

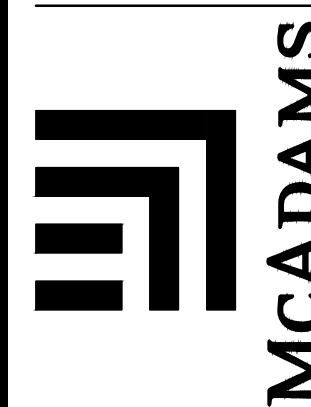
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CONCEPTUAL SITE PLAN SUBJECT TO CHANGE.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS
COMPANY, INC.
11301 Carmel Commons Blvd.
Suite 111
Charlotte, North Carolina 28226
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REVISIONS:

DEVELOPER:

EASTWOOD HOMES
2857 WESTPORT ROAD
CHARLOTTE, NORTH CAROLINA 28208

CARMEL ROAD PROPERTY
CARMEL ROAD
CHARLOTTE, NORTH CAROLINA 28262

TECHNICAL DATA SHEET

PROJECT NO. EAS-15020

FILENAME:

DESIGNED BY: JDM

DRAWN BY: ANL

SCALE: 1" = 30'

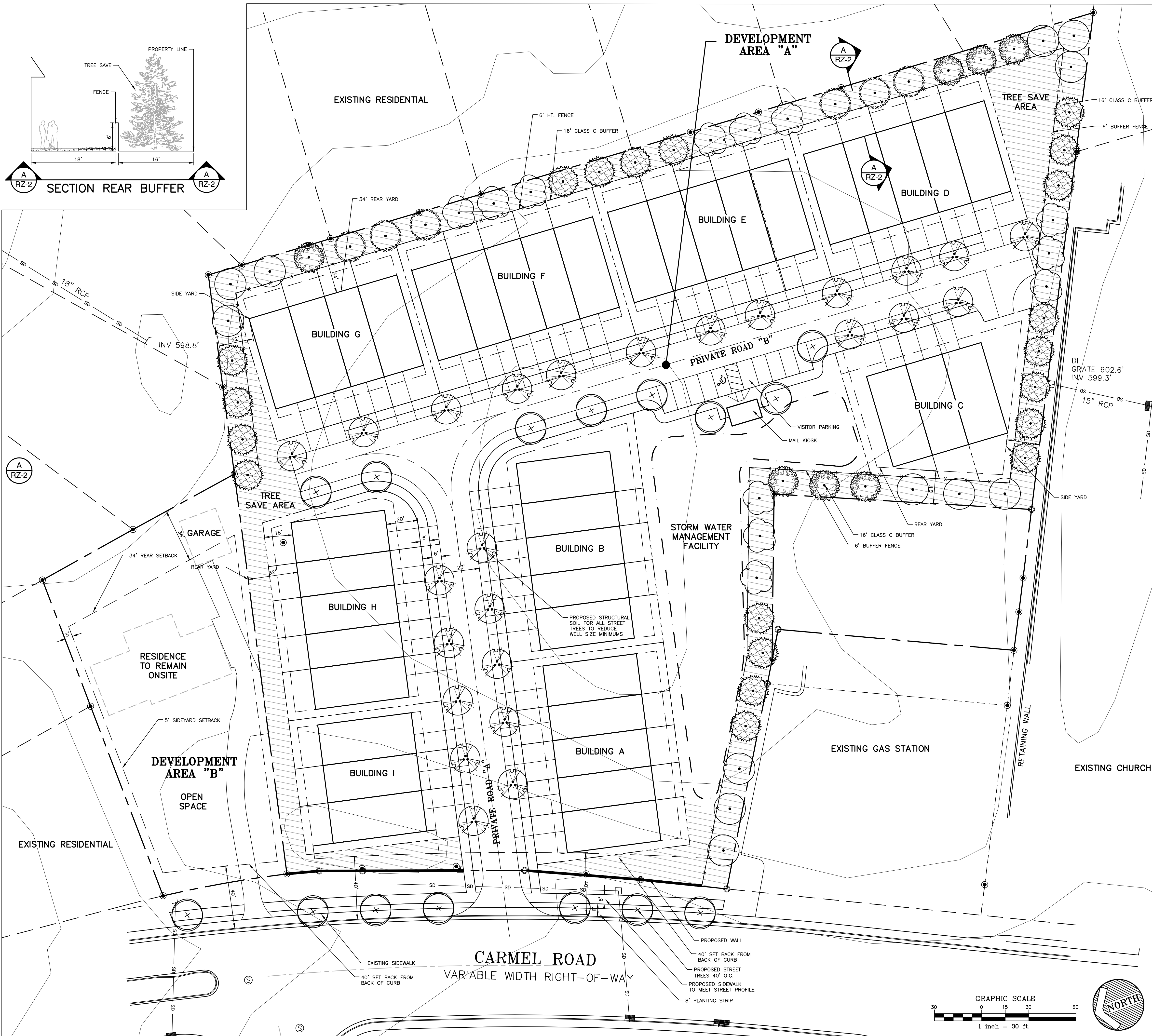
DATE: 10-23-2015

SHEET NO. RZ-1

McAdams

Y:\Projects\EAS-15020\Land\EAS15020.dwg, 10/26/2015 8:33:18 AM, Lorne, Nick

CONCEPTUAL SITE PLAN SUBJECT TO CHANGE.



