

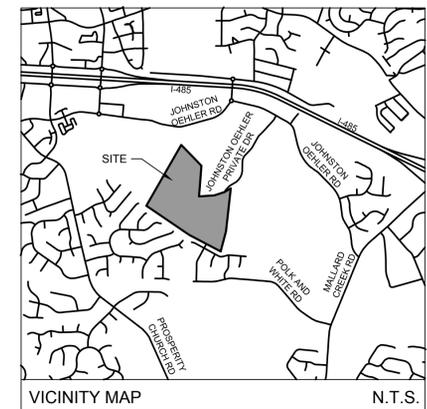
Charlotte Planning Department

STUB FOR FUTURE CONNECTION. TEMPORARY TURNAROUND (STD. NO. 18) OR PERMANENT TURNAROUND (STD. NO. 19) MAY BE REQUIRED DURING CONSTRUCTION DOCUMENT PHASE.

APPROVED BY CITY

RZP-2022-018

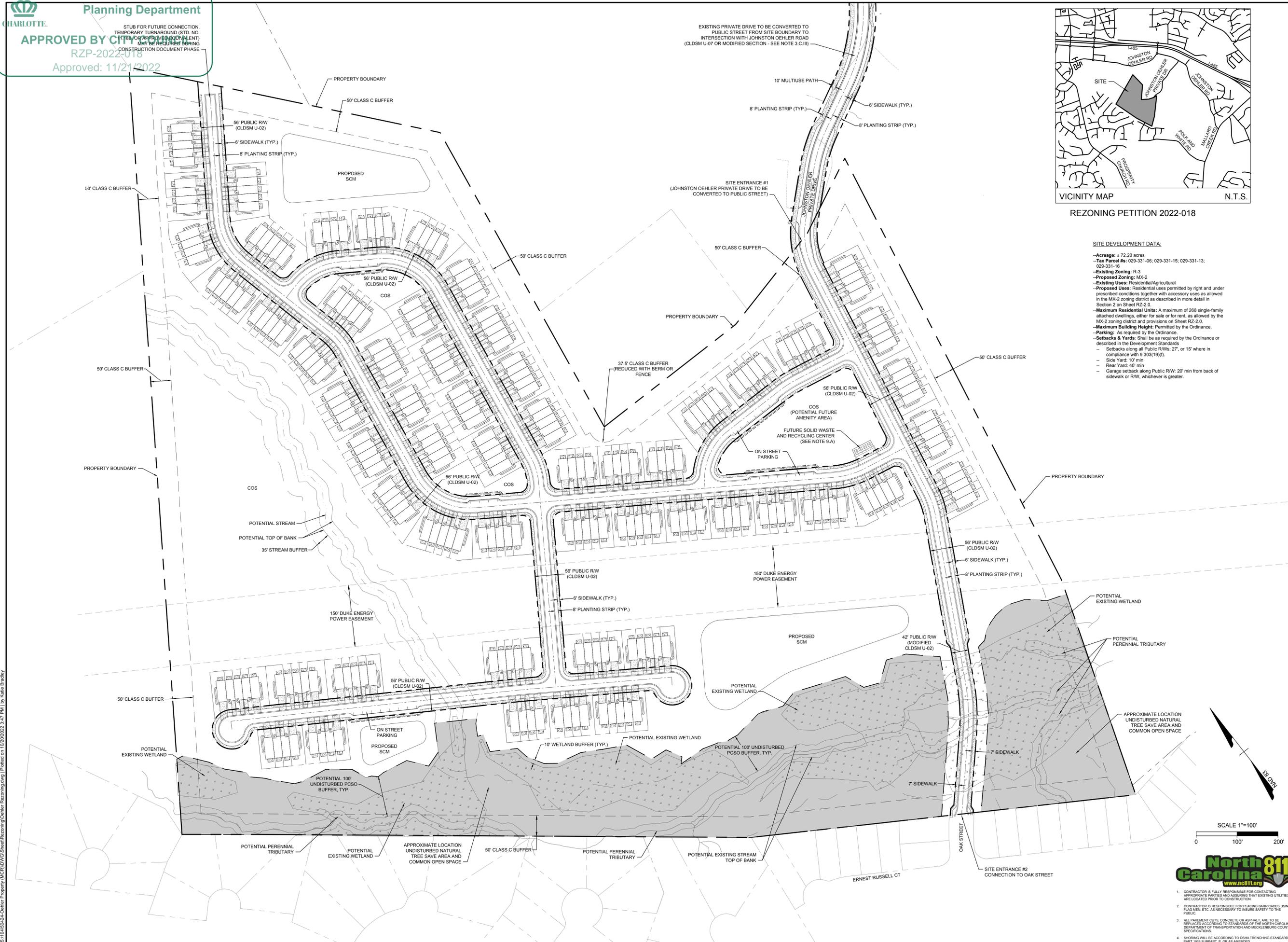
Approved: 11/21/2022



REZONING PETITION 2022-018

SITE DEVELOPMENT DATA:

- Acres: ± 72.20 acres
- Tax Parcel #: 029-331-06; 029-331-15; 029-331-13; 029-331-16
- Existing Zoning: R-3
- Proposed Zoning: MX-2
- Existing Uses: Residential/Agricultural
- Proposed Uses: Residential uses permitted by right and under prescribed conditions together with accessory uses as allowed in the MX-2 zoning district as described in more detail in Section 2 on Sheet RZ-2.0.
- Maximum Residential Units: A maximum of 268 single-family attached dwellings, either for sale or for rent, as allowed by the MX-2 zoning district and provisions on Sheet RZ-2.0.
- Maximum Building Height: Permitted by the Ordinance.
- Parking: As required by the Ordinance.
- Setbacks & Yards: Shall be as required by the Ordinance or described in the Development Standards
 - Setbacks along all Public R/Ws: 27', or 15' where in compliance with § 303(19)(i).
 - Side Yard: 10' min
 - Rear Yard: 40' min
 - Garage setback along Public R/W: 20' min from back of sidewalk or R/W, whichever is greater.



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND MECKLENBURG COUNTY SPECIFICATIONS.
- SHORINGS WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AGENCIES.

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CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652

DATE	REVISION DESCRIPTION
07/11/2022	REVISIONS PER CITY COMMENTS
08/15/2022	REVISIONS PER CITY COMMENTS
09/12/2022	REVISIONS PER CITY COMMENTS
10/20/2022	REVISIONS PER CITY COMMENTS

DATE: 3/10/2022
DRAWN BY: N. SPINOLA
DESIGNED BY: N. SPINOLA
CHECKED BY: K. BRADLEY
SCALE: AS SHOWN

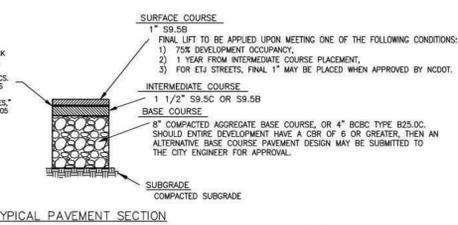
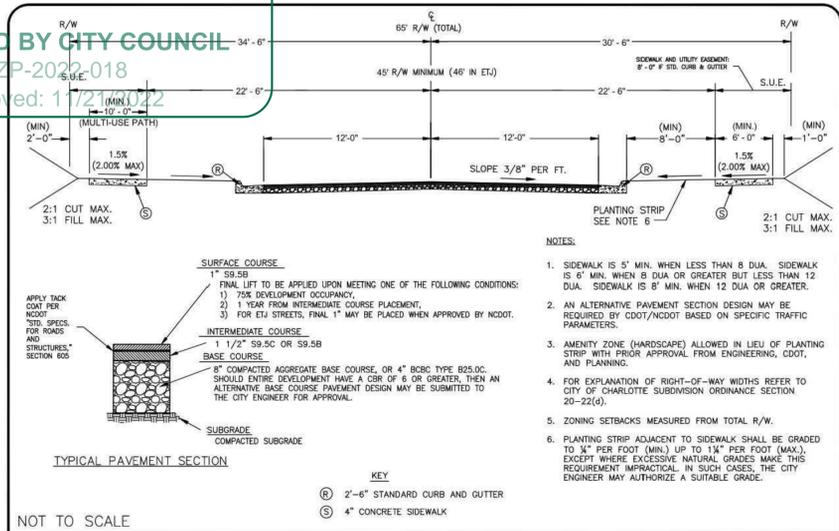
TIMMONS GROUP

OEHLER PROPERTY
CHARLOTTE - MECKLENBURG COUNTY - NORTH CAROLINA
CONCEPTUAL REZONING SITE PLAN

JOB NO.
50424
SHEET NO.
RZ-1.0

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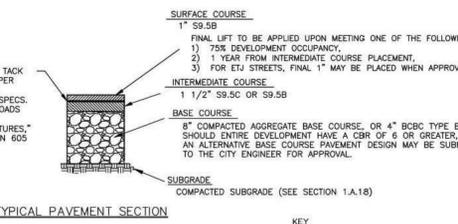
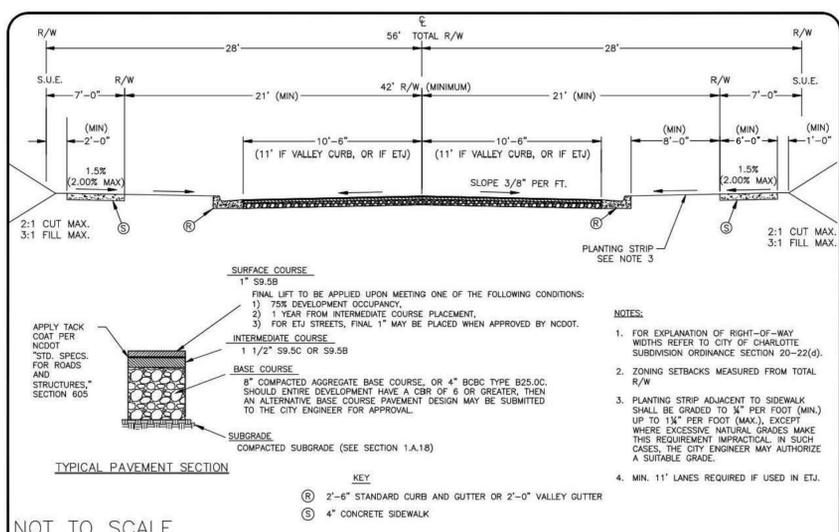
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- NOTES:**
1. SIDEWALK IS 5' MIN. WHEN LESS THAN 8 DIA. SIDEWALK IS 6' MIN. WHEN 8 DIA OR GREATER BUT LESS THAN 12 DIA. SIDEWALK IS 8' MIN. WHEN 12 DIA OR GREATER.
 2. AN ALTERNATIVE PAVEMENT SECTION DESIGN MAY BE REQUIRED BY CDOT/NC DOT BASED ON SPECIFIC TRAFFIC PARAMETERS.
 3. AMENITY ZONE (HARDSCAPE) ALLOWED IN LIEU OF PLANTING STRIP WITH PRIOR APPROVAL FROM ENGINEERING, CDOT, AND PLANNING.
 4. FOR EXPLANATION OF RIGHT-OF-WAY WIDTHS REFER TO CITY OF CHARLOTTE SUBDIVISION ORDINANCE SECTION 20-22(d).
 5. ZONING SETBACKS MEASURED FROM TOTAL R/W.
 6. PLANTING STRIP ADJACENT TO SIDEWALK SHALL BE GRADED TO 1/4" PER FOOT (MIN.) UP TO 1 1/4" 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

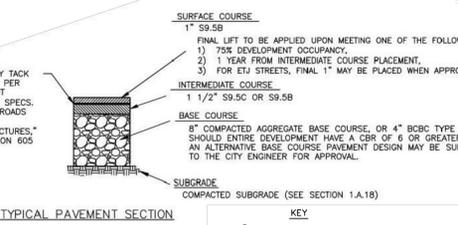
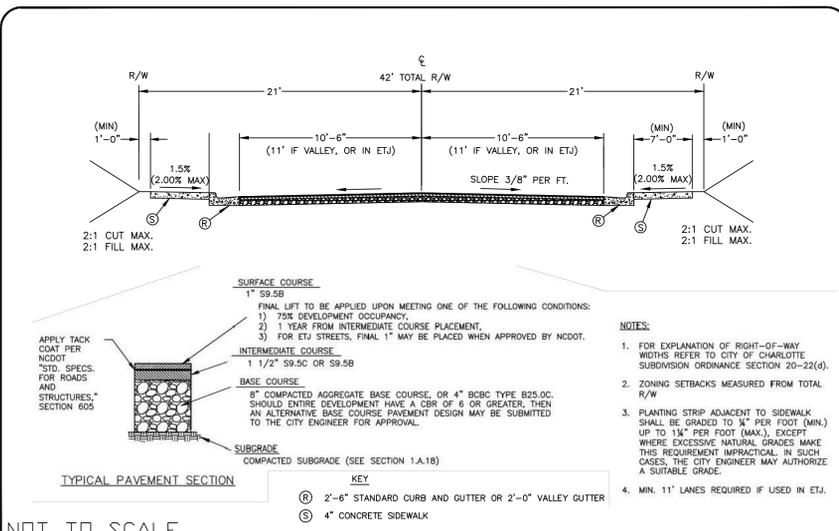
CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
 INCLUDES CHARLOTTE ETJ
LOCAL COLLECTOR STREET
MODIFIED SECTION
 STD. No. 1 REV. U-07 19



- 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 1/4" PER FOOT (MIN.) UP TO 1 1/4" PER FOOT (MAX.), EXCEPT WHERE EXCESSIVE NATURAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE CITY ENGINEER MAY AUTHORIZE A SUITABLE GRADE.
 4. MIN. 11' LANES REQUIRED IF USED IN ETJ.

NOT TO SCALE

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
 INCLUDES CHARLOTTE ETJ
LOCAL RESIDENTIAL MEDIUM STREET
MODIFIED SECTION
 STD. No. 1 REV. U-02 19



- 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 1/4" PER FOOT (MIN.) UP TO 1 1/4" PER FOOT (MAX.), EXCEPT WHERE EXCESSIVE NATURAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE CITY ENGINEER MAY AUTHORIZE A SUITABLE GRADE.
 4. MIN. 11' LANES REQUIRED IF USED IN ETJ.

NOT TO SCALE

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
 INCLUDES CHARLOTTE ETJ
LOCAL RESIDENTIAL MEDIUM STREET
MODIFIED SECTION
 STD. No. 1 REV. U-02 19

ZONING CODE SUMMARY:

PARCEL IDS: 02933106, 02933113, 02933115, 02933118
OWNER: OEHLER FAMILY FARMS, LLC, 3491 JOHNSTON OEHLER RD, CHARLOTTE, NC 28269 (02933106)
 JOE C. OEHLER AND ROSE MARIE H., 3481 JOHNSTON OEHLER RD, CHARLOTTE, NC 28269 (02933113)
 RAY G. OEHLER, 3473 JOHNSTON OEHLER RD, CHARLOTTE, NC 28269 (02933115)
 SCOTT L. DIXON AND DORIS O. DIXON G. OEHLER, 3473 JOHNSTON OEHLER RD, CHARLOTTE, NC 28269 (02933116)
PARCEL ADDRESS: 3487 JOHNSTON OEHLER RD, CHARLOTTE, NC 28269
EXISTING ZONING: R-3
PROPOSED ZONING: MX-2
WATERSHED: MALLARD WATERSHED
ALLOWABLE DENSITY: 8.0 UNITS / ACRE
PROPOSED DENSITY: 268 UNITS / 72.20 AC = 3.72 UNITS / ACRE
TOWNHOME STANDARDS: (BASED ON R-22 MF)
 FRONT 27', SIDE YARD 10', REAR YARD 40'
 *FRONT SETBACK MAY BE REDUCED TO 15' PER SECTION 9.303(19)(F) OF ZONING ORDINANCE PROVIDED THE BUILDING ELEVATION FACING THE STREET HAS A FRONT ARCHITECTURAL FACADE WITH AN ENTRY DOORWAY. *ALL GARAGES SHALL HAVE A 20' SETBACK FROM RIGHT-OF-WAY OR BACK OF SIDEWALK (WHICHEVER IS GREATER).

REQUIRED BUFFER: 50' CLASS C BUFFER
PROVIDED BUFFER: 50' CLASS C BUFFER, 37.5' CLASS C BUFFER IN SELECT AREAS (50' CLASS C BUFFER REDUCED 25% WITH CONSTRUCTION OF BERM, WALL, OR FENCE)
REQUIRED OPEN SPACE: 7.22x ACRES (10% OF 72.20 ACRES)
REQUIRED TREE SAVE: 10.83x ACRES (15% OF 72.20 ACRES)

DEVELOPMENT STANDARDS:

- GENERAL PROVISIONS:**
 - SITE LOCATION:** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY MILL CREEK RESIDENTIAL, (THE "PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THE APPROXIMATELY 72.20-ACRE SITE LOCATED ON JOHNSTON OEHLER ROAD (THE "SITE").
 - ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-2 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE PROVISIONS PROVIDED BELOW.
 - GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREA, OPEN SPACE AREAS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY THE "GRAPHIC REPRESENTATIONS" SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
- SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS TO THE GRAPHIC REPRESENTATIONS UNDER THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:
 - EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR
 - MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER APPEARING AT THE HEARING.
 - PERMITTED USES AND DEVELOPMENT AREA LIMITATIONS:**
 - THE SITE MAY BE DEVELOPED WITH UP TO TWO HUNDRED SIXTY-EIGHT (268) SINGLE-FAMILY ATTACHED DWELLING UNITS AS ALLOWED BY MX-2 ZONING DISTRICT. THE UNITS MAY BE FOR RENT OR FOR SALE.
 - TRANSPORTATION IMPROVEMENTS:**
 - CDOT AND NCDOT STANDARDS. ALL THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF THE CITY OF CHARLOTTE OR NCDOT (AS IT RELATES TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY).
 - RIGHT-OF-WAY CONVEYANCE. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED. THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY WHERE ROW DEDICATION IS NOT PROVIDED. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
 - TRANSPORTATION IMPROVEMENTS. THE PETITIONER WILL CONSTRUCT REQUIRED ROADWAY IMPROVEMENTS SET FORTH BELOW AND/OR GENERALLY DEPICTED ON THE REZONING PLAN AND PROVIDE ANY REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN EACH DEVELOPMENT AREA WHERE THE IMPROVEMENTS ARE PROVIDED. SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT OR NCDOT ALLOW A BOND TO BE POST FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS ALLOWED BY CITY REGULATIONS.
 - MALLARD CREEK ROAD / JOHNSTON OEHLER ROAD -**
 - PETITIONER SHALL INSTALL ACCESSIBLE PEDESTRIAN SIGNALS (APS)
 - PETITIONER SHALL UPGRADE CURB RAMPS AS NEEDED
 - JOHNSTON OEHLER ROAD / JOHNSTON OEHLER PRIVATE DRIVE -**
 - PETITIONER SHALL INSTALL TWO (2) PAIRS OF RECTANGULAR RAPID FLASHING BEACONS (RRFBs) ON THE WESTERN INTERSECTION LEG.
 - JOHNSTON OEHLER PRIVATE DRIVE -**
 - THE JOHNSTON OEHLER PRIVATE DRIVE SHALL BE IMPROVED TO PUBLIC STREET STANDARDS FROM THE SITE BOUNDARY TO JOHNSTON OEHLER ROAD INTERSECTION AS GENERALLY DEPICTED AND DEDICATED AND CONVEYED TO THE CITY OF CHARLOTTE.
 - JOHNSTON OEHLER DRIVE SHALL BE CONVERTED TO A LOCAL COLLECTOR STREET PER CLDSM U-07 (OR MODIFIED SECTION AS INDICATED ON REZONING PLAN).
 - ALL NECESSARY ROW AND EASEMENTS SHALL BE DONATED AT NO COST TO THE CITY OF CHARLOTTE.
 - A COMPLETE SURVEY SHALL BE COMPLETED TO IDENTIFY ANY/ALL UTILITIES (PUBLIC OR PRIVATE) WITHIN THE PROPOSED ROW.
 - PRIVATE UTILITIES SHALL EITHER BE RELOCATED OUTSIDE OF THE PROPOSED ROW OR BE CONVERTED TO PUBLIC STATUS.
 - EXISTING STORMWATER SYSTEM CAPACITY SHALL BE ASSESSED AND ANALYZED TO BRING SYSTEM UP TO PUBLIC STREET STANDARDS.
 - ACCESS TO ADJACENT PLAYING FIELDS AND SCHOOL SHALL BE ASSESSED TO DETERMINE APPROPRIATE DRIVEWAY TYPES.
 - ALL PROPOSED CURB RAMPS SHALL BE PROWAG COMPLIANT
 - ANY PRIVATE GATES, FENCES, BOLLARDS, ETC. SHALL BE RELOCATED OUTSIDE THE PROPOSED ROW.
 - DEVELOPER SHALL PREPARE PLATS IDENTIFYING DEDICATED STREET ROW AND RECORD DOCUMENTS WITH MECKLENBURG COUNTY.
 - ALTERNATIVE IMPROVEMENTS. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT AND THE PLANNING DIRECTOR. PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION IN THE OVERALL AREA OF THE REZONING. FOR EXAMPLE, TRANSPORTATION IMPROVEMENTS MAY BE SUBSTITUTED AND/OR PAYMENT IN LIEU FOR OTHER IMPROVEMENTS IN THE OVERALL AREA OF THE REZONING MAY BE IMPLEMENTED AS DESCRIBED IN SUBSECTION (D) ABOVE.
 - ACCESS:**
 - ACCESS TO THE SITE WILL BE FROM JOHNSTON OEHLER DRIVE AND FROM THE PROPOSED PUBLIC STREETS AS GENERALLY DEPICTED ON CONCEPTUAL SITE PLAN.
 - SECONDARY POINT OF ACCESS WILL BE PROVIDED WITH ONE (1) OF THE TWO (2) POTENTIAL ACCESS LOCATIONS SHOWN ON THE CONCEPTUAL SITE PLAN. THE FINAL LOCATION TO BE DETERMINED UPON RECEIPT OF ACOE VERIFIED WETLAND AND STREAM LOCATIONS. FINAL ENGINEERING, AND DISCUSSIONS WITH NEIGHBORING PARCELS. STAFF APPROVAL TO BE REQUIRED.
 - THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
 - ARCHITECTURAL STANDARDS:**
 - THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE SHALL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, EIFS, STUCCO, DECORATIVE BLOCK AND/OR WOOD, VINYL, OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND HANDRAILS/RAILINGS. THE PROPOSED ROOFING MATERIALS SHALL BE ARCHITECTURAL SHINGLES, WOOD SHAKE, SLATE, TILE AND/OR METAL.
 - THE PETITIONER AGREES TO RESTRICT CLADDING MATERIALS FOR ALL BUILDINGS TO CLADDING PRODUCTS OTHER THAN VINYL SIDING.
 - 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.
 - 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.
 - USABLE PORCHES AND/OR STOODS 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, SHALL BE COVERED AND BE AT LEAST 6 FEET DEEP. STOODS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHALL NOT BE ENCLOSED.
 - ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSION TO TEN (10) FEET ON ALL BUILDING LEVELS.
 - WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
 - TOWNHOUSE AND ATTACHED SINGLE FAMILY BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHALL BE LIMITED TO FIVE INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHALL BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE FIVE-UNIT BUILDINGS ARE ADJACENT.
 - STREETScape, LANDSCAPING AND BUFFER:**
 - SETBACK AND YARDS SHALL ADHERE TO THE STANDARDS OF THE R-22-MF ZONING DISTRICT AS FOLLOWS:
 - THE SIDE YARD SHALL BE TEN (10) FEET;
 - THE FRONT SETBACK SHALL BE TWENTY-SEVEN (27) FEET AND MAY BE REDUCED TO FIFTEEN (15) FEET PER SECTION 9.303 (19)(F) OF THE ORDINANCE PROVIDED THE BUILDING ELEVATION FACING THE STREET HAS A FRONT ARCHITECTURAL FACADE WITH AN ENTRY DOORWAY.
 - THE REAR YARD SHALL BE FORTY (40) FEET;
 - ALL GARAGES SHALL HAVE A MINIMUM TWENTY (20) FOOT SEPARATION FROM RIGHT OF WAY OR BACK OF SIDEWALK (WHICHEVER IS GREATER).
 - ALONG THE SITE'S INTERNAL PUBLIC STREETS, THE PETITIONER SHALL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINKS ALL OF THE PRINCIPAL BUILDINGS ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ADJUTING PUBLIC OR PRIVATE STREETS AND/OR PEDESTRIAN FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) FEET.
 - AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK SHALL BE PROVIDED ON ALL PUBLIC ROADS WITHIN THE SITE CHAPTER 20.
 - A FIFTY (50) FOOT CLASS C BUFFER AREA SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE BUFFER MAY BE REDUCED AS PERMITTED BY ORDINANCE.
 - ENVIRONMENTAL FEATURES:**
 - 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 FROM AN ENGINEERING PERSPECTIVE WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - A MINIMUM OF 15% OF THE SITE SHALL BE SET ASIDE AS TREE SAVE AS REQUIRED BY THE MX-2 ZONING DISTRICT. THE TREE SAVE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND THE CITY STOP CONSTRUCTION STORMWATER ORDINANCE.
 - TREE SAVE AND PCO REQUIRED OPEN SPACE MAY BE COMBINED INTO OVERALL REZONING BOUNDARY IN EVENT THE PROJECT IS PHASED OR PERMITTED SEPARATELY. IT IS UNDERSTOOD ANY OPEN SPACE THAT IS LOCATED IN THE TREE SAVE AREA MUST COMPLY WITH TREE SAVE REQUIREMENTS.
 - CURRENT STREAM/WETLAND SURVEY REPORT SHALL BE PROVIDED WITH THE FIRST SUBMITTAL OF CIVIL SITE PLANS.
 - DEVELOPMENT