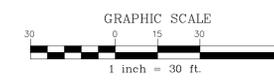


SITE DATA

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 ALLOWED	35
TOTAL NUMBER OF UNITS PROPOSED	35
PROPOSED DENSITY	7.77 UNITS/AC
SIDE SETBACK	5'
FRONT SETBACK	20'
REAR SETBACK	5'
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.



THE JOHN R. MCADAMS COMPANY, INC.
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 Suite 111
 Charlotte, North Carolina 28226
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 (800) 755-5646 • mcadamsco.com



REVISIONS:

1	02-18-2016	REVISIONS
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DEVELOPER:
 EASTWOOD HOMES
 2857 WESTPORT ROAD
 CHARLOTTE, NORTH CAROLINA 28208

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

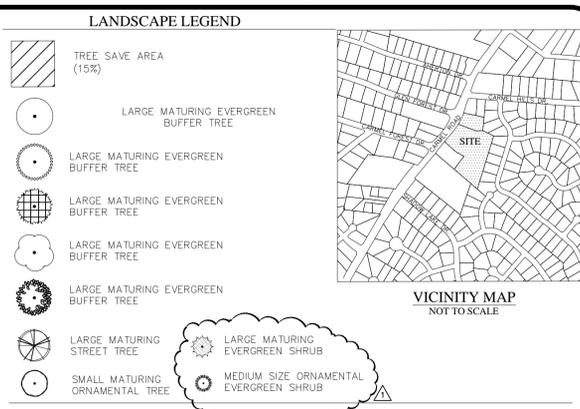
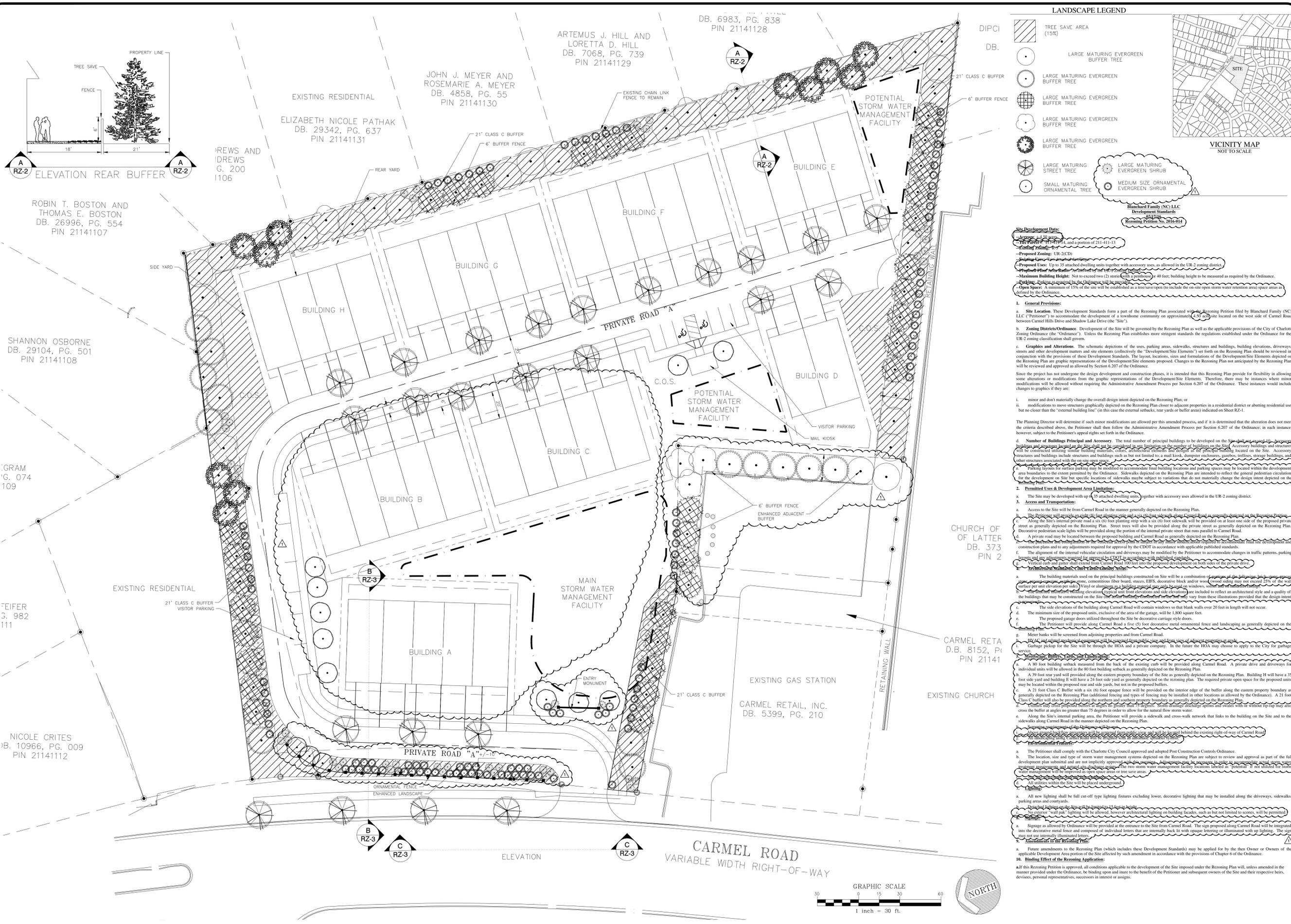
TECHNICAL DATA SHEET