TREE SAVE AREA (15%)

LARGE MATURING EVERGREEN BUFFER TREE

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LARGE MATURING EVERGREEN BUFFER TREE

LARGE MATURING EVERGREEN BUFFER TREE

LARGE MATURING EVERGREEN BUFFER TREE

LARGE MATURING STREET TREE

LARGE MATURING STREET TREE

BLANCHARD FAMILY (NC) LLC
Development Standards
10/26/15
Rezoning Petition No. 2015-000

Site Development Data:

--Acreage: ± 5.072 acres

--Tax Parcel #: 211-411-13, and 14

--Existing Zoning: R-3

--Proposed Zoning: UR-2(CD)

--Existing Uses: Two detached dwellings.

--Proposed Uses: Up to 40 attached dwelling units and one (1) detached dwelling unit 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 or 40 feet; building height to be measured as required by the Ordinance.

--Parking: Parking as required by the Ordinance will be provided.

1. General Provisions:

a. 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 5.072 acre site located on the west side of Carmel Road between Carmel Hills Drive and Shadow Lake Drive (the "Site").

b. 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.

c. 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 are 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.

d. 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:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or

ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or shifting 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.

d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site shall not exceed 12. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

2. Permitted Uses & Development Area Limitation:

a. For ease of reference, the Rezoning Plan sets forth two (2) development areas as generally depicted on the Technical Data Sheet as Development Areas A and B (each a "Development Area" and collectively the "Development Areas")

b. Development Area A may be developed with up to 40 attached dwelling units; Development Area B may be developed with one (1) detached dwelling unit (the existing dwelling unit on Development Area B may remain or may be removed and a new dwelling unit constructed in its place), together with accessory uses allowed in the UR-2 zoning district.

3. Access and Transportation:

a. Access to the Site will be from Carmel Road in the manner generally depicted on the Rezoning Plan.

b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along Carmel Road as generally depicted on the Rezoning Petition.

c. Along the Site's internal private street a six (6) foot planting strip with a six (6) foot sidewalk will be provided on both sides of the proposed private street as generally depicted on the Rezoning Plan. Street trees will also be provided along the private street as generally depicted on the Rezoning Plan.

d. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.

e. 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.

4. Architectural Standards, Court Yards/Amenity Areas:

a. 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. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.

b. The attached illustrative building 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).

c. Meter banks will be screened from adjoining properties and from Carmel Road.

d. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

e. All trash and recycling to be on street roll out.

5. Streetscape, Buffers, Yards, and Landscaping:

a. A 40 foot setback measured from the back of the existing curb will be provided along Carmel Road.

b. A 32 foot rear yard will be provided within Development Area A as generally depicted on the Rezoning Plan. Building G will have a 32 foot side yard and building C will have a 21 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.

c. A 16 foot Class C Buffer with a six (6) foot opaque fence will be provided within Development Area A as generally depicted on the Rezoning Plan (additional fencing and types of fencing may be installed in other locations as allowed by the Ordinance).

d. The structure within Development Area B will adhere to the setbacks, side and rear yards indicated on the Rezoning Plan.

e. 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.

f. Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the buildings on the Site and to the sidewalks along Carmel Commons in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.

g. Screening requirements of the Ordinance will be met. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

6. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. 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.

c. The Site will comply with the Tree Ordinance.

7. Lighting:

a. 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.

b. Detached lighting on the Site will be limited to 15 feet in height.

8. Amendments to the Rezoning Plan:

a. 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.

9. Binding Effect of the Rezoning Application:

a. 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.

LANDSCAPE LEGEND

TREE SAVE AREA (15%)

LARGE MATURING EVERGREEN BUFFER TREE

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VICINITY MAP
NOT TO SCALE

PROJECT NO. EAS-15020

FILENAME:

DESIGNED BY: JDM

DRAWN BY: ANL

SCALE: 1" = 30'

DATE: 10-23-2015

SHEET NO. RZ-2

THE JOHN R. MCADAMS
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11301 Carmel Commons Blvd.
Suite 111
Charlotte, North Carolina 28226
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PROPOSED SITE PLAN

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION