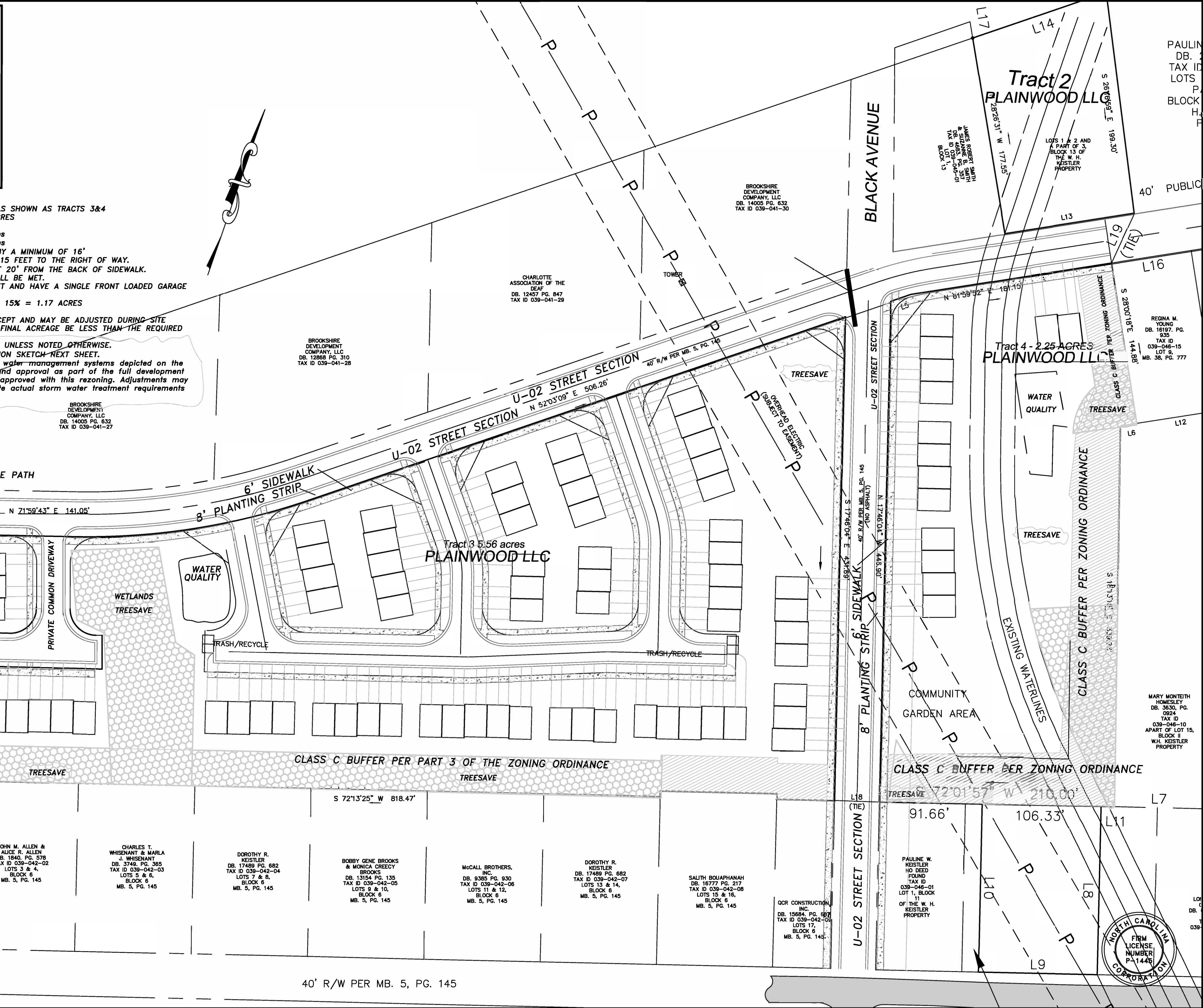
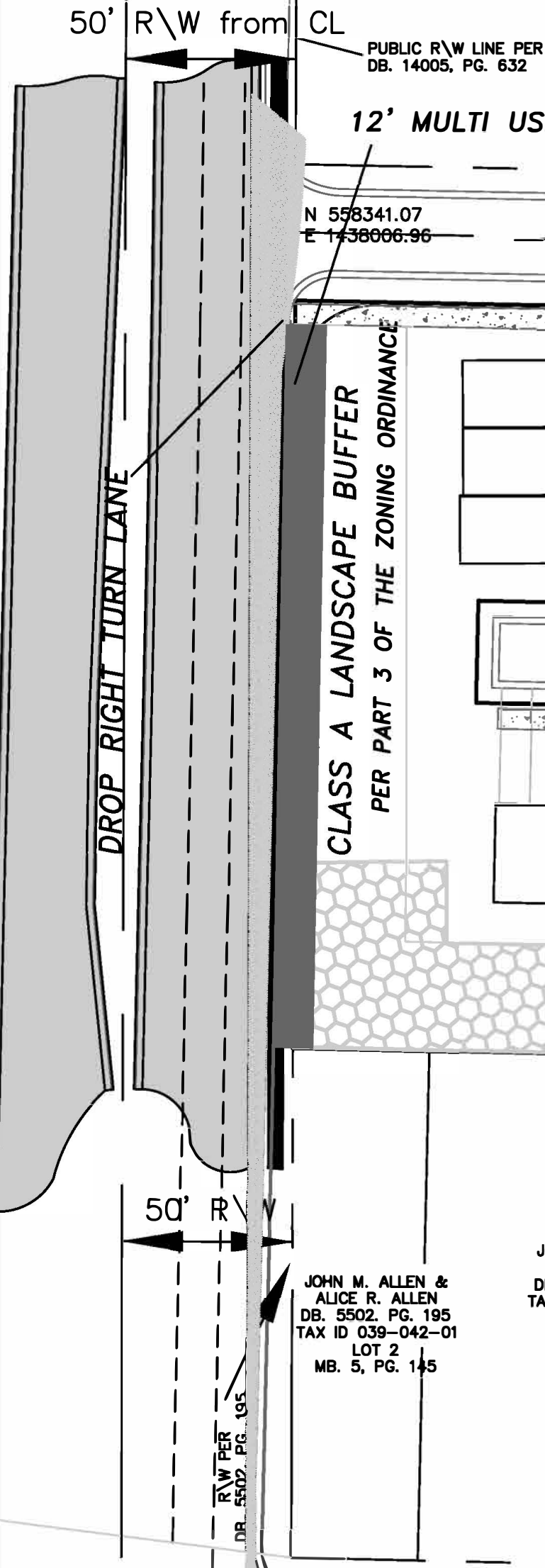


