RP_AssetID <sup>1</sup>	X Coordinate <sup>2</sup>	Y Coordinate <sup>2</sup>	Ramp Type <sup>3</sup>
R25765	35.26457551	-80.94037357	BlendTrans2
R106654	35.26467462	-80.94035081	PerpDiag
R25767	35.26478302	-80.94037736	PerpDiag
R25768	35.26490381	-80.94039253	BlendTrans2

Existing Curb Ramps that are replaced will need to include RP\_AssetID's using the following link: https://charlotte.maps.arcgis.com/apps/webappviewer/index.html?id=17b4dac6098747eabf1aa47ca1343d1f <sup>2</sup>From Survey (Use decimal degrees to 4 decimal places. Longitudinal typcially starts with "-80" and latitude with "35")

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Smith Douglas Homes (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 14.85-acre site located along Paw Creek Road, east of Little Rock Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 059-212-26.

2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N2-A zoning district shall govern the

4. The development and street layout 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 elements 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 be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.

5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Article 37 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Article 37.3 of the Ordinance.

The Site may be devoted only to a residential community containing a maximum of 127 single-family

1. 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 as required for approval by the Charlotte Department of Transportation (CDOT).

2. As depicted on the Rezoning Plan, the Site will be served by internal public and/or private streets, and minor adjustments to the location of these streets shall be allowed during the construction permitting process in coordination with CDOT.

3. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage

4. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first (1st) building certificate of occupancy.

5. Final locations of proposed stub connection(s) shall be coordinated with the City of Charlotte

6. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation.

7. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of

8. Streets shall meet horizontal and vertical curve roadway geometry CDOT standards.

## IV. Environmental Features

 $\setminus$  1. The petitioner shall comply with the City of Charlotte Post Construction Stormwater Regulation

2. 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. 3. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater 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 4. As part of the code-required planting plan, Petitioner will ensure the Site has internal tree plantings

(including parking trees, internal trees, and non-code required trees) totaling a minimum equivalent of 40' spacing along the total measured centerlines of internal private alleys and streets (e.g. 2000 linear feet internal alley centerline = 50 internal trees minimum to be planted).

1. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank"), vinyl and/or other materials approved by the Planning Director.

3. Meter banks shall be located outside of the setback and screened from view from all public rights-of-way and abutting properties. 4. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for

5. Usable porches or stoops shall form a predominant feature of the building design for units fronting public streets and shall be located on the front and/or side of the building. Stoops may be covered

6. All end units that directly abut Paw Creek Road shall include a covered stoop that faces Paw Creek Road and include blank wall provisions that limit blank wall expanses to a maximum of ten (10) feet on all building levels directly facing Paw Creek Road.

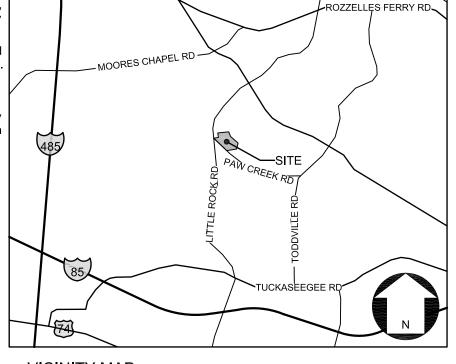
8. No more than fifty (50) percent of the buildings within the Site shall be quadraplexes.

9. For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, including but not limited to doors, windows,

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

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved



# LEGEND:

PROPERTY BOUNDARY EXISTING CONTOUR LINES PROPOSED CONTOUR LINES EXISTING STREAM / WATER BODY EXISTING LOT LINE

RIGHT-OF-WAY LINE SETBACK LINE

EXISTING PAVEMENT PROPOSED CURBING EXISTING CURBING

ROAD CENTERLINE EXISTING FENCE PROPOSED BUILDING

EXISTING BUILDING EXISTING BUILDING TO BE REMOVED PROPOSED ASPHALT

PROPOSED CONCRETE PROPOSED TREE SAVE AREA PROPOSED OPEN SPACE

PROPOSED WATER QUALITY

PROPOSED TREE

EXISTING TREE

PROPOSED SITE ENTRY

SCALE: 1"=100' REVISIONS:

No. Date By

PER STAFF COMMENTS 2/12/24 LHS 3/21/24 ENL PER STAFF COMMENTS 4/4/24 MDL PER STAFF COMMENTS

CORPORATE CERTIFICATIONS SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: Drawn By:

