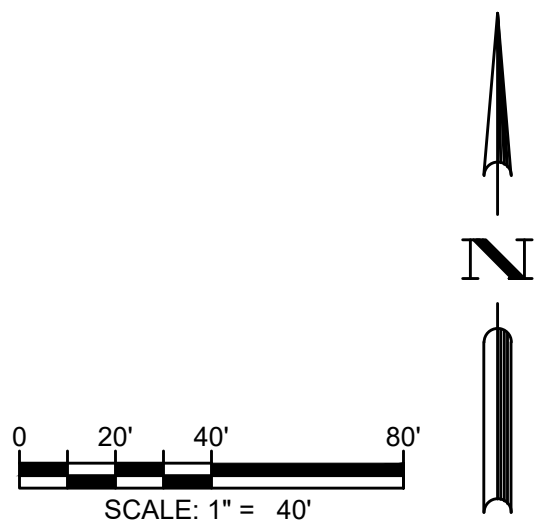


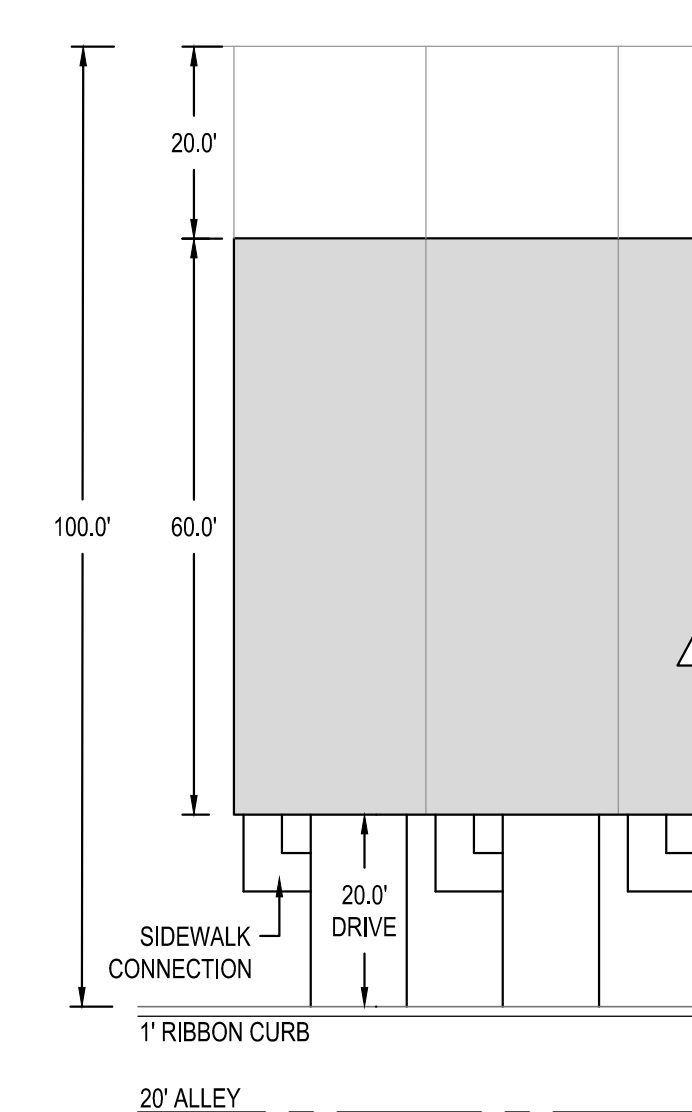
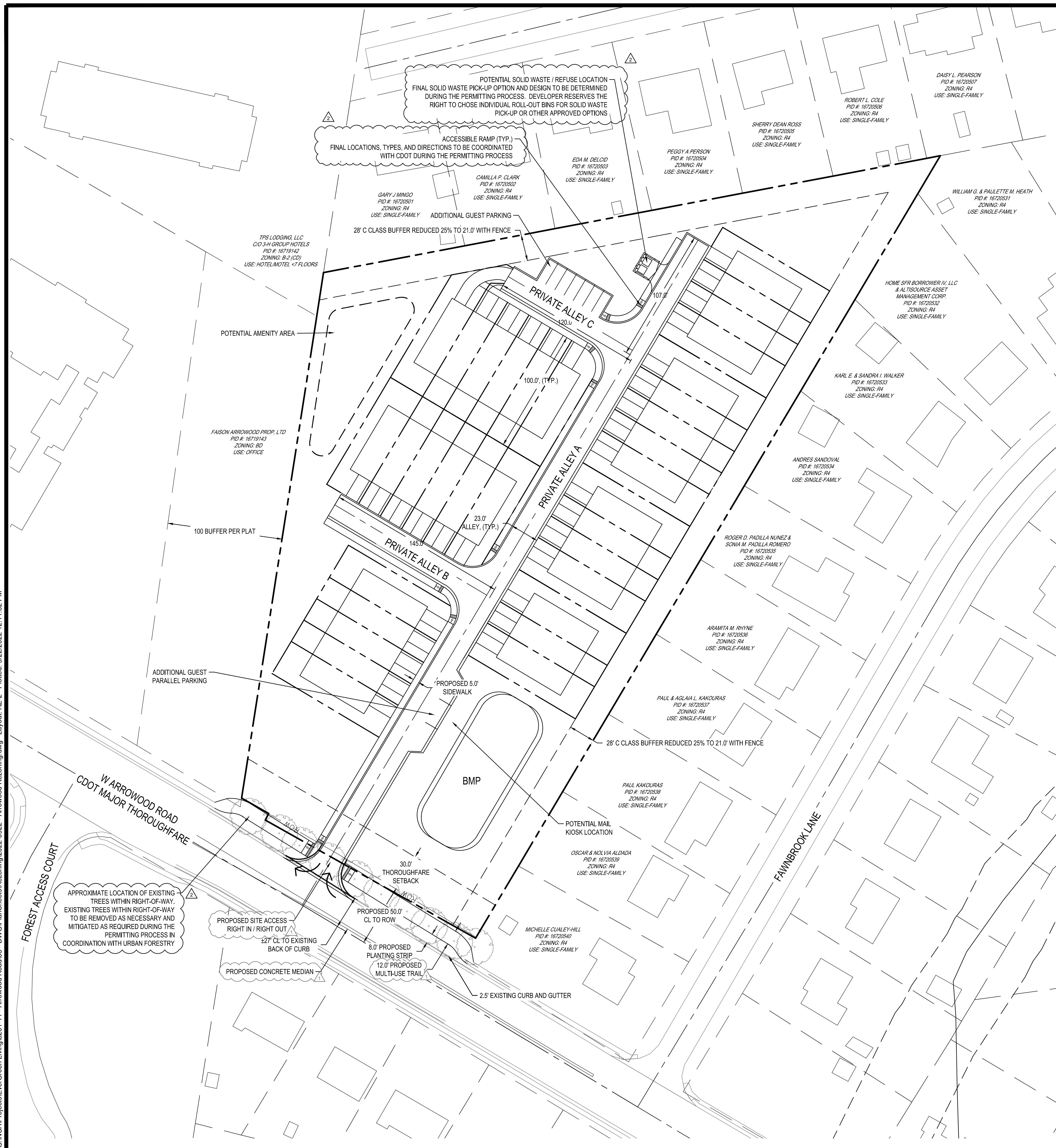


TECHNICAL DATA NOTES

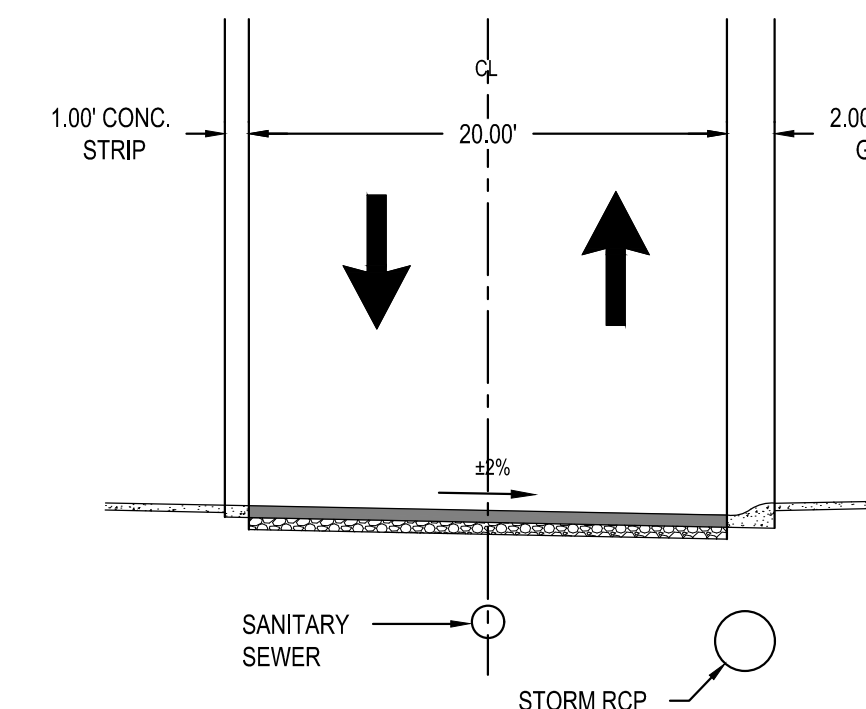
1. **GENERAL PROVISIONS:**
- a. SITE LOCATION; DEVELOPMENT AREAS. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CANVAS RESIDENTIAL, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 4.18-ACRE SITE GENERALLY LOCATED ON 720 W. ARROWWOOD ROAD, CHARLOTTE, NC 28217 (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 IN EXISTENCE AS OF THE DATE OF APPROVAL OF THE REZONING (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8 MF 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.
- 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.
- 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 RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED NINE (9). 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 BUILDINGS LOCATED ON THE SITE.
2. **PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
- a. THE SITE MAY BE DEVELOPED WITH UP TO THIRTY-THREE (33) SINGLE FAMILY ATTACHED OR MULTI-FAMILY IN A TOWNHOME STYLE RESIDENTIAL DWELLING UNITS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-8 MF ZONING DISTRICT.
3. **ACCESS AND TRANSPORTATION IMPROVEMENTS:**
- a. ACCESS TO THE SITE SHALL BE FROM W. ARROWWOOD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- b. 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.
- c. ALL TRANSPORTATION IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE PETITIONER, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- d. THE PETITIONER SHALL DEDICATE AND FEE SIMPLE CONVEY ALL RIGHTS-OF-WAY ALONG W. ARROWWOOD ROAD TO THE CITY PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER SHALL PROVIDE AN ADDITIONAL TWO (2) FEET OF RIGHT-OF-WAY BEHIND THE SIDEWALK WHERE FEASIBLE. ON PUBLIC STREETS INTERNAL TO THE SITE, A SIDEWALK UTILITY EASEMENT WILL BE PROVIDED ONE (1) FOOT BEHIND THE SIDEWALK.
- e. THE PETITIONER SHALL PROVIDE A CONTINUOUS FIFTY (50) FOOT RIGHT OF WAY FOR THE FULL LENGTH OF THE SITE ALONG W ARROWWOOD ROAD.
4. **SETBACKS, STREETScape IMPROVEMENTS, AND BUFFERS:**
- a. GARAGES MUST BE LOCATED TWENTY (20) FEET FROM THE BACK OF SIDEWALK OR CURB.
- b. A TWENTY- EIGHT (28) FOOT CLASS C BUFFER WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN TO CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THIS BUFFER SHALL REMAIN UNDISTURBED EXCEPT THAT THE PLANTING OF SUPPLEMENTAL TREES, SHRUBS, AND FENCE SHALL BE PERMITTED WITHIN THIS BUFFER TO ALLOW FOR A REDUCTION TO TWENTY-ONE (21) FEET.
- c. AMENITY AREA(S) TO INCLUDE ONE THOUSAND (1,000) SQUARE FEET OF PARK AREA WITH A SEATING AREA, HARDCAPE, LANDSCAPE AND/OR OTHER SIMILAR FEATURES TO PROMOTE OUTDOOR ACTIVITIES.
- d. A THIRTY (30) FOOT SETBACK BE PROVIDED AS MEASURED FROM THE RIGHT OF WAY AS GENERALLY DEPICTED ON THE REZONING PLAN.
- e. AN EIGHT (8) FOOT PLANTING STRIP AND A TWELVE (12) FOOT MULTI-USE PATH SHALL BE PROVIDED ALONG W. ARROWWOOD ROAD AS DEPICTED ON THE REZONING PLAN.
- f. INTERSECTION SIGHT DISTANCE WILL BE VMET PER CDOT'S SIGHT DISTANCE POLICY, DATED MAY 2003, AT THE INTERSECTION OF ARROWWOOD ROAD AND THE PROPOSED PRIVATE STREET.
5. **GENERAL AND ARCHITECTURAL DESIGN GUIDELINES:**
- 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, VINYL AND/OR WOOD. ALUMINUM AND VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
- b. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS AT GRADE.
- c. DUMPSTER AND RECYCLING AREA WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREA IS GENERALLY DEPICTED ON THE REZONING PLAN.
- d. 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.
- e. ON THE INTERIOR OF THE SITE END UNITS THAT ABUT THE INTERNAL PRIVATE STREETS WILL HAVE MULTIPLE WINDOWS ON THE END FACADES TO AVOID A BLANK STREET WALL. THE MAXIMUM BLANK WALL DISTANCE SHALL BE LIMITED TO FIFTEEN (15) FEET IN ALL DIRECTIONS.
- f. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING:
- I. ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS, GABLES, CORBELLING, AND/OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING OR
- II. A GARAGE DOOR WITH WINDOWS AND/OR LIGHT FIXTURES ON EITHER SIDE OR ABOVE THE GARAGE DOOR.
- g. PETITIONER SHALL PROVIDE A MINIMUM OF SEVEN (7) VISITOR/GUEST PARKING SPOTS WITHIN THE SITE
- h. USABLE PORCHES OR STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHOULD BE COVERED AND BE AT LEAST SIX (6) FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED. STOOPS AND ENTRY LEVEL PORCHES SHALL BE A MINIMUM OF THREE (3) FEET DEEP.
- i. BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHOULD HAVE NO MORE THAN TWO (2) BUILDINGS WITH A MAXIMUM OF SIX (6) INDIVIDUAL UNITS. THIS REQUIREMENT SHALL NOT APPLY TO BUILDINGS THAT DO NOT FRONT A PUBLIC STREET OR BUILDINGS THAT ARE PERPENDICULAR TO A PUBLIC STREET. THE REMAINDER OF THE BUILDINGS WILL BE LIMITED TO FIVE (5) INDIVIDUAL UNITS OR FEWER.
6. **ENVIRONMENTAL FEATURES:**
- a. THE SITE WILL COMPLY WITH POST CONSTRUCTION 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 SUBMITTAL 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.
- b. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- c. DEVELOPMENT WITHIN ANY SWIMPCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.
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 TWENTY-FIVE (25) 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.
- SITE DATA**
- TOTAL ACREAGE: ±4.18AC
NET ACREAGE: ±4.16
PARCEL NUMBERS: 16720541
SITE ADDRESS: 720 W ARROWWOOD RD
CHARLOTTE, NORTH CAROLINA 28217
- WATERSHED: MALLARD
EXISTING ZONING: R-4
EXISTING USES: SINGLE-FAMILY
PROPOSED ZONING: R-8 ME (CD)
PROPOSED USE: SINGLE FAMILY ATTACHED OR MULTI-FAMILY IN A TOWNHOME STYLE RESIDENTIAL COMMUNITY
- PROPOSED UNITS: UP TO 33 UNITS
BUILDINGS NOT TO EXCEED: 9 BUILDINGS
MAXIMUM PROPOSED DENSITY: 8 DUA
PROPOSED DENSITY: 7.89 DUA
MAX BUILDING HEIGHT: PER ORDINANCE
- SETBACKS AND BUFFERS
THOROUGHFARE SETBACK: 30' (ARROWWOOD ROAD)
FRONT SETBACK: 17' / 27' PER SECTION 9.303.(19)(F) OF THE ORDINANCE
REAR YARD: 50'
SIDE YARD: 5'
SINGLE-FAMILY BUFFER: 28' C CLASS BUFFER (REDUCED 25% TO 21.0' WITH FENCE)
- TREE SAVE**
PROJECT LOCATED IN A CORRIDOR
REQUIRED TREE SAVE AREA: PER ORDINANCE
PROPOSED TREE SAVE AREA: PER ORDINANCE
- OPEN SPACE**
PRIVATE OPEN SPACE REQUIRED: 400 SF PER UNIT
PRIVATE OPEN SPACE PROVIDED: 400 SF PER UNIT
- PARKING**
REQUIRED OFF-STREET PARKING: PER ORDINANCE
PROPOSED OFF-STREET PARKING: PER ORDINANCE










PER 2ND SUBMITTAL COMMENTS	PER 1ST SUBMITTAL COMMENTS	DESCRIPTION
09/22/2022	08/15/2022	DATE
DESIGNED BY: WSM	DRAWN BY: WSM	REV
REVIEWED BY: AG		
1111 METROPOLITAN AVE, SUITE 250 CHARLOTTE, NC 28204 WWW.BCEINC.COM NC LICENSE #C-4397		
1200 E. MOREHEAD STREET, SUITE 104 CHARLOTTE, NC 28204		
ARROWWOOD ROAD 720 W ARROWWOOD ROAD CHARLOTTE, NC 28217		
REZONING PETITION #2022-032 REZONING PLAN		
NOT FOR CONSTRUCTION		
FILE NUMBER: 8201-11		
DATE: 08/15/2022		
RZ-1		



TYPICAL UNIT LAYOUT
SCALE: 1" = 20'



TYPICAL ALLEY
SCALE: NOT TO SCALE

NOT FOR CONSTRUCTION	REZONING PETITION #2022-032 SCHEMATIC SITE PLAN	ARROWOOD ROAD 790 W ARROWOOD ROAD CHARLOTTE, NC 28217	 CANVAS residential 1200 E MOREHEAD STREET, SUITE 104 CHARLOTTE, NC 28264	 1111 METROPOLITAN AVE, SUITE 250 CHARLOTTE, NC 28204 WWW.BCEINC.COM NC LICENSE #C-4587 ©2022	DESIGNED BY:	WSM				
					DRAWN BY:	WSM				
					REVIEWED BY:	AG				
								08/22/2022	PER 2ND SUBMITTAL COMMENTS	
								08/15/2022	PER 1ST SUBMITTAL COMMENTS	
					REV	DATE	DESCRIPTION			
RZ-2										