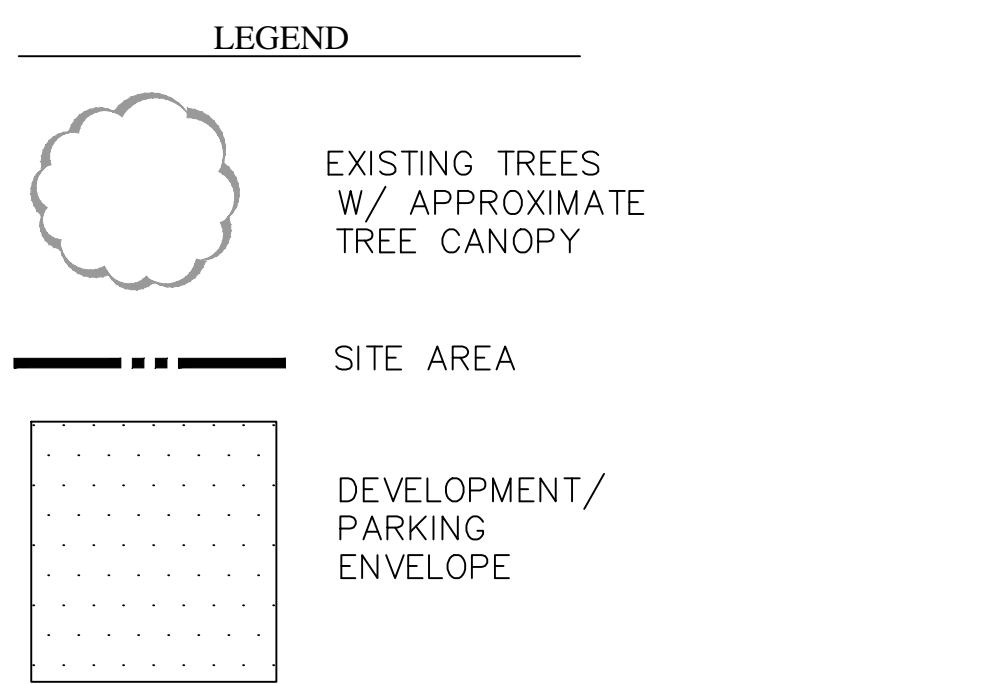
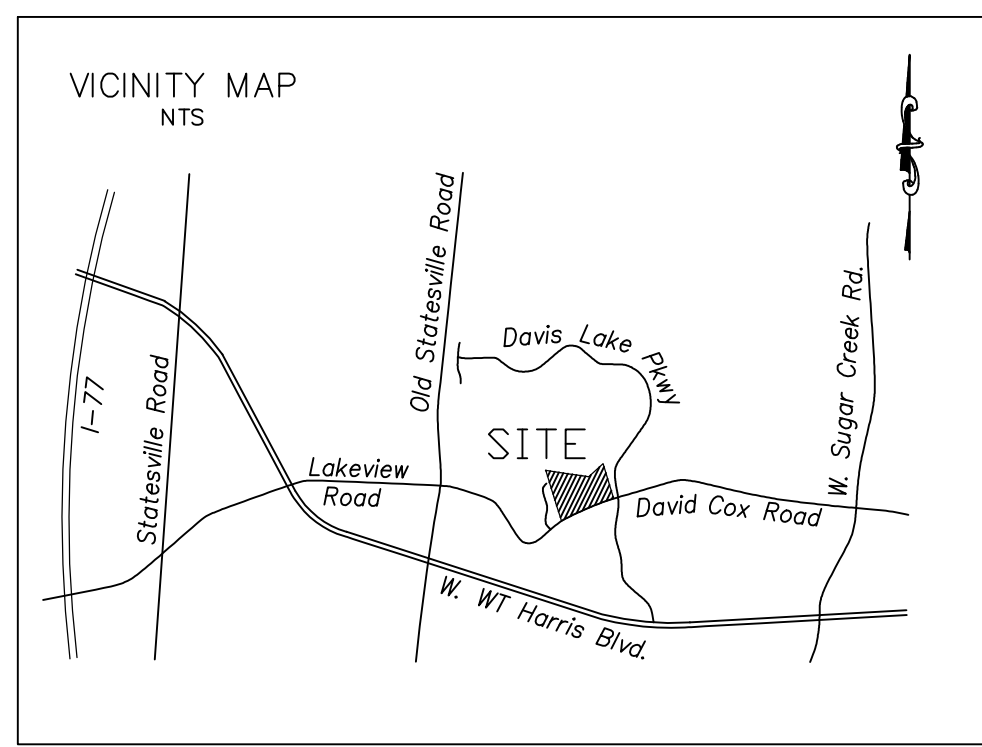
