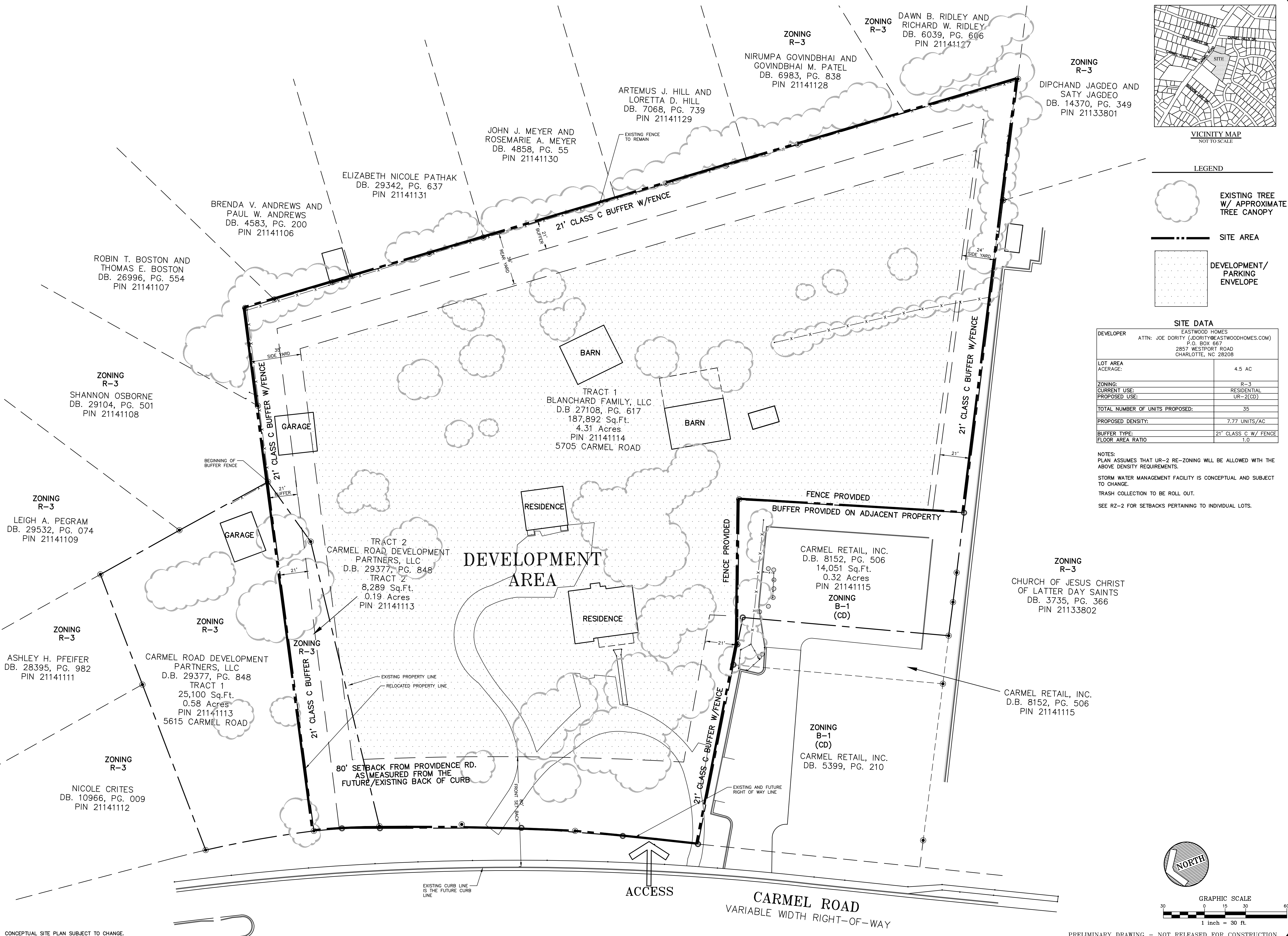



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CONCEPTUAL SITE PLAN SUBJECT TO CHANGE.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS:

