

HUNTSVILLE INVESTMENT LLC
 DEED BOOK 20223 PAGE 392
 TAX PARCEL 031-14-104
 ZONING: B-2

GARRON VENTURES LLC
 DEED BOOK 28320 PAGE 185
 TAX PARCEL 031-45-897
 ZONING: R-12MF (CD)

WOOD CATAWBA CENTER LLC
 DEED BOOK 31054 PAGE 880
 TAX PARCEL 031-14-110
 ZONING: B-1 (CD)

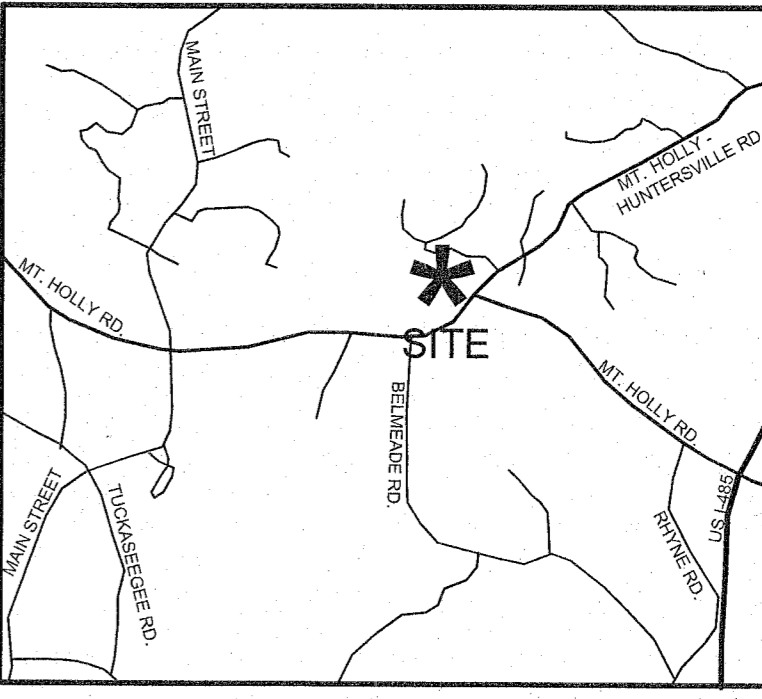
COOPER AND SONS NC LLC
 DEED BOOK 31843 PAGE 291
 TAX PARCEL 031-14-114
 ZONING: B-1 (CD)

EUGENE & JUDY POINDEXTER
 DEED BOOK 3481 PAGE 108
 TAX PARCEL 031-14-102
 ZONING: B-2

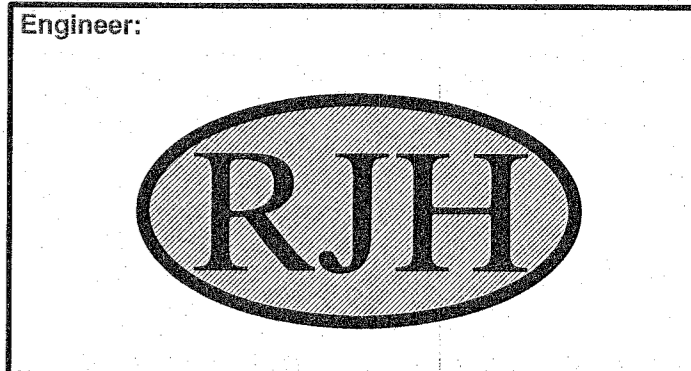
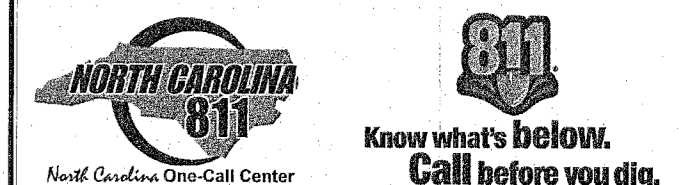
PEN LLP
 DEED BOOK 11935 PAGE 549
 TAX PARCEL 031-14-109
 ZONING: B-2