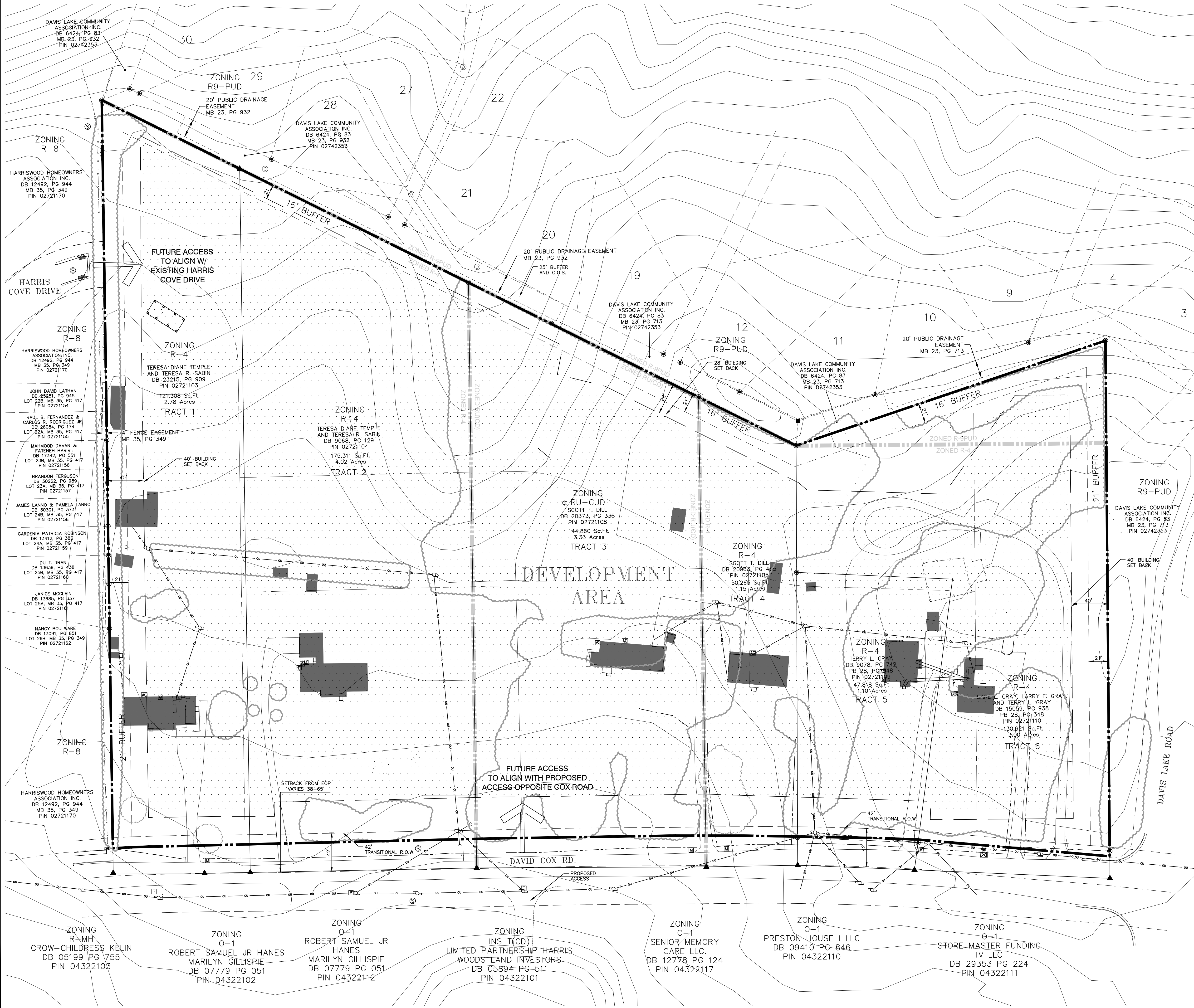
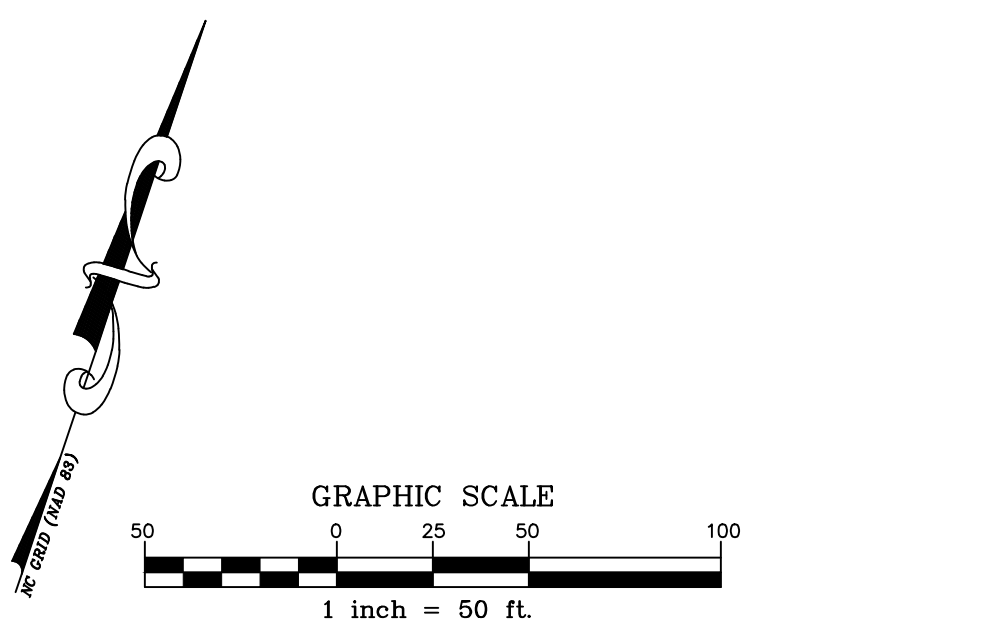


