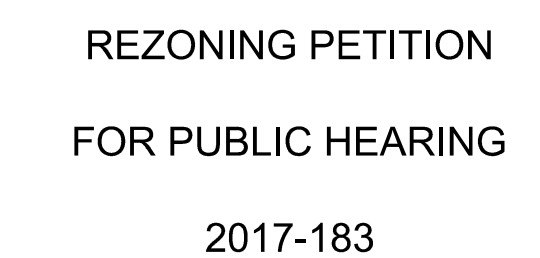




O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com



REZONING PETITION

HOPPER COMMUNITIES
229 E. KINGSTON AVE.
CHARLOTTE, NC 28203
704-805-4802

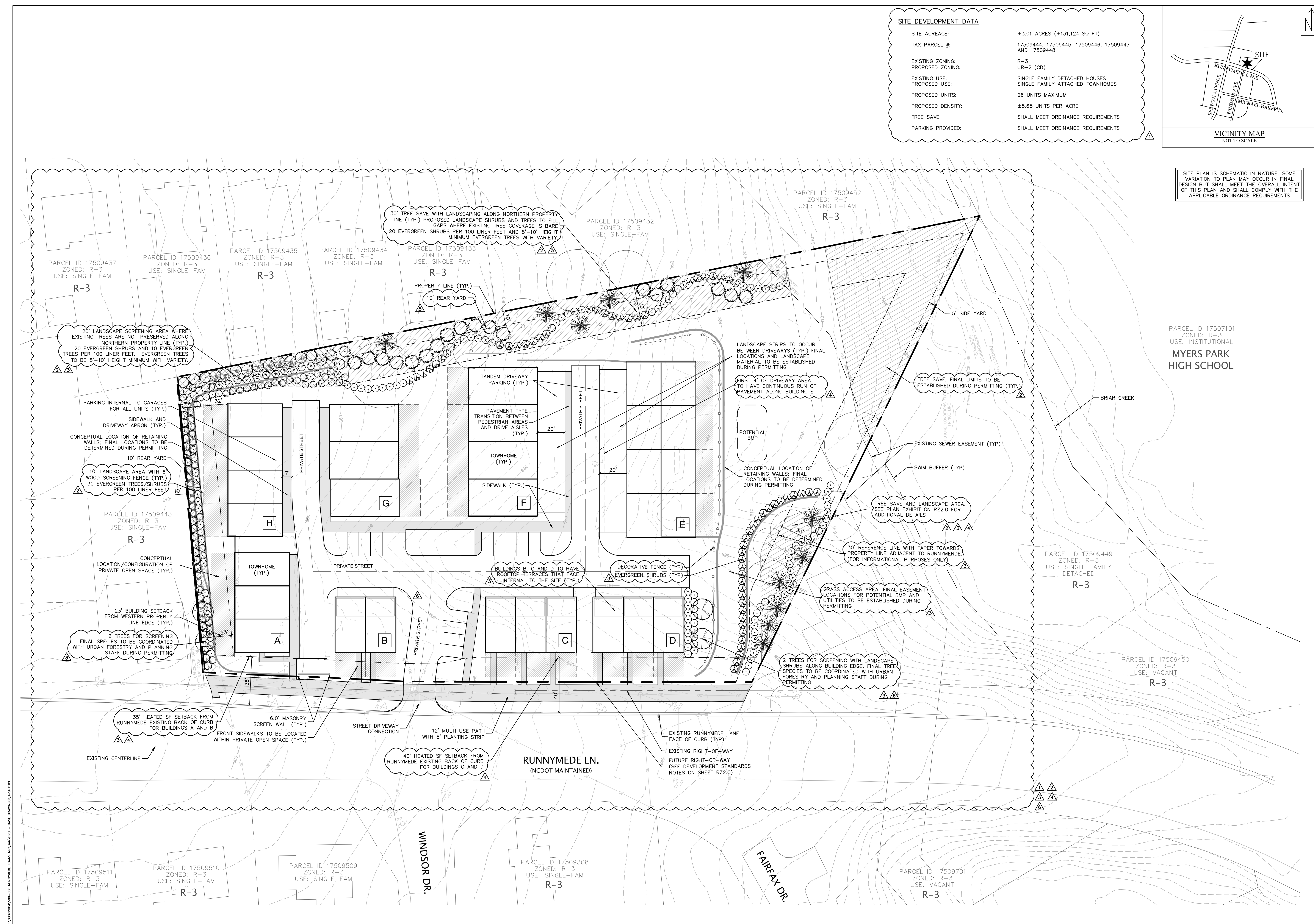
PROJECT #: 598-006
DRAWN BY: NB

DECEMBER 21, 2017

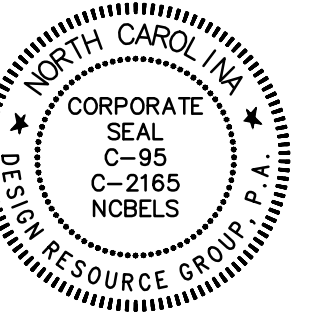
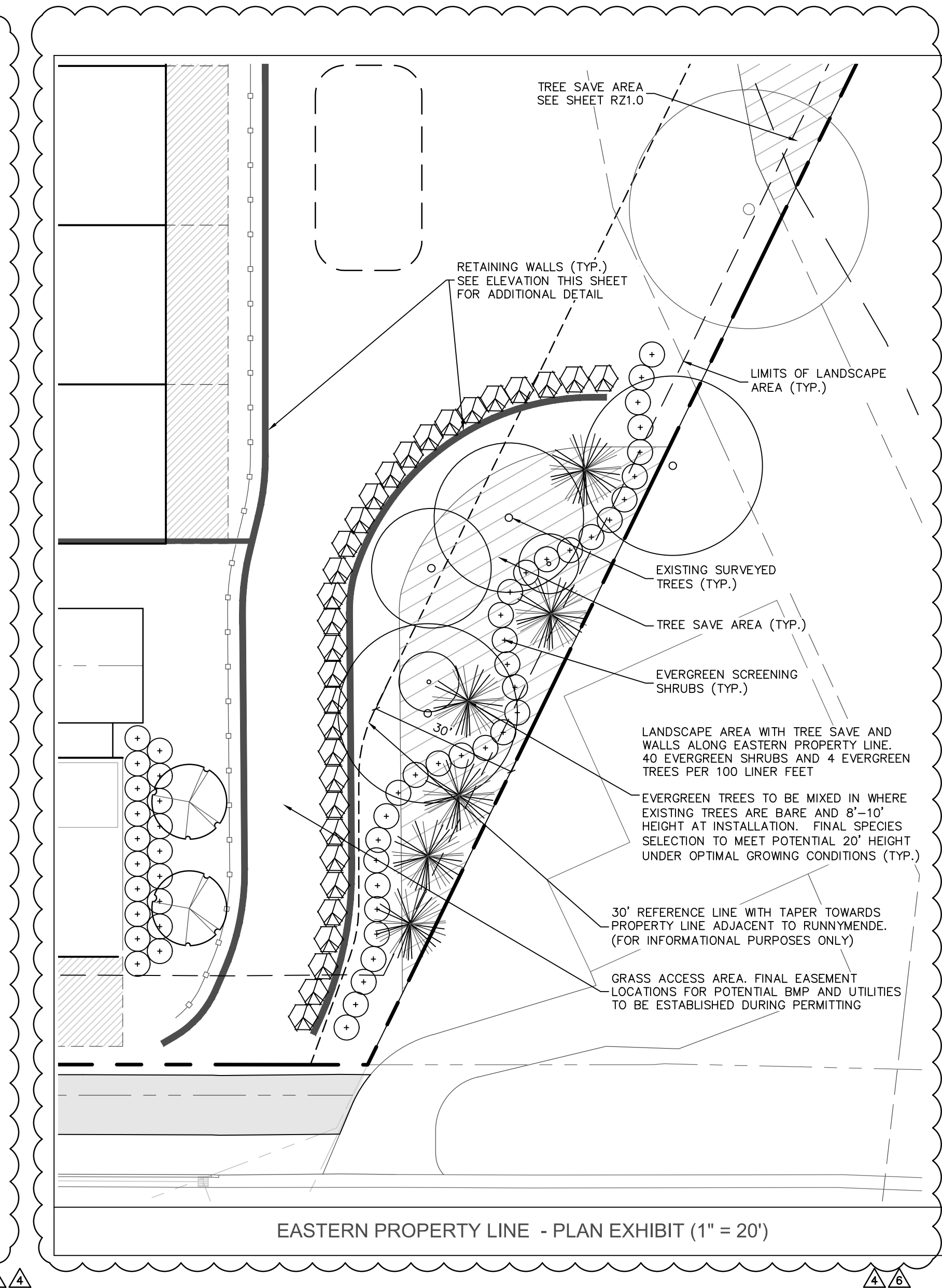
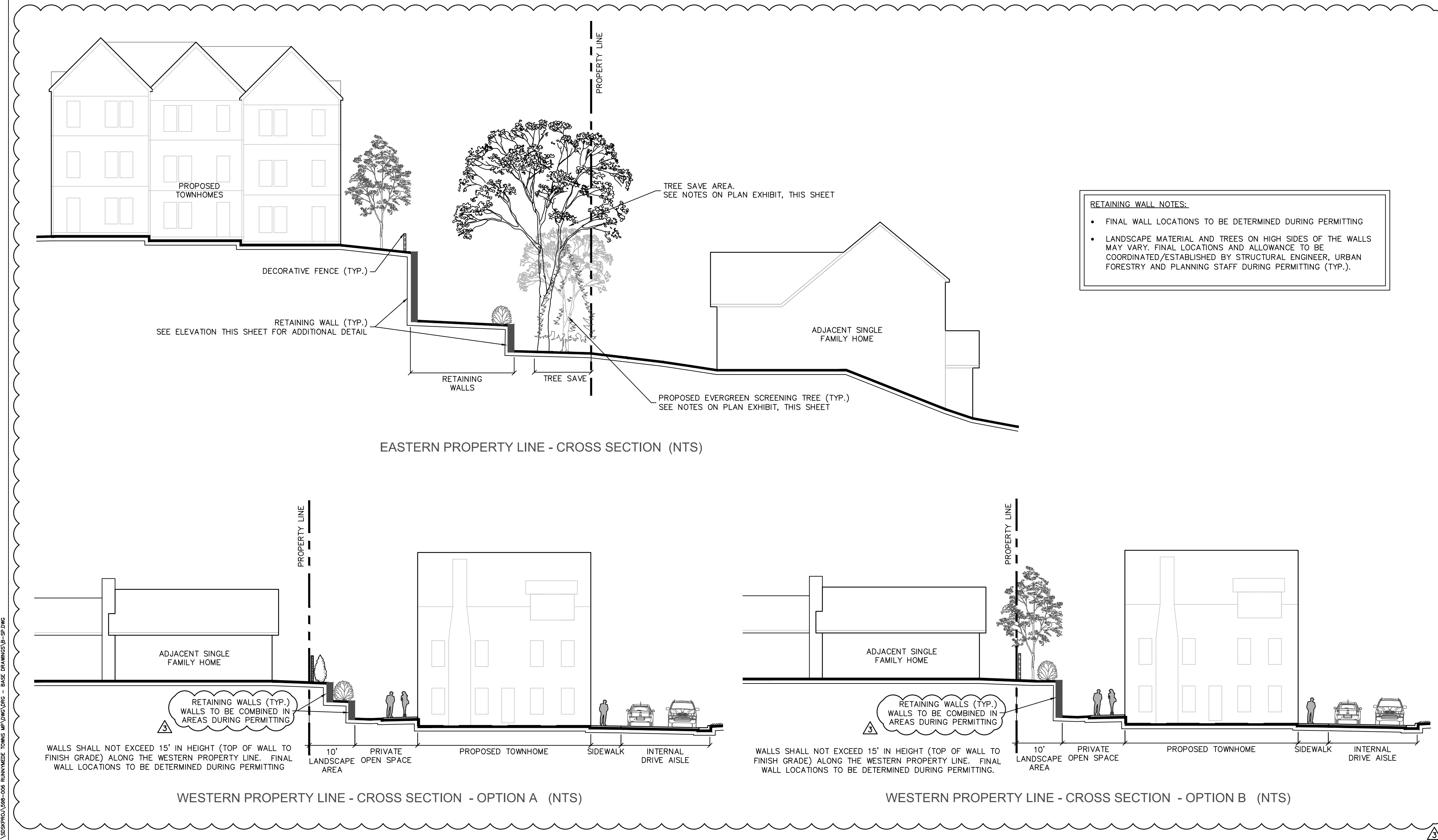
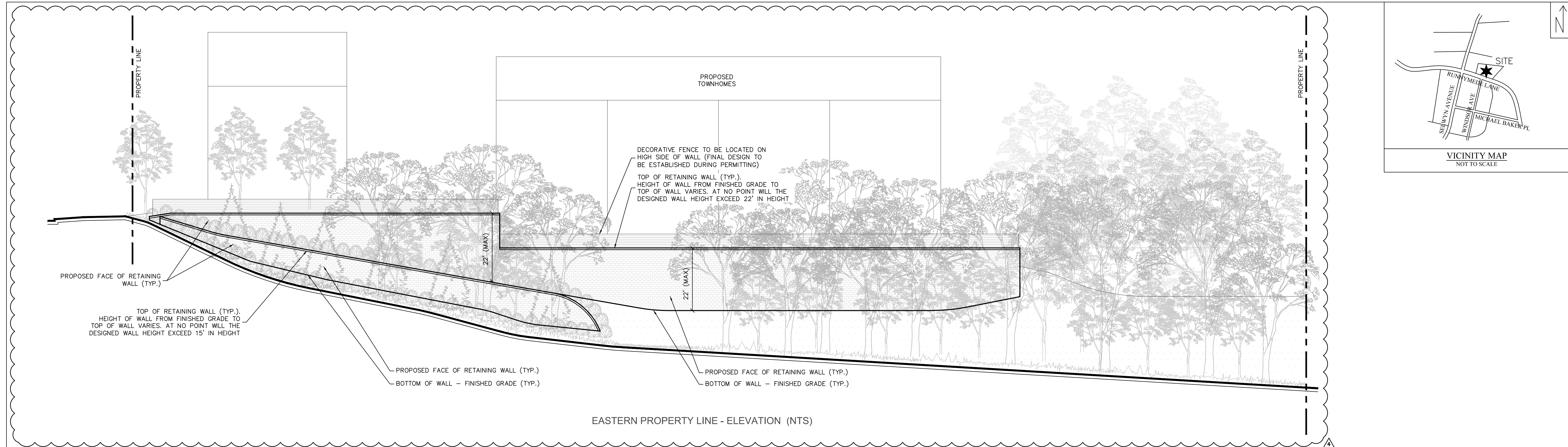
REVISIONS:

