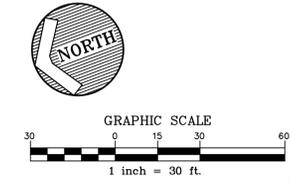


SITE DATA

DEVELOPER	EASTWOOD HOMES ATTN: JOE DORITY (JDORITY@EASTWOODHOMES.COM) P.O. BOX 667 2857 WESTPORT ROAD CHARLOTTE, NC 28208
LOT AREA	4.5 AC
ZONING	R-3
CURRENT USE	RESIDENTIAL
PROPOSED USE	UR-2(CD)
TOTAL NUMBER OF UNITS PROPOSED	35
PROPOSED DENSITY	7.77 UNITS/AC
BUFFER TYPE	21' CLASS C W/ FENCE
FLOOR AREA RATIO	1.0

NOTES:
 PLAN ASSUMES THAT UR-2 RE-ZONING WILL BE ALLOWED WITH THE ABOVE DENSITY REQUIREMENTS.
 STORM WATER MANAGEMENT FACILITY IS CONCEPTUAL AND SUBJECT TO CHANGE.
 TRASH COLLECTION TO BE ROLL OUT.
 SEE RZ-2 FOR SETBACKS PERTAINING TO INDIVIDUAL LOTS.



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 11301 Carmel Commons Blvd.
 Suite 111
 Charlotte, North Carolina 28226
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REVISIONS:

DEVELOPER:
 EASTWOOD HOMES
 2857 WESTPORT ROAD
 CHARLOTTE, NORTH CAROLINA 28208

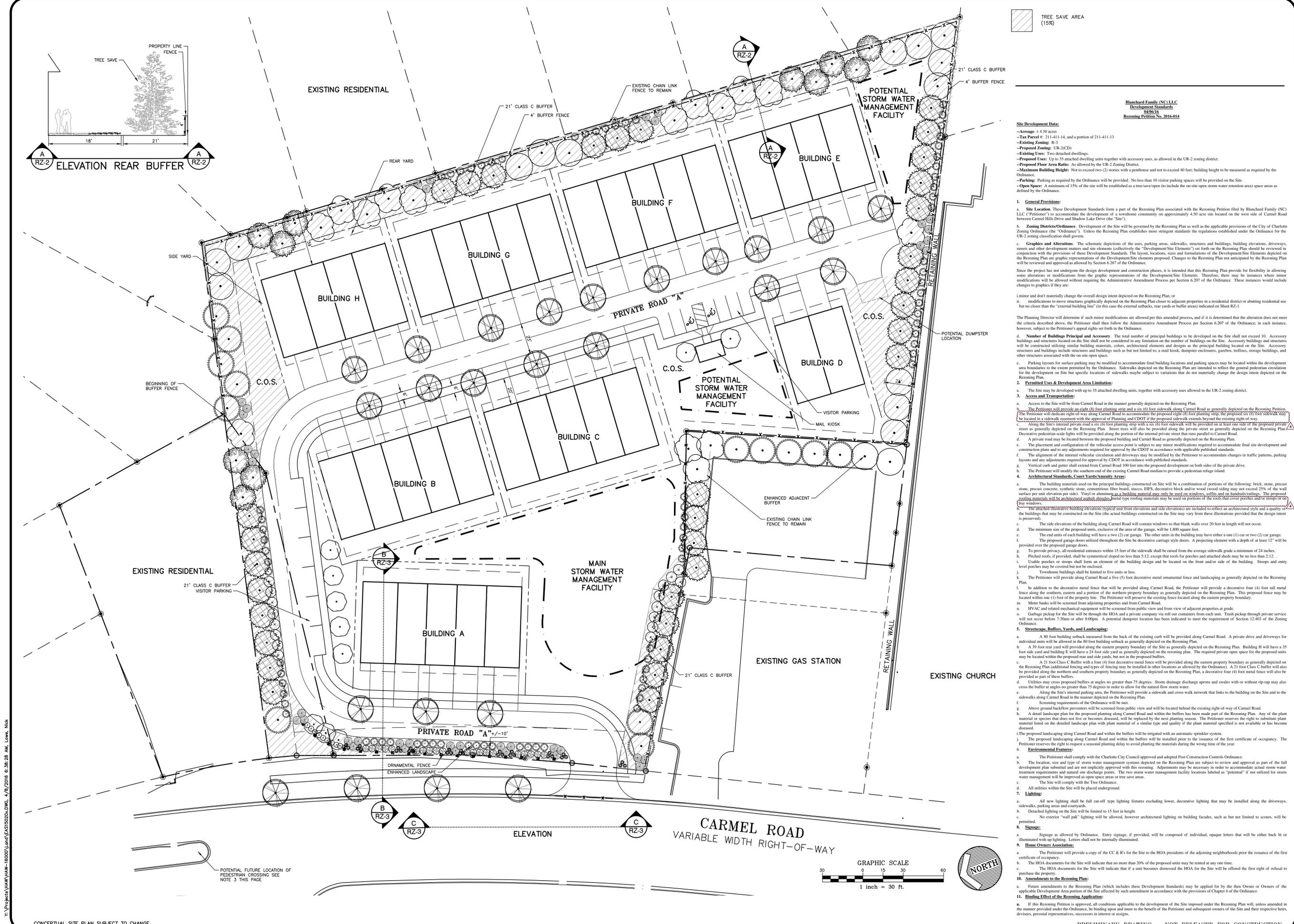
CARMEL ROAD PROPERTY
 REZONING PETITION NO. 2016-014
CARMEL ROAD
 CHARLOTTE, NORTH CAROLINA 28262
TECHNICAL DATA SHEET