DEVELOPER:
EASTWOOD HOMES
2957 WESTPORT ROAD
CHARLOTTE, NORTH CAROLINA 28208

CARMEL ROAD PROPERTY
REZONING PETITION NO. 2016-014
CARMEL ROAD
CHARLOTTE, NORTH CAROLINA 28962

TECHNICAL DATA SHEET

PROJECT NO. EAS-15020

FILENAME:


DESIGNED BY: JDM

DRAWN BY: ANL

SCALE: 1" = 30'

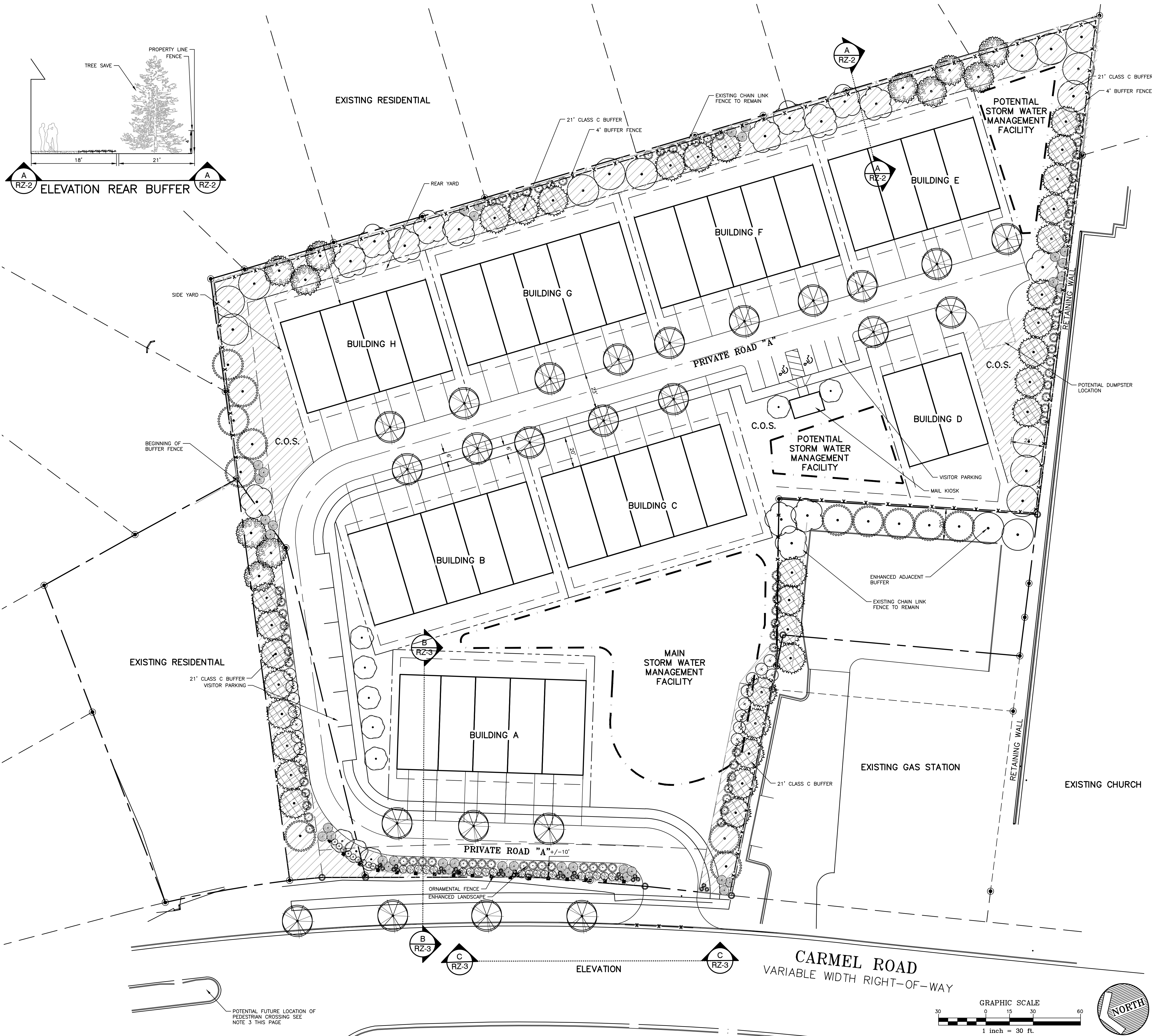
DATE: 04-08-2016

SHEET NO. RZ-1

**MCADAMS**

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CONCEPTUAL SITE PLAN SUBJECT TO CHANGE.



TREE SAVE AREA
(15%)

Blanchard Family (NC) LLC
Development Standards
BATCH 1
Rezoning Petition No. 2016-014

Site Development Data:

- Acreage: ± 4.50 acres
- Tax Parcel #: 211-411-14, and a portion of 211-411-13
- Existing Zoning: R-3
- Proposed Zoning: UR-2(CD)
- Existing User: Two detached dwellings.
- Proposed User: Up to 35 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
- Proposed Floor Area Ratio: As allowed by the UR-2 Zoning District.
- Maximum Building Height: Not to exceed two (2) stories with a penthouse and not to exceed 40 feet; building height to be measured as required by the Ordinance.
- Parking: Parking as required by the Ordinance will be provided. No less than 10 visitor parking spaces will be provided on the Site.
- Open Space: A minimum of 15% of the site will be established as a tree/save/open (to include the on-site open storm water retention area) space areas as defined by the Ordinance.

1. General Provisions:

- Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Blanchard Family (NC) LLC ("Petitioner") to accommodate the development of a townhome community on approximately 4.50 acre site located on the west side of Carmel Road between Carmel Hills Drive and Shadow Lake Drive (the "Site").
 - Zoning Districts/Ordinance:** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
 - Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan as graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
- minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
 - modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- Number of Buildings Principal and Accessory:** The total number of principal buildings to be developed on the Site shall not exceed 10. 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 similar building materials, colors, architectural elements and designs as the principal building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos,rellies, storage buildings, and other structures associated with the on-site use.
- Parking layout for surface parking** may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks maybe subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

2. Permitted Uses & Development Area Limitation:

- The Site may be developed with up to 35 attached dwelling units, together with accessory uses allowed in the UR-2 zoning district.
- Access and Transportation:**
 - Access to the Site will be from Carmel Road in the manner generally depicted on the Rezoning Plan.
 - The Petitioner will provide an additional 10 foot sidewalk along Carmel Road to accommodate the proposed right (8) foot sidewalk strip, the proposed six (6) foot sidewalk may be located in a sidewalk easement with the approval of Planning and CDOT if the proposed sidewalk extends beyond the existing right-of-way.
 - Along the Site's internal private road a six (6) foot planning strip with six (6) foot sidewalk will be provided on the east side of the proposed private road.

3. Architectural Standards, Court Yard/Amenity Areas:

- The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood (wood siding may not exceed 25% of the wall surface per unit elevation per side). Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be asphalt shingles. Metal roof materials may be used on portions of the roofs that cover porches and/or stoops or entry bays windows.
- The attached illustrative building elevations (typical unit front elevations and side elevations) are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).
- The side elevations of the building along Carmel Road will contain windows so that blank walls over 20 feet in length will not occur.
- The minimum size of the proposed units, exclusive of the area of the garage, will be 1,800 square feet.
- The end units of each building will have two (2) car garage. The other units in the building may have either a one (1) car or two (2) car garage.
- The proposed garage doors utilized throughout the Site be decorative carriage style doors. A projecting element with a depth of at least 12" will be provided over the proposed garage doors.
- To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of 24 inches.
- Pitched roofs, if provided, shall be symmetrical sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
- Usable porches or stoops shall form an element of the building design and be located on the front and/or side of the building. Stoops and entry level porches may be covered but not be enclosed.
- Townhome buildings shall be limited to five units or less.
- The Petitioner will provide along Carmel Road a five (5) foot decorative metal ornamental fence and landscaping as generally depicted on the Rezoning Plan.
- In addition to the decorative metal fence that will be provided along Carmel Road, the Petitioner will provide a decorative four (4) foot tall metal fence along the southern, eastern and a portion of the northern property boundary as generally depicted on the Rezoning Plan. This proposed fence may be located within one (1) foot of the property line. The Petitioner will preserve the existing fence located along the eastern property boundary.
- Meter banks will be screened from adjoining properties and from Carmel Road.
- HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- Garbage pickup for the Site will be through the HOA and a private company via roll out containers from each unit. Trash pickup through private service will not occur before 7:30am or after 8:00pm. A potential dumpster location has been indicated to meet the requirement of Section 12.403 of the Zoning Ordinance.

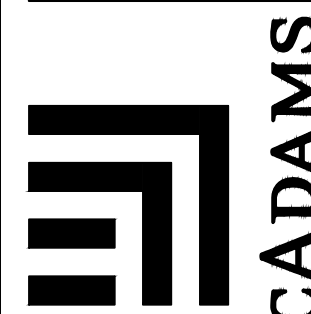
5. Streetscape, Buffers, Yards, and Landscaping:

- A 80 foot building setback measured from the back of the existing curb will be provided along Carmel Road. A private drive and driveways for individual units will be allowed in the 80 foot building setback as generally depicted on the Rezoning Plan.
- A 39 foot rear yard will be provided along the eastern property boundary of the Site as generally depicted on the Rezoning Plan. Building H will have a 35 foot side yard and building G will have a 24 foot side yard as generally depicted on the Rezoning Plan. The required private open space for the proposed units may be located within the proposed rear and side yards, but not in the proposed buffers.
- A 21 foot Class C Buffer with a four (4) foot decorative metal fence will be provided along the eastern property boundary as generally depicted on the Rezoning Plan (additional fencing and types of fencing may be installed in other locations as allowed by the Ordinance). A 21 foot Class C Buffer will also be provided along the northern and southern property boundary as generally depicted on the Rezoning Plan, a decorative four (4) foot metal fence will also be provided as part of these buffers.
- Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without rip-rap may also cross the buffer at angles no greater than 75 degrees in order to allow for the natural flow storm water.
- Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along Carmel Road in the manner depicted on the Rezoning Plan.
- Screening requirements of the Ordinance will be met.
- Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way of Carmel Road.
- A detailed landscape plan for the proposed planting along Carmel Road and within the buffers has been made part of the Rezoning Plan. Any of the plant material or species that does not live or becomes diseased, will be replaced by the next planting season. The Petitioner reserves the right to substitute plant material listed on the detailed landscape plan with plant material of a similar type and quality if the plant material specified is not available or has become diseased.
- The proposed landscaping along Carmel Road and within the buffers will be irrigated with an automatic sprinkler system.
- The Petitioner reserves the right to request a seasonal planting delay to avoid planting the materials during the wrong time of the year.

6. Environmental Features:

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submitted 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 two storm water management facility locations labeled as "potential" if not utilized for storm water management will be improved as open space areas or tree save areas.
- The Site will comply with the Tree Ordinance.
- All utilities within the Site will be placed underground.
- Lighting:**
 - All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
 - Detached lighting on the Site will be limited to 15 feet in height.
 - No exterior "wall pak" lighting will be allowed, however architectural lighting on building facades, such as but not limited to scones, will be permitted.
- Signage:**
 - Signage as allowed by Ordinance. Entry signage, if provided, will be composed of individual, opaque letters that will be either back lit or illuminated with up lighting. Letters shall not be internally illuminated.
- Home Owners Association:**
 - The Petitioner will provide a copy of the CC & R's for the Site to the HOA presidents of the adjoining neighborhoods prior the issuance of the first certificate of occupancy.
 - The HOA documents for the Site will indicate that no more than 20% of the proposed units may be rented at any one time.
 - The HOA documents for the Site will indicate that if a unit becomes distressed the HOA for the Site will be offered the first right of refusal to purchase the property.
- Amendments to the Rezoning Plan:**
 - Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
- Binding Effect of the Rezoning Application:**
 - If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan 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 heirs, devisees, personal representatives, successors in interest or assigns.

