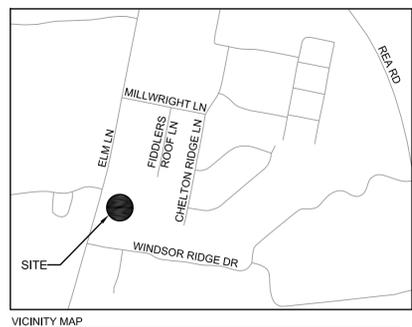
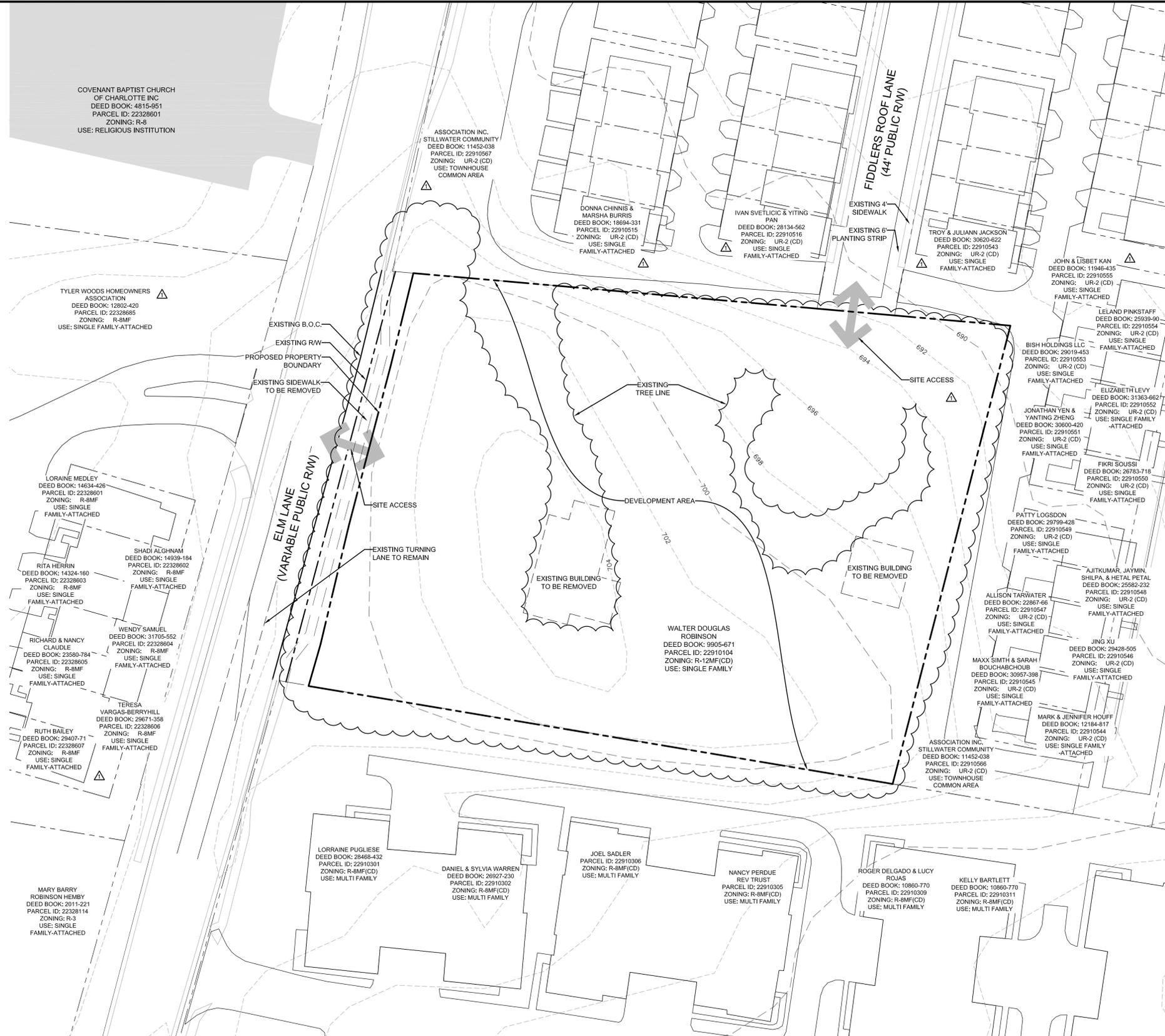


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Development Standards

- A. General Provisions
1. These Development Standards form a part of the Rezoning Plan...
2. Development of the Site will be governed by the Rezoning Plan...
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards...
4. Future amendments to the Rezoning Plan and/or these Development Standards may be applied...

B. Permitted Uses/Development Limitations
1. The Site may be devoted only to a residential community containing a maximum of 20 for sale single family attached dwelling units...

C. Transportation
1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan...
2. As depicted on the Rezoning Plan, the Site will be served by a local residential wide public street...
3. Internal sidewalks and pedestrian connections shall be provided on the Rezoning Plan...
4. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site...
5. Subject to and conditioned upon the approval of CDOT and/or NCDOT...
6. The transportation improvements set out in this Section C of the Development Standards shall be approved...

D. Architectural Standards
1. The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories...
2. The maximum height in feet of the single family attached dwelling units to be located on the Site shall be 45 feet...
3. The primary exterior building materials for the single family attached dwelling units to be located on the Site...
4. Vinyl, EIFS or masonry may not be used as an exterior building material on any building to be constructed on the Site...
5. The actual widths of the single family attached dwelling units may vary from the widths depicted on the Rezoning Plan...
6. The front elevation of each dwelling unit shall have windows or other architectural details that limit the maximum blank wall...
7. All corner or end dwelling units that face a public street shall have windows or other architectural details that limit the maximum blank wall...
8. Each single family attached dwelling unit to be located on the Site shall have a minimum 2 car garage...
9. Each single family attached dwelling unit to be located on the Site will be alley loaded...

E. Private Open Space
1. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed on both sides of the new local residential wide public street...
2. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed on both sides of the new local residential medium public street...
3. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Elm Lane...
4. The sidewalks described in this Section E of the Development Standards, or portions thereof, may be located in a sidewalk utility easement...
5. A minimum 6 foot tall screen fence or wall shall be installed along the southern boundary line of the Site...
6. A minimum 6 foot tall screen fence or wall shall be installed along the northern boundary line of the Site...
7. Small maturing evergreen trees shall be installed along the eastern boundary line of the Site...

F. Lighting
1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways, alleys, sidewalks and community green and landscaping lighting) shall be fully capped and shielded...
2. The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet...

H. Environmental Features
1. Development of the Site shall comply with the City of Charlotte Tree Ordinance...
2. The tree save areas depicted on the Rezoning Plan are conceptual, and the actual locations of the tree save areas on the Site may vary...
3. The area within the 50' setback from Elm Lane shall be common open space and/or tree save areas...
4. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance...

I. Binding Effect of the Rezoning Documents and Definitions
1. 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 Petitioner and the current and subsequent owners...
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof...
3. 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.

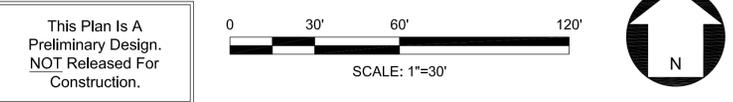


Table with 4 columns: No., Date, By, Description. Row 1: 1, 9/10/18, SJC, PER STAFF COMMENTS. Row 2: 2, 10/22/18, MDH, PER STAFF AND OWNER COMMENTS.

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- LEGEND:**
- ROAD CENTERLINE:
 - EXISTING CURBING:
 - EXISTING BUILDINGS TO BE REMOVED:
 - EXISTING BUILDING:
 - PROPERTY BOUNDARY:
 - PROPOSED CURB & GUTTER:
 - PROPOSED R/W:
 - PROPOSED SIDEWALK:
 - SIDEWALK UTILITY EASEMENT:
 - EXISTING LOT LINE:
 - CONTOUR LINE:
 - YARD SETBACK:
 - PROPOSED P.O.S.:
 - PROPOSED BUILDING:
 - TREE SAVE AREA:
 - PROPOSED EVERGREEN TREE:

DEVELOPMENT DATA:

Site Area: +/- 2.0 acres
 Tax Parcel: 22310104
 Existing Zoning: R-12MF(CD)
 Proposed Zoning: UR-2(CD)
 Existing Use: SF Residential
 Proposed Use: 1/2 to 2 1/2 Single Family Attached Units
 Min. Setback: See Plan
 Min. Side Yard: See Plan
 Min. Rear Yard: See Plan
 Maximum Building Height: 8'
 Max. Floor Area Ratio: 1.0
 Parking Provided: 2.0 Spaces per unit plus on-street
 Min. Private Open Space: 400 s.f./unit as required by ordinance
 Tree Save: Per Ordinance 15% Required 15% Provided
 PCCO: See Ordinance (Underground)
 See Development Standards

NOTE:
 TREE SAVE WAS CALCULATED USING GIS PARCEL DATA. TREE SAVE WILL BE RECALCULATED BASED ON SURVEY BOUNDARY DURING SITE PERMITTING PHASE
 2 AC X .15 = 13,068 SF REQUIRED TREE SAVE

11831 ELM LANE SITE
 JBH DEVELOPMENT, LLC
 CHARLOTTE, NC

REZONING SITE PLAN
 REZONING PETITION:
 2018-094

CORPORATE CERTIFICATIONS
 NC PE - C-2930 NC LA - C-253
 SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: MDL
 Drawn By: MDH
 Checked By: LHC
 Date: 07/10/2018
 Project Number: 18009

Sheet Number:

RZ-2

This Plan Is A Preliminary Design.
 NOT Released For Construction.



SCALE: 1"=30'

REVISIONS:

No.	Date	By	Description
1	9/10/18	SJC	PER STAFF COMMENTS
2	10/22/18	MDH	PER STAFF AND OWNER COMMENTS