PROJECT NO.	EAS-15020
FILENAME:	
DESIGNED BY:	JDM
DRAWN BY:	ANL
SCALE:	1" = 30'
DATE:	02-18-2016
SHEET NO.	RZ-1

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CONCEPTUAL SITE PLAN SUBJECT TO CHANGE.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



Site Development Data:
 - **Site Address:** 2114 Carmel Road, Charlotte, NC 28208
 - **Proposed Zoning:** UR-2(CD)
 - **Proposed Uses:** Up to 35 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
 - **Maximum Building Height:** Not to exceed two (2) stories (with a maximum of 40 feet building height to be measured as required by the Ordinance).
 - **Setbacks:** Minimum setbacks shall be provided as required by the Ordinance.
 - **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 Rezoning Plan associated with the Rezoning Petition filed by Blanchard Family (NC) LLC (the "Petitioner") to accommodate the development of a townhome community on approximately 4.50 acres of site located on the west side of Carmel Road between Carmel Hills Drive and Shadow Lake Drive (the "Site").
 b. **Zoning District/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 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 are:
 i. minor and don't materially change the overall design intent depicted on the Rezoning Plan, or
 ii. 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.

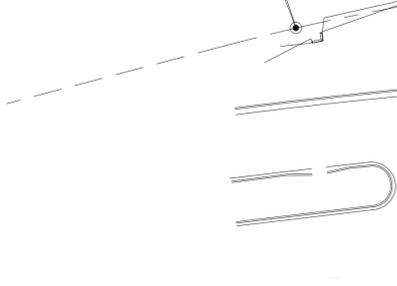
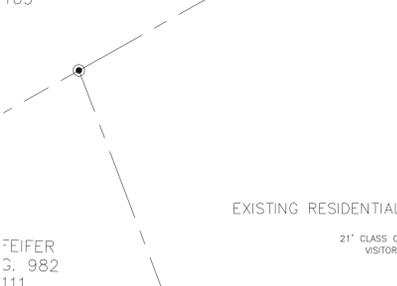
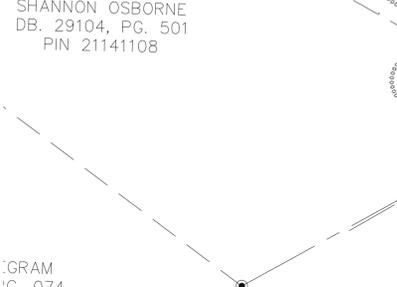
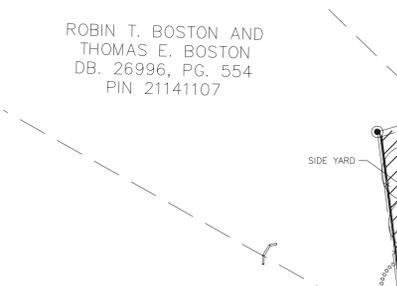
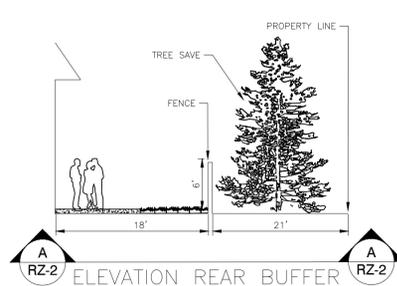
The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each 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 be limited to the number of buildings and structures depicted on the Site. Accessory buildings and structures located on the Site shall be constructed utilizing similar building materials, colors, architectural details and details as the principal buildings located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to a mail kiosk, dumpster enclosures, garages, walk-in freezers, storage buildings, and other structures associated with the on-site uses.
 e. **Permitted Uses and Development Area Limitation:** The permitted uses and development area limitation shall be as set forth in the Rezoning Plan and the Ordinance.
 f. **Access and Transportation:** The Site shall be developed with up to 35 attached dwelling units together with accessory uses allowed in the UR-2 zoning district.