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02-19-16 NEIGHBORHOOD & CITY REVISIONS
03-24-16 NEIGHBORHOOD & CITY REVISIONS
03-29-16 CITY REVISIONS
03-29-16 CITY REVISIONS

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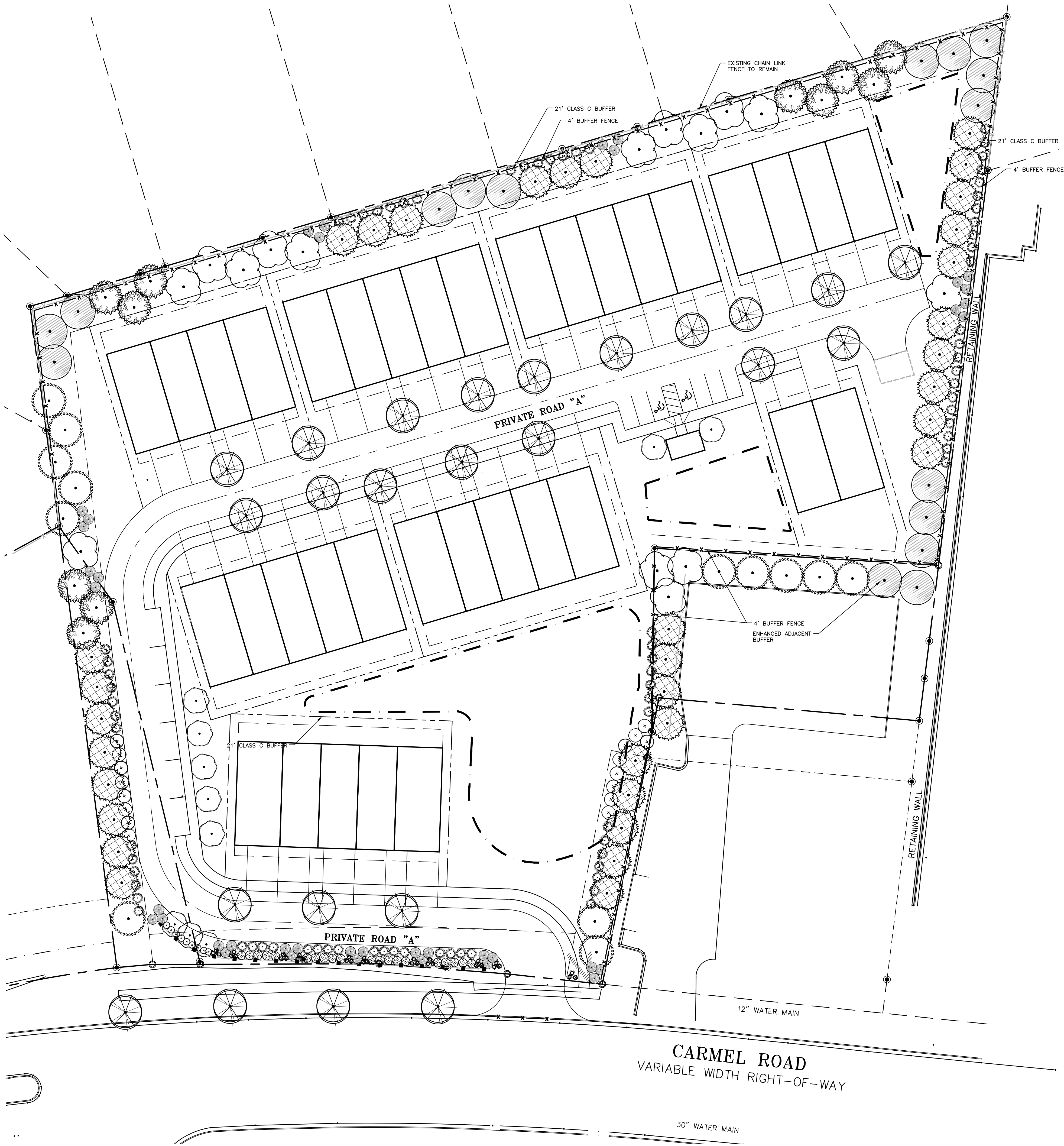
CARMEL ROAD PROPERTY
REZONING PETITION NO. 2016-014
CARMEL ROAD
CHARLOTTE, NORTH CAROLINA 28262
PROPOSED SITE PLAN