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SITE DATA				
DEVELOPER		EASTWOOD HOMES		
		ATTN: JOE DORITY (JDORITY@EASTWOODHOMES.COM)		
		P.O. BOX 667		
		2857 WESTPORT ROAD		
		CHARLOTTE, NC 28208		
PARCELS	TAX ID	AC		ZONING
TRACT 1	02721103	2.78		R-4
TRACT 2	02721104	4.02		R-4
TRACT 3	02721108	3.33		RU-CUD
TRACT 4	02721105	1.15		R-4/R9-PUD
TRACT 5	02721109	1.10		R-4
TRACT 6	02721110	3.00		R-4
LOT AREA		15.38 AC		
EXISTING ZONING:		R-4, RU(CD)		
CURRENT USE:		RESIDENTIAL		
PROPOSED ZONING:		UR-2(CD)		
TOTAL NUMBER OF UNITS ALLOWED:		N/A		
TOTAL NUMBER OF UNITS PROPOSED:		125		
PROPOSED DENSITY:		7.7 UNITS/AC		
SIDE SETBACK:		5'		
FRONT SETBACK:		20'		
REAR SETBACK:		18.5'		
BUFFER TYPE:		VARIES		
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.
ALL ZONING CLASSIFICATIONS ARE FROM MECKLENBERG COUNTY POLARIS DATA.