1. 01/16/18 - PER SITE UPDATES
2. 02/12/18 - PER SITE UPDATES
3. 03/26/18 - PER SITE UPDATES
4. 04/23/18 - PER SITE UPDATES
5. 05/01/18 - PER SITE UPDATES
6. 05/02/18 - PER SITE UPDATES

RZ 1.0



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REZONING PETITION
FOR PUBLIC HEARING
2017-183

REZONING PETITION

RUNNYMEDE - MYERS PARK
CHARLOTTE, NORTH CAROLINA
HOPPER COMMUNITIES
229 E. KINGSTON AVE.
CHARLOTTE, NC 28203
704-805-4802

DEVELOPMENT
STANDARDS &
SECTIONS

PROJECT #: 598-006
DRAWN BY: NB

NOVEMBER 21, 2017

REVISIONS:

- 01/16/18 - PER SITE UPDATES
- 02/12/18 - PER SITE UPDATES
- 03/26/18 - PER SITE UPDATES
- 04/23/18 - PER SITE UPDATES
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- 05/02/18 - PER SITE UPDATES

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SITE DEVELOPMENT DATA

SITE ACREAGE:	±3.01 ACRES (±131,124 SQ FT)
TAX PARCEL #:	17509444, 17509445, 17509446, 17509447 AND 17509448
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	SINGLE FAMILY DETACHED HOUSES
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED UNITS:	26 UNITS MAXIMUM
PROPOSED DENSITY:	±8.65 UNITS PER ACRE
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS

DEVELOPMENT STANDARDS

A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HOPPER COMMUNITIES (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 3.01 ACRE SITE LOCATED ON THE NORTH SIDE OF RUNNYMEDE LANE AT THE INTERSECTION OF WINDSOR DRIVE AND RUNNYMEDE LANE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 175-094-44, 175-094-45, 175-094-46, 175-094-47 AND 175-094-48.
- 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 UR-2 (CD) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- 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/DEVELOPMENT LIMITATIONS

- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 26 FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 (CD) ZONING DISTRICT.
- 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 AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A MINIMUM 2 CAR GARAGE THAT IS ACCESSED FROM AN INTERNAL PRIVATE DRIVE.
- PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO RUNNYMEDE LANE THAT ARE NECESSARY TO EXTEND THE EXISTING RIGHT OF WAY FOR RUNNYMEDE LANE TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE 12 FOOT WIDE MULTI-USE PATH TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON RUNNYMEDE LANE WHERE FEASIBLE. IF IT IS NOT FEASIBLE TO EXTEND THE RIGHT OF WAY TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE 12 FOOT WIDE MULTI-USE PATH TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON RUNNYMEDE LANE, THEN PORTIONS OF THE 12 FOOT WIDE MULTI-USE PATH MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT. IT WILL NOT BE CONSIDERED TO BE FEASIBLE TO EXTEND THE RIGHT OF WAY TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE 12 FOOT WIDE MULTI-USE PATH TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON RUNNYMEDE LANE IF THE EXTENSION OF THE RIGHT OF WAY WOULD REQUIRE ANY RELOCATION OF THE BUILDINGS LOCATED ON THE SITE FROM THE LOCATIONS DEPICTED ON THE REZONING PLAN.

- 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.

- PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL PAY THE SUM OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) TO THE CITY OF CHARLOTTE TO BE USED FOR TRANSPORTATION IMPROVEMENTS IN THE AREA. THIS \$25,000 PAYMENT SHALL BE HELD BY THE CITY OF CHARLOTTE FOR THE 5 YEAR PERIOD COMMENCING ON THE DATE OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE. IF TRANSPORTATION IMPROVEMENTS HAVE NOT BEEN INSTALLED WITHIN THIS 5 YEAR PERIOD, THEN THE \$25,000 PAYMENT SHALL BE RETURNED TO PETITIONER. CDOT AND PETITIONER SHALL ENTER INTO AN ESCROW AGREEMENT TO DOCUMENT THIS AGREEMENT.

D. ARCHITECTURAL STANDARDS

- THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING A ON THE REZONING PLAN SHALL BE 40 FEET. BUILDING A MAY NOT HAVE AN OCCUPIABLE ROOF TERRACE.
- THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING B ON THE REZONING PLAN SHALL BE 48 FEET. BUILDING B MAY HAVE AN OCCUPIABLE ROOF TERRACE. THE OCCUPIABLE ROOF TERRACE SHALL BE LOCATED ON THE NORTHERN PORTION OF BUILDING B AND SHALL FACE THE INTERIOR OF THE SITE.
- THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING C ON THE REZONING PLAN SHALL BE 48 FEET. BUILDING C MAY HAVE AN OCCUPIABLE ROOF TERRACE. THE OCCUPIABLE ROOF TERRACE SHALL BE LOCATED ON THE NORTHERN PORTION OF BUILDING C AND SHALL FACE THE INTERIOR OF THE SITE.
- THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING D ON THE REZONING PLAN SHALL BE 48 FEET. BUILDING D MAY HAVE AN OCCUPIABLE ROOF TERRACE. THE OCCUPIABLE ROOF TERRACE SHALL BE LOCATED ON THE NORTHERN PORTION OF BUILDING D AND SHALL FACE THE INTERIOR OF THE SITE.
- THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING E ON THE REZONING PLAN SHALL BE 40 FEET. BUILDING E MAY NOT HAVE AN OCCUPIABLE ROOF TERRACE.
- THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING F ON THE REZONING PLAN SHALL BE 35 FEET. BUILDING F MAY NOT HAVE AN OCCUPIABLE ROOF TERRACE.
- THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING G ON THE REZONING PLAN SHALL BE 35 FEET. BUILDING G MAY NOT HAVE AN OCCUPIABLE ROOF TERRACE.
- THE MAXIMUM HEIGHT IN FEET OF THAT BUILDING DESIGNATED AS BUILDING H ON THE REZONING PLAN SHALL BE 40 FEET. BUILDING H MAY NOT HAVE AN OCCUPIABLE ROOF TERRACE.
- THE MAXIMUM NUMBER OF STORIES OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE ARE GENERALLY DEPICTED ON THE ARCHITECTURAL PERSPECTIVES DESCRIBED BELOW IN PARAGRAPH 10.
- ATTACHED TO THE REZONING PLAN ARE A SERIES OF CONCEPTUAL ARCHITECTURAL PERSPECTIVES OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE BUILDINGS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL ARCHITECTURAL PERSPECTIVES WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE EXTERIOR OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, CEMENTITIOUS LAP SIDING, CEMENTITIOUS PANELS AND ARCHITECTURAL SHINGLE ROOFING.
- VINYL MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON ANY BUILDING TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, SOFFITS, TRIM AND RAILINGS.
- THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE CONSTRUCTED ON THE SITE ARE DESIGNATED AND LABELLED ON THE CONCEPTUAL ARCHITECTURAL PERSPECTIVES OF THE BUILDINGS ATTACHED TO THE REZONING PLAN.
- A MINIMUM OF 66% OF THE EXTERIOR SURFACE AREA OF THE COMBINED OR AGGREGATED FACADES OF EACH BUILDING BELOW THE ROOFLINE SHALL BE CONSTRUCTED OF BRICK. "BELOW THE ROOFLINE" IS DEFINED AS THE ENTIRE EXTERIOR SURFACE AREA BELOW THE ROOFLINE EXCLUDING WINDOWS, DOORS, BALCONIES AND TRIM, SO THAT WINDOWS, DOORS, BALCONIES AND TRIM ARE NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF BRICK MATERIALS REQUIRED.
- NOTWITHSTANDING PARAGRAPH 14 ABOVE, AT LEAST 80% OF THE EXTERIOR SURFACE AREA OF THE NORTHERN FACADES (THE HASSELL PLACE FACING FACADES) OF BUILDINGS E, F, G AND H BELOW THE ROOFLINE SHALL BE CONSTRUCTED OF BRICK. "BELOW THE ROOFLINE" IS DEFINED AS THE ENTIRE EXTERIOR SURFACE AREA BELOW THE ROOFLINE EXCLUDING WINDOWS, DOORS, BALCONIES AND TRIM, SO THAT WINDOWS, DOORS, BALCONIES AND TRIM ARE NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF BRICK MATERIALS REQUIRED.
- DOORS, PATIOS AND DECKS SHALL NOT BE PERMITTED ON THE NORTHERN FACADES (THE HASSELL PLACE FACING FACADES) OF BUILDINGS E, F, G AND H.
- HVAC UNITS AND MECHANICAL EQUIPMENT SHALL NOT BE PERMITTED ON THE NORTHERN SIDES (THE HASSELL PLACE FACING SIDES) OF BUILDINGS E, F, G AND H.
- THE FRONT ENTRANCES FROM RUNNYMEDE LANE INTO THE SINGLE FAMILY ATTACHED DWELLING UNITS LOCATED IN BUILDING B, BUILDING C AND BUILDING D SHALL BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.

