Central Rail Road right-of-way as generally depicted on the Rezoning Plan.

504.20.2017

The future back of curb will be provided as generally depicted on the Rezoning Plan.

Along Van Every Street, a 28 foot setback as measured from the future back of the building.

Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and garages shall not exceed 5:12. Accessory buildings and structures shall not exceed 6:12.

The building materials used on the principal buildings constructed on Site will be a combination of portions of the existing or future replacement retaining wall located along the Site's frontage on Seigle Avenue. The Petitioner will execute a cross-access agreement.

To the intersection of Van Every and Seigle if the lots are developed with compatible residential uses and the parties agree to issue a cross-access agreement.

Along the Site's internal private drives sidewalks will be provided on at least one side of the proposed private drive and not less than six feet wide. All sidewalks will be at least ten feet wide.

The schematic depictions of the uses, parking areas, sidewalks, structures and landscaping shall not be considered site-specific and may change in the future.

The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontage on Seigle Avenue and the Site's existing streetscape.

If the Petitioner chooses to include an outdoor space prior to the issuance of the first certificate of occupancy for the first building on the Site, subject to the ability of the Petitioner to fund the cost of the mural.

The total number of principal buildings to be developed on the Site shall not exceed six (6). 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 the specific guidelines provided in the Rezoning Plan.

The schematic depictions of the uses, parking areas, sidewalks, structures and landscaping shall be reviewed in conjunction with the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan is amended, the Petitioner will utilize the "Development/Site Elements" as set forth on the Rezoning Plan.

The Petitioner will provide a fence to define a private open space for each unit located adjacent to streets.

The Petitioner will provide an entrance to Van Every.

The Petitioner will provide a one or two car garage.

The Petitioner will provide an entrance to Van Every.

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Rezoning Petition #2017-083

INTERNAL TOWNHOME ELEVATION

VIEW FROM VAN EVERY ST.

VIEW FROM VAN EVERY ST. & HARRILL ST.

VIEW FROM VAN EVERY ST.

VIEW FROM SEIGLE AVE.

VIEW FROM HARRILL ST.