PROJECT NO.	EAS-15020
FILENAME:	
DESIGNED BY:	JDM
DRAWN BY:	ANL
SCALE:	1" = 30'
DATE:	04-08-2016
SHEET NO.	RZ-1

Y:\Projects\HAW\16000\Land\EAS15020-DWG_4/8/2016 6:38:20 AM, Lowe, Nick

CONCEPTUAL SITE PLAN SUBJECT TO CHANGE.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



TREE SAVE AREA (15%)

Site Development Data:

- Acreage: ± 4.50 acres
- Tax Parcel #: 211-411-14, and a portion of 211-411-13
- Existing Zoning: R-3
- Proposed Zoning: UR-2(CD)
- Existing Uses: Two detached dwellings.
- Proposed Uses: Up to 35 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
- Proposed Floor Area Ratio: As allowed by the UR-2 Zoning District.
- Maximum Building Height: Not to exceed two (2) stories with a penthouse and not to exceed 40 feet; building height to be measured as required by the Ordinance.
- Parking: Parking as required by the Ordinance will be provided. No less than 10 visitor parking spaces will be provided on the Site.
- Open Space: A minimum of 15% of the site will be established as a tree/savopen (to include the on-site open storm water retention area) space areas as defined by the Ordinance.

1. General Provisions:

- a. **Site Location:** These Development Standards form a part of the Zoning Plan associated with the Rezoning Petition filed by Blanchard Family (NC) LLC ("Petitioner") to accommodate the development of a townhome community on approximately 4.50 acre site located on the west side of Carmel Road between Carmel Hills Drive and Shadow Lake Drive (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 provides more stringent standards the regulations established under the Ordinance for the UR-2 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 shall 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:

- Minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
- 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.

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.

- d. **Number of Buildings Principal and Accessory:** The total number of principal buildings to be developed on the Site shall not exceed 10. 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 building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos,rellies, storage buildings, and other structures associated with the use of the site.
- e. **Parking layouts for surface parking** may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks may be subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 35 attached dwelling units, together with accessory uses allowed in the UR-2 zoning district.