THE JOHN R. McADAMS COMPANY, INC.
11301 Carmel Commons Blvd.
Suite 111
Charlotte, North Carolina 28226
License No.: C-0293
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REVISIONS:

DEVELOPER:

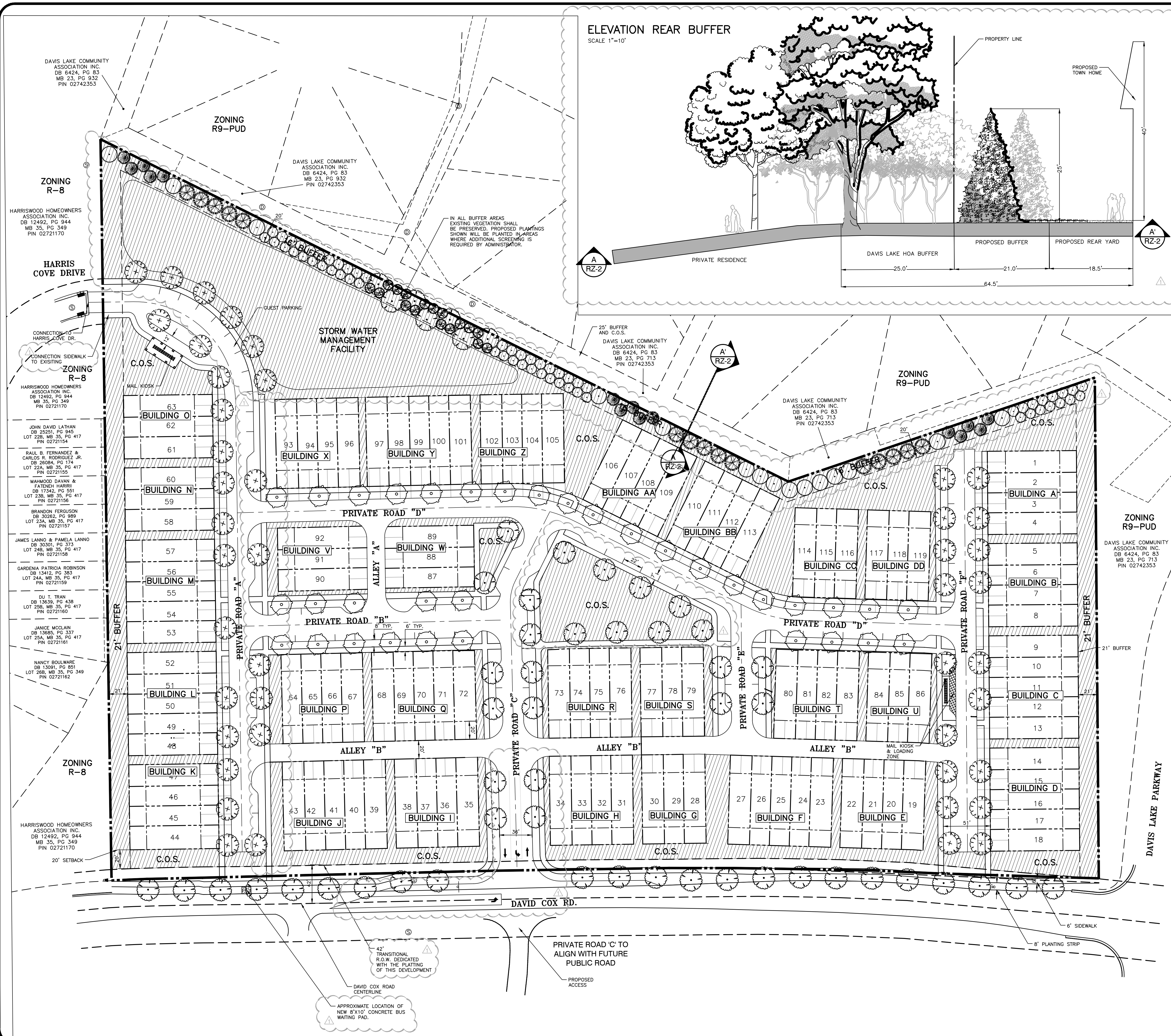
DEMETER PROPERTIES, LLC
19421 LIVERPOOL PARKWAY
CORNELIUS, NORTH CAROLINA 28031

PROJECT NO.: EAS-16000
FILENAME: EAS-1600RZ
DESIGNED BY: JDM
DRAWN BY: ANL
SCALE: 1" = 50'
DATE: 05-23-2016
SHEET NO.: RZ-1

DAVIS LAKE TOWN HOMES
REZONING PETITION NO. 2016-083
DAVID COX ROAD
CHARLOTTE, NORTH CAROLINA 28262
TECHNICAL DATA SHEET

McADAMS

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COMMON OPEN SPACE

DAVIS LAKE TOWN HOMES
Development Standards
05/23/16
Rezoning Petition No. 2016-083

