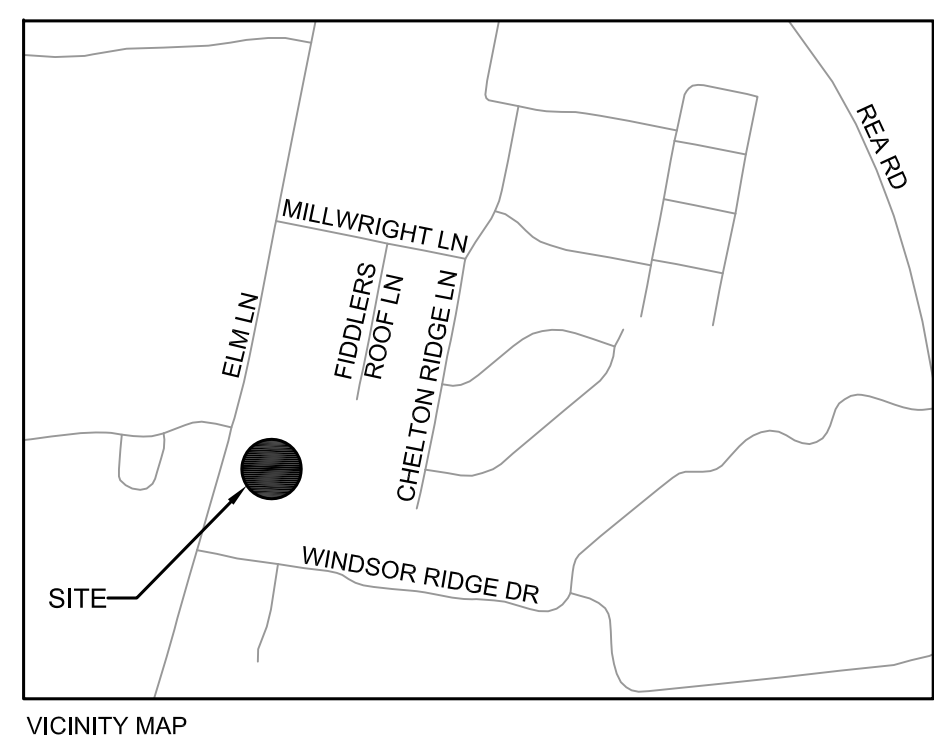
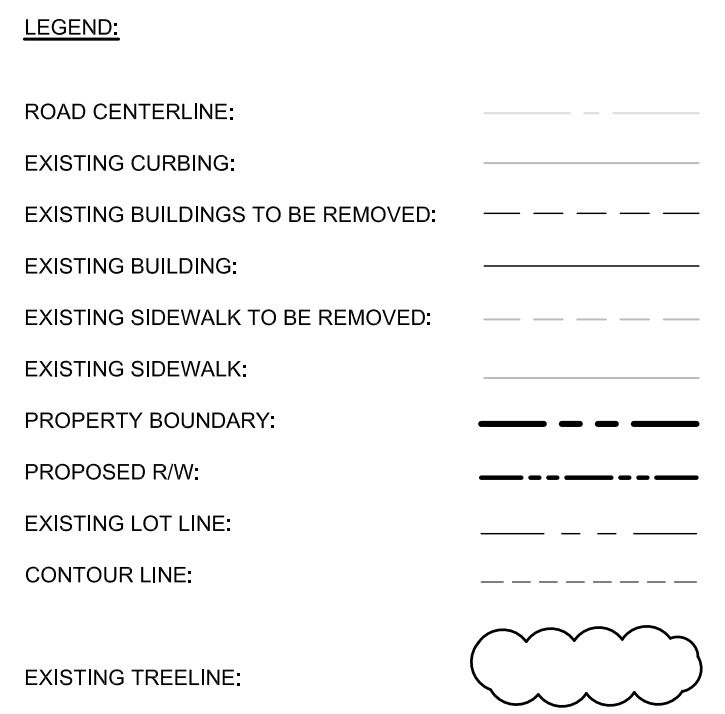
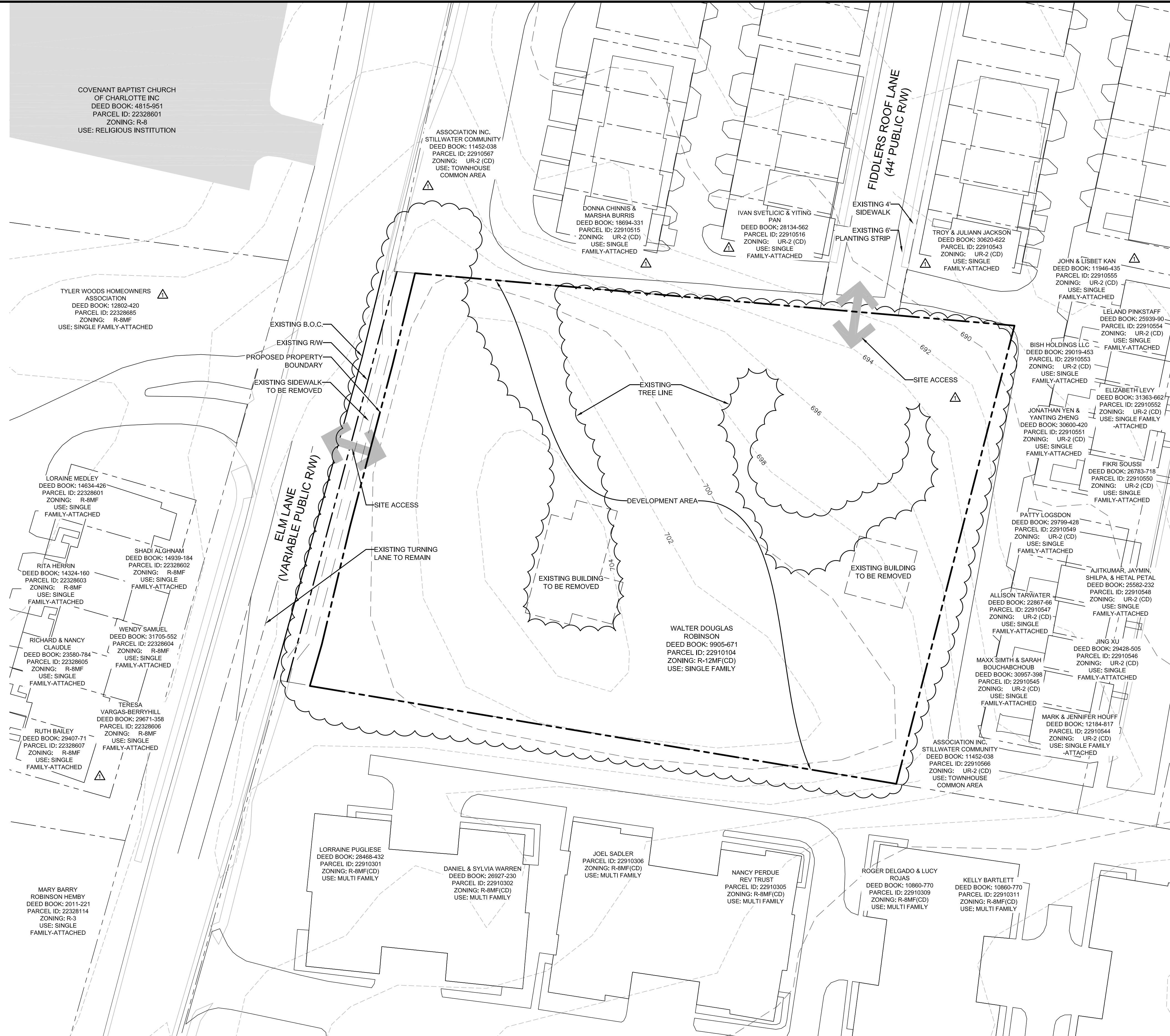
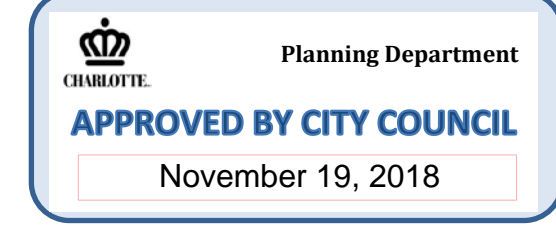


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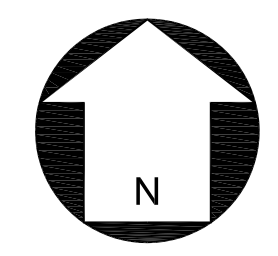
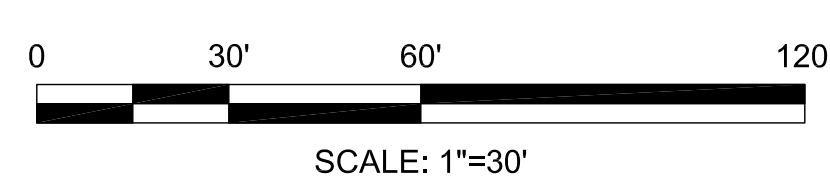


Development Standards

- A. General Provisions
1. These Development Standards form a part of the Rezoning Plan...
2. Development of the Site will be governed by the Rezoning Plan...
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards...
4. Future amendments to the Rezoning Plan...
B. Permitted Uses/Development Limitations
1. The Site may be devoted only to a residential community...
C. Transportation
1. Vehicular access to the Site shall be as generally depicted...
2. As depicted on the Rezoning Plan, the Site will be served by a local residential wide public street...
3. Internal sidewalks and pedestrian connections shall be provided...
4. Prior to the issuance of the first certificate of occupancy...
5. Subject to and conditioned upon the approval of CDOT and/or NCDOT...
6. The transportation improvements set out in this Section C...
D. Architectural Standards
1. The maximum height in stories of the single family attached dwelling units...
2. The maximum height in feet of the single family attached dwelling units...
3. The primary exterior building materials for the single family attached dwelling units...
4. Vinyl, EIFS or masonry may not be used as an exterior building material...
5. The actual widths of the single family attached dwelling units...
6. The front elevation of each dwelling unit shall have windows or other architectural details...
7. All corner or end dwelling units that face a public street shall have windows...
8. Each single family attached dwelling unit to be located on the Site shall have a minimum 2 car garage.
9. Each single family attached dwelling unit to be located on the Site will be alley loaded.
E. Private Open Space
1. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed...
2. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed...
3. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed...
4. The sidewalks described in this Section E of the Development Standards...
5. A minimum 6 foot tall screen fence or wall shall be installed...
6. A minimum 6 foot tall screen fence or wall shall be installed...
7. Small maturing evergreen trees shall be installed...
F. Lighting
1. All freestanding lighting fixtures installed on the Site...
2. The maximum height of any freestanding lighting fixture...
G. Environmental Features
1. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
2. The tree save areas depicted on the Rezoning Plan are conceptual...
3. The area within the 50' setback from Elm Lane shall be common open space...
4. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance...
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...
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include...
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance...



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



REVISIONS:

Table with 4 columns: No., Date, By, Description. Row 1: 1, 9/10/18, SJC, PER STAFF COMMENTS. Row 2: 2, 10/22/18, MDH, PER STAFF AND OWNER COMMENTS.

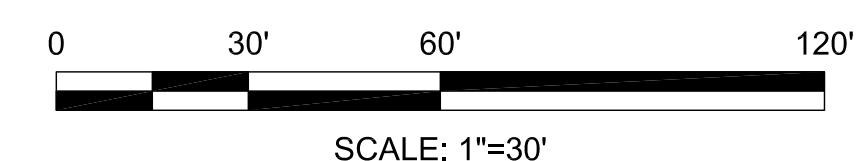
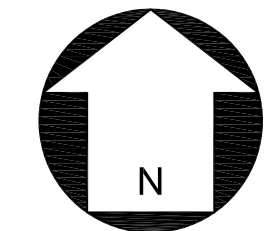
- LEGEND:**
- ROAD CENTERLINE:
  - EXISTING CURBING:
  - EXISTING BUILDINGS TO BE REMOVED:
  - EXISTING BUILDING:
  - PROPERTY BOUNDARY:
  - PROPOSED CURB & GUTTER:
  - PROPOSED RW:
  - PROPOSED SIDEWALK:
  - SIDEWALK UTILITY EASEMENT:
  - EXISTING LOT LINE:
  - CONTOUR LINE:
  - YARD SETBACK:
  - PROPOSED P.O.S.:
  - PROPOSED BUILDING:
  - TREE SAVE AREA:
  - PROPOSED EVERGREEN TREE:

- DEVELOPMENT DATA:**
- Site Area: +/- 2.0 acres
  - Tax Parcels: 22310104
  - Existing Zoning: R-12MF(CD)
  - Proposed Zoning: UR-2(CD)
  - Existing Use: SF Residential
  - Proposed Uses: Upto 20 Single Family Attached Units
  - Min. Setback: See Plan
  - Min. Side Yard: See Plan
  - Min. Rear Yard: See Plan
  - Maximum Building Height: 8'
  - Max. Floor Area Ratio: 1.0
  - Parking Provided: 2.0 Spaces per unit plus on-street
  - Min. Private Open Space: 400 s.f./unit as required by ordinance
  - Tree Save: Per Ordinance 15% Required 15% Provided
  - PCCO: See Ordinance (Underground)
  - See Development Standards

**NOTE:**  
 TREE SAVE WAS CALCULATED USING GIS PARCEL DATA. TREE SAVE WILL BE RECALCULATED BASED ON SURVEY BOUNDARY DURING SITE PERMITTING PHASE  
 2 AC X .15 = 13,068 SF REQUIRED TREE SAVE



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



SCALE: 1"=30'

**REVISIONS:**

No.	Date	By	Description
1	9/10/18	SJC	PER STAFF COMMENTS
2	10/22/18	MDH	PER STAFF AND OWNER COMMENTS