3. Access and Transportation:

- a. **Access to the Site** will be from Carmel Road in the manner generally depicted on the Rezoning Plan.
- b. The Petitioner will provide a 10-foot sidewalk along Carmel Road to accommodate the proposed (8) foot sidewalk along Carmel Road as generally depicted on the Rezoning Plan. The Petitioner will dedicate right-of-way along Carmel Road to accommodate the proposed (8) foot sidewalk strip, the proposed (6) foot sidewalk may be located in a sidewalk easement with the approval of Planning and CDOT if the proposed sidewalk extends beyond the existing right-of-way.
- c. Along the Site's internal parking areas, a 5-foot sidewalk will be provided on portions of the roads that cover private streets or streets that are generally depicted on the Rezoning Plan. Street trees will also be provided along the private street as generally depicted on the Rezoning Plan. Decorative pedestrian scale lights will be provided along the portion of the internal private street that runs parallel to Carmel Road.
- d. A private road may be located between the proposed building and Carmel Road as generally depicted on the Rezoning Plan.
- e. 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 in accordance with applicable published standards.
- 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 published standards.
- g. Vertical curb and gutter shall extend from Carmel Road 100 feet into the proposed development on both sides of the private drive.
- h. The Petitioner will modify the southern end of the existing Carmel Road median to provide a pedestrian refuge island.

4. Architectural Standards, Court Yards, and Landscaping:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood (wood siding may not exceed 25% of the wall surface per unit elevation per side). Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofline materials will be asphalt shingles, metal type roofing materials may be used on portions of the roofs that cover private streets or streets that are generally depicted on the Rezoning Plan.
- b. The architect narrative building elevations (typical unit front elevations and side 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 side elevations of the building along Carmel Road will contain windows so that blank walls over 20 feet in length will not occur.
- d. The minimum size of the proposed units, exclusive of the area of the garage, will be 1,800 square feet.
- e. The end units of each building will have two (2) car garage. The other units in the building may have either a one (1) car or two (2) car garage.
- f. The proposed garage doors utilized throughout the Site be decorative carriage style doors. A projecting element with a depth of at least 12" will be provided over the proposed garage doors.
- g. To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of 24 inches.
- h. Pitched roofs, if provided, shall be symmetrical sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
- i. Gabled porches or stoops shall form an element of the building design and be located on the front and/or side of the building. Sloops and entry level porches may be covered but be enclosed.
- j. Townhome buildings shall be limited to five units or less.
- k. The Petitioner will provide along Carmel Road a five (5) foot decorative metal ornamental fence and landscaping as generally depicted on the Rezoning Plan.
- l. In addition to the decorative metal fence that will be provided along Carmel Road, the Petitioner will provide a decorative four (4) foot tall metal fence along the southern, eastern and a portion of the northern property boundary as generally depicted on the Rezoning Plan. This proposed fence may be located within one (1) foot of the property line. The Petitioner will preserve the existing fence located along the eastern property boundary.
- m. Meter banks will be screened from adjoining properties and from Carmel Road.
- n. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties as a grade.
- o. Garbage pickup for the Site will be through the HOA and a private company via roll out containers from each unit. Trash pickup through private service will not occur before 7:30am or after 8:00pm. A potential dumpster location has been indicated to meet the requirement of Section 12-403 of the Zoning Ordinance.