PROJECT NO.	EAS-15020
FILENAME:	
DESIGNED BY:	JDM
DRAWN BY:	ANL
SCALE:	1" = 30'
DATE:	04-08-2016
SHEET NO.	RZ-2


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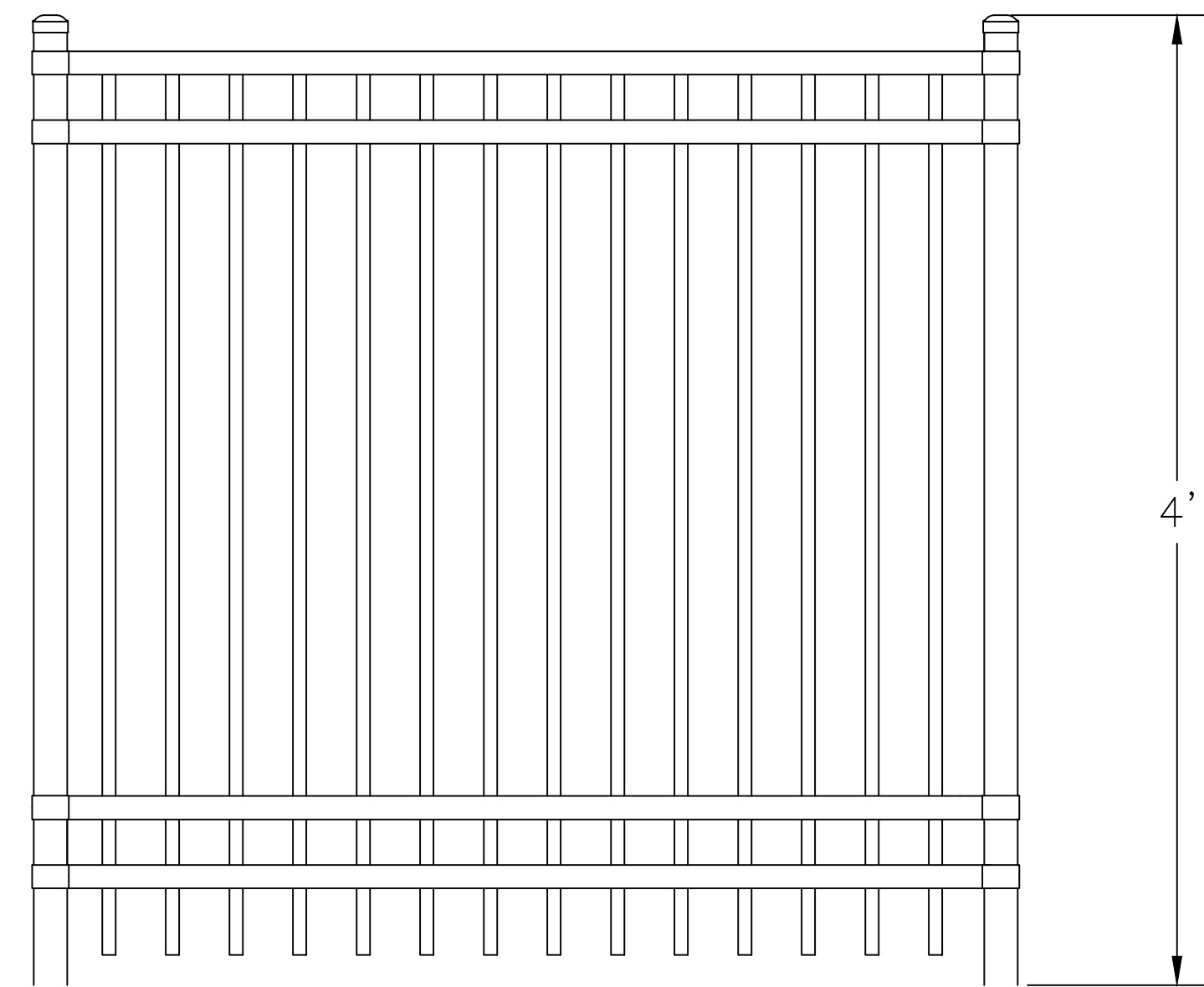
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PLANT SCHEDULE

