CHARLOTTE SITE PLAN NOTES

1. GENERAL PROVISIONS
   A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION, FILED BY COHAB LLC (THE PETITIONER), TO ACCOMMODATE THE DEVELOPMENT OF 35 RESIDENTIAL DWELLING UNITS ON AN APPROXIMATELY 0.5177 ACRE SITE LOCATED ON THE SOUTHWEST CORNER OF SEIGLE AVENUE & 15TH STREET, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 08109921, 08109914 & 08109913.

   B. 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").

   C. UNLESS THE ZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARD, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD-CD ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

   D. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENT DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE SETBACKS, AS SHOWN ON THE SITE PLAN, ARE: 16' FRONT SETBACK FROM THE BACK OF CURB ON SEIGLE AVENUE; 16' SIDE SETBACK FROM THE BACK OF CURB ON 15TH STREET; 10' SIDE SETBACK ON THE SOUTHWEST PROPERTY LINE SHARED WITH THE ADJACENT COMMERICAL AND A 20' REARYARD SETBACK AGAINST THE ADJACENT RESIDENTIAL FACING 15TH.

   E. FUTURE AMENDMENTS TO REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISION OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES
   A. THE SITE MAY BE UTILIZED FOR ANY USES AVAILABLE IN THE MUDD ZONING DISTRICT, INCLUDING MIX OF COMMERICAL SPACE FRONTING SEIGLE AND A RESIDENTIAL COMMUNITY CONTAINING 35 RESIDENTIAL DWELLING UNITS, AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE MUDD ZONING DISTRICT.

   B. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. TRANSPORTATION
   A. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS, AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.

   B. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY A PRIVATE DRIVEWAY, AND MINOR ADJUSTMENT TO THE LOCATION OF THE DRIVEWAY SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.

   C. SUBTERRANEAN PARKING WILL BE PROVIDED TO MEET THE MUDD ZONING ORDINANCE REQUIREMENTS, INCLUDING ONE STALL PER RESIDENTIAL UNIT, PLUS ONE STALL PER 600 SF OF COMMERCIAL SPACE.

   D. SITE SHALL NOT BE REQUIRED TO PROVIDE A 35' BY 35' SIGHT TRIANGLE AT THE CORNER OF SEIGLE AND 15TH/ ST.

   E. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

4. ARCHITECTURAL STANDARDS
   A. PERMITTED EXTERIOR BUILDING MATERIALS SHALL COMPRISE OF BRICK, CEDAR SHAKE, WOOD SIDING, FIBER CEMENT SIDING, STUCCO, MASONRY AND/OR OTHER MATERIAL APPROVED BY THE CITY PLANNING DIRECTOR.

   B. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.

   C. PERMITTED SLOPED ROOF MATERIALS ARE ASPHALT SHINGLES, COMPOSITION SHINGLES, WOOD SHINGLES, TIN, STANDING SEAM METAL, AND WOOD SHAKES.

   D. THE SCHEMATIC DEPICTION OF SIDEWALKS, DRIVEWAY, 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 PROVISION OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENT DEPICTED BY THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/ SITE ELEMENT 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.

5. OPEN SPACE
   THE PROJECT WILL MEET OPEN SPACE REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT AS THOSE STANDARDS EXIST AT THE TIME OF THE REZONING APPROVAL OR AT THE TIME OF PERMITTING IN THE SOLE DISCRETION OF PETITIONER.
   A. ENVIRONMENTAL FEATURES
      I. DEVELOPMENT OF THE SITE SHALL COMPLY WITH CHARLOTTE TREE ORDINANCE. TREE SAVE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE SITE PLAN.
      II. DEVELOPMENT WITHIN THE SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

6. LIGHTING
   A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECTED ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

   B. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED FIFTEEN (15) FEET.

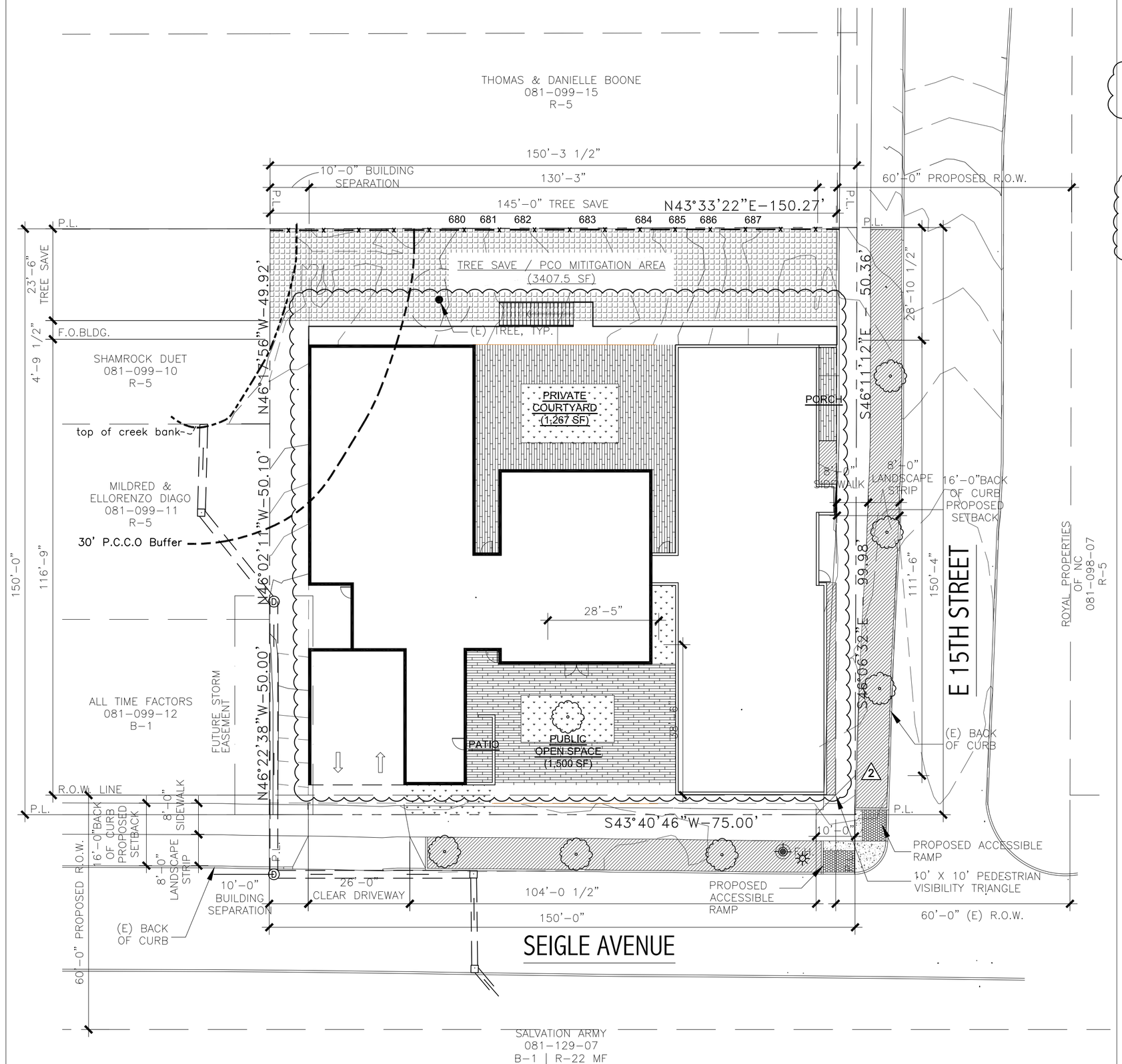
   C. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE. CAPPED AND DOWNWARDLY DIRECTED.

7. STREETSCAPE AND LANDSCAPING
   A. PETITIONER SHALL PROVIDE A MINIMUM 8 FEET WIDE SIDEWALK AND A MINIMUM 8 FEET WIDE PLANTING STRIP IN THE SETBACK AS GENERALLY SHOWN ON THE SITE PLAN ON BOTH SEIGLE AVENUE AND 15TH STREET.
   B. PETITIONER SHALL PROVIDE A SIDEWALK EASEMENT SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

8. AFFORDABLE DWELLING UNIT
   THREE RESIDENTIAL UNITS WILL BE RESERVED AS AFFORDABLE UNITS. IF THE UNITS ARE RENTED THEN THEY WILL BE RENTED AS BELOW MARKET RENTAL UNITS AT A RATE ELIGIBLE FOR THE FEDERAL HOUSING CHOICE VOUCHER PROGRAM. IF THE INDIVIDUAL UNITS ARE SOLD THEN THREE AFFORDABLE UNITS WILL BE SOLD AT 80% AREA MEDIAN INCOME WITH A 10 YEAR RESTRICTION ON THE RESALE OF THE PROPERTY, OR SHALL BE ELIGIBLE FOR THE CITY OF CHARLOTTE'S HOUSE CHARLOTTE PROGRAM. REZONING 2

9. 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 HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON REPRESENTATIVE, SUCCESSORS IN INTEREST OR ASSIGNS.

NOTES | SCALE: N.T.S | 20



SITE PLAN | SCALE: 1" = 20'-0" | 8

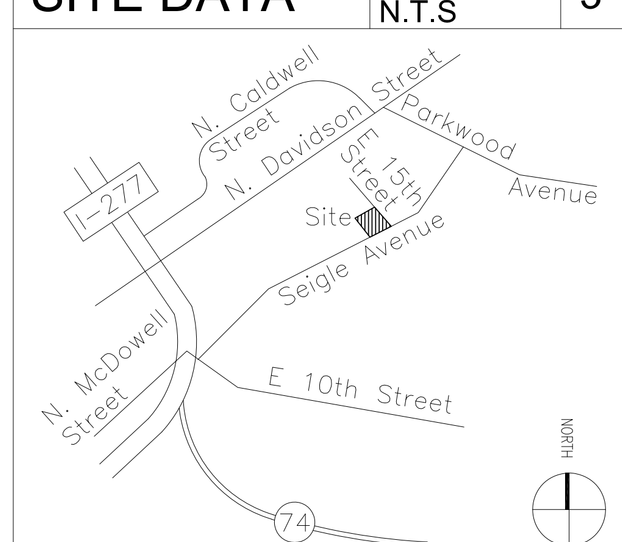
SITE DEVELOPMENT DATA:	
SITE ACREAGE	0.51 ACRES
LOT AREA:	22,533 SF
TAX PARCEL #	081-099-14 (TRACT 1) 081-099-13 (TRACT 2) 081-099-21 (TRACT 3)
EXISTING ZONING:	R-5
PROPOSED ZONING:	MUDD-CD
EXISTING USE:	SINGLE FAMILY DWELLING
PROPOSED USE:	MULTIFAMILY DWELLING
BUILDING HEIGHT:	65'-0"
BUILDING AREA (GROSS):	39,746 SF
FAR: FLOOR AREA RATIO:	1.98
DENSITY	68 D.U.A.
TOTAL UNITS:	35 RESIDENTIAL UNITS
PARKING PROVIDED:	60 36 SPACES 24 HYDRAULIC-LIFT SPACES
PARKING RATIO:	1 SPACE PER RESIDENTIAL UNIT

OPEN SPACE REQUIREMENTS (MUDD-CD):	
LOT AREA:	22,533 SF
OPEN SPACE REQ'D: (1 SF / 150 SF)	22,533 SF / 150 SF = 150.2 SF OPEN SPACE REQ'D
OPEN SPACE PROVIDED:	1,500 SF

LEGEND:

- PROPERTY LINE
- FENCE AND LANDSCAPE SCREENING
- TOP OF CREEK BANK
- 30' P.C.C.O. WITH PROPOSED TREE SAVE AREA.
- (E) STORMWATER PIPE AND STRUCTURES TO BE RELOCATED.
- PUBLIC COURTYARD/OPEN SPACE
- LANDSCAPE STRIP
- TREE SAVE (TOTAL: 3,407 SF)
- EXISTING TREE TO BE SAVED
- PROPOSED TREE

SITE DATA | SCALE: N.T.S | 3



VICINITY MAP | SCALE: N.T.S | 4

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REZONING SUBMITTAL
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REZONING PLAN

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