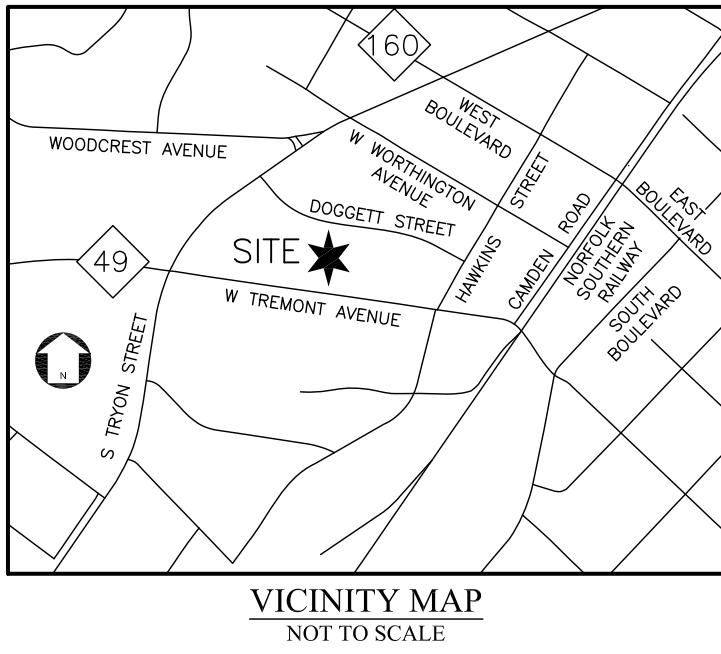
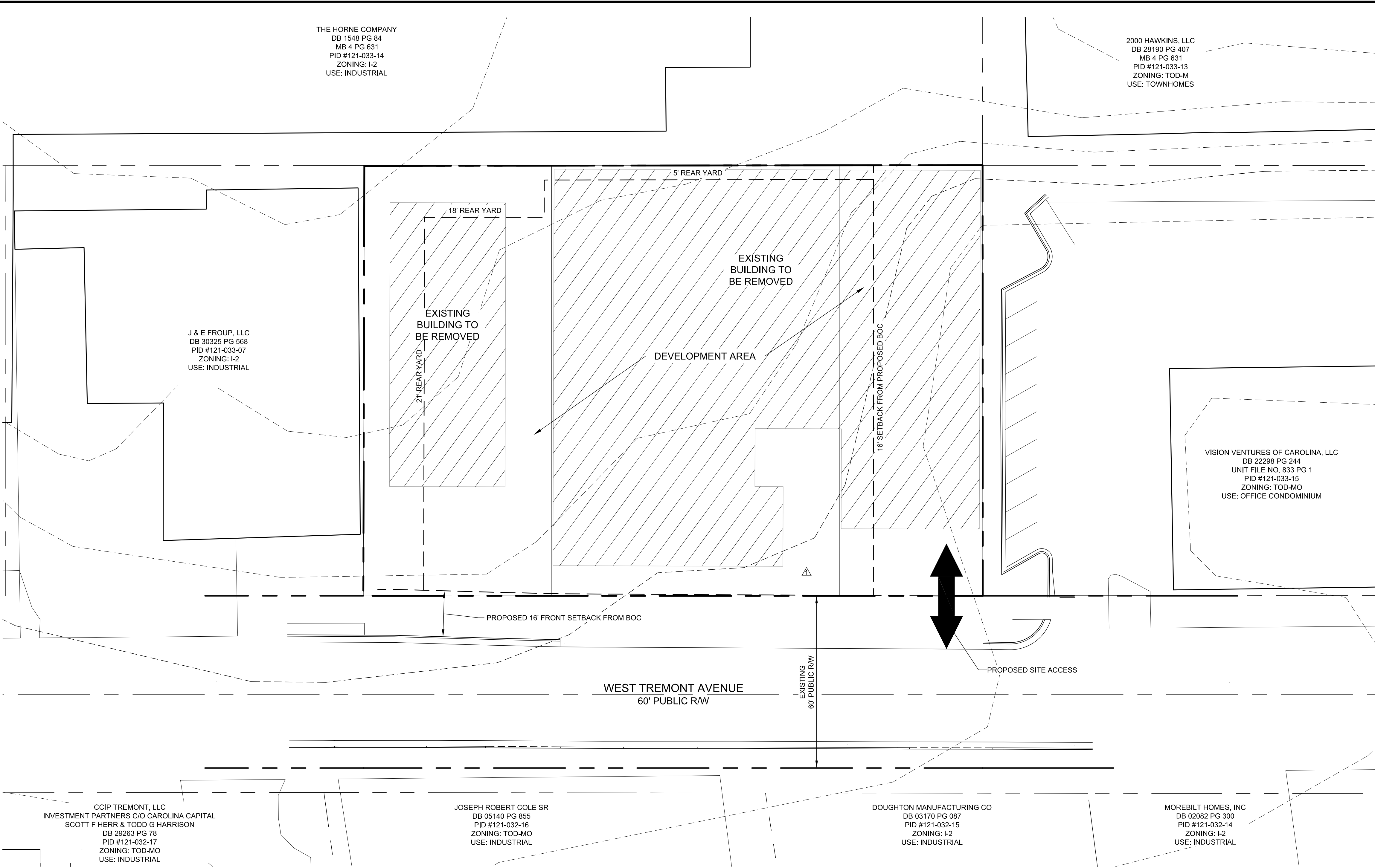


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P:\2016 Jobs\16053 - Tremont TH - Barringer\CAD\Sketch Planning\REZONE\16053 RZ Base.dwg



SITE DEVELOPMENT DATA:

ACREAGE:	.74 AC
TAX PARCEL ID:	12103308, 12103309, 12103310
EXISTING ZONING:	I-2
PROPOSED ZONING:	TOD-RO
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS
UNITS PROPOSED:	16 UNITS (SEE OPTIONAL PROVISIONS)
DENSITY PROPOSED:	21.62 UNITS/ AC
FRONT SETBACK:	16' FROM BOC
MIN. SIDE YARD:	AS SHOWN
MIN. REAR YARD:	AS SHOWN
FLOOR AREA RATIO:	(SEE OPTIONAL PROVISIONS)
MAX. PROPOSED BUILDING HEIGHT:	50', 3 STORY PLUS POSSIBLE ROOFTOP TERRACES
PARKING REQUIRED:	MIN. = 1 PER UNIT; MAX. = 1.6 PER UNIT
PARKING PROPOSED:	MIN. = 1 PER UNIT; MAX. = 2 PER UNIT
URBAN OPEN SPACE REQUIRED:	1 SQ. FT/100 SQ. FT. GROSS FLOOR AREA
WATER QUALITY:	UNDERGROUND DETENTION IF REQUIRED
WASTE MANAGEMENT:	ROLLOUT CONTAINER

DEVELOPMENT STANDARDS:

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Barringer Capital, LLC ("Petitioner") to accommodate the development of a residential community on that approximately .74 acre site located on the north side of West Tremont Avenue between South Tryon Street and Hawkins Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 121-033-08, 121-033-09 and 121-033-10.
- The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-R zoning district shall govern the development and use of the Site.
- The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback and yard requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of 16 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the TOD-R zoning district.

C. Development Limitations

- The buildings containing the single family attached dwelling units shall be setback from the boundary lines of the Site as depicted on the Rezoning Plan.
- The Declaration of Covenants, Conditions and Restrictions for the residential community to be developed on the Site shall contain a disclosure provision that provides as follows:

"The Property has a zoning classification of TOD-RO. Certain parcels of property adjoining and in the vicinity of the Property have I-2 zoning classifications and are or may be lawfully used for certain industrial (including, without limitation, manufacturing purposes.)"

- The sales and purchase contract for each single family attached dwelling unit to be constructed on the Site shall contain a disclosure provision that provides as follows:
- "The Property has a zoning classification of TOD-RO. Certain parcels of property adjoining and in the vicinity of the West Tremont Townhomes have I-2 zoning classifications and are or may be lawfully used for certain industrial (including, without limitation, manufacturing purposes.)"

D. Optional Provisions

The optional provisions set out below shall apply to the development of the Site.

- The internal private drive shall be constructed as a woonerf-style motor court as generally depicted on the Rezoning Plan. The pavement design shall be as generally depicted on the Rezoning Plan, and the pavement shall be stamped concrete or concrete pavers and shall include a contrasting color band and design element.
 - A minimum 8 foot wide planting strip and a minimum 5 foot wide sidewalk shall be installed along the western edge of the public street to be constructed along the Site's eastern boundary line as generally depicted on the Rezoning Plan.
 - The number of off-street parking spaces allowed on the Site may exceed the maximum permitted in the TOD-R zoning district.
- E. Transportation**

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
- As depicted on the Rezoning Plan, the single family attached dwelling units shall be served by an internal private drive, and minor adjustments to the location of the internal private drive shall be allowed during the construction permitting process.
- The internal private drive shall be constructed as a woonerf-style motor court as generally depicted on the Rezoning Plan. The pavement design shall be as generally depicted on the Rezoning Plan, and the pavement shall be stamped concrete or concrete pavers and shall include a contrasting color band and design element.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
- All transportation improvements shall be constructed and approved prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site or phased per the Site's development plan.
- Any right of way required to be dedicated and conveyed by Petitioner to the City of Charlotte shall be dedicated and conveyed prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site.

F. Architectural Standards

- The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories with optional rooftop terraces.
- The maximum height in feet of each building containing single family attached dwelling units shall be 50 feet as measured from the average grade at the base of the building.
- Attached to the Rezoning Plan is a conceptual architectural rendering of the elevation of the single family attached dwelling units that will front adjacent public streets (the "Street Fronting Elevation") that is intended to depict the general conceptual architectural style and character of the Street Fronting Elevation. Accordingly, the Street Fronting Elevation shall be designed and constructed so that it is substantially similar in appearance to the attached conceptual architectural rendering with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- The primary exterior building materials for the Street Fronting Elevation are designated on the attached conceptual architectural rendering. Vinyl as an exterior building material may only be used on windows, doors, soffits, trim and railings.
- Those single family attached dwelling units designated as units 9, 10, 13 and 14 on the Rezoning Plan shall have doorway entrances that face West Tremont Avenue.
- For purposes of providing enhanced sound mitigation, the western exterior walls of those single family attached dwelling units designated as units 8 and 9 on the Rezoning Plan shall have a minimum STC (Sound Transmission Class) Rating Value of 45, and the windows located on the western exterior walls shall have a minimum STC (Sound Transmission Class) Rating Value of 35. The western exterior walls and windows (if any) of the garages associated with units 8 and 9 shall not be subject to this requirement.

- For purposes of providing enhanced sound mitigation, the northern exterior walls of those single family attached dwelling units designated as units 3, 4 and 7 on the Rezoning Plan shall have a minimum STC (Sound Transmission Class) Rating Value of 45, and the windows located on the northern exterior walls shall have a minimum STC (Sound Transmission Class) Rating Value of 35. The northern exterior walls and windows (if any) of the garages associated with units 3, 4 and 7 shall not be subject to this requirement.

Streetscape and Landscaping / Screening

- A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on West Tremont Avenue as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into the existing sidewalk located on the Site's western and eastern boundary lines.
- Portions of the minimum 8 foot wide sidewalk to be installed along the Site's frontage on West Tremont Avenue may be located in a sidewalk utility easement.
- A minimum 8 foot wide planting strip and a minimum 5 foot wide sidewalk shall be installed along the western edge of the public street to be constructed along the Site's eastern boundary line as generally depicted on the Rezoning Plan.
- Portions of the minimum 5 foot wide sidewalk to be installed along the western edge of the public street to be constructed along the Site's eastern boundary line may be located in a sidewalk utility easement.
- A minimum 6 foot tall solid brick wall shall be installed along the western and northern boundary lines of the Site as generally depicted on the Rezoning Plan. The minimum 6 foot tall solid brick wall shall not contain any gates or openings.

H. Open Space

- Development of the Site shall meet the urban open space requirements of the Ordinance.

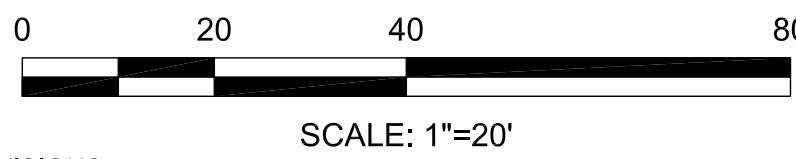
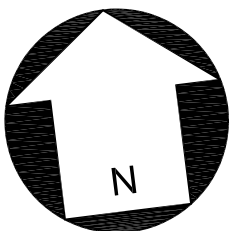
I. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.
- Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

J. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



REVISIONS:

No.	Date	By	Description
1	11/21/16	MDL	SITE PLAN REVISION
2	12/19/16	MDL	SITE PLAN REVISION
3	01/19/17	DRW	SITE PLAN REVISION
4	02/22/17	DRW	SITE PLAN REVISION

