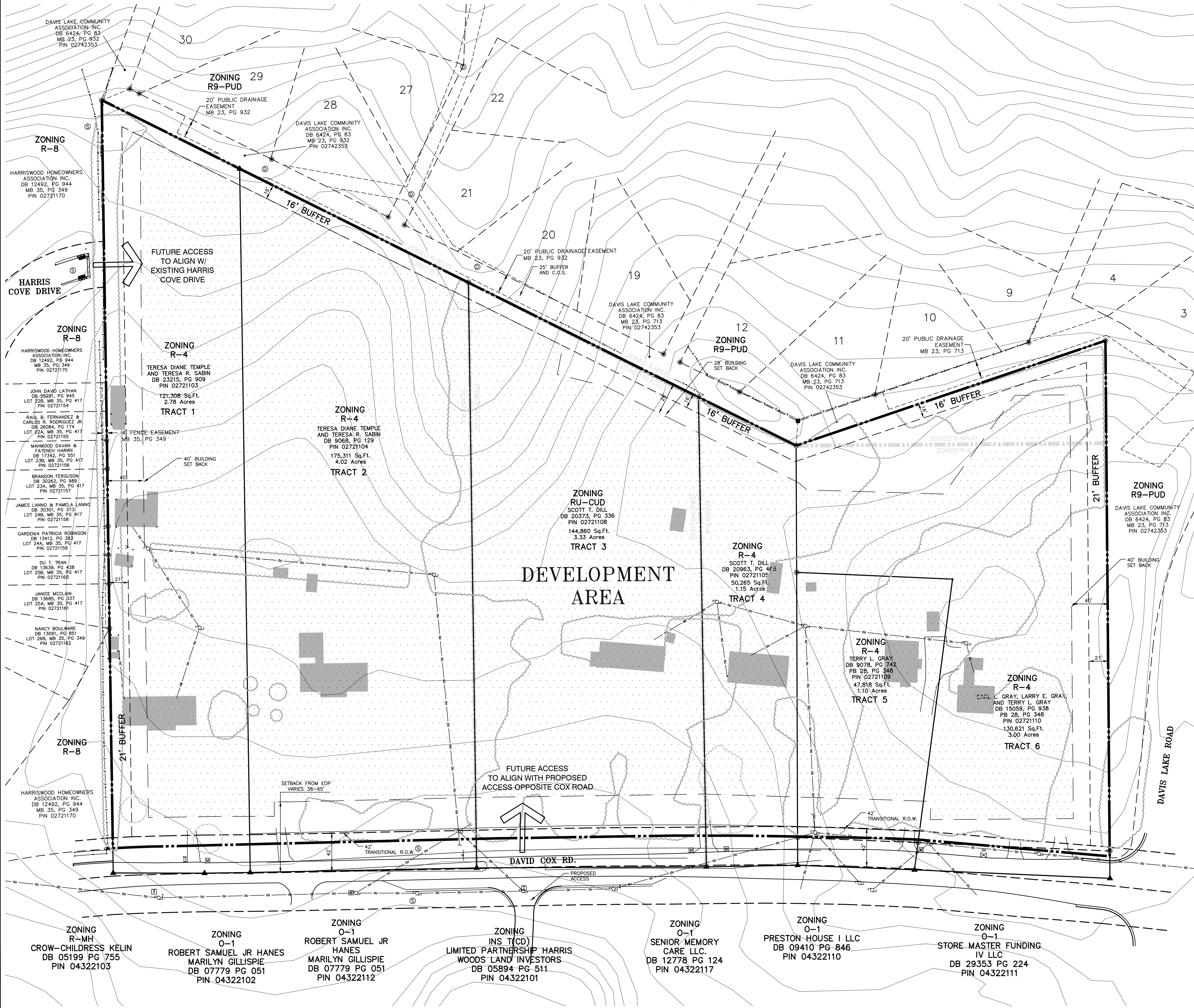
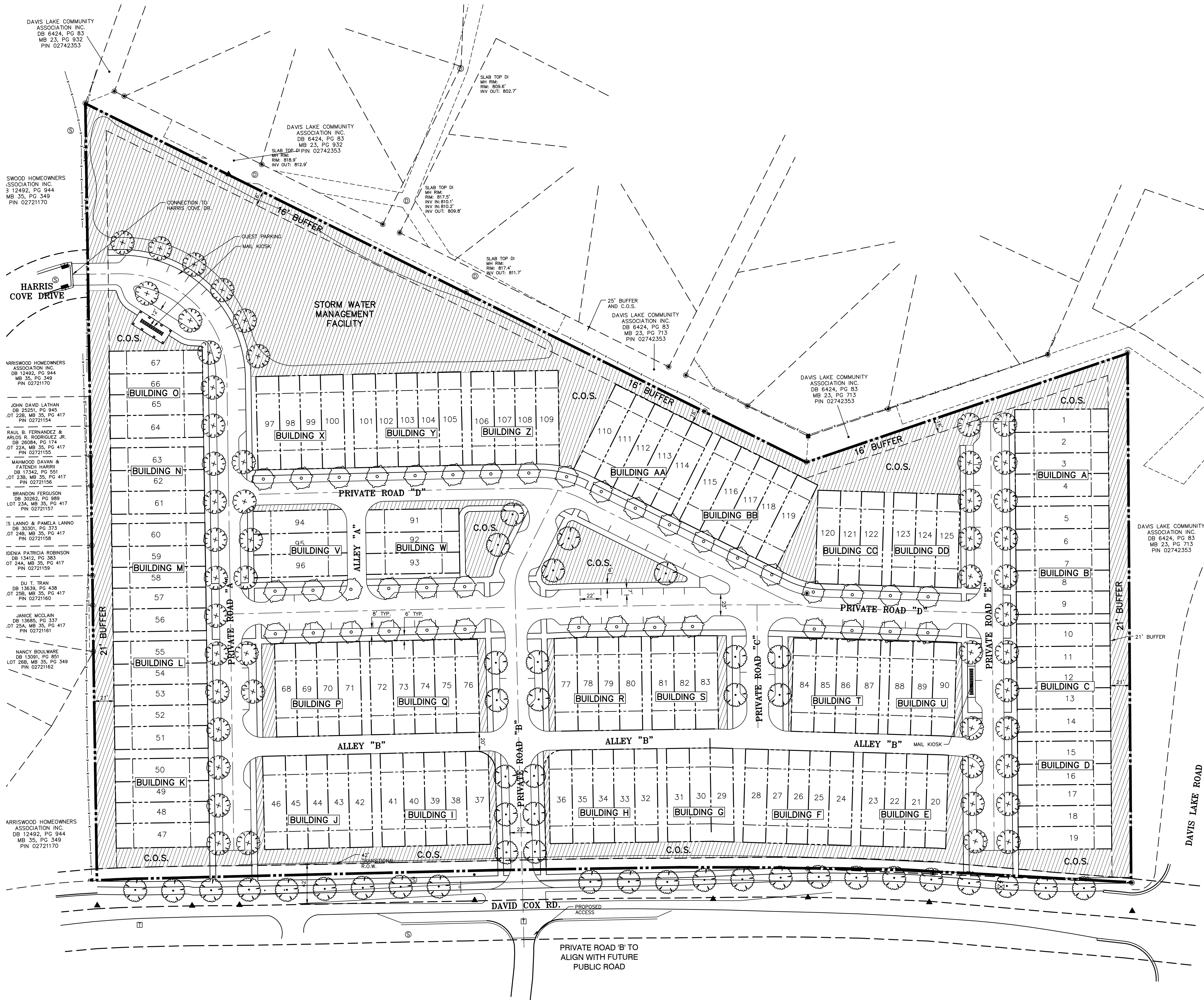