EVAN T KARAGIAS
 DEED BOOK 27428 PAGE 65
 TAX PARCEL 031-44-107
 ZONING: I-1

CATAWBA PLANTATION PHASE 6 LLC
 DEED BOOK 20662 PAGE 435
 TAX PARCEL 031-14-290
 ZONING: MX-1



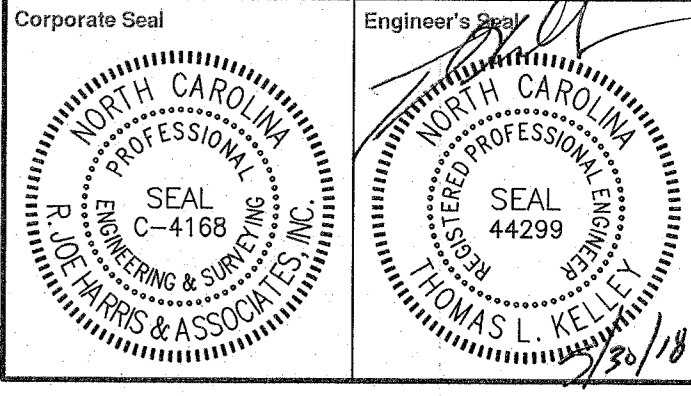
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Project Manager T. Kelley	Drawn J. Hegemann
Department Manager P. Murphy	Checked T. Kelley
Print/Plot Date May 23, 2018	
Asbuilt Drawn	Asbuilt Date

Client
Dependable Development, Inc
 2656 Breckonridge Centre Drive, Suite 104
 Monroe, NC 28110
 P: (704) 238-1229

Project:
Catawba Plantation Townhomes

Drawing Title:
Rezoning Plan

Project No.
 2758

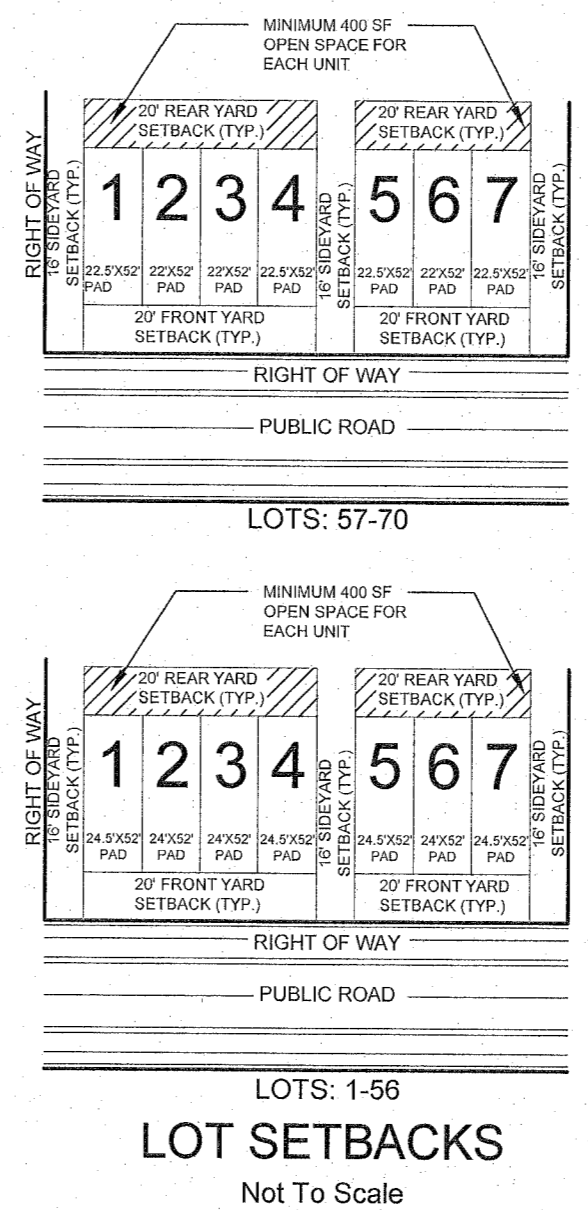
Drawing No.
RZ-1

Development Information:

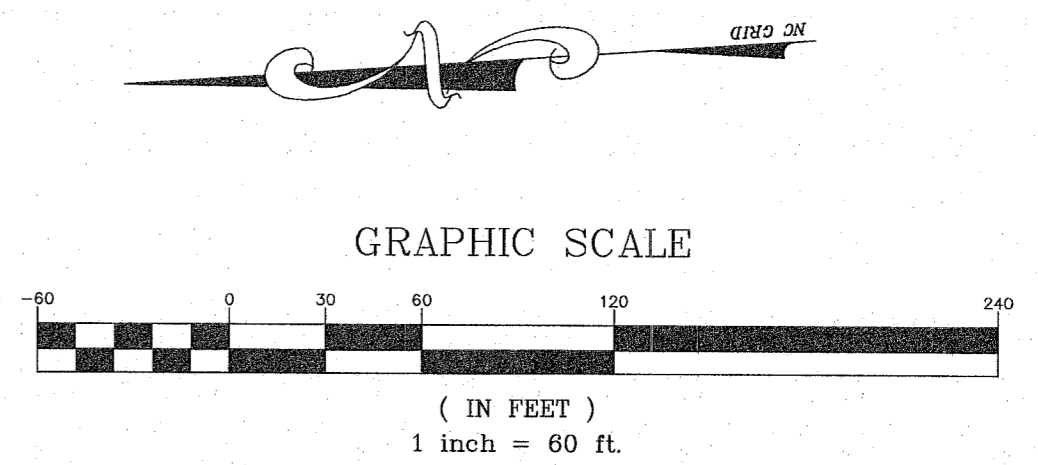
Project Name: Catawba Plantation Townhomes
Location: Charlotte ETJ, North Carolina
Owner/Developer: Dependable Development, Inc.
 2649 Breckonridge Centre Drive, Suite 104
 Monroe, North Carolina 28110
 Phone: (704) 238-1229
Parcels: 03109501
Site Acreage: Total Size: 13.30 Ac
 Tract I (Area to be Rezoned): 9.36 Ac
 Future Development Tract II (Not to be Rezoned): 2.48 Ac
 Future Development Tract III (Not to be Rezoned): 1.17 Ac
Common Open Space (COS): 4.00 Ac (42.7% of total) (Min. Req. is 10.0%)

Zoning: Existing: I-1
 Proposed: MX-2
Setbacks/Yards: Setbacks Based Upon Triplex & Quadrplex Building
 Front - 20 FT
 Corner - 20 FT
 Side - 16 FT (Between Buildings)
 Rear - 20 FT
Land Use: Existing - Wooded & Pasture
 Proposed - 70 Triplex & Quadrplex Units
Min. Lot Dimensions: Min. Width - 22 FT
 Min. Lot Size - 1144 SF
 Avg. Lot Size - 1227 SF
Lots Proposed: 70 Lots
Road Lengths: Road A (56' R/W) 625 LF
 Road B (56' R/W) 744 LF

Tree Save: Required Area (10% of Total Project Area):
 Tract I: 9.36 Ac.
 Easement & R/W: 0.00 Ac.
 Req'd Area: 9.36 x 10% = 0.94 Ac.
 Provided Tree Save: 0.91 Ac.
 Parcel 3 Total Area: 11.49 Ac.
 Easement & R/W: 3.22 Ac.
 Req'd Area: 8.27 x 10% = 0.83 Ac.
 Provided Tree Save: 0.87
Parking Provided: Tract 1: 2 Lots (8 Spaces)
 Parcel 3: 2 Lots (8 Spaces)
 Total: 4 Lots (16 Spaces)