1. PROPOSED REZONING INCLUDES PARCELS SHOWN AS TRACTS 3&4
2. TOTAL AREA OF REZONING = 7.81 ACRES
3. ALLOWABLE UNITS AT R12MF = 93
4. TRACT 3 PID: 039-042-10 5.56 acres
5. TRACT 4 PID: 039-046-02 2.25 acres
6. ALL BUILDINGS SHALL BE SEPARATED BY A MINIMUM OF 16'
7. NO BUILDINGS SHALL BE CLOSER THAN 15 FEET TO THE RIGHT OF WAY.
8. ALL GARAGES SHALL BE A MINIMUM OF 20' FROM THE BACK OF SIDEWALK.
9. ALL FIRE DEPARTMENT STANDARDS SHALL BE MET.
10. ALL BUILDINGS SHALL FACE THE STREET AND HAVE A SINGLE FRONT LOADED GARAGE AND DRIVEWAY.
11. TREE SAVE REQUIRED = 7.81 ACRES x 15% = 1.17 ACRES
12. TREESAVE PROPOSED = 1.18 ACRES.
13. TREESAVE SHOWN IS GENERAL IN CONCEPT AND MAY BE ADJUSTED DURING SITE ENGINEERING. IN NO CASE SHALL THE FINAL ACREAGE BE LESS THAN THE REQUIRED AMOUNT.
14. ALL PROPOSED STREETS TO BE PUBLIC UNLESS NOTED OTHERWISE.
15. SEE DRIVEWAY/GREENSPACE MAXIMIZATION SKETCH NEXT SHEET.
16. 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.



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PLAINWOOD LLC

PLAINWOOD TOWNHOMES CHARLOTTE

Project: **REZONING_PLAN R12MF**

Sheet Title

RDD
Project Engineer
RDD
Drawn By
4-8-2020
Date Drawn

Sht. Set / Subset
BASELAYOUT.DWG
Dwg. Name
LAYOUT
Layout:
HORIZ. Scale: 1" = 40'
VERT. Scale: 1" = VERT

Revisions
No. 1 Date 8-16-20
No. 2 Date 9-28-20
No. 3 Date
No. 4 Date
Issue Date 4-13-20

Project Number
132.018

Sheet Of
1 2



DEVELOPMENT STANDARDS

September 28, 2020

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Plainwood, LLC to accommodate the development of a residential community on that approximately 7.81 acre site located on the south side of Plainwood Drive, east of Brookshire Boulevard, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 039-042-10 and 039-046-02.
 - 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 R-12 MF 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 public streets and private drives 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/Development Limitations**
- The Site may be devoted only to a residential community containing a maximum of 93 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-12 MF zoning district.
- C. 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 and/or the North Carolina Department of Transportation.