E. STREETScape AND LANDSCAPING

- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE CONCRETE MULTI-USE PATH SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON RUNNYMEDE LANE AS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, THE WIDTH OF THE PLANTING STRIP AND THE WIDTH OF THE MULTI-USE PATH MAY BE REDUCED AS REQUIRED WHERE THE MULTI-USE PATH TIES INTO THE EXISTING SIDEWALK LOCATED ON RUNNYMEDE LANE.
- THE MINIMUM 12 FOOT WIDE CONCRETE MULTI-USE PATH TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON RUNNYMEDE LANE, OR PORTIONS THEREOF, MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT AS NECESSARY.
- A MINIMUM 30 FOOT WIDE TREE SAVE AND LANDSCAPED AREA SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S NORTHERN BOUNDARY LINE THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. A MIXTURE OF EVERGREEN TREES AND SHRUBS SHALL BE INSTALLED WITHIN THIS MINIMUM 30 FOOT WIDE TREE SAVE AND LANDSCAPED AREA AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM HEIGHT OF THE EVERGREEN TREES AT THE TIME OF INSTALLATION SHALL BE 8 TO 10 FEET.
- A MINIMUM 20 FOOT WIDE LANDSCAPED AREA SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S NORTHERN BOUNDARY LINE THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. A MIXTURE OF EVERGREEN TREES AND SHRUBS SHALL BE INSTALLED WITHIN THIS MINIMUM 20 FOOT WIDE LANDSCAPED AREA AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM HEIGHT OF THE EVERGREEN TREES AT THE TIME OF INSTALLATION SHALL BE 8 TO 10 FEET.
- THE MINIMUM BUILDING SETBACKS FROM THE WESTERN BOUNDARY LINE OF THE SITE FOR BUILDING A AND BUILDING H ARE DEPICTED ON THE REZONING PLAN. WITHIN THESE SETBACK AREAS, A MINIMUM 10 FOOT WIDE LANDSCAPED AREA SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S WESTERN BOUNDARY LINE THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. A MIXTURE OF EVERGREEN TREES AND SHRUBS SHALL BE INSTALLED WITHIN THIS LANDSCAPED AREA AS GENERALLY DEPICTED ON THE REZONING PLAN. THE EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 6 FEET AT THE TIME OF INSTALLATION. ADDITIONALLY, TWO TREES SHALL BE INSTALLED IN THIS LANDSCAPED AREA IN THE GENERAL LOCATIONS SHOWN ON THE REZONING PLAN TO ENHANCE THE SCREENING OF BUILDING A. THE SPECIES OF THESE TWO TREES SHALL BE DETERMINED IN COORDINATION WITH URBAN FORESTRY AND THE PLANNING STAFF DURING THE PERMITTING PROCESS.
- A MINIMUM 6 FOOT TALL WOODEN SCREEN FENCE SHALL BE INSTALLED ALONG THE WESTERN BOUNDARY LINE OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- A TREE SAVE AREA SHALL BE ESTABLISHED ALONG THE EASTERN BOUNDARY LINE OF THE SITE, NORTH OF THE UTILITY EASEMENT, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- A TREE SAVE AND LANDSCAPED AREA SHALL BE ESTABLISHED ALONG THE EASTERN BOUNDARY LINE OF THE SITE, SOUTH OF THE UTILITY EASEMENT, AS GENERALLY DEPICTED ON THE REZONING PLAN. A MIXTURE OF EVERGREEN TREES AND SHRUBS SHALL BE INSTALLED WITHIN THIS TREE SAVE AND LANDSCAPED AREA AS GENERALLY DEPICTED ON THE REZONING PLAN. IN ADDITION TO THE TREES THAT SHALL BE SAVED, A MINIMUM OF 40 EVERGREEN SHRUBS AND 4 EVERGREEN TREES SHALL BE INSTALLED PER 100 LINEAL FEET IN THIS TREE SAVE AND LANDSCAPED AREA. THE MINIMUM HEIGHT OF THE EVERGREEN TREES AT THE TIME OF INSTALLATION SHALL BE 8 TO 10 FEET. THE SPECIES OF THE EVERGREEN TREES TO BE INSTALLED SHALL BE A SPECIES THAT MAY ACHIEVE A HEIGHT OF 20 FEET AT MATURITY UNDER OPTIMAL GROWING CONDITIONS.
- TWO TREES SHALL BE INSTALLED BETWEEN THE EASTERN EDGE OF BUILDING D AND THE GRASS ACCESS DRIVE TO THE BMP AS GENERALLY DEPICTED ON THE REZONING PLAN TO ENHANCE THE SCREENING OF BUILDING D. THE SPECIES OF THESE TWO TREES SHALL BE DETERMINED IN COORDINATION WITH URBAN FORESTRY AND THE PLANNING STAFF DURING THE PERMITTING PROCESS.
- THE DRIVE AND ACCESS EASEMENT LOCATED BETWEEN BUILDING D AND THE EASTERN BOUNDARY LINE OF THE SITE THAT WILL PROVIDE VEHICULAR ACCESS FROM RUNNYMEDE LANE TO THE BMP SHALL NOT BE PAVED AND SHALL HAVE A GRASS OR TURF SURFACE.

- THE HEIGHTS OF THE TWO RETAINING WALLS LOCATED ON THE EASTERN PORTION OF THE SITE SHALL VARY AS GENERALLY DEPICTED ON SHEET RZ2.0 OF THE REZONING PLAN. AT NO POINT MAY THE MAXIMUM HEIGHT OF ANY PORTION OF THE WESTERMOST RETAINING WALL EXCEED 22 FEET AS MEASURED FROM FINISHED GRADE OF RETAINING WALL TO THE TOP OF THE RETAINING WALL, AND AT NO POINT MAY THE MAXIMUM HEIGHT OF ANY PORTION OF THE EASTERMOST RETAINING WALL EXCEED 15 FEET AS MEASURED FROM FINISHED GRADE OF THE RETAINING WALL TO THE TOP OF THE RETAINING WALL.

F. OPEN SPACE

- EACH INDIVIDUAL SUB-LOT ON WHICH A SINGLE FAMILY ATTACHED DWELLING UNIT IS LOCATED MUST INCLUDE A MINIMUM OF 400 SQUARE FEET OF PRIVATE OPEN SPACE.

G. 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 FRE

PRIMARY MATERIAL KEY

- A BRICK VENEER (NATURAL, LIMEWASH AND/OR PAINTED)
 - B FIBER CEMENT LAP SIDING (PREFIN. OR PAINTED)
 - C FIBER CEMENT PANEL / TRIM / ACCENT- TYP.
 - D DIMENSIONAL ASPHALT SHINGLE- TYP.
- NOTE: PER SUBMITTAL, BRICK AND FIBER CEMENT ARE THE TWO PRIMARY FACADE MATERIALS.
- NOTE: 12:12 PITCHES AT GABLES TYPICAL.