Site Development Data:
-Acreage: 15.38 acres
-Tax Parcel #: 027-211-03, 027-211-04, 027-211-08, 027-211-05, 027-211-09, and 027-211-10
-Existing Zoning: R-4, R-9 PUD and RUCD
-Proposed Zoning: UR-2(CD) (WITH 5 YEAR VESTED RIGHTS)
-Existing Uses: Six detached dwellings
-Proposed Uses: Up to 125 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 or 40 feet building height to be measured as required by the Ordinance.
-Parking: Parking as required by the Ordinance will be provided.
-Open Space: A minimum of 15% of the site will be established as an open (to include the on-site open storm water retention area) space gross as defined by the Ordinance.
-Tree Save: A minimum of 10% of the site will be established as tree save 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 Demeter Properties LLC ("Petitioner") to accommodate the development of a townhome community on approximately 15.38 acre site located on the North side of David Cox Road between Harris Cove Drive and Davis Lake Road (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, 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.
The Planning Director will determine if minor modifications are allowed for this amended process, and if it is determined that the alteration does not meet the criteria established at the time of this approved plan. 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 30. 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, trellises, storage buildings, and other structures associated with the on-site open space.
e. **Parking:** 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.
f. **Permitted Uses & Development Area Limitation:**
a. The Site may be developed with up to 125 attached dwelling units, together with accessory uses allowed in the UR-2 zoning district.
g. **Access and Transportation:**
a. Access to the Site will be from David Cox Road and Harris Cove Dr. in the manner generally depicted on the Rezoning Plan.
b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along David Cox Road as generally depicted on the Rezoning Plan.
c. Along the Site's internal private road a eight (8) foot planting strip with a six (6) foot sidewalk will be provided as generally depicted on the Rezoning Plan. Street trees will also be provided along the private street as generally depicted on the Rezoning Plan.
d. The placement and configuration of the vehicular access points shall be subject to any other modifications required to accommodate final site development and construction plan and to any adjustments required for approval by the CDOT in accordance with applicable published standards. The network required streets must have curb, gutter and sidewalk on both sides. As it is shown on this site 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 required for approval by CDOT in accordance with published standards.
f. Vertical curb and gutter shall extend from David Cox Rd. 100 feet into the proposed development on both sides of the private drive.
h. **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 stone, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on the rear elevations and windows, soffits and/or handrails.
b. To provide privacy all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 14 inches. This elevation can be reduced to meet ADA standards and specifications as necessary.
c. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
d. Usable porches and stoops will be a feature on all town homes and shall be located on the front and/or side of the building. Usable front porches are covered. Slopes and entry-level porches may be covered by not be enclosed.
e. All covered units will utilize blank wall provisions to limit the blank wall to a maximum of 10 feet on all building levels.
f. Garage doors visible from public or private streets should minimize the visual impact by providing either decorative garage doors w/ hardware, or additional architectural features on the garage portion of the building. Town homes unit types shall be staggered to limit the number of consecutive units with a porch setback of 18' or greater per building to 60% per building. The setback is measured from the front plane of the garage to the front of the porch. The following break down shall be provided:
1. 5 unit building: maximum of 3 consecutive units with a setback greater than 18'
2. 4 unit building: maximum of 2 consecutive units with a setback greater than 18'
3. 3 unit building: maximum of 2 consecutive units with a setback greater than 18'
g. Sidewalks will be provided to connect all residential entrances to sidewalks along public and private streets.
h. Town home buildings shall be limited to 5 individual units or less.
i. Meter banks will be screened from adjoining properties and from David Cox Rd.
j. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
k. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with 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. It is anticipated that private trash collection service will be provided and individual roll off cans will be used in lieu of dumpsters.
5. **Streetscape, Buffers, Yards, and Landscaping:**
a. A six foot transitional R.O.W. has been established by CDOT along David Cox Road. A building setback varying from 38 to 65 feet will be shown along David Cox Road as measured from the existing edge of pavement.
b. A 40 foot rear yard will be provided along the northeast & southwest property boundaries of the Site 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 Buffer will be provided on the interior edge of the buffer along the northeast & southwest boundaries as generally depicted on the Rezoning Plan. A 16 foot buffer will also be provided along the northwest property boundary as generally depicted on the Rezoning Plan. A 21-28' landscape area will be provided along David Cox Road between the transitional R.O.W. & lot fronting David Cox Road.
d. 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 David Cox Rd. in the manner depicted on the Rezoning Plan.
e. Screening requirements of the Ordinance will be met.
f. Above ground back flow preventers will be screened from public view and will be located behind the existing right-of-way of David Cox Rd and must be out of the front setback.
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.
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. Architectural lighting on building facades, such as but not limited to scones, will be permitted.
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 portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
9. **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 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.

REVISIONS:
5-23-16 CITY OF CHARLOTTE STAFF COMMENTS

DEVELOPER:
DEMETER PROPERTIES, LLC
19421 LIVERPOOL PARKWAY
CORNELIUS, NORTH CAROLINA 28031

DAVIS LAKE TOWN HOMES
REZONING PETITION NO. 2016-083
DAVID COX ROAD
CHARLOTTE, NORTH CAROLINA 28262

SITE PLAN

PROJECT NO. EAS-16000
FILENAME: EAS-1600RZ
DESIGNED BY: JDM
DRAWN BY: ANL
SCALE: 1" = 50'
DATE: 05-23-2016
SHEET NO. RZ-2

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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