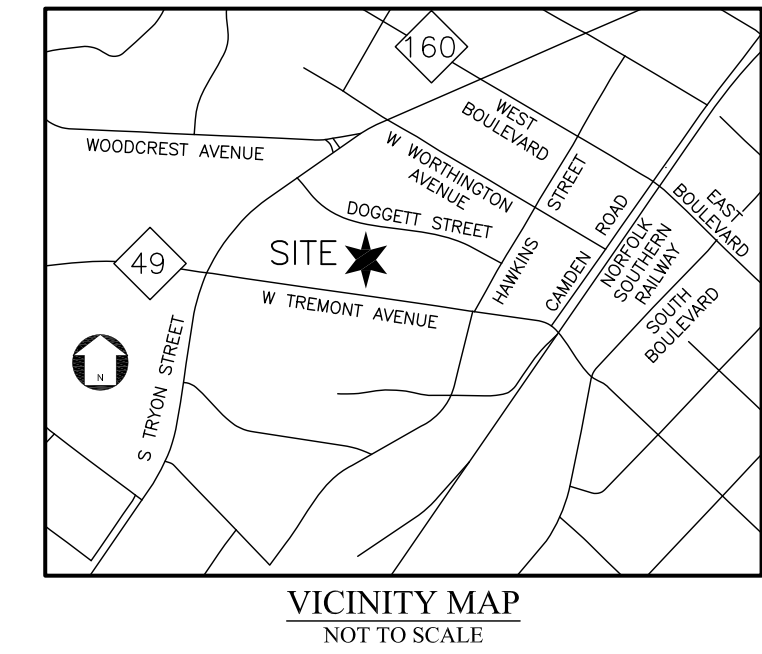
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DB 28190 PG 407
MB 4 PG 631
PID #121-033-13
ZONING: TOD-M
USE: TOWNHOMES

VISION VENTURES OF CAROLINA, LLC
DB 22298 PG 244
UNIT FILE NO. 833 PG 1
PID #121-033-15
ZONING: TOD-MO
USE: OFFICE CONDOMINIUM

JOSEPH ROBERT COLE SR
DB 05140 PG 855
PID #121-032-16
ZONING: TOD-MO
USE: INDUSTRIAL

DOUGHTON MANUFACTURING CO
DB 03170 PG 087
PID #121-032-15
ZONING: I-2
USE: INDUSTRIAL

MOREBILT HOMES, INC
DB 02082 PG 300
PID #121-032-14
ZONING: I-2
USE: INDUSTRIAL



Landworks
Design Group, P.A.
7621 Little Avenue, Suite 111
Charlotte, NC 28226
704-841-1604 fax: 704-841-1615

SOUTHEND COURT
BARRINGER CAPITAL, LLC
CHARLOTTE, NC

CONCEPTUAL SITE PLAN

CORPORATE CERTIFICATIONS
 NC PE : C-2930 NC LA : C-253
 SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL

Drawn By: DRW

Checked By: MDL

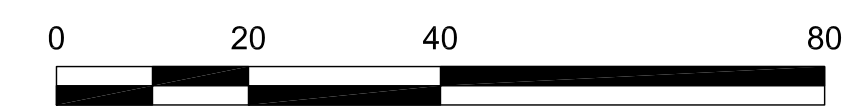
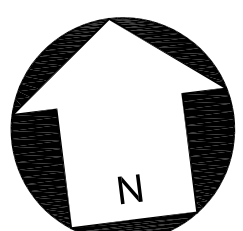
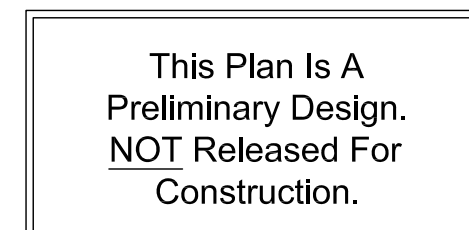
Date: 11/14/16

Project Number: 16053

Sheet Number:

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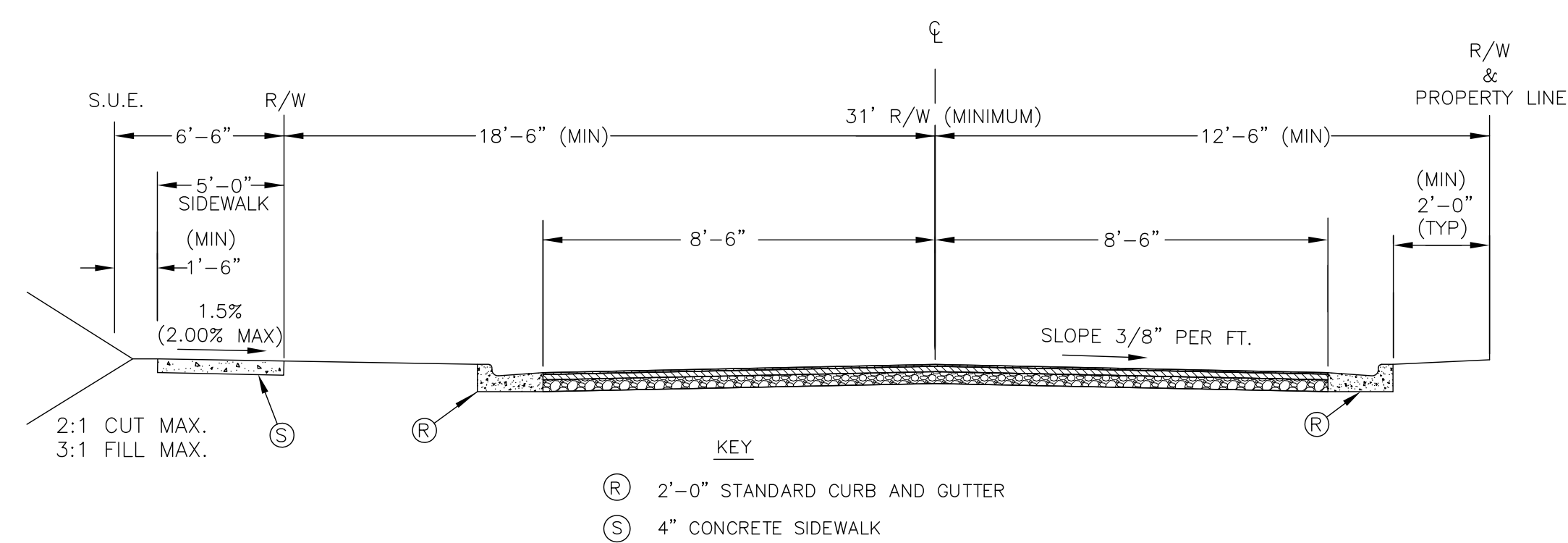
PETITION #: 2016- 146
SHEET # 2 OF 3



SCALE: 1"=20'

REVIEWS:			SCALE: 1"=20'
No.	Date	By	Description
1	11/21/16	MDL	SITE PLAN REVISION
2	12/19/16	MDL	SITE PLAN REVISION
3	01/19/17	DRW	SITE PLAN REVISION
4	02/22/17	DRW	SITE PLAN REVISION

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RZ-2

MODIFIED LOCAL RESIDENTIAL NARROW STREET SECTION

SCALE: NTS

CLDSM U-01 (MODIFIED)

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EXTERIOR MATERIAL LEGEND:

- A. HORIZONTAL ALUMINUM SIDING OR COMPOSITE SIDING
- B. STUCCO OR COMPOSITE FIBER-BOARD
- C. STUCCO OR METAL AWNING
- D. VINYL WINDOWS
- E. COMPOSITE DOORS
- F. METAL RAILING
- G. BRICK

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Newport Beach, CA 92660
Tel: +1 949 553 9100
Fax: +1 949 553 0548

CONCEPTUAL PERSPECTIVE

SOUTHEND COURT

Charlotte, North Carolina

0 2 4 8 872.16252

01.17.17



This Plan Is A
Preliminary Design.
NOT Released For
Construction.

REVISIONS:

No.	Date	By	Description
1	11/21/16	MDL	ADDED SHEET
3	01/19/17	DRW	SITE PLAN REVISION



SOUTHEND COURT
BARRINGER CAPITAL, LLC
CHARLOTTE, NC

**CONCEPTUAL
PERSPECTIVE**

CORPORATE CERTIFICATIONS
NC PE: C-2630 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDL

Checked By: MDL

Date: 11/14/16

Project Number: 16053

Sheet Number:

RZ-3

PETITION #: 2016- 146
SHEET # 3 OF 3