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- The Site will be served by internal public streets and private drives. Minor adjustments to the locations of the internal public streets and private 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.
- 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 or to the North Carolina Department of Transportation as applicable (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Brookshire Boulevard as required to provide right of way measuring 50 feet from the centerline of existing Brookshire Boulevard, to the extent that such right of way does not already exist.
- Subject to the approval of the North Carolina Department of Transportation and any other applicable governmental authorities, Petitioner shall construct a drop right-turn lane (northbound) on Brookshire Boulevard onto Plainwood Drive. If this drop right-turn lane is not approved by the North Carolina Department of Transportation or any other applicable governmental authorities, Petitioner shall not be required to construct this improvement.
- Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site. The Petitioner will provide a permanent sidewalk easement for any sidewalk (or portions thereof) located along the Site's public street frontages that is located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- All transportation improvements set out in Section C of the Development Standards shall be constructed and approved 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 of the single family attached dwelling units to be constructed on the Site shall be governed by the Ordinance.
- 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.
- All residential entrances within 15 feet of a public sidewalk shall be raised a minimum of 12 inches from the average grade of the public sidewalk.

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- 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.
- All corner/end units that face a public or private street shall have provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- Each single family attached dwelling unit shall have a garage.
- Garage doors visible from public streets shall minimize the visual impact by providing a minimum setback of 12 inches from the front stoop protrusion (the street edge of the front stoop protrusion) and shall have an additional architectural treatment such as translucent windows.
- Walkways shall be provided to connect all residential entrances to the driveways.
- Buildings containing single family attached dwelling units fronting public or private network required streets shall be limited to 5 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 5 unit buildings are adjacent.

E. Streetscape and Buffers

- Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontages on Plainwood Drive and Black Avenue as depicted on the Rezoning Plan. The minimum 8 foot wide planting strip and the minimum 6 foot wide sidewalk (or portions thereof) may be located in a sidewalk utility easement.
- Subject to the approval of the North Carolina Department of Transportation and any other applicable governmental authorities, Petitioner shall install a 12 foot wide multi-use path along the Site's frontage on Brookshire Boulevard. If this improvement is not approved by the North Carolina Department of Transportation or any other applicable governmental authorities, Petitioner shall not be required to construct this improvement.
- Buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to the Ordinance, Petitioner may reduce the required width of a buffer by 25% by installing a berm that meets the standards of Section 12.302(8A) of the Ordinance or a fence that meets the standards of Section 12.302(8) of the Ordinance as applicable.
- In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.

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F. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks 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.
- The maximum height of any freestanding lighting fixtures installed on the Site, excluding street lights located along public streets, shall be 21 feet.

