOROUGHFARE
 SR 2464 - R/W VARIES



Sep 27, 2015 F:\Projects\156-01\Drawings\156-01 ZONING PLAN 4-25-15.dwg Tab Name: RZ-2 SCHEMATIC SITE PLAN



KENNETH C. REEVES &
 JOYCE REEVES 0240810
 DB 4469 PG 0854
 ZONING: R-3

BRC Salome Church, LLC
 Development Standards
 09/25/15
 Rezoning Petition No. 2015-000
 Site Detention Data:
 -Acreage: 23.6
 -Tax Parcel #: 029-051-07, 08, 10, 11, 15, 20 and 26
 -Proposed Zoning: R-3 and R-22MF(CD)
 -Existing Zoning: R-12MF(CD)
 -Existing Uses: Vacant
 -Proposed Uses: Up to 228 residential dwelling units (multi-family, duplex, triplex and quadplex) together with accessory uses, as allowed in the R-12MF zoning district.
 -Maximum Building Height: Not to exceed three (3) stories or 48 feet building height will be measured as defined by the Ordinance.

1. General Provisions:
 a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by BRC Salome Church, LLC, ("Petitioner") to accommodate the development of a 228 unit multi-family community on approximately 23.60 acre site located on the west side of Salome Church Road between N. Tryon Street and Mallard Creek Road (the "Site").
 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 R-12MF zoning classification shall govern.
 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 (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 representation 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:
 i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or
 ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
 iii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1.0; or
 iv. modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in 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 appeal rights set forth in the Ordinance, 4. Built B.

2. Permitted Uses & Development Area Limitation:
 a. Number of Buildings Principal and Accessory. The total number of principal residential buildings to be developed on the Site shall not exceed 12. 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, colors, architectural elements and designs as the principal buildings located on the Site.
 b. Permitted Uses & Development Area Limitation.
 i. The Site may be developed with up to 228 residential dwellings units (multi-family, duplex, triplex and quadplex) together with accessory uses allowed in the R-12MF zoning district as generally depicted on the Rezoning Plan.
 ii. Surface parking areas will not be allowed between Salome Church Road, the proposed public streets and the proposed buildings, except that parking areas and maneuvering for parking will be allowed between the proposed club house and Salome Church Road as generally depicted on the Rezoning Plan. Parking areas may be located next to (alongside) the proposed buildings and adjacent to Salome Church Road, and the internal public streets as generally depicted on the Rezoning Plan.

3. Access and Transportation:
 a. Access to the Site will be from Salome Church Road in the manner generally depicted on the Rezoning Plan.
 b. The Petitioner will, as part of the development of the Site construct two internal public streets as required by the Subdivision Regulations and as generally depicted on the Rezoning Plan. The final alignment and configuration of the internal Public Streets may change to accommodate changes to the building placement and to accommodate other modifications required due to final site grading, and utility installations.
 c. The Petitioner will improve Salome Church Road with as generally depicted on the Rezoning Plan. The Petitioner will provide a six (6) foot sidewalk and an eight (8) foot planting strip along the Site's frontage on Salome Church Road and along both sides of the two new public streets as generally depicted on the Rezoning Plan.
 d. The Petitioner will construct a northbound left turn lane on Salome Church Road to serve the Site's northern most access from Salome Church Road as generally depicted on the Rezoning Plan.
 e. The Petitioner will stay within the R-12MF zoning district as generally depicted on the Rezoning Plan to the City of Charlotte as part of the rezoning of the Site's internal public streets as generally depicted on the rezoning plan.
 f. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.
 g. 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 published standards.

4. Architectural Standards, Court Yards/Amenity Areas:
 a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/stairings.
 b. The attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).
 c. The principal buildings constructed on the Site will be constructed so the percentage of brick, stone, precast stone, precast concrete, synthetic stone per building facade may vary but no case be less than 30%.
 d. Meter banks will be screened from adjoining properties and from Sandy Potter Road and Brown Grier Road.
 e. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
 f. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

5. Streetscape, Buffers, Yards, Open Space and Landscaping:
 a. A 30 foot setback as measured from the future right-of-way of Salome Church Road will be provided as generally depicted on the Rezoning Plan. A setback as required by the Ordinance will be provided along the internal public streets.
 b. Along the Site's internal parking areas the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along Salome Church Road and the internal public streets in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet. This standard does not apply to the sidewalks along the internal Public Streets which will have six (6) foot sidewalks as generally depicted on the Rezoning Plan.
 c. Screening requirements of the Ordinance will be met.
 d. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

6. General Design Guidelines:
 a. Buildings shall front the side of a building that has windows will also be considered a front) a minimum of 50% of the total street frontage on the site (exclusive of driveways, pedestrian access points, usable open space, tree save areas, natural areas, and/or tree re-planting areas).
 b. Building Massing - Buildings exceeding 120 feet in length shall include modulations of the building massing facade plane (recess, projection, architectural treatment, etc.). Modulations shall be a minimum of 10 feet wide and shall extend or recess a minimum of 5 feet, extending through all floors. Modulations will occur every 10 feet.
 c. Vertical Modulation and Rhythm - Building elevations shall be designed with recognizable vertical bays or articulated architectural facade features. The bays and features may include, but not limited to a combination of exterior wall offsets, projections, and/or recesses, pilasters, and change in materials.
 d. Building Base - Buildings shall be designed with a recognizable architectural base. A minimum of three elevations of each building will be articulated with a wainscot of Preferred Exterior Building Materials listed above of a minimum of three (3) feet in height.
 e. The balconies constructed on the proposed buildings will be constructed with concrete patio decks and will utilize metal railings.
 f. Building elevations facing streets shall not have expanses of blank walls greater than 20 feet.
 g. Architectural features such as, but not limited to, banding, medallions, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 h. Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards:
 (i) Long rooflines (pitched or flat) shall avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.).
 (ii) For pitched roofs the allowed minimum pitch shall be 5:12 (five feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.
 i. Service areas will be screened by a wall constructed of masonry materials to match the masonry materials used on the buildings.
 j. Utility structures need to be screened architecturally or with evergreen plant material.
 k. Walls shall be designed to match and complement the building architecture of the residential buildings of the subject property.

7. Environmental Features:
 a. The location, size and type of storm water 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 storm water treatment requirements and natural site discharge points.
 b. Lighting:
 i. All new lighting shall be full cut-off type lighting fixtures excluding tower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
 ii. Detached lighting on the Site will be limited to 15 feet in height. No wall-pak type lighting will be allowed, but architectural lighting on building facades will be permitted.
 c. Amendments to the Rezoning Plan:
 a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the Plan 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.
 b. Binding Effect of the Rezoning Application:
 a. If the 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.

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