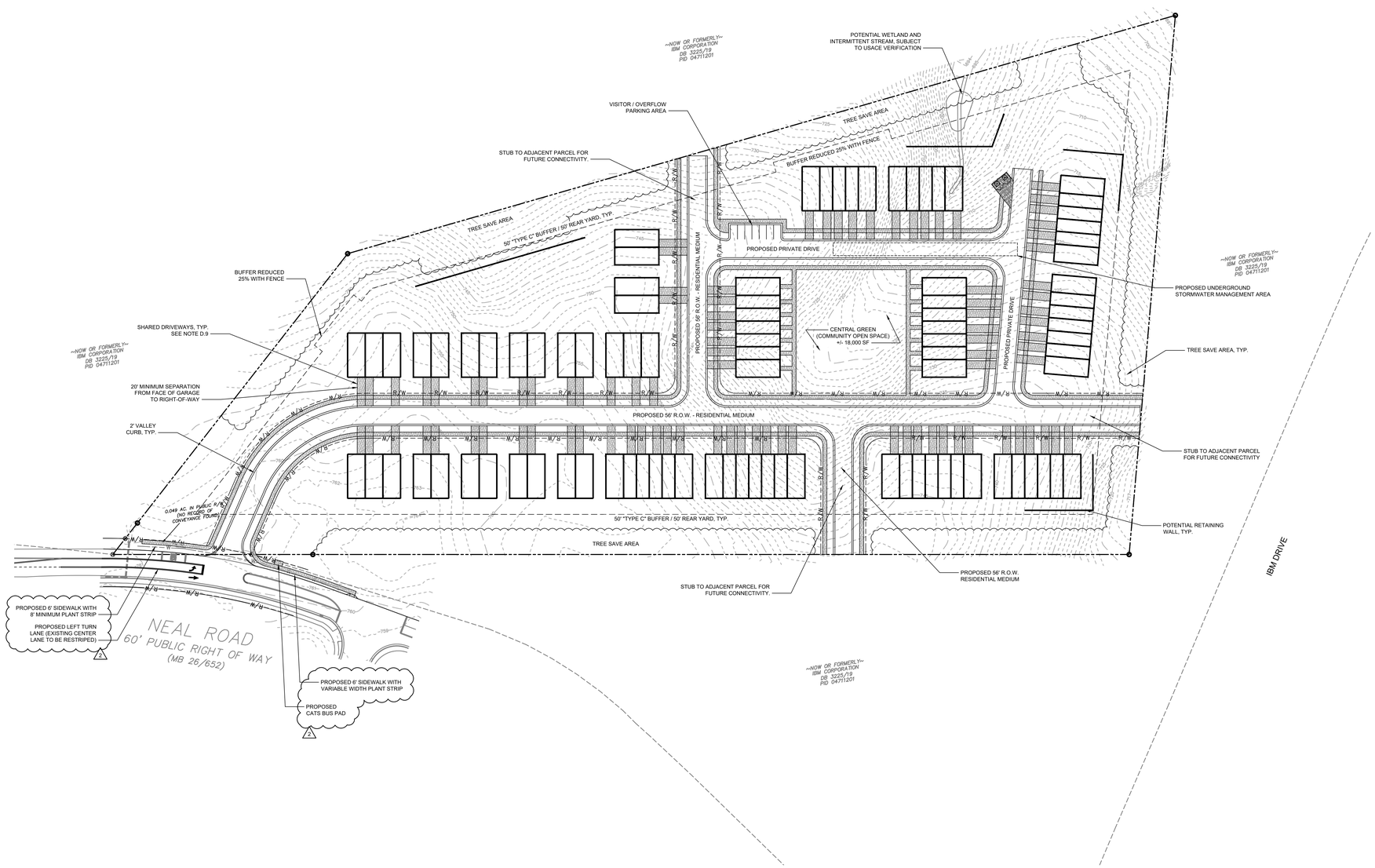
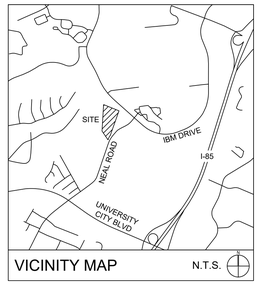
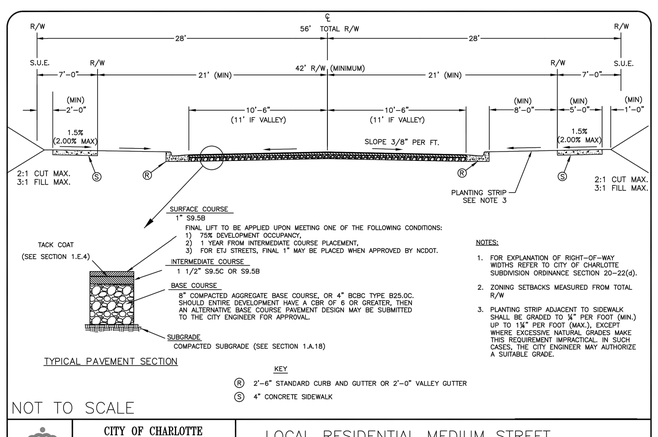




VICINITY MAP N.T.S.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY DATED MAY 10, 2019 PROVIDED BY CAROLINA SURVEYORS, INC., P.O. BOX 267, PINEVILLE, NC 28134 704-889-7601



TYPICAL PAVEMENT SECTION

KEY

Ⓡ 2'-6" STANDARD CURB AND GUTTER OR 2'-0" VALLEY GUTTER

Ⓢ 4" CONCRETE SIDEWALK

NOTES:

1. FOR EXPLANATION OF RIGHT-OF-WAY WIDTHS REFER TO CITY OF CHARLOTTE SUBDIVISION ORDINANCE SECTION 20-22(d).
2. ZONING SETBACKS MEASURED FROM TOTAL R/W
3. PLANTING STRIP ADJACENT TO SIDEWALK SHALL BE GRADED TO ¼" PER FOOT (MIN.) UP TO 1¼" PER FOOT (MAX.), EXCEPT WHERE EXCESSIVE NATURAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE CITY ENGINEER MAY AUTHORIZE A SUITABLE GRADE.

NOT TO SCALE

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

LOCAL RESIDENTIAL MEDIUM STREET
TYPICAL SECTION

STD. NO.	REV.
U-02	17

ZONING SUMMARY:

OWNER: J.S. & ASSOC., INC.
OWNER ADDRESS: 5226 ADDISON DR., CHARLOTTE, NC 28211

CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
BLOC DESIGN PHONE #: 704-940-2883

ZONING DESIGNATION (EXISTING): R-3
ZONING DESIGNATION (PROPOSED): R-8MF(CD) PARCEL SIZE: 13.215 ACRES
JURISDICTION: CITY OF CHARLOTTE

PARCEL NUMBER: 04711202

SETBACK AND YARD REQUIREMENTS
FRONT: FACE OF GARAGES MUST BE SET BACK AT LEAST 20' FROM PROPOSED R.O.W.
SIDE YARD: 20'
REAR YARD:50'

BUFFERS REQUIRED
50' TYPE C BUFFER REQUIRED ON ALL SIDES DUE TO SINGLE FAMILY ADJACENT ZONING MAY BE REDUCED 25% TO 37.5' WITH INSTALLATION OF FENCE

BUILDING SEPARATION
MINIMUM 16' BUILDING SEPARATION REQUIRED

PARKING SUMMARY
DUPLEX:
REQUIRED: 2 SPACES PER UNIT
PROVIDED: 2 SPACES PER UNIT

TRIPLEX AND TOWNHOMES
REQUIRED: 1.5 SPACES PER UNIT
PROVIDED: 2 SPACES PER UNIT

DEVELOPMENT SUMMARY:
DUPLEX UNITS: 20 UNITS
TRIPLEX UNITS: 9 UNITS
TOWNHOMES UNITS: 63 UNITS

PROPOSED DENSITY: 6.96 DUA

TREE SAVE AREA:
REQUIRED: 15% (15 X 13.215AC) = 1.98 ACRES
PROVIDED: 1.98 ACRES MINIMUM

DEVELOPMENT STANDARDS

NOVEMBER 25, 2019

A. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY J.S. & ASSOCIATES, INC. (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 13.21 ACRE SITE LOCATED ON NEAL ROAD SOUTH OF ITS INTERSECTION WITH IBM DRIVE, TAX PARCEL NO. 047-112-02, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").
2. 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").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
4. 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 STREETS/PRIVATE ALLEYS 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.
5. 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 CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

B. PERMITTED USES

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 92 DUPLEX, TRIPLEX AND/OR SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT.

C. TRANSPORTATION

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 TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
2. THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS IN THOSE LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS "PROPOSED PRIVATE DRIVE." MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
3. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT (AS APPLICABLE) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO THE PROPOSED PUBLIC ROADS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS "PROPOSED 56' R.O.W. RESIDENTIAL MEDIUM." AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING, WHERE FEASIBLE, TO TWO FEET BEHIND THE BACK OF SIDEWALK AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
4. SUBJECT TO THE APPROVAL OF NCDOT, CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL CONSTRUCT A WAITING PAD FOR A NEW BUS STOP ON NEAL ROAD ON THE SITE'S FRONTAGE ON NEAL ROAD. THE ACTUAL LOCATION OF THE WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS. IN THE EVENT THAT THE ENTIRE WAITING PAD CANNOT BE LOCATED WITHIN RIGHT OF WAY, PETITIONER SHALL GRANT A PERMANENT EASEMENT TO CATS TO ACCOMMODATE ANY PORTION OF THE WAITING PAD THAT CANNOT BE LOCATED IN RIGHT OF WAY. THE WAITING PAD SHALL BE CONSTRUCTED TO LAND DEVELOPMENT STANDARD 60.01A. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE WAITING PAD, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY BENCH OR SHELTER ON THE WAITING PAD.
5. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.

D. ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT IN FEET OF THE DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE AS MEASURED UNDER THE ORDINANCE.
2. THE ACTUAL WIDTHS OF THE DWELLING UNITS MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
3. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK SHALL BE RAISED FROM THE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
4. 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.
5. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT OF THE BUILDING. USABLE PORCHES SHALL BE RECESSED UP TO 36 INCHES AS MEASURED FROM THE SECOND FLOOR FRONT WALL PLANE. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHALL NOT BE ENCLOSED.
6. CORNER/END UNITS IN TRIPLEX AND SINGLE FAMILY ATTACHED (I.E. TOWNHOME) BUILDINGS ONLY SHOULD HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT. SUCH PORCH OR STOOP SHALL BE RECESSED UP TO 36 INCHES AS MEASURED FROM THE SECOND FLOOR FRONT WALL PLANE.
7. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES AS MEASURED FROM THE SECOND FLOOR FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
8. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
9. THE PLACEMENT AND CONFIGURATION OF THE DRIVEWAYS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE MODIFIED DUE TO GRADING/TOPOGRAPHY OF THE SITE AND/OR ARCHITECTURAL FEATURES OF THE BUILDINGS CONSTRUCTED ON THE SITE.

E. LIGHTING

1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, PRIVATE STREETS/PRIVATE ALLEYS AND SIDEWALKS, WALKWAYS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.

F. ENVIRONMENTAL FEATURES

1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
2. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
3. 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. AFFORDABLE DWELLING UNITS

1. A MINIMUM OF FIVE PERCENT OF THE UNITS CONSTRUCTED ON THE SITE WILL BE PROVIDED TO BUYERS AT OR BELOW 110% OF THE AREA MEDIAN INCOME AS PUBLISHED AND PERIODICALLY UPDATED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. HOUSEHOLD INCOME WILL BE DETERMINED BY HOUSEHOLD INCOME VERIFICATION UNDER FEDERAL CODE OF REGULATIONS CITATION 24 CFR PART 5. FOR EACH SUCH UNIT, PETITIONER SHALL EXECUTE A PURCHASE AGREEMENT WITH THE CITY OF CHARLOTTE TO PROVIDE A 15 YEAR DEED RESTRICTION LIMITING THE INITIAL AND SUBSEQUENT SALES TO INCOME ELIGIBLE BUYERS AND TO PROVIDE THE CITY OF CHARLOTTE WITH A FIRST RIGHT OF REFUSAL ON SUBSEQUENT SALES.

H. 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 OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
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.

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www.bloc-nc.com

landscape architecture I planning I civil engineering

REVISIONS

NO.	DATE	DESCRIPTION
1	10/14/19	REZONING RESUBMITTAL
2	11/25/19	REZONING RESUBMITTAL

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BLOC DESIGN PLLC
LANDSCAPE ARCHITECTURE
P-1007
C-390
NORTH CAROLINA

REZONING PETITION: 2019-108

Neal Road Residential

92 Unit Duplex, Triplex, and Townhome Subdivision

8001 Neal Road
Charlotte, NC 28262

PLAN NORTH TRUE NORTH

SCALE: 1"= 60'
0 30' 60' 120'

DATE: 10/14/19	MPIC: WLL
DRAWN BY: LWH	CHECKED BY: WLL/CCB
PROJECT NUMBER: 00627.00	
SCALE: 1" = 60'	
TITLE: REZONING PLAN	
SHEET NO.: RZ-1	

S:\Projects\00627 Neal Road SITE\CPS\Plans\Production DWG\rl\Rezoning\00627 - Neal Road Townhomes - Rezoning Plan.dwg, 11/25/2019 2:20:36 PM, austin coleman, Bloc Design