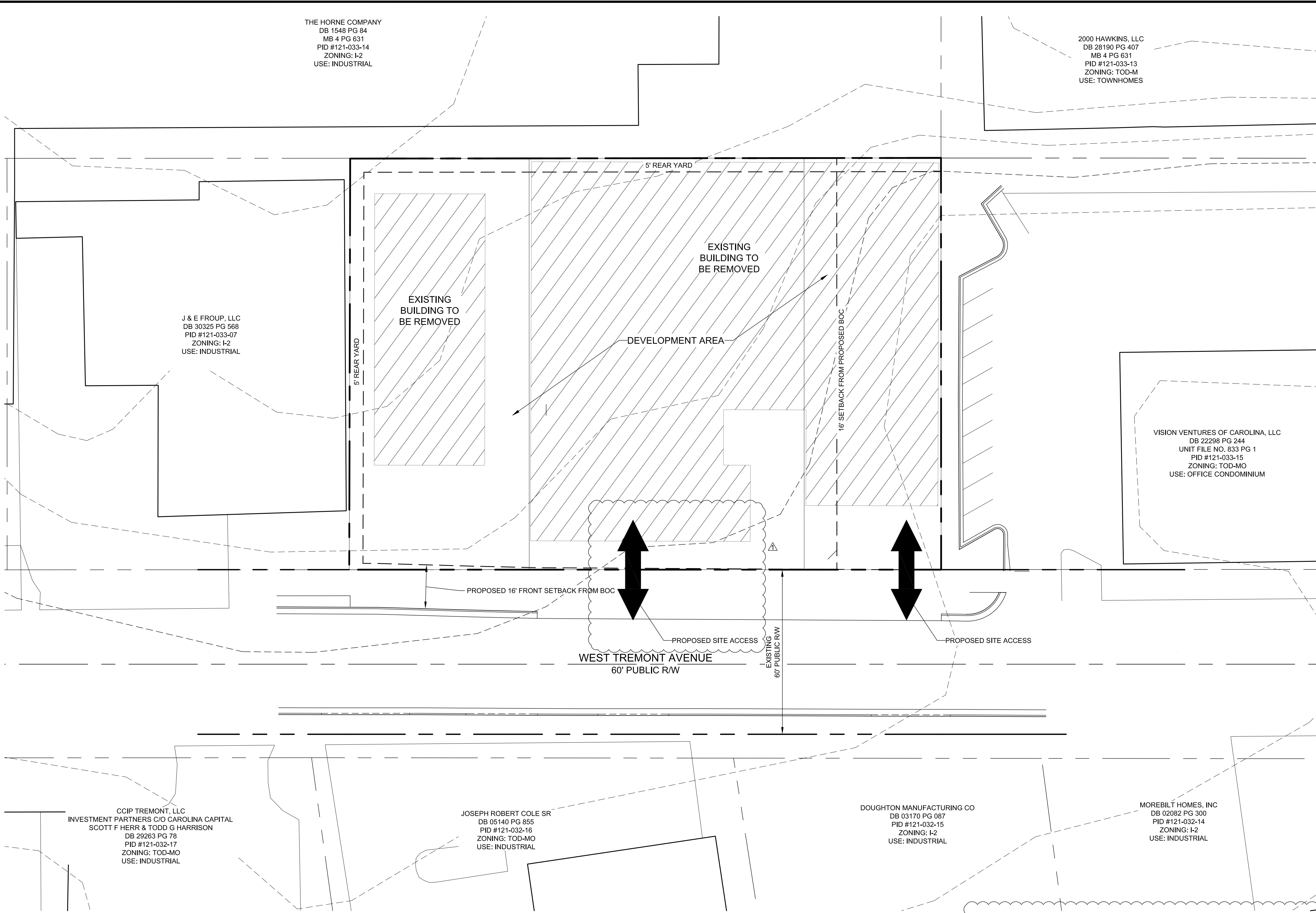
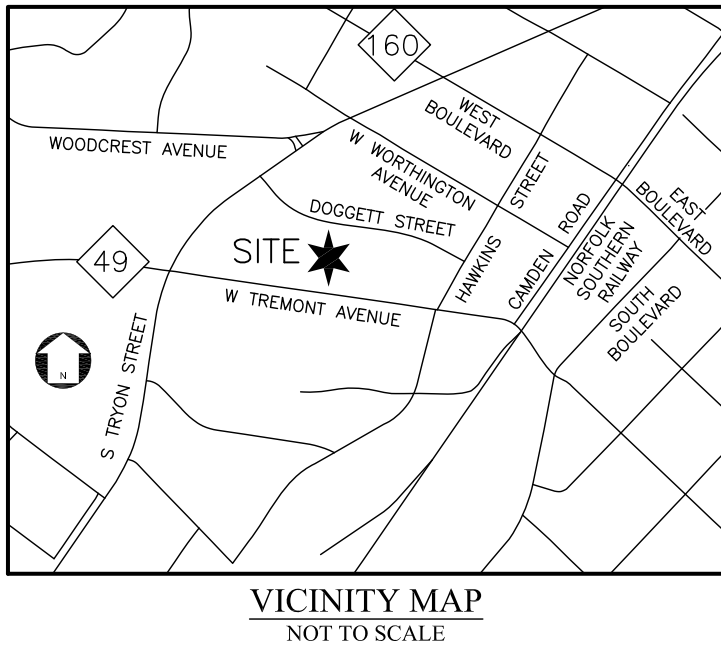


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SITE DEVELOPMENT DATA:

ACREAGE:	.74 AC
TAX PARCEL ID:	12103308, 12103309, 12103310
EXISTING ZONING:	I-2
PROPOSED ZONING:	TOD-R
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS
UNITS PROPOSED:	18 UNITS (SEE OPTIONAL PROVISIONS)
DENSITY PROPOSED:	24.3 UNITS/ AC
FRONT SETBACK:	16' FROM BOC
MIN. SIDE YARD:	N/A; 5' MIN. IF PROVIDED
MIN. REAR YARD:	N/A; 5' MIN. IF PROVIDED
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
URBAN OPEN SPACE:	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 18 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the TOR-R zoning district.
- C. Optional Provisions

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

- The Site shall not be required to meet the minimum residential density and/or the minimum floor area ratio requirements of the TOD-R zoning district.
- The public street to be constructed along the Site's eastern boundary line that shall terminate at the Site's northern boundary line may be constructed in accordance with the cross section depicted on the Rezoning Plan, and the width and location of the right of way to be dedicated to accommodate this public street shall be as depicted on the Rezoning Plan.
- The internal private drive shall be constructed as a woonerf-style motor court as generally depicted on the Rezoning Plan.
- 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.

D. 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 woonerf-style motor court shall be constructed with stamped concrete.
- 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.

E. 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 front elevation of the single family attached dwelling units to be constructed on the Site that is intended to depict the general conceptual architectural style and character of the front elevation. Accordingly, the front elevation of the single family attached dwelling units to be constructed on the Site shall be designed and constructed so that the front elevation 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 single family attached dwelling units to be constructed on the Site are designated on the conceptual architectural rendering. Vinyl as an exterior building material may only be used on windows, soffits, trim and railings.

F. Streetscape

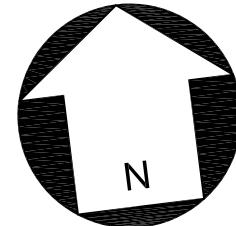
- A minimum 8 foot wide planting strip and a minimum 5 foot wide sidewalk shall be installed along the Site's frontage on West Tremont Avenue as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required 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 easement as necessary.
 - 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 easement as necessary.
- G. Open Space
- 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.
- H. Lighting
- Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

I. 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.



SCALE: 1"=20'

REVISIONS:

No.	Date	By	Description
1	11/21/16	MDL	SITE PLAN REVISION