5. Streetscape, Buffers, Yards, and Landscaping:

- a. A 80 foot building setback measured from the back of the existing curb will be provided along Carmel Road. A private drive and driveways for individual units will be allowed in the 80 foot building setback as generally depicted on the Rezoning Plan.
- b. A 39 foot rear yard will be provided along the eastern property boundary of the Site as generally depicted on the Rezoning Plan. Building H will have a 35 foot side yard and building G will have a 24 foot side yard as generally depicted on the Rezoning Plan. The required private open space for the proposed units may be located within the proposed rear and side yards, but not in the proposed buffers.
- c. A 21 foot Class C Buffer with a four (4) foot decorative metal fence will be provided along the eastern property boundary as generally depicted on the Rezoning Plan (additional fencing and types of fencing may be installed in other locations as allowed by the Ordinance). A 21 foot Class C Buffer will also be provided along the northern and southern property boundary as generally depicted on the Rezoning Plan, a decorative four (4) foot metal fence will also be provided as part of these buffers.
- d. Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without rip-rap may also cross the buffer at angles no greater than 75 degrees in order to allow for the natural flow storm water.
- e. Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along Carmel Road in the manner depicted on the Rezoning Plan.
- f. Screening requirements of the Ordinance will be met.
- g. Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way of the driveways.
- h. A final landscape plan for the proposed planting along Carmel Road and within the buffers has been made part of the Rezoning Plan. Any of the plant material or species that does not live or becomes ill will be replaced by the next planting season. The Petitioner reserves the right to substitute plant material listed on the detailed landscape plan with plant material of a similar type and quality if the plant material specified is not available or has become diseased.
- i. The proposed landscaping along Carmel Road and within the buffers will be irrigated with an automatic sprinkler system.
- j. The proposed landscaping along Carmel Road and within the buffers will be installed prior to the issuance of the first certificate of occupancy. The Petitioner reserves the right to request a seasonal planting delay to avoid planting the materials during the wrong time of the year.

6. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - b. 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 submitted 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. The two storm water management facility locations labeled as "potential" if not utilized for storm water management will be improved as open space areas or tree save areas.
 - c. The Site will comply with the Tree Ordinance.
 - d. All utilities within the Site will be placed underground.
- 7. Lighting:**
- a. 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 and courtyards.
 - b. Detached lighting on the Site will be limited to 15 feet in height.
 - c. No exterior "wall pak" lighting will be allowed, however architectural lighting on building facades, such as but not limited to scones, will be permitted.
- 8. Signage:**
- a. Signage as allowed by Ordinance. Entry signage, if provided, will be composed of individual, opaque letters that will be either back lit or illuminated with up lighting. Letters shall not be internally illuminated.
- 9. Home Owners Association:**
- a. The Petitioner will provide a copy of the CC & R's for the Site to the HOA presidents of the adjoining neighborhoods prior to the issuance of the first certificate of occupancy.
 - b. The HOA documents for the Site will indicate that no more than 20% of the proposed units may be rented at any one time.
 - c. The HOA documents for the Site will indicate that if a unit becomes distressed the HOA for the Site will be offered the first right of refusal to purchase the property.
- 10. 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 portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
- 11. Binding Effect of the Rezoning Application:**
- 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 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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REVISIONS:

02-19-16	NEIGHBORHOOD & CITY REVISIONS
03-24-16	NEIGHBORHOOD & CITY REVISIONS
03-29-16	CITY REVISIONS
03-29-16	CITY REVISIONS

DEVELOPER:
 EASTWOOD HOMES
 2957 WESTPORT ROAD
 CHARLOTTE, NORTH CAROLINA 28208

CARMEL ROAD PROPERTY
 REZONING PETITION NO. 2016-014
 CARMEL ROAD
 CHARLOTTE, NORTH CAROLINA 28262

PROPOSED SITE PLAN

PROJECT NO.	EAS-15020
FILENAME:	
DESIGNED BY:	JDM
DRAWN BY:	ANL
SCALE:	1" = 30'
DATE:	04-08-2016
SHEET NO.	RZ-2





CONCEPTUAL ELEVATION SUBJECT TO CHANGE
 ARCHITECTURE BY DAVID WOOD, INC. HOME DESIGNS

CARMEL PROPERTY

TOWN HOME COMMUNITY



ILLUSTRATIVE RENDERING OF UNITS
 NTS

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REVISIONS:

DEVELOPER:
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CARMEL ROAD PROPERTY
 REZONING PETITION NO. 2016-014
 CARMEL ROAD
 CHARLOTTE, NORTH CAROLINA 28262
PROPOSED ELEVATIONS

PROJECT NO.	EAS-15020
FILENAME:	
DESIGNED BY:	JDM
DRAWN BY:	ANL
SCALE:	NTS
DATE:	04-08-2016
SHEET NO.:	RZ-5



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