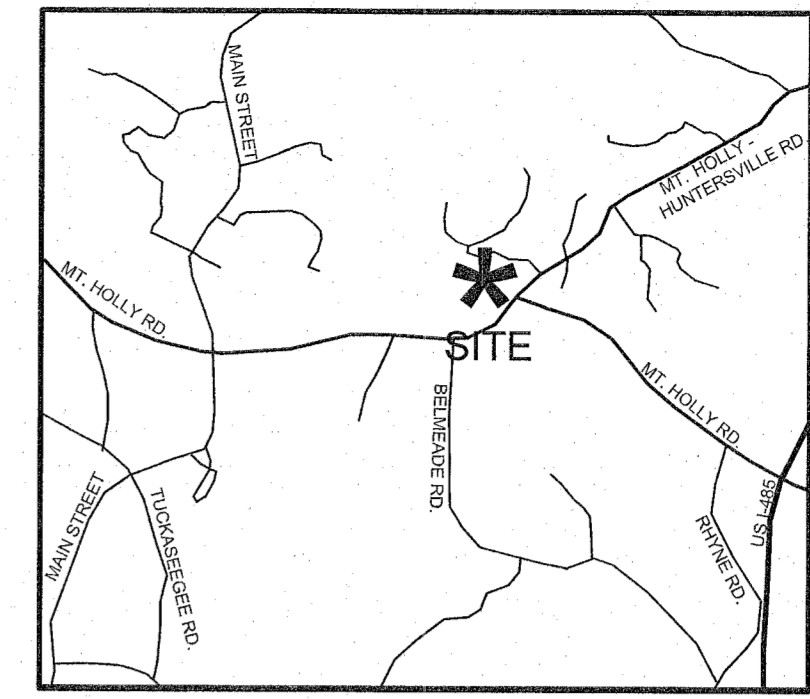


- BUFFER AREA
- [Hatched Box] - FUTURE DEVELOPMENT (NOT TO BE REZONED)
- [Cross-hatched Box] - TREE SAVE



CATAWBA PLANTATION
PARCEL 3
DEED BOOK 28320 PAGE 185
TAX PARCEL 031-14-107
ZONING: MX-2

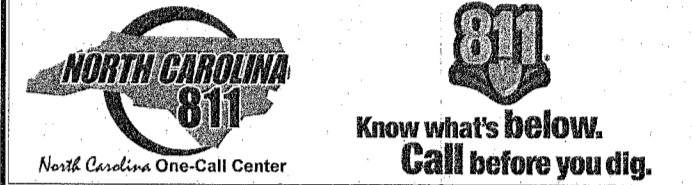
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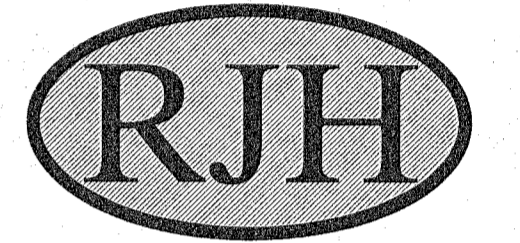
VICINITY MAP - N.T.S.

HUNTERVILLE INVESTMENT LLC
DEED BOOK 20223 PAGE 392
TAX PARCEL 031-14-104
ZONING: B-2

S42° 43' 54.89"E
200.661'



Engineer:



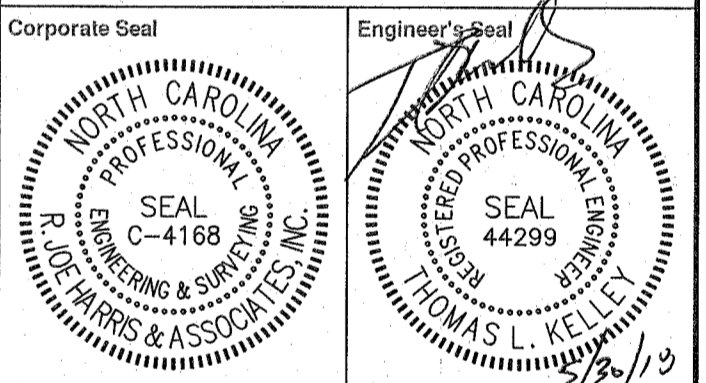
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Project Manager Drawn

T. Kelley J. Hegemann

Department Manager Checked

P. Murphy T. Kelley

Print/Plot Date

May 23, 2018

Asbuilt Drawn Asbuilt Date

- -

Client

Dependable Development, Inc

2656 Breknridge Centre Drive, Suite 104

Monroe, NC 28110

P: (704) 238-1229

Project:

Catawba Plantation

Townhomes

Drawing Title:

Rezoning Plan

Project No.

2758

Drawing No.

DWG File Name:

2758-Catawba Plantation

Rezoning Plan

Resizing Plan

Resizing Plan

Resizing Plan

Resizing Plan

Resizing Plan

Resizing Plan

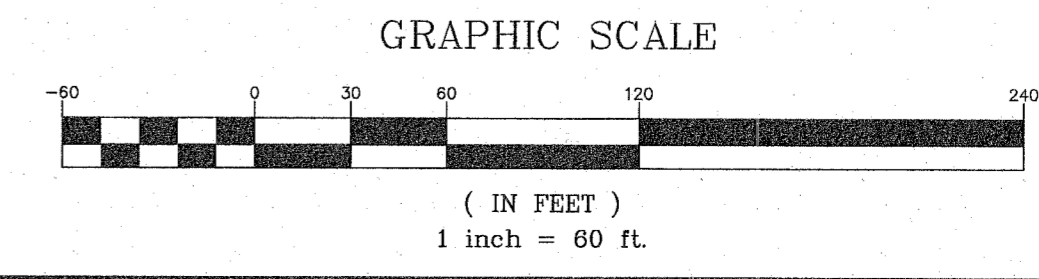
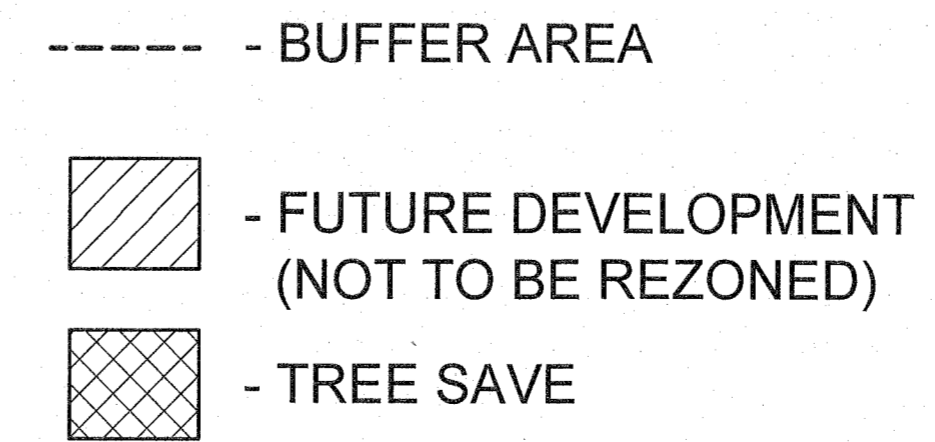
Resizing Plan

Resizing Plan

Resizing Plan



Development Information:		Zoning:		Tree Save:	
Project Name:	Catawba Plantation Townhomes	Existing: I-1	Proposed: MX-2	Required Area (10% of Total Project):	
Location:	Charlotte ETJ, North Carolina	Setbacks/Yards:	Setbacks Based Upon Triplex & Quadraplex Building	Tract 1: 9.36 Ac.	Easement & R/W: 0.00 Ac.
Owner/Developer:	Dependable Development, Inc. 2649 Breknridge Centre Drive, Suite 104 Monroe, North Carolina 28110 Phone: (704) 238-1229	Front - 20 FT	Corner - 20 FT	Req'd Area: 9.36 x 10% = 0.94 Ac.	Provided Tree Save: 0.91 Ac.
Parcels:	03109501	Side - 16 FT (Between Buildings)	Rear - 20 FT	Parcel 3 Total Area: 11.49 Ac.	Easement & R/W: 3.22 Ac.
Site Acreage:	Total Size: 13.30 Ac Tract I (Area to be Rezoned): 9.36 Ac Future Development Tract II (Not to be Rezoned): 2.48 Ac Future Development Tract III (Not to be Rezoned): 1.17 Ac	Land Use:	Existing - Wooded & Pasture Proposed - 70 Triplex & Quadraplex Units	Req'd Area: 8.27 x 10% = 0.83 Ac.	Provided Tree Save: 0.87
Common Open Space (COS):	4.00 Ac (42.7% of total)(Min. Req. is 10.0%)	Min. Lot Dimensions:	Min. Width - 22 FT Min. Lot Size - 1144 SF Avg. Lot Size - 1227 SF	Overall Site Tree Save Provided:	1.78 Ac. (10.1%)
		Lots Proposed:	70 Lots	Parking Provided:	Tract 1: 2 Lots (8 Spaces) Parcel 3: 2 Lots (8 Spaces) Total: 4 Lots (16 Spaces)
		Road Lengths:	Road A (56' R/W) 625 LF Road B (56' R/W) 744 LF		



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 13.3 acre site located on the south side of Mt. Holly Road, more particularly depicted on the Rezoning Plan (Sheet CP-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 dwelling units, together with any incidental and accessory uses relating thereto that are allowed in the MX-2 zoning district. While the total number of townhome lots shall not exceed 70, the Petitioner may convert townhome unit lots into single family detached lots. However, single family lots shall not be permitted to be converted to townhome units and townhome units shall not be permitted to abut the southern 30' buffer. 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.

V. Architectural Standards

- The principal buildings used for single family attached (townhome) constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of 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.
- Sidewalks shall be provided to connect the front doors of townhome units to a sidewalk network.
- Townhomes that directly abut internal sidewalks shall include, but not be limited to, elements such as stoops, porches, and architectural details.

IV. 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. 05302201). 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 may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.
- The Petitioner shall provide a eight (8) foot planting strip and a five (5) foot sidewalk along all public streets within the Site and around the perimeter of the Site. The front of sidewalk shall be installed forty-nine (49) feet from the centerline.
- The Petitioner shall provide a minimum 400 square foot private open space for each townhome unit.
- Petitioner will provide a pedestrian trail network connecting open space areas throughout the Site.
- The Petitioner shall provide amenity areas of pocket parks, community greens, and amenity spaces as indicated on plan. Such amenity areas may include, but shall not be limited to, clubhouses, pools, playgrounds, dog parks, and or picnic areas.

VII. 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 10% tree save areas are generally depicted on the Rezoning Plan.

VIII. 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.

IX. 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.

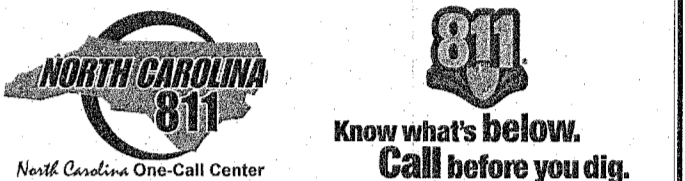
X. Binding Effect of the Rezoning Documents and Definitions

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.

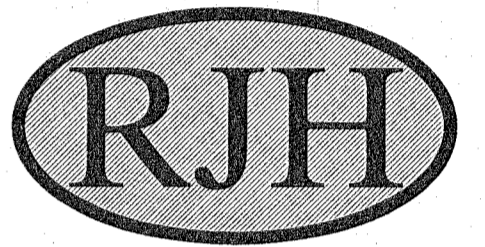


Example Townhome Model
(For Reference Only, Actual Product May Vary)

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Engineer:



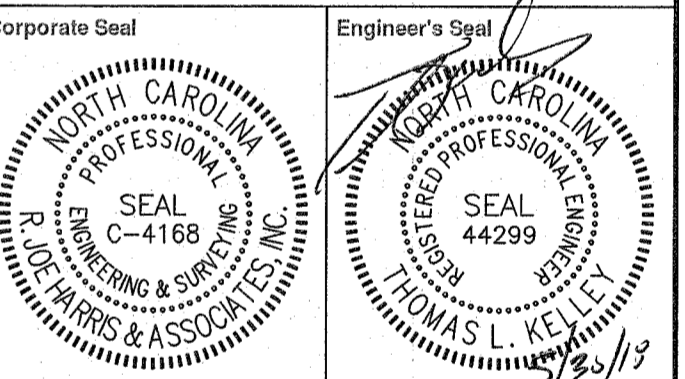
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Department Manager P. Murphy	Checked T. Kelley
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Client

Dependable Development, Inc
2656 Breknridge Centre Drive, Suite 104
Monroe, NC 28110
P: (704) 238-1229

Project:
Catawba Plantation
Townhomes

Drawing Title:
Rezoning Plan
Site Details

Project No. 2758	Drawing No. RZ-3
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DWG File Name:
2758- Catawba Plantation
Rezoning Plan