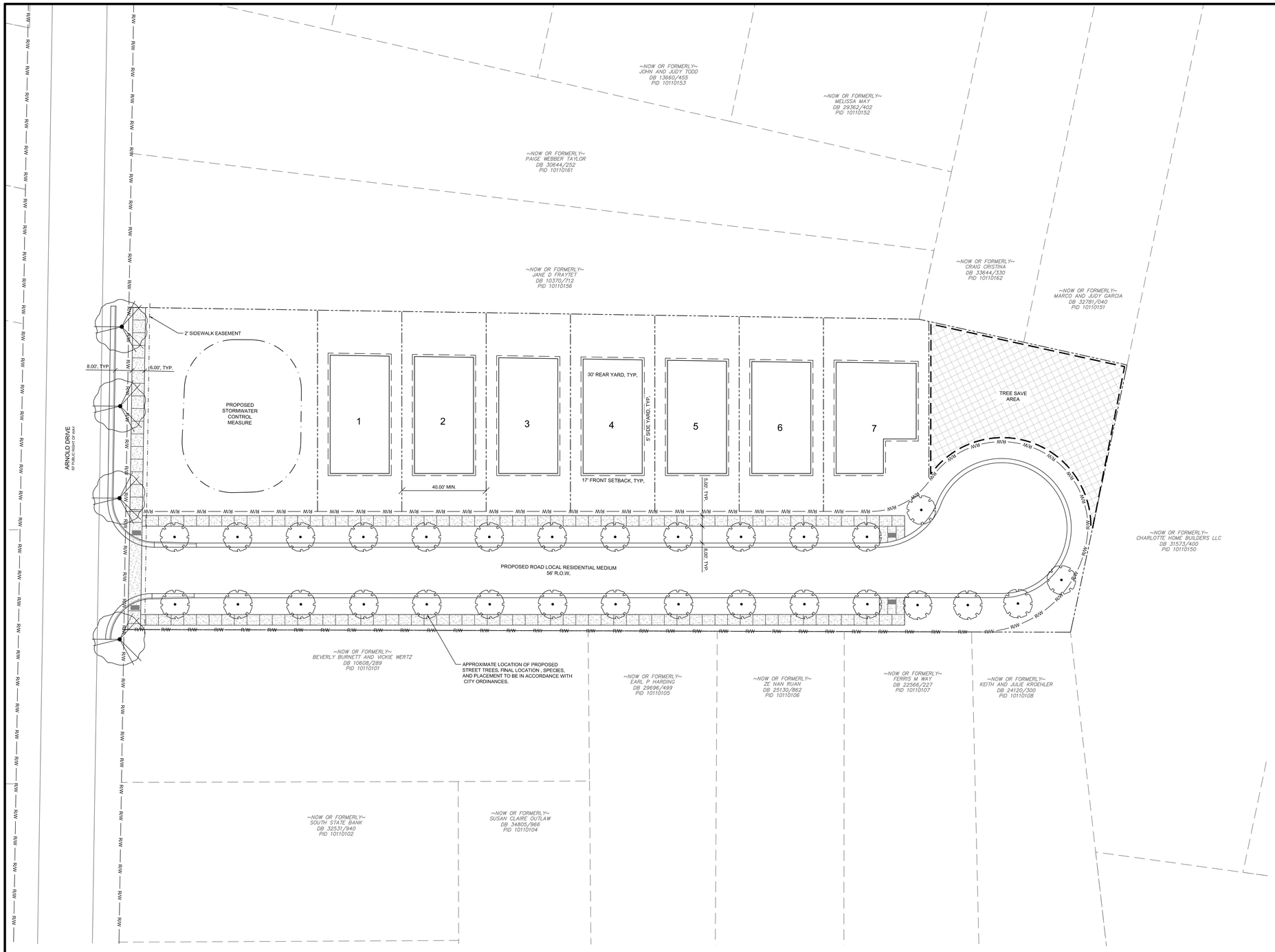
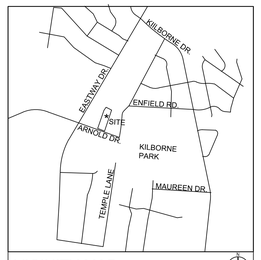




VICINITY MAP N.T.S.

BACKGROUND DISCLAIMER

BACKGROUND INFORMATION TAKEN FROM MECKLENBURG COUNTY GIS.

ZONING SUMMARY:

OWNER: THE BUILDING AGENCY,LLC
OWNER ADDRESS: 105 ELMORE ST, BELMONT, NC 28012

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

ZONING DESIGNATION (EXISTING): R-4
ZONING DESIGNATION (PROPOSED): R-8 (CD) PARCEL SIZE: 1.572 ACRES
JURISDICTION: CITY OF CHARLOTTE

PARCEL NUMBER: 10110157

SETBACK AND YARD REQUIREMENTS
FRONT: 17'
SIDE YARD: 5'
REAR YARD: 20'

BUFFERS REQUIRED
NO BUFFER REQUIRED

PARKING SUMMARY
SINGLE FAMILY DETAHCED:
REQUIRED: 2 SPACES PER UNIT
PROVIDED: 2 SPACES PER UNIT

DEVELOPMENT SUMMARY:
MIN. LOT AREA: 3,500 SF
MIN. LOT WIDTH: 40'
TOTAL LOTS: 7

OPEN SPACE REQUIRED: N/A
PROPOSED DENSITY: 4.45 DUA

TREE SAVE AREA:
REQUIRED: 10% (0.10 X 1.572 AC) = 0.157 ACRES
PROVIDED: 0.11 ACRES MINIMUM

DEVELOPMENT STANDARDS

JANUARY 29, 2021

A. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE BUILDING AGENCY, LLC, (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 1.572 ACRE SITE LOCATED ON ARNOLD DRIVE, CONSISTING OF ALL OF TAX PARCEL NO, 10110157, 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-8 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 LOTS AS WELL AS THE INTERNAL STREET 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 7 SINGLE FAMILY DETACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-8 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 POINT IS 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 AN INTERNAL PUBLIC STREET IN THE LOCATION MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS "PROPOSED ROAD A." MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL PUBLIC STREET SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.

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. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG THE PUBLIC STREET.
3. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE 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 AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHOULD BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.
6. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHOULD HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
7. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
8. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL PROPERTIES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.

E. LIGHTING

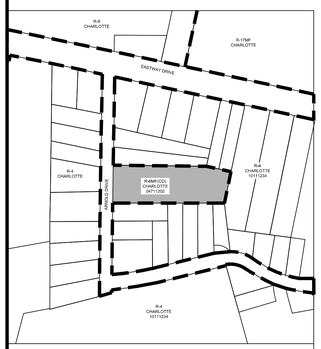
1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, PUBLIC STREET, SIDEWALKS, WALKWAYS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION 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

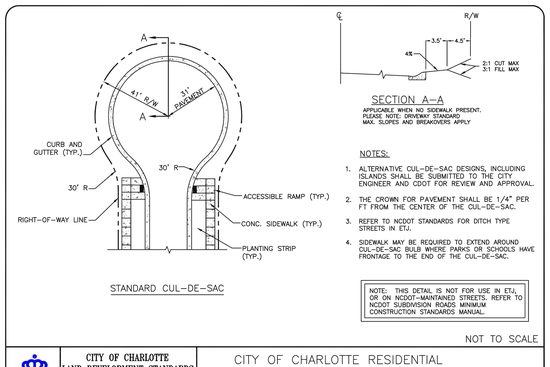
1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE (TREE SAVE AND/OR TREE MITIGATION).
2. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
3. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS 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 STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

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.



PARCEL ZONING MAP NOT TO SCALE



NOTES:

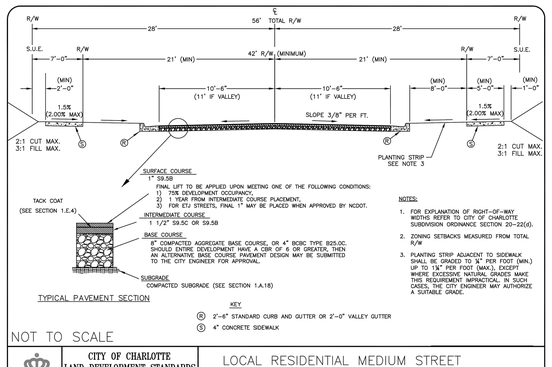
1. ALTERNATIVE CUL–DE–SAC DESIGNS, INCLUDING ISLANDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND CDOT FOR REVIEW AND APPROVAL.
2. THE CROWN FOR PAVEMENT SHALL BE 1/4" PER FT FROM THE CENTER OF THE CUL–DE–SAC.
3. REFER TO NCDOT STANDARDS FOR DITCH TYPE STREETS IN ETJ.
4. SIDEWALK MAY BE REQUIRED TO EXTEND AROUND CUL–DE–SAC BULB WHERE PARKS OR SCHOOLS HAVE FRONTAGE TO THE END OF THE CUL–DE–SAC.

NOTE: THIS DETAIL IS NOT FOR USE IN ETJ, OR ON NCDOT–MAINTAINED STREETS. REFER TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS MANUAL.

STANDARD CUL–DE–SAC

NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS	CITY OF CHARLOTTE RESIDENTIAL CUL–DE–SAC DETAIL	STD. NO. 11.16	REV. 13



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 1¾" PER FOOT (MAX.), EXCEPT WHERE EXCESSIVE NATURAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE CITY ENGINEER MAY AUTHORIZE A SUITABLE GRADE.

TYPICAL PAVEMENT SECTION

NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION	STD. NO. U–02	REV. 17

bloc
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landscape architecture I planning I civil engineering

REVISIONS

NO.	DATE	DESCRIPTION

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BLOC DESIGN PLLC
CHARLOTTE, NORTH CAROLINA
P-1007
C-390

NOT FOR CONSTRUCTION

REZONING PETITION 2020-168

Arnold Drive
Single Family

2733 Arnold Drive,
Charlotte NC 28203

PLAN NORTH TRUE NORTH

SCALE: 1"= 20'
0 10' 20' 40'

DATE: 10/14/20	MPIC: WLL
DRAWN BY: EMW	CHECKED BY: DCT/WLL

PROJECT NUMBER: 00774.01

SCALE: 1"=20'

TITLE:
CONCEPTUAL SITE PLAN

SHEET NO.:
RZ-1

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