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COMMON OPEN SPACE

Davis Lake Town Homes
Development Standards
03/2016
Rezoning Petition No. 2016-xxx

Site Development Data:

- Acreage: 15.38 acres
- Tax Parcel #: 027-211-04, 027-211-08, 027-211-09, and 027-211-10
- Existing Zoning: R-4, R-9 PUD and RUC(D)
- Proposed Zoning: UR-2(CD)
- 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 a tree/scape/open (to include the on-site open storm water retention area) space areas as defined by the Ordinance.

1. General Provisions:

- 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").
- 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.
- 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 required 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:

- 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.

- Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed 39. 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 enclosure, garages, refuges, storage buildings, and other structures associated with the on-site open space.

- Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development 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:

- The Site may be developed with up to 125 attached dwelling units, together with accessory uses allowed in the UR-2 zoning district.

3. Access and Transportation:

- Access to the Site will be from David Cox Road and Harris Cove Dr. in the manner generally depicted on the Rezoning Plan.
- 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 Petition.

- Along the Site's internal private road a eight (8) foot planting strip with a six (6) foot sidewalk will be provided on one side of the proposed private street as generally depicted on the Rezoning Plan. Street trees will also be provided along the private street as generally depicted on the Rezoning Plan.
- 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.

- 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.
- Vertical curb and gutter shall extend from David Cox Rd. 100 feet into the proposed development on both sides of the private drive.

4. Architectural Standards, Court Yards/Amenity Areas:

- 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 on handrails/railings.
- Meen hanks will be screened from adjoining properties and from David Cox Rd.
- HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- 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. It is anticipated that private trash collection service will be provided and individual roll out cans will be used in lieu of dumpsters.

5. Streetscape, Buffers, Yards, and Landscaping:

- An 84 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.
- 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.
- 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.
- 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.
- 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.
- Screening requirements of the Ordinance will be met.
- Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way of David Cox Rd.

6. Environmental Features:

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- 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.
- The Site will comply with the Tree Ordinance.
- All utilities within the Site will be placed underground.

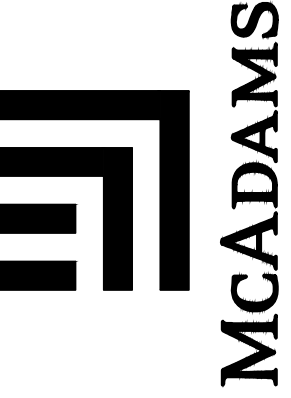
7. Lighting:

- 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.
- Detached lighting on the Site will be limited to 15 feet in height.
- No exterior "wall pack" lighting will be allowed, however architectural lighting on building facades, such as but not limited to, scones, will be permitted.

8. Signage:

- Signage as allowed by Ordinance will be provided at the entrance to the Site from David Cox Road. The sign proposed along David Cox Road will be composed of individual letters that are internally back lit with opaque lettering or illuminated with up lighting. The sign may not use internally illuminated letters.
- Amendments to the Rezoning Plan:**
 - 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.
- Binding Effect of the Rezoning Application:**
 - If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless stated 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.

THE JOHN R. MCADAMS
COMPANY, INC.
11901 Carmel Commons Blvd.
Charlotte, North Carolina 28226
License No.: C-02983
(800) 735-5646 • McAdamsCo.com



REVISIONS:

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

DEVELOPER:

DAVIS LAKE TOWN HOMES
REZONING PETITION NO. XXXX-XX
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: 03-28-2016
SHEET NO. RZ-2



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION