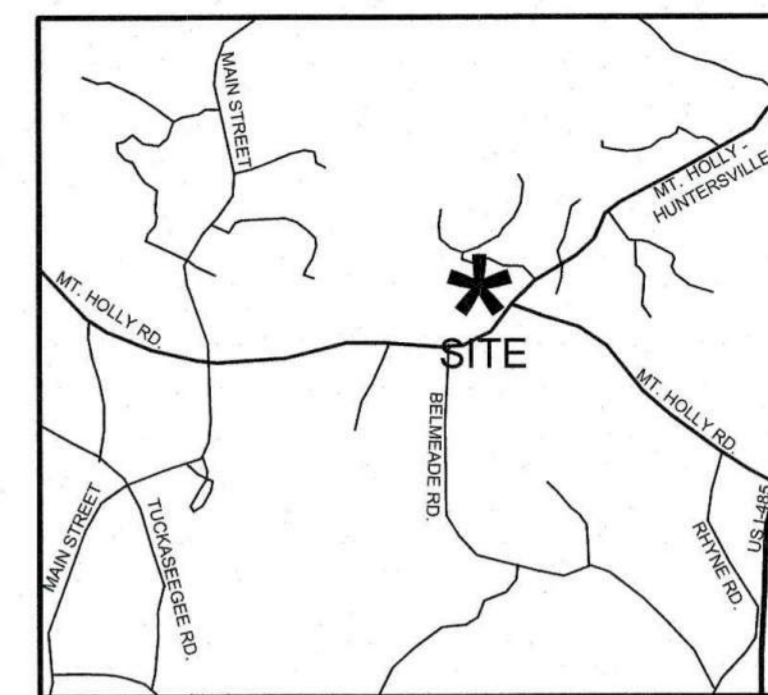


AREA TO BE REZONED  
 \*POSSIBLE 30' ROW TO BE ABANDONED BY CDOT



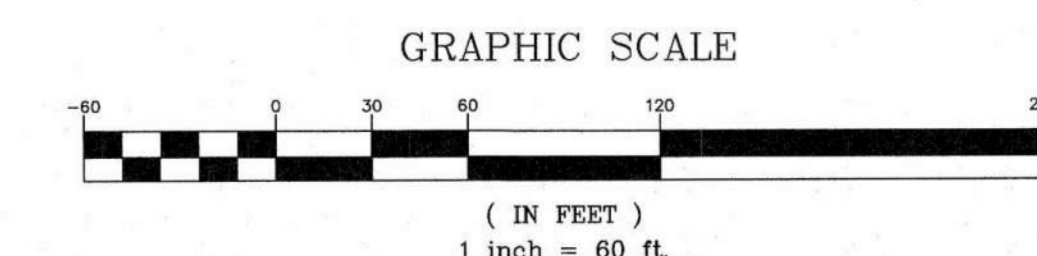
VICINITY MAP - N.T.S.

Development Information:

Project Name: Catawba Plantation Townhomes  
 Location: Charlotte ETJ, North Carolina  
 Owner/Developer: Dependable Development, Inc.  
 2649 Brekonridge Centre Drive, Suite 104  
 Monroe, North Carolina 28110  
 Phone: (704) 238-1229  
 Parcels: 03114103  
 Site Acreage: Area to be Rezoned: 10.28 Ac3  
 Acreage total includes the following:  
 • 10.03 Acres Recorded Plat 2018131863, Db 63, Pg 909  
 • \*0.25 Acres of possible Abandoned ROW from CDOT  
 Common Open Space (COS): 4.70 Ac (47.0% of total)(Min. Req. is 10.0%)  
 Zoning: Existing: I-1, B-2  
 Proposed: MX-2  
 Density: Maximum 8.0 Units per Acre  
 Proposed 7.0 Units per Acre  
 Setbacks/Yards: Setbacks As Per City Ordinance  
 Front - 20 FT  
 Corner - 20 FT  
 Side - 16 FT (Between Buildings)  
 Rear - 20 FT  
 400 SF Open Space Per Unit  
 Land Use: Existing - Wooded & Pasture  
 Proposed - Townhomes  
 Min. Lot Dimensions: Min. Width - 22 FT  
 Min. Lot Size - 1144 SF  
 Avg. Lot Size - 1227 SF  
 Lots Proposed: \*73 Lots (70 Lots plus 3 with Proposed Reclaimed ROW)  
 Tree Save: Required Area (15% of Total Project Area): 1.50 Ac.  
 Easement & RW: 0.00 Ac.  
 Provided Tree Save: 1.58 Ac.

\* City and petitioner will must negotiate the ROW abandonment as shown in the hatched area. The three additional proposed lots are subject to the abandonment of 30' of ROW by CDOT. If the ROW is not abandoned, the proposed lot total will reduced to 70 lots.

- BUFFER AREA
- [Hatched Box] - FUTURE DEVELOPMENT (NOT TO BE REZONED)
- [Cross-hatched Box] - TREE SAVE
- [Dotted Box] - \*POSSIBLE ROW ABANDONMENT
- [Wavy Box] - \*LOTS ADDED BASED UPON ROW ABANDONMENT



DATE	ISSUED FOR	REV
<p>Engineer:</p> <div style="text-align: center;"> </div> <p><b>R. Joe Harris &amp; Associates, Inc.</b>        Engineering • Land Surveying • Planning Management  <small>127 Bee Coney Drive, Suite 101, Fort Mill, S.C. 29504 P: (803) 800-1798</small></p> <p style="text-align: center;"><a href="http://www.rjoharris.com">www.rjoharris.com</a></p> <p><small>This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.</small></p> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> </div> <div style="text-align: center;"> </div> </div>		
Project Manager	Drawn	
T. Kelley	J. Hegemann	
Department Manager	Checked	
P. Murphy	T. Kelley	
Print/Plot Date		
December 20, 2018		
Asbuilt Drawn	Asbuilt Date	
Client		
<p><b>Dependable Development, Inc</b>        2656 Brekonridge Centre Drive, Suite 104        Monroe, NC 28110        P: (704) 238-1229</p>		
Project:		
<p><b>Catawba Plantation Townhomes</b></p>		
Drawing Title:		
<p><b>Rezoning Plan        Petition No. 2018-069</b></p>		
Project No.	Drawing No.	
2758		
<p>DWG File Name:        2758- Catawba Plantation        Rezoning Plan, 12.17.18</p>		
		RZ-1

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Dependable Development, Inc. (the "Petitioner") to accommodate the development of a residential community on an approximately 10.0 acre site located on the south side of Mt. Holly Road, more particularly depicted on the Rezoning Plan (Sheet RZ-1). The residential development is comprised of Tax Parcel Number 03109501.
- 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").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MX-2 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 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, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor and 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(s) 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.

II. Permitted Uses

- The Site may be devoted only to a residential community with up to 70 attached dwelling units, together with any incidental and accessory uses relating thereto that are allowed in the MX-2 zoning district. Non-residential uses will not be permitted on the Site.

III. Transportation

- Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- 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.
- The Petitioner shall address Site access as generally depicted on the Rezoning Plan.
- Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued.
  - Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.
  - Dedication and fee simple conveyance of all rights of way to the City of Charlotte.

IV. Architectural Standards

- The principal buildings used for single family attached (townhome) constructed on the Site may use a variety of building materials. Building materials may include the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), vinyl, EIFS or wood.
- Attached townhome buildings shall be limited to four (4) individual units or fewer per building.
- Each attached single-family residential dwelling unit shall be provided with a minimum one-car garage.
- Sidewalk shall be provided from all residential entrances to the driveway of every unit.
- 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.
- All townhome units shall include a covered front porch or stoop that are at least 6 feet in depth.
- All corner/end units that face a public or private street shall have a trim band detail in the gable and a combination of windows and/or false windows on the side elevation that faces the street.
- Garage doors visible from public or private streets shall have windows and carriage style hardware to minimize the visual impact.

V. Streetscape, Landscaping and Open Space

- Per Section 11.207 of the Ordinance, at least 10% of the Site shall be set aside as common open space. The required open space will be set aside and improved as required by the Ordinance. The possible locations of the common open space areas are generally depicted on the Rezoning Plan.
- A thirty (30) foot undisturbed buffer will be provided along the Duke Energy Power Easement to the west of the proposed residential development. If existing vegetation is not adequate, this buffer shall be landscaped to meet reduced Class C buffer standards.
- A fifty (50) foot undisturbed buffer will be provided along the common property line with the Karagias Property to the southwest (Parcel No. 03144107). If existing vegetation is not adequate, this buffer shall be landscaped to meet Class C buffer standards.
- A twenty (20) foot setback will be provided along the Right-of-way of Mount Holly Road.
- The Petitioner shall provide a six (6) foot planting strip and a five (5) foot sidewalk along all public streets within the Site and around the perimeter of the Site.
- The Petitioner shall provide a minimum 400 square foot private open space for each townhome unit.
- Site must comply with City of Charlotte Tree Ordinance.

VI. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved Post Construction Stormwater Ordinance.
- The location, size and type of stormwater 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. The locations of the proposed 15% tree save areas are generally depicted on the Rezoning Plan.
- Development within the Post-Construction Stormwater Ordinance stream buffers shall be subject to approval by Charlotte-Mecklenburg Stormwater Services and mitigated if required by City Ordinance.

VII. Lighting

The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.

VIII. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.


IX. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof. Owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



Example Townhome Model  
(For Reference Only, Actual Product May Vary)

DATE	ISSUED FOR	REV

Engineer:




**R. Joe Harris & Associates, Inc.**  
Engineering • Land Surveying • Planning  
Management


117 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 802-1799

[www.rjoharris.com](http://www.rjoharris.com)

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority Having Jurisdiction.



SEAL  
C-4168



SEAL  
44299

Project Manager <b>T. Kelley</b>	Drawn <b>J. Hegemann</b>
Department Manager <b>P. Murphy</b>	Checked <b>T. Kelley</b>
Print/Plot Date <b>December 20, 2018</b>	
Asbuilt Drawn -	Asbuilt Date -
Client <b>Dependable Development, Inc</b> 2656 Brekonridge Centre Drive, Suite 104 Monroe, NC 28110 P: (704) 238-1229	
Project: <b>Catawba Plantation Townhomes</b>	
Drawing Title: <b>Rezoning Plan Details Petition No. 2018-069</b>	
Project No. <b>2758</b>	Drawing No. <b>RZ-2</b>
DWG File Name: 2758- Catawba Plantation Rezoning Plan_12.17.18	