EVERGREEN TREES		QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	HEIGHT	
		16	Deodar Cedar	Cedrus deodara	—	2"	8' Min.	
		13	Black Dragon Japanese Cedar	Cryptomeria japonica 'Black Dragon'	—	2"	8' Min.	
		11	Eastern Red Cedar	Juniperus virginiana	—	2"	8' Min.	
		15	Bracken's Southern Magnolia	Magnolia grandiflora 'Brackens Brown Beauty'	—	2"	8' Min.	
		33	Short Leaf Pine	Pinus echinata	—	2"	8' Min.	
FLOWERING TREES		QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	HEIGHT	
		13	Cherokee Chief Dogwood	Cornus florida 'Cherokee Chief'	—	2"		
STREET TREES		QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	HEIGHT	
		24	Pyramidal English Oak	Quercus robur 'Fastigiata'	—	3"		
SHRUBS		QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD	
		15	Autumn Twist Azalea	Azalea Encore 'Autumn Twist' TM	—	24"		
		85	Savannah Holly	Ilex x attenuata 'Savannah'	—	5' — 7'		
		20	Ever Red Fringe Flower	Loropetalum chinense 'Chang Nian Hong'	—	24"		
		39	Adagio Eulalia Grass	Miscanthus sinensis 'Adagio'	—	24"		
		17	Sweet Olive	Osmanthus fragrans	—	24"		
		41	Emerald Arborvitae	Thuja occidentalis 'Emerald'	—	5' — 7'		
GROUND COVERS		QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD	SPACING
		106 sf	Annuals	Annuals Annuals Annuals	flat			

- NOTES:
1. LANDSCAPE PLAN IS PROVIDED FOR AESTHETIC PURPOSES.
 2. PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO AVAILABILITY.
 3. PLANT LAYOUT IS SUBJECT TO CHANGE DUE TO UNFORESEEN SITE LAYOUT CHANGES FROM EXISTING SITE CONDITIONS.



1 4' TALL BUFFER FENCE DETAIL
RZ-3 NTS

CONCEPTUAL SITE PLAN SUBJECT TO CHANGE.

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CARMEL ROAD PROPERTY
REZONING PETITION NO. 2016-014
CARMEL ROAD
CHARLOTTE, NORTH CAROLINA 28262

PROPOSED SITE PLAN

PROJECT NO. EAS-15020

FILENAME:

DESIGNED BY: JDM


DRAWN BY: ANL

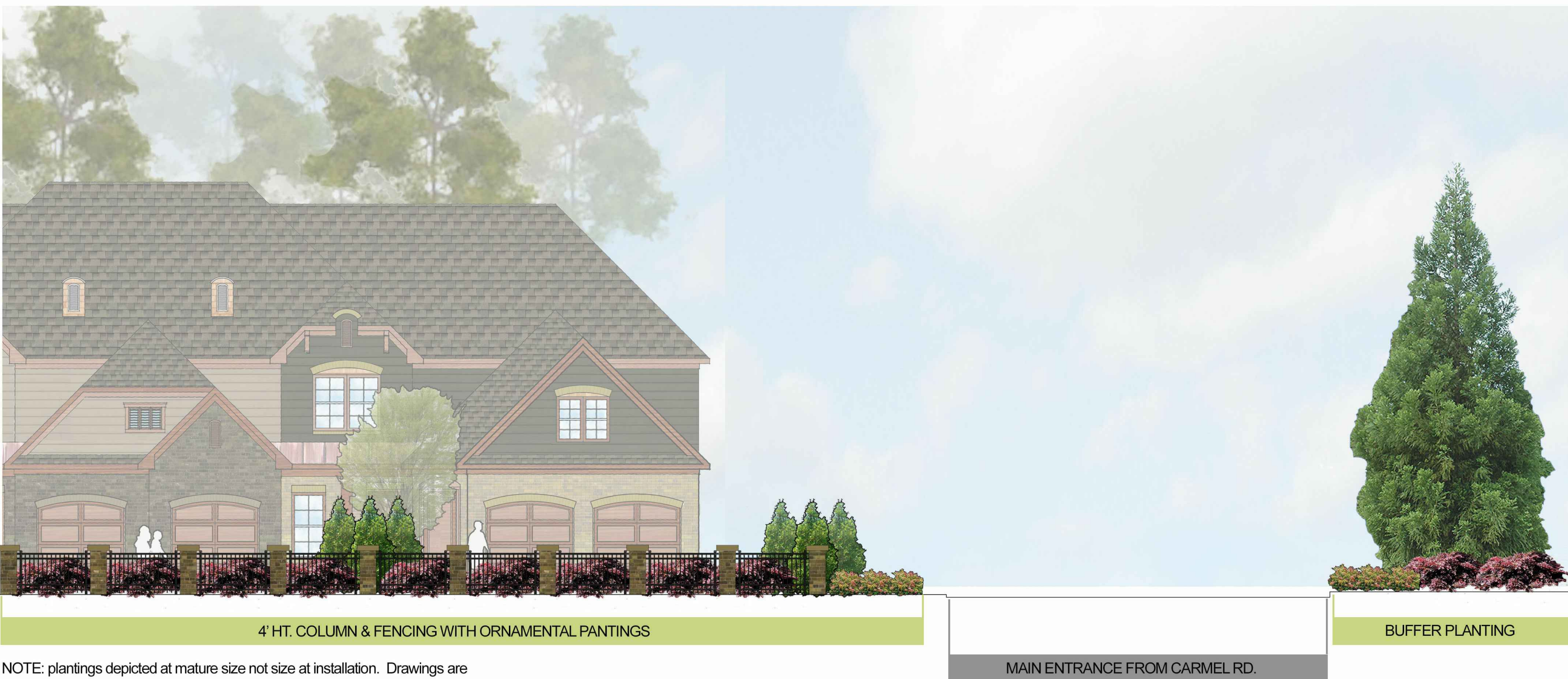
SCALE: 1" = 30'


DATE: 04-08-2016

SHEET NO. RZ-3

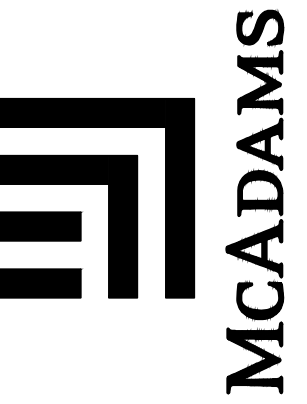


 ELEVATION B-B' LOOKING SOUTH
NTS



 ELEVATION C-C' LOOKING EAST
NTS

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CARMEL ROAD PROPERTY
REZONING PETITION NO. 2016-014
CARMEL ROAD
CHARLOTTE, NORTH CAROLINA 28262
SECTIONS & ELEVATIONS

PROJECT NO. EAS-15020
 NAME:
 SIGNED BY: JDM
 DRAWN BY: ANL
 SCALE: NTS
 DATE: 04-08-2016
 SHEET NO. R7-4





CONCEPTUAL ELEVATION SUBJECT TO CHANGE
ARCHITECTURE BY DAVID WOOD, INC. HOME DESIGNS

CARMEL PROPERTY
TOWN HOME COMMUNITY



ILLUSTRATIVE RENDERING OF UNITS
NTS

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CARMEL ROAD PROPERTY
REZONING PETITION NO. 2016-014
CARMEL ROAD
CHARLOTTE, NORTH CAROLINA 28262

PROPOSED ELEVATIONS

PROJECT NO. EAS-15020

FILENAME:

DESIGNED BY: JDM

DRAWN BY: ANL

SCALE: NTS

DATE: 04-08-2016

SHEET NO. RZ-5

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