Checked By:

Project Number

Sheet Number:

RZ-1

SHEET # 01 OF 02

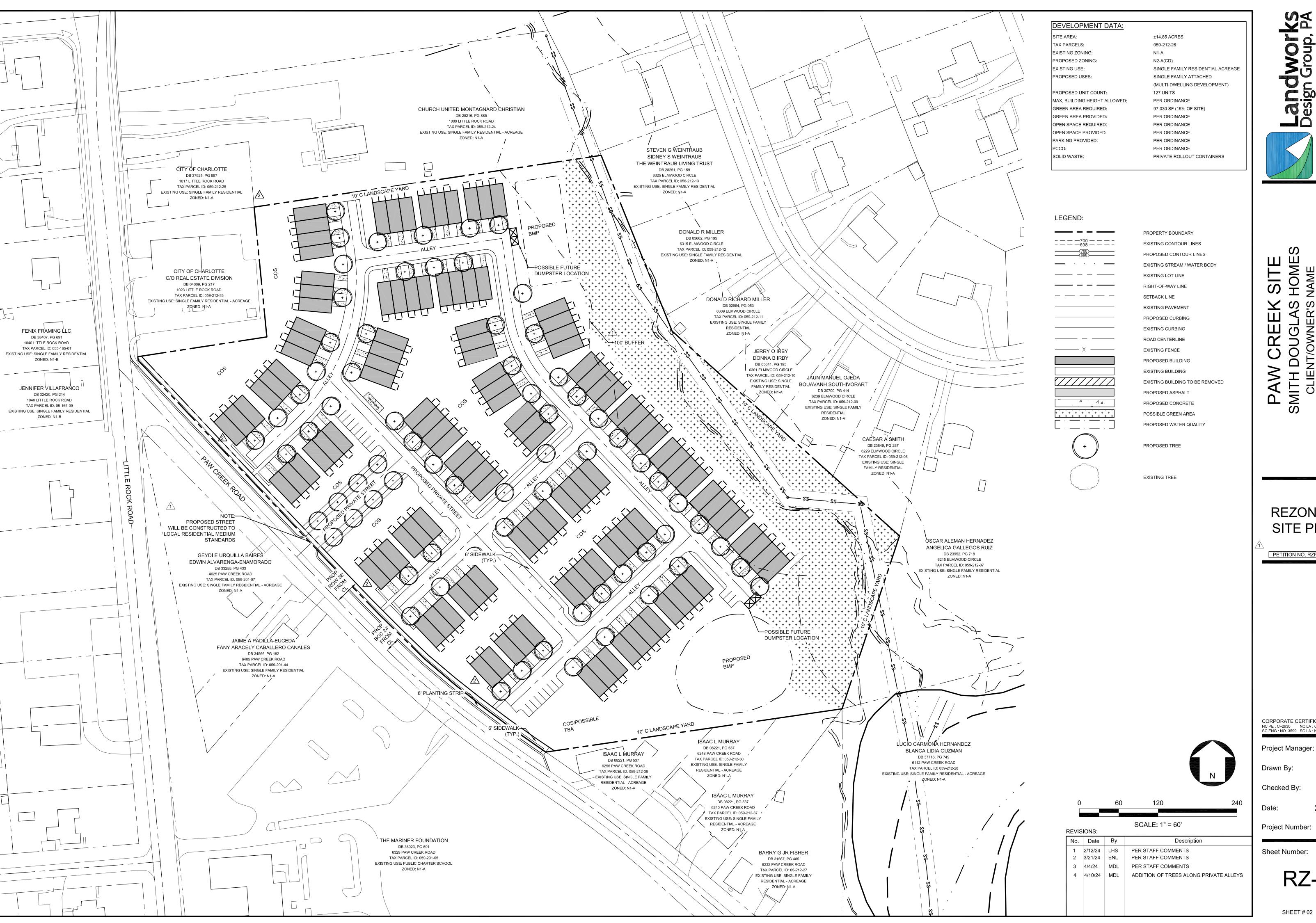
REZONING

**TECHNICAL** 

**DATA SHEET** 

PETITION NO. 2023-176

2/12/2024





REZONING SITE PLAN

PETITION NO. RZP-2023-176

CORPORATE CERTIFICATIONS

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

Drawn By:

Checked By:

2/12/2024

Sheet Number:

RZ-2

SHEET # 02 OF 02