2. Permitted Uses and Development Area Limitation:
 a. **Access to the Site:** The Site shall be developed in the manner generally depicted on the Rezoning Plan.
 b. **Internal Private Road:** The Site shall be developed with an internal private road as generally depicted on the Rezoning Plan.
 c. **Along the Site's internal private road a six (6) foot planting strip will be provided on at least one side of the proposed private road as generally depicted on the Rezoning Plan. Street trees will also be provided along the private road as generally depicted on the Rezoning Plan. Decorative pedestrian scale lights will be provided along the portion of the internal private road 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 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 covered for approval by CDOT in accordance with published standards.**
 f. **The Petitioner shall provide along Carmel Road a five (5) foot decorative metal ornamental fence and landscaping as generally depicted on the Rezoning Plan.**
 g. **Meter banks will be screened from adjoining properties and from Carmel Road.**
 h. **Garbage pickup for the Site will be through the HOA and a private company. In the future the HOA may choose to apply to the City for garbage service.**

3. Architectural Standards:
 a. **The building materials used on the principal buildings constructed on Site will be a combination of stone, concrete, fiber board, stucco, EIFS, decorative block and/or wood (wood siding may not exceed 25% of the wall surface per alternative per wall) in windows, other than horizontal siding.**
 b. **The side elevations of the building along Carmel Road will contain windows so that blank walls over 20 feet in length will not occur.**
 c. **The minimum size of the proposed units, exclusive of the area of the garage, will be 1,800 square feet.**
 d. **The proposed garage doors utilized throughout the Site be decorative carriage style doors.**
 e. **The Petitioner will provide along Carmel Road a five (5) foot decorative metal ornamental fence and landscaping as generally depicted on the Rezoning Plan.**
 f. **Meter banks will be screened from adjoining properties and from Carmel Road.**
 g. **Garbage pickup for the Site will be through the HOA and a private company. In the future the HOA may choose to apply to the City for garbage service.**

4. Storm Water Management:
 a. **A 90 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 E 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 six (6) foot opaque fence will be provided on the interior edge of the buffer 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.**
 d. **Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge pipes and swales with or without trip-rap may also cross the buffer at angles no greater than 75 degrees in order to allow for the natural flow of 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. **Open storm water retention areas will be screened from public areas and streets.**
 g. **Decorative pedestrian scale lights will be provided along the portion of the internal private road that runs parallel to Carmel Road.**

5. Infrastructure:
 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. All proposed systems shall be designed to accommodate annual storm water management requirements and approved by the City. The two storm water management facility locations labeled as "potential" if not utilized for storm water management will be subject to future review and approval by the City.**
 c. **All utilities within the Site will be placed underground.**
 d. **Lighting:**
 e. **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.**
 f. **Decorative lighting on the Site will be limited to 15 feet up height.**
 g. **Sign exterior "wall" lighting will be allowed, however architectural lighting on building facades, such as but not limited to scones, will be permitted.**
 h. **Signage as allowed by Ordinance will be provided at the entrance to the Site from Carmel Road. The sign proposed along Carmel Road will be integrated into the decorative metal fence and composed of individual letters that are internally back lit with opaque lettering or illuminated with up lighting. The sign may not use generally illuminated letters.**
 i. **Identical to the Rezoning Plan:**
 j. **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.**
 k. **Binding Effect of the Rezoning Application:**
 l. **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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MCADAMS

REVISIONS:
 02-18-16: REVISIONS & 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

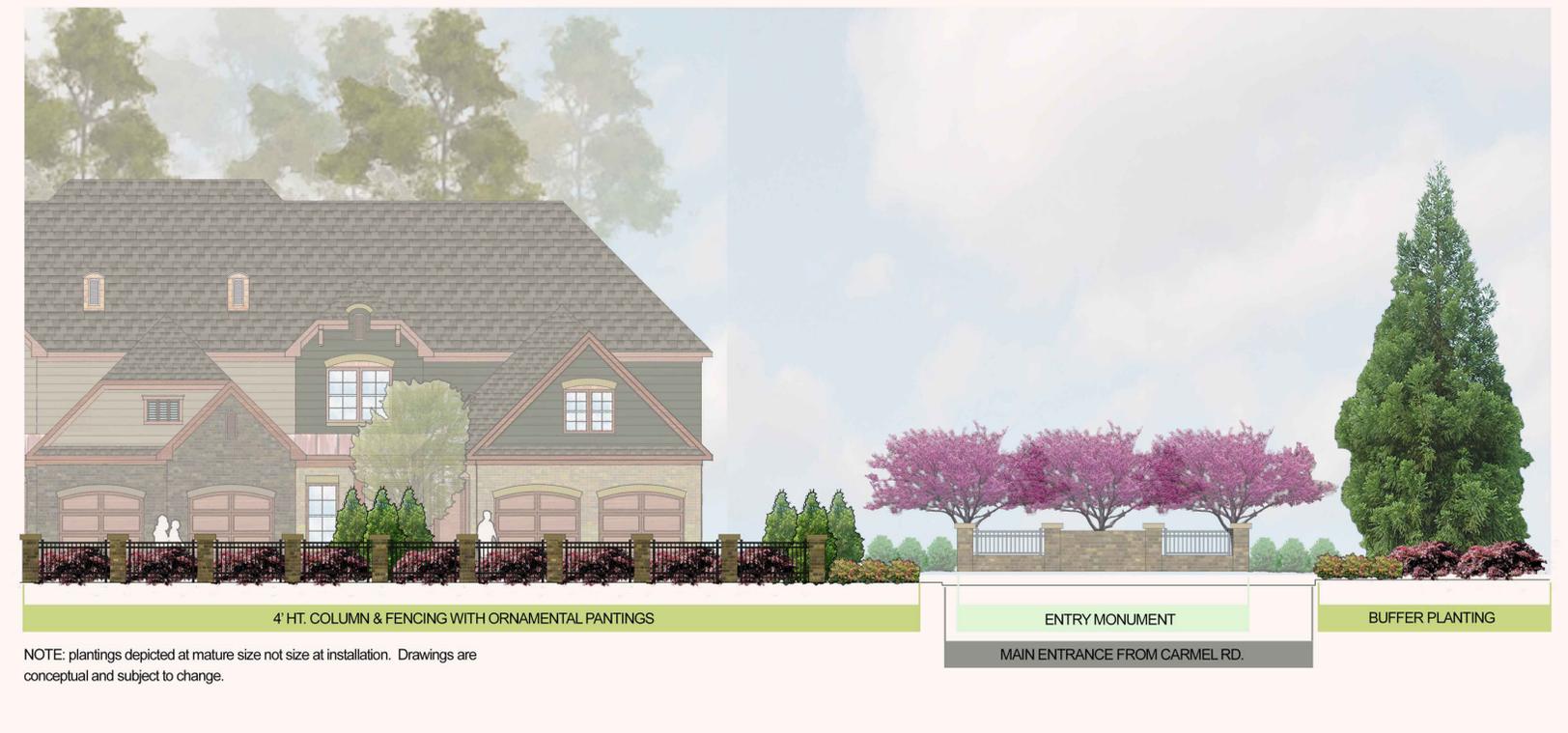
PROPOSED SITE PLAN

PROJECT NO. EAS-15020
 FILENAME: RZ-2
 DESIGNED BY: JDM
 DRAWN BY: ANL
 SCALE: 1" = 30'
 DATE: 02-18-2016
 SHEET NO. RZ-2

MCADAMS



B
RZ-3 ELEVATION B-B' LOOKING SOUTH
NTS



C
RZ-3 ELEVATION C-C' LOOKING EAST
NTS

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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

PROJECT NO. EAS-15020
FILENAME:
DESIGNED BY: JDM
DRAWN BY: ANL
SCALE: NTS
DATE: 02-18-2016
SHEET NO. RZ-3





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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 CHARLOTTE, NORTH CAROLINA 28208

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:	02-18-2016
SHEET NO.	RZ-4



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