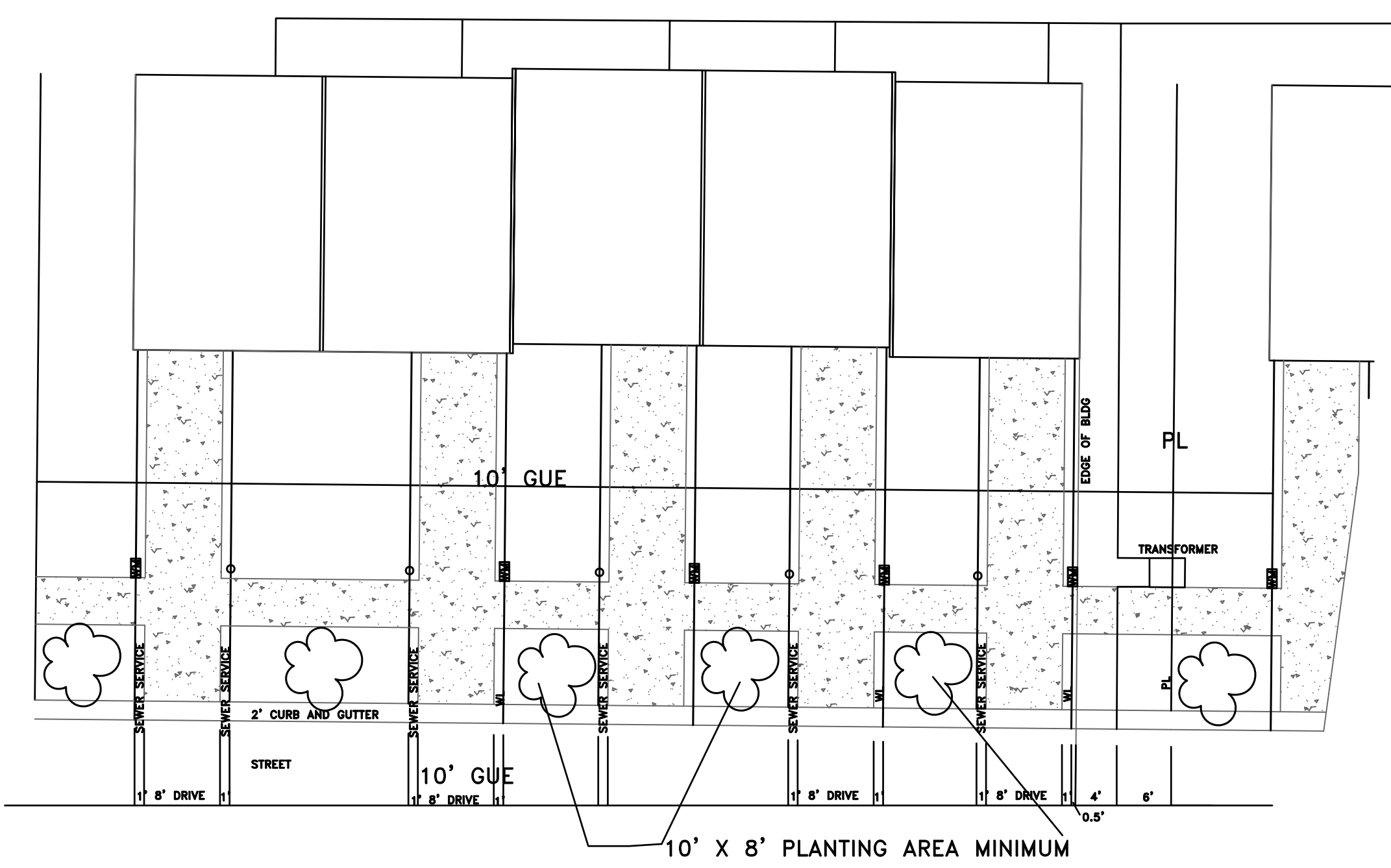
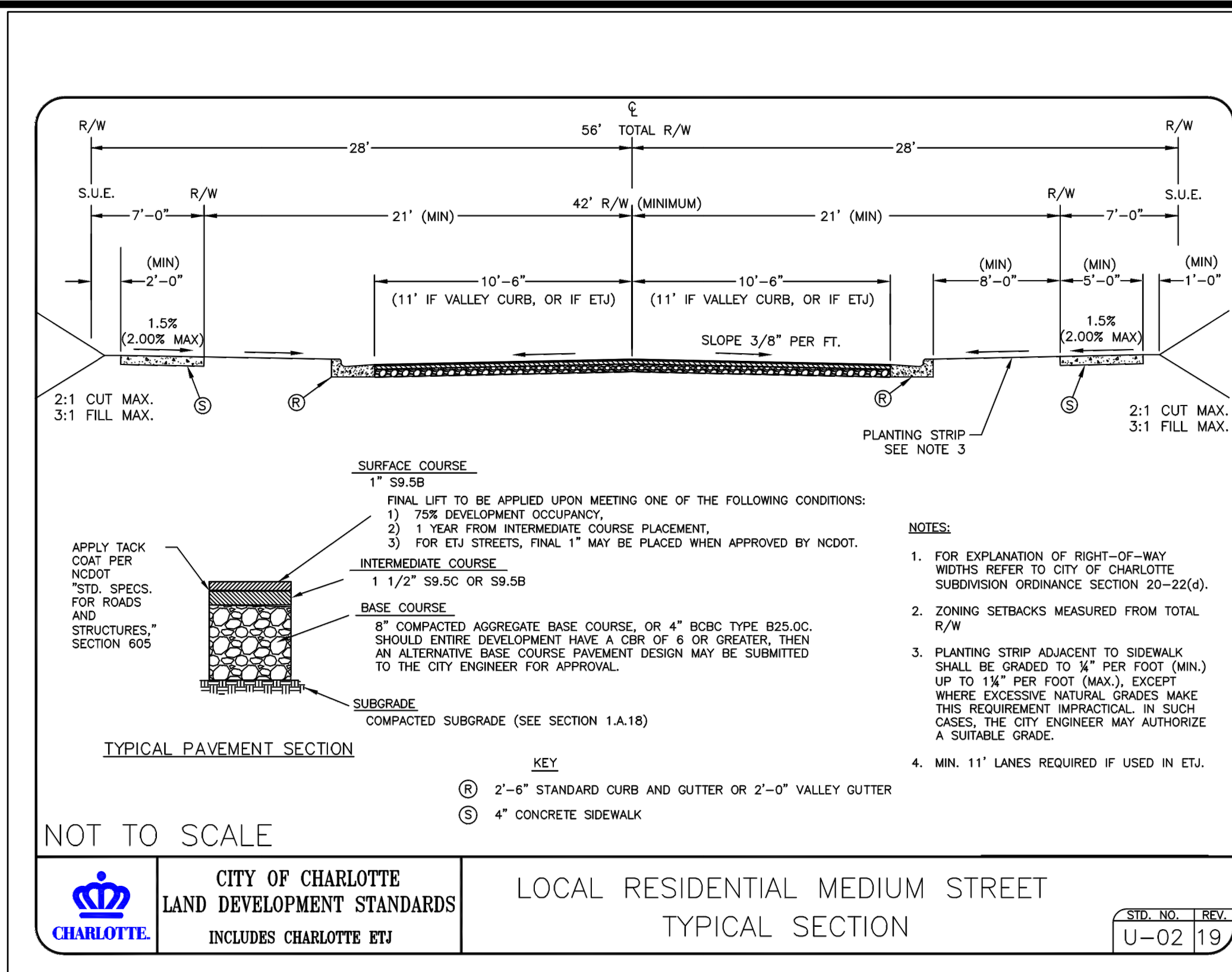
G. Environmental

- Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls 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.
- For adjoining parcels receiving storm water discharge along the eastern boundary of the Site, Petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to the nearest City maintained right of way (Tennessee Avenue). If the existing storm water conveyance on the adjoining parcels is found to be inadequate, Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.
- Development of the Site shall comply with the Tree Ordinance.

H. 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.

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DRIVEWAY/TREE PLANTING/GREENSPACE SKETCH

LINE	BEARING	DISTANCE
L1	S64°51'09"W	63.18
L2	N32°27'36"W	75.13
L3	S69°27'20"E	104.13
L4	S64°51'09"W	12.02
L5	N52°03'09"E	19.02
L6	S62°01'41"W	14.79
L7	N72°16'57"E	79.44
L8	S17°45'22"E	150.15
L9	S72°08'56"W	106.09
L10	N17°50'59"W	149.94
L11	S72°01'57"W	12.01
L12	N62°01'41"E	65.20
L13	S81°59'52"W	116.50
L14	N52°04'25"E	125.72
L15	S72°13'18"W	150.80
L16	N61°59'52"E	71.70
L17	S28°26'31"E	14.74
L18	N72°57'18"E	40.00
L19	N05°38'02"E	48.04
L20	S52°04'25"W	133.82
L21	S52°48'34"W	111.19
L22	N17°43'31"W	210.00
L23	N72°20'51"E	150.06

CURVE	LENGTH	RADIUS	CH. BEARING	CH. DIST.
C1	210.94	606.02	N62°01'26"E	209.87



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PLAINWOOD TOWNHOMES CHARLOTTE
REZONING_PLAN R12MF

Project: **PLAINWOOD TOWNHOMES CHARLOTTE**
 Sheet Title: **REZONING_PLAN R12MF**

RDD Project Engineer
 RDD
 Drawn By: **4-8-2020**
 Date Drawn:
 Sht. Set / Subset
BASELAYOUT.DWG
 Dwg. Name
 LAYOUT
 Layout:
 Horiz. Scale: 1" = 40'
 0 40 80
 Vert. Scale: 1" = VERT
 0 VSCALE
 Revisions
 No. 1 Date 8-17-20
 No. 2 Date 9-28-20
 No. Date
 No. Date
 Issue Date 4-13-20

Project Number: **132,018**
 Sheet: **2** Of: **2**