

LINE TABLE				
NUMBER	DIRECTION	DISTANCE		
L1	N 85°21'12" W	114.48'		
L2	N 86°15'20" W	7.24'		
L3	N 03°44'40" E	140.34'		
L4	N 86°15'20" W	137.01'		
L5	N 85°46'03" E	11.97'		
L6	N 03°44'51" W	5.87'		
L7	N 85°46'03" E	142.71'		
L8	N 82°06'21" E	63.45'		
L9	N 18°26'52" E	167.14'		
L10	S 12°02'24" E	28.33'		
L11	N 03°40'32" E	6.64'		
L15	N 03°40'32" E	58.24'		

CURVE TABLE				
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	275.00	48.81	N 06°36'46" W	48.28
C2	206.00	23.46	N 53°54'52" E	214.40
C3	623.63	43.46	N 00°47'25" E	43.45
C4	128.00	65.43	S 86°47'44" E	65.20

#### SITE DEVELOPMENT DATA

- DEED BOOK 30167, PG. 54 (TAX I.D. 19954101) AND BOOK 29655, PGS. 793 AND 796 (TAX I.D. 19954102)
- EXISTING ZONING: R-3
- PROPOSED ZONING: R-17MF
- SITE AREA: 140,414 SF (3.22 ACS.)
- EXISTING USES: VACANT
- PROPOSED USES: 48 RESIDENTIAL DWELLING UNITS (MULTI-FAMILY) TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-17MF ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: 40' BASE MAX. AVG. HEIGHT  
MAXIMUM HEIGHT FROM THE LOWEST POINT TO THE HIGHEST POINT OF THE BUILDING: 100'  
PROPOSED BUILDING HEIGHT: 45' AT THE HIGHEST POINT.

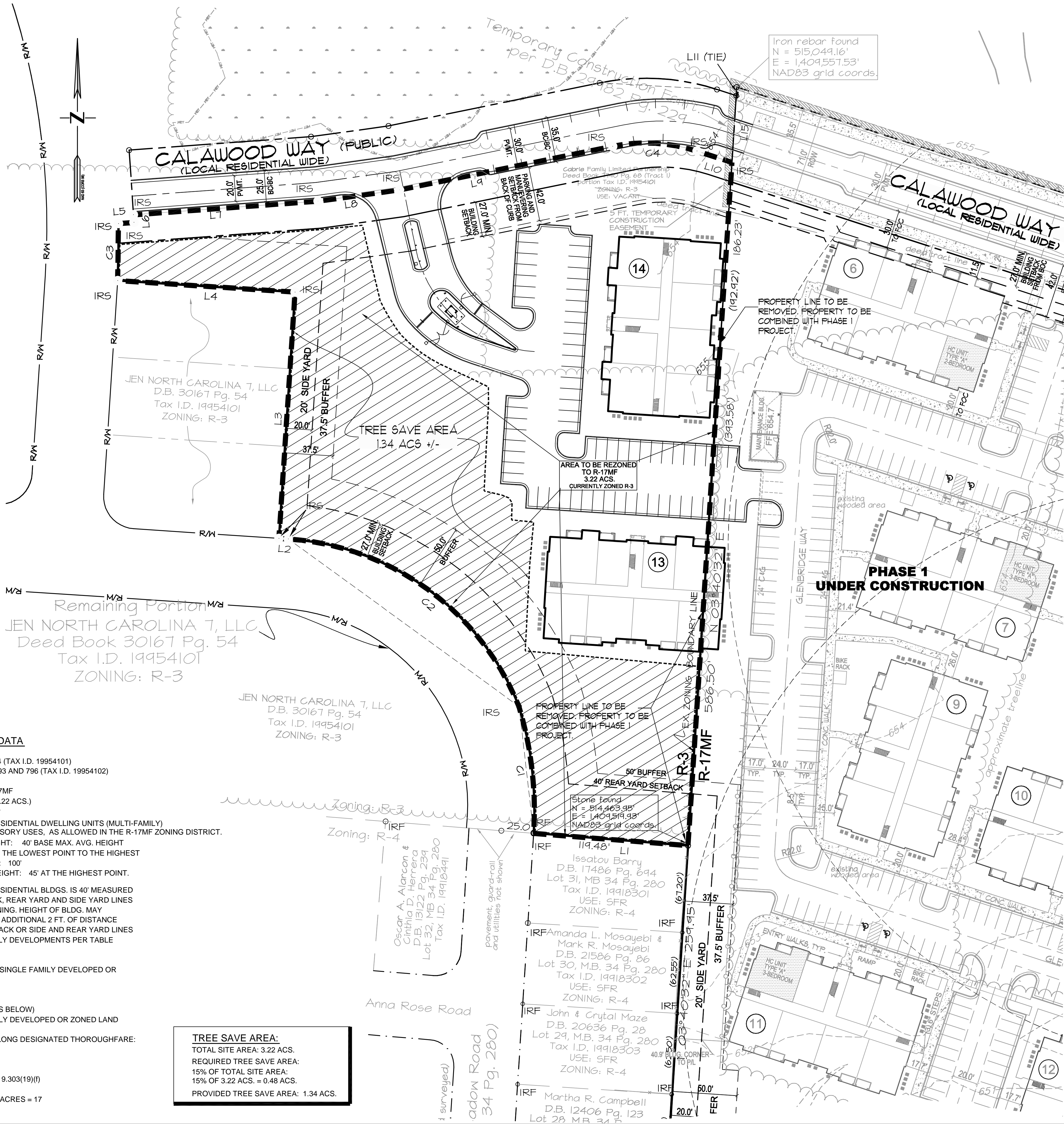
NOTE: MAX. HEIGHT FOR RESIDENTIAL BLDGS. IS 40' MEASURED AT THE REQUIRED SETBACK, REAR YARD AND SIDE YARD LINES ADJACENT TO R-3 & R-4 ZONING. HEIGHT OF BLDG. MAY INCREASE 1 FT. FOR EVERY ADDITIONAL 2 FT. OF DISTANCE FROM THE REQUIRED SETBACK OR SIDE AND REAR YARD LINES ADJACENT TO SINGLE FAMILY DEVELOPMENTS PER TABLE 9.305(1)(j)(B).

