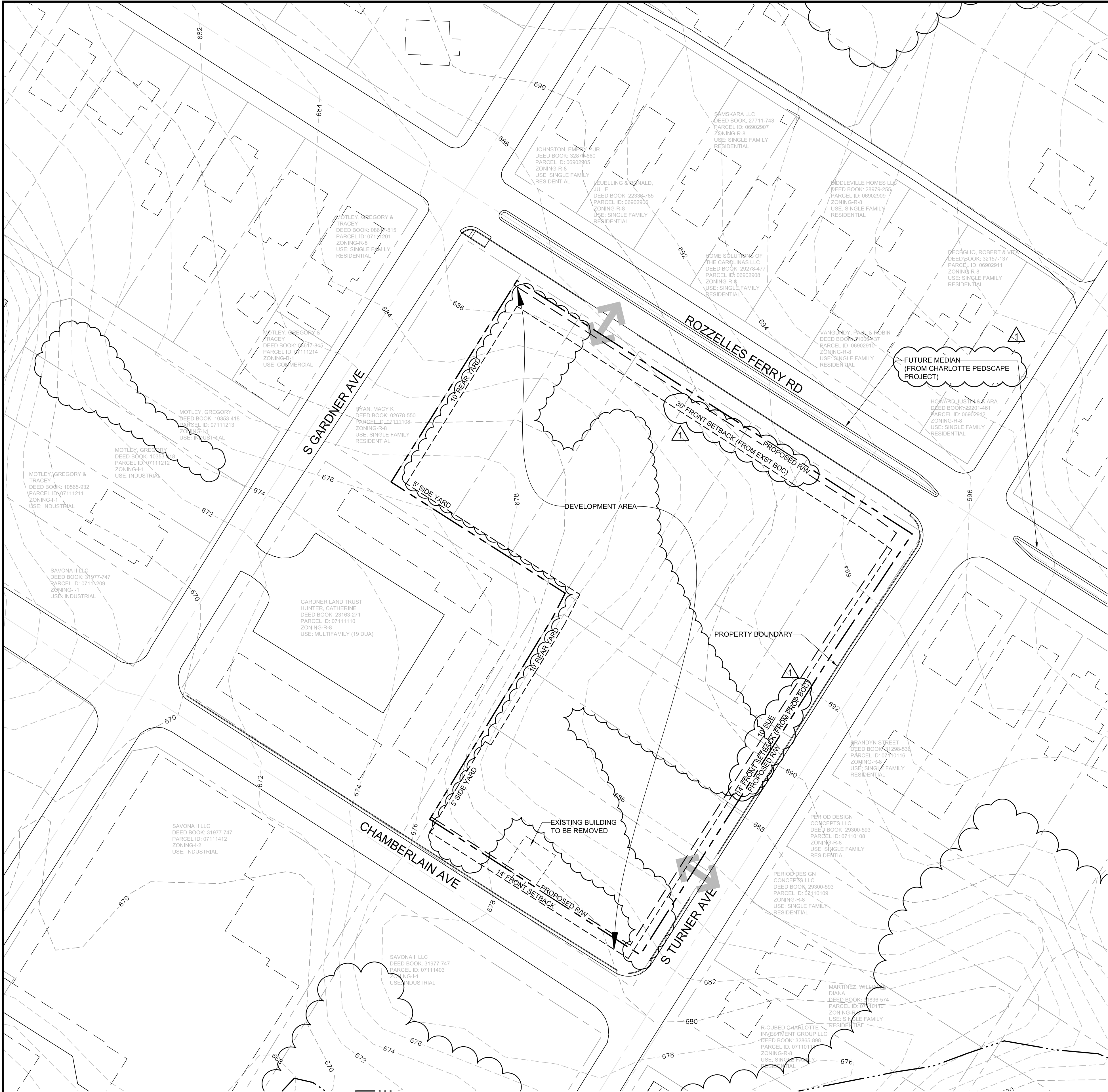
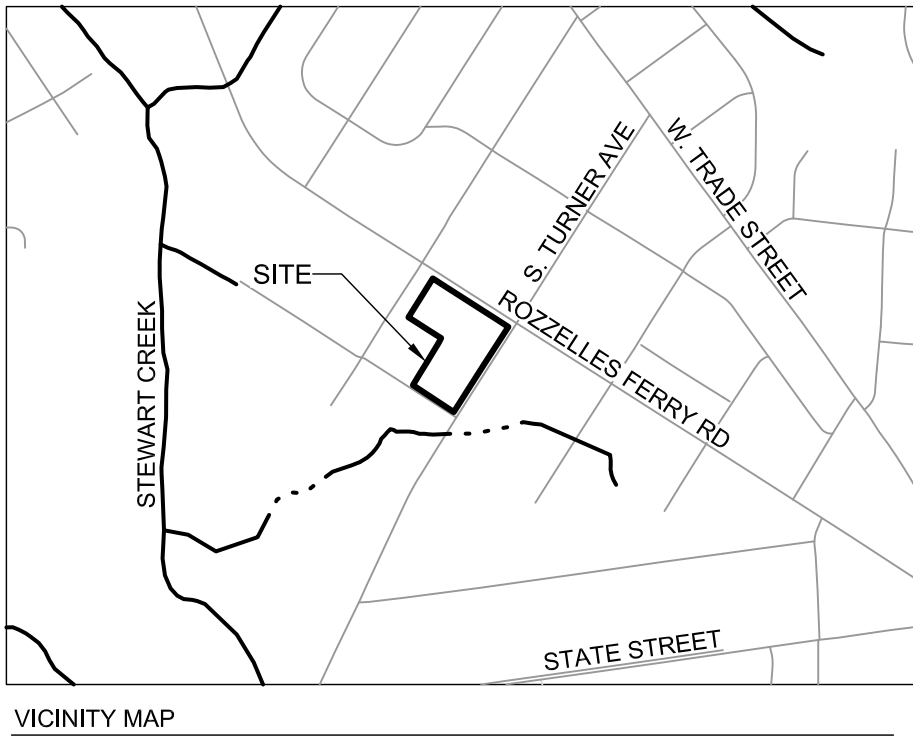


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LEGEND:

- ROAD CENTERLINE: _____
- EXISTING CURBING: _____
- EXISTING BUILDINGS: _____
- EXISTING SIDEWALK TO BE REMOVED: _____
- EXISTING SIDEWALK: _____
- PROPERTY BOUNDARY: _____
- PROPOSED R/W: _____
- EXISTING LOT LINE: _____
- CONTOUR LINE: _____
- APPROXIMATE EXISTING TREELINE: _____



Development Standards

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hopper Communities to accommodate the development of a residential community on that approximately 2.39 acre site located on the south side of Rozzelles Ferry Road between South Gardner Avenue and South Turner Avenue, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 071-111-01, 071-111-02, 071-111-03, 071-111-04, 071-111-05, 071-111-06, 071-111-07, 071-111-12, 071-111-13, 071-111-14, 071-111-15 and 071-111-16.
- The 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 UR-2 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 private alleys or 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, are subject to minor alterations or modifications during the design development and construction document phases.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Section 6.207 of the Ordinance.

B. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of 47 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.
- 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.
 - As depicted on the Rezoning Plan, the Site will be served by internal private alleys or drives. Minor adjustments to the locations of the internal private alleys or drives shall be allowed during the construction permitting process.
 - Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
 - Petitioner reserves the right to pursue the abandonment of the alley located on the Site.
 - Prior to the issuance of the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site, Petitioner shall construct a new waiting pad for the existing bus stop located on the Site's frontage on Rozzelles Ferry Road. The new waiting pad shall be located entirely within the right of way, and the precise location of the new waiting pad shall be determined during the permitting process. The new waiting pad shall be constructed to CATS Development Standard 60.01A. Petitioner's obligation to construct the new waiting pad shall be subject to Petitioner's ability to obtain all approvals and permits required to construct the new waiting pad. CATS shall be responsible for the installation and maintenance of any bench or shelter that may be located on the new waiting pad.
 - Prior to the issuance of the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Rozzelles Ferry Road as required to provide right of way measuring 35 feet from the centerline of existing Rozzelles Ferry Road, to the extent that such right of way does not already exist.
 - Prior to the issuance of the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Turner Avenue as required to provide right of way measuring 43 feet from the existing back of curb located on the east side of Turner Avenue, to the extent that such right of way does not already exist.
 - Petitioner shall install a local collector street section (CLDSM U-07.16) along the Site's frontage on Turner Avenue as generally depicted on the Rezoning Plan.
- All transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site.

D. Architectural Standards

- The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 48 feet. Rooftop terraces may be provided at the option of Petitioner.
- The primary exterior building materials for the single family attached dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
- Vinyl, EIFS or masonry may not be used as an exterior building material on any building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- The actual widths of the single family attached dwelling units to be constructed on the Site may vary from the widths depicted on the Rezoning Plan.
- The front elevation of each single family attached dwelling unit shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the single family attached dwelling unit.
- Each single family attached dwelling unit to be constructed on the Site shall have a garage.
- The single family attached dwelling units to be constructed on the Site will be alley loaded with the exception that the single family attached dwelling units located in Building A, Building F and Building G shall be front loaded single family attached dwelling units.
- 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.
- Each single family attached dwelling unit shall have a covered front stoop. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner.
- The corner/end unit on the eastern side of Building K, the corner/end unit on the eastern side of Building E and the corner/end unit on the northern side of Building A shall each have a porch or stoop that wraps a portion of the front and side of the unit. If a porch is utilized, it may be located on the second story of such unit.
- Excepting Building A which may have a maximum of 6 individual single family attached dwelling units, the maximum number of individual single family attached dwelling units that may be located in a building shall be 5.

E. Streetscape and Landscaping

- A minimum 5 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontages on Rozzelles Ferry Road and Turner Avenue as generally depicted on the Rezoning Plan. The width of the planting strip and/or the sidewalk may be reduced as necessary to tie into an existing sidewalk located to the west of the Site on Rozzelles Ferry Road.
- The sidewalks described above in paragraph 1 may be located in a sidewalk utility easement.

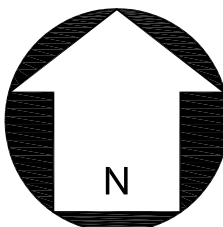
F. Environmental

- In the event that a solid waste enclosure is provided on the Site, the actual location of the solid waste enclosure may be modified during the construction permitting process and it may vary from what is depicted on the Rezoning Plan.
- 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. 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.

G. 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 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 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.

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



REVISIONS:

No.	Date	By	Description
1	8/12/19	AHM	FIRST SUBMITTAL REVISIONS

Project Manager: MDL

Drawn By: AHM

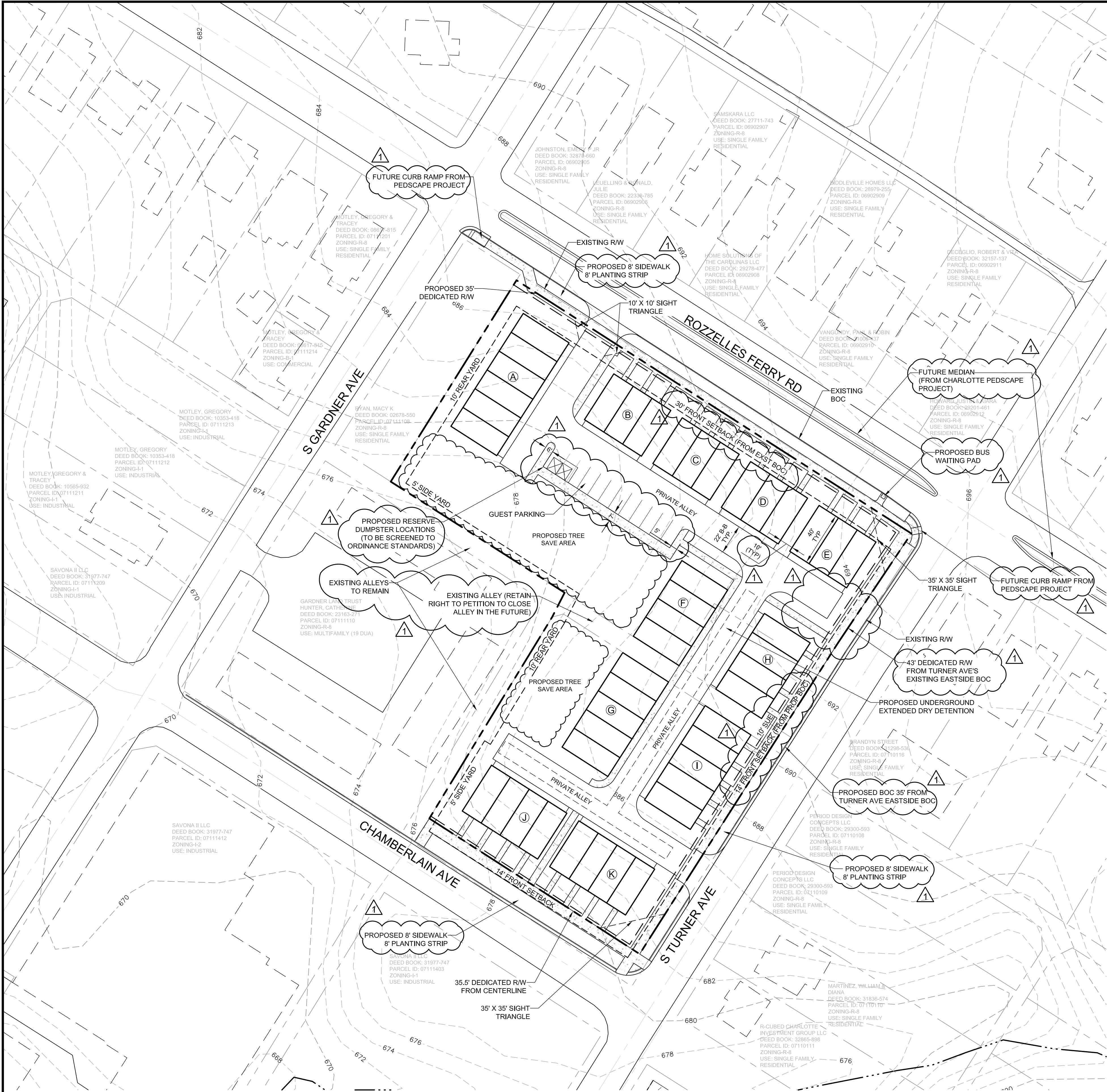
Checked By: MDL

Date: 4/18/19

Project Number: 19002

Sheet Number:

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DEVELOPMENT DATA:

Site Area:	+/- 2.39 acres
Tax Parcels:	07111101-07111108, 07111112-07111116
Existing Zoning:	R-8
Proposed Zoning:	UR-2(CD)
Existing Use:	Single Family Residential
Proposed Uses:	22 Townhome Units Maximum
Density Proposed:	19.67 Units/AC
Min. Setback:	14' from BOC
Min. Side Yard:	5'
Min. Rear Yard:	10'
Maximum Building Height:	10'
Parking Required:	1.5 Spaces per unit
Parking Provided:	2.0 Spaces per unit (in garages)
Proposed Guest Parking:	8 Spots
Min. Private Open Space:	400 S.F./unit if required by ordinance - (Combination of open space plus rooftop terraces.) 15% required (15,677 S.F.) 16,029 S.F. Provided Per Ordinance
Tree Save:	
POCO:	

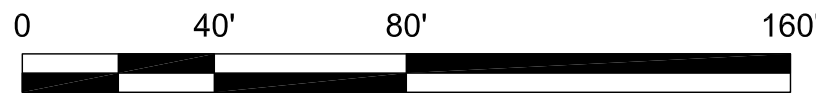
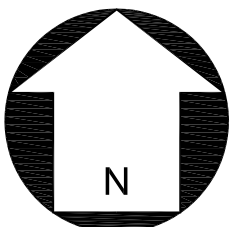
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ROAD CENTERLINE:	
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**ROZZELLES FERRY
TOWNHOMES**
HOPPER COMMUNITIES
CHARLOTTE, NC
REZONING PETITION #: 2019-076

**REZONING
SITE PLAN**

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



SCALE: 1"=40'

REVISIONS:

No.	Date	By	Description
1	8/12/19	AHM	FIRST SUBMITTAL REVISIONS

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

Project Manager: MDL

Drawn By: AHM

Checked By: MDL

Date: 4/18/19

Project Number: 19002

Sheet Number:

RZ-2