PROPOSED BLDG. HEIGHTS

- BLDG. A 40FT
 - BLDG. B 48FT (REDUCED FROM PREVIOUS SUBMITTAL)
 - BLDG. C 48FT (REDUCED FROM PREVIOUS SUBMITTAL)
 - BLDG. D 48FT (REDUCED FROM PREVIOUS SUBMITTAL)
 - BLDG. H 40FT (SAME AS "A")
 - BLDG. G 35FT (REDUCED FROM PREVIOUS SUBMITTAL)
 - BLDG. F 35FT (REDUCED FROM PREVIOUS SUBMITTAL)
 - BLDG. E 40FT (REDUCED FROM PREVIOUS SUBMITTAL)
- NOTE: TO GRADE/AVG. GRADE PLANE PER ORD.
- NOTE: REFER TO CIVIL SITE PLAN FOR DESIGNATIONS



SOUTH ELEVATION at RUNNYMEDE LN. R.O.W.

595 DESIGN

DOUBLER:
1100 Walnut Street, 102 Telephone: 704 565 0905
00 0000 Facsimile: 704 565 0904

CHARLOTTE:
508 West Fifth St., 250 Telephone: 704 348 7000
Charlotte, NC 28202 Facsimile: 704 348 7005

SAN FRANCISCO:
401 Bush Street, 300 Telephone: 415 433 9900
San Francisco, CA 94108

PRIMARY MATERIAL KEY

- A BRICK VENEER (NATURAL, LIMEWASH AND/OR PAINTED)
 - B FIBER CEMENT LAP SIDING (PREFIN. OR PAINTED)
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 - BLDG. F 35FT (REDUCED FROM PREVIOUS SUBMITTAL)
 - BLDG. E 40FT (REDUCED FROM PREVIOUS SUBMITTAL)
- NOTE: TO GRADE/AVG. GRADE PLANE PER ORD.
- NOTE: REFER TO CIVIL SITE PLAN FOR DESIGNATIONS



NORTH ELEVATION at HASSELL PLACE PROPERTY LINE

595 DESIGN

OWNER:
1100 Walnut Street, 102 Telephone: 704 565 0905
00 00002 Facsimile: 704 565 0904

CHARLOTTE:
508 West Fifth St., 250 Telephone: 704 348 7000
Charlotte, NC 28202 Facsimile: 704 348 7005

SAN FRANCISCO:
401 Bush Street, 300 Telephone: 415 431 9500
San Francisco, CA 94108

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 - B FIBER CEMENT LAP SIDING (PREFIN. OR PAINTED)
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- NOTE: TO GRADE/AVG. GRADE PLANE PER ORD.
- NOTE: REFER TO CIVIL SITE PLAN FOR DESIGNATIONS



PERSPECTIVE VIEW from ACROSS RUNNYMEDE LN. TOWARDS ENTRY DRIVE

595DESIGN

BOULDER:

1100 Walnut Street, 102
CO 80502

Telephone: 303.565.0905
Facsimile: 303.565.0904

CHARLOTTE:

508 West Fifth St., 250
Charlotte, NC 28202

Telephone: 704.348.7000
Facsimile: 704.348.7005

SAN FRANCISCO:

421 Bush Street, 300
San Francisco, CA 94108

Telephone: 415.433.9500

PROPOSED BLDG. HEIGHTS

BLDG. A 40FT
BLDG. B 48FT (REDUCED FROM PREVIOUS SUBMITTAL)
BLDG. C 48FT (REDUCED FROM PREVIOUS SUBMITTAL)
BLDG. D 48FT (REDUCED FROM PREVIOUS SUBMITTAL)
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D DIMENSIONAL ASPHALT SHINGLE- TYP.
NOTE: PER SUBMITTAL, BRICK AND FIBER CEMENT ARE THE TWO PRIMARY FACADE MATERIALS.
NOTE: 12:12 PITCHES AT GABLES TYPICAL.

35' HT. PROPOSED AT F & G
TREESAVE TREELINE NOT
DEPICTED IN THIS VIEW



PERSPECTIVE VIEW from HASSELL PLACE PROPERTY LINE TOWARDS CENTRAL COURT

595DESIGN

OWNER:

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00 00002

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