SIDE YARD: 10' ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND.  
10' NON-RESIDENTIAL

REAR YARD: 40' (EXCEPT AS BELOW)  
50' ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND

MIN. SETBACK FROM R/W ALONG DESIGNATED THOROUGHFARE:  
30'  
STREET SETBACKS:  
PRIVATE: 15'  
PUBLIC: 27' PER SECTION 9.303(19)(f)  
PUBLIC: 42'  
MAX. DWELLING UNITS PER ACRES = 17

**TREE SAVE AREA:**  
TOTAL SITE AREA: 3.22 ACS.  
REQUIRED TREE SAVE AREA:  
15% OF TOTAL SITE AREA:  
15% OF 3.22 ACS. = 0.48 ACS.  
PROVIDED TREE SAVE AREA: 1.34 ACS.



#### DEVELOPMENT STANDARDS

December 28, 2015

##### I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Horizons at Steele Creek, LLC to accommodate the development of two multi-family residential buildings on the rezoning site located on the west side of Steele Creek Road at the current terminus of Calawood Way, which site is more particularly depicted on the Rezoning Plan (the "Site"). These proposed multi-family residential buildings would be an additional phase of the Horizons at Steele Creek apartment community.
- 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 R-17 MF 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, may be altered or modified during design development and construction document phases.
- The maximum number of principal buildings to be developed on the Site shall be two.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the 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.

##### II. Permitted Uses

- The Site may only be devoted to a residential community containing a maximum of 48 multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-17 MF zoning district.

##### III. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points 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 in accordance with applicable published standards.
- Off-street vehicular parking and bicycle parking shall be provided in accordance with the requirements of the Ordinance.
- The alignment of the internal vehicular circulation areas 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 applicable published standards.

##### IV. Architectural Standards

- The maximum height in stories of the multi-family residential buildings to be constructed on the Site shall be 3 stories.
- Attached to the Rezoning Plan are schematic architectural renderings of the multi-family residential buildings to be constructed on the Site that are intended to depict the general conceptual architectural style and character of such buildings. Accordingly, the multi-family residential buildings to be constructed on the Site shall be designed and constructed so that they are substantially similar in appearance to the attached schematic architectural renderings. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style, character and quality of the buildings are permitted.
- The exterior building materials for the building to be constructed on the Site are designated on the attached schematic architectural renderings.

##### V. Streetscape and Landscaping/Buffer

- Landscaping and screening will meet the requirements of the Ordinance.
- A Class C buffer shall be established along portions of the Site's boundary lines as depicted on the Rezoning Plan, and such buffer shall conform to the standards of Section 12.302 of the Ordinance.
- Pursuant to Section 12.302(8) of the Ordinance, Petitioner may reduce the required width of the buffer by up to 25% by installing a wall, fence or berm that meets the standards of Section 12.302(8) of the Ordinance.
- In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.

##### VI. Amenities

- This proposed residential community will be an additional phase of the Horizons at Steele Creek apartment community. Accordingly, the residents of the proposed multi-family residential buildings will utilize the amenities in the Horizons at Steele Creek apartment community.

##### VII. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- Development of the Site shall comply with the City of Charlotte Tree Ordinance.

##### VIII. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and 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 the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

#### CURRENT OWNER:

JEN NORTH CAROLINA, LLC (OWNER TAX I.D. 19954101)  
a North Carolina Limited Partnership  
10510 STEELE CREEK ROAD  
CHARLOTTE, NC 28210

#### HORIZONS AT STEELE CREEK LLC (OWNER TAX I.D. 19954102)

a North Carolina Limited Partnership  
10510 STEELE CREEK ROAD  
CHARLOTTE, NC 28210

#### APPLICANT / DEVELOPER:

CIP CONSTRUCTION COMPANY  
201 NORTH ELM STREET  
GREENSBORO, NC 27401  
PHONE: (336) 275-6198 x 305  
CONTACT: DENNIS BURTON  
EMAIL: dburton@cipconst.com

#### ENGINEER:

CPT ENGINEERING & SURVEYING, INC.  
4400 TYNING STREET  
HIGH POINT, NC 27265  
PHONE: (336) 812-8800 EXT. 304  
FAX: (336) 812-8780  
CONTACT: CHUCK TRUBY, P.E.  
EMAIL: chuckt@cptengineering.com

#### REVISIONS

ENGINEERING AND SURVEYING, INC.

LAND DEVELOPMENT CONSULTING  
CORPORATE LICENSE NUMBER C-1875

4400 TYNING STREET  
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HORIZONS at STEELE CREEK

10510 & 10700 STEELE CREEK ROAD

CITY OF CHARLOTTE  
MECKLENBURG COUNTY

#### SCHEMATIC SITE PLAN

SCALE: 1" = 40'

DATE: 2/16/16

PROJECT: 1306-14

DRAWN BY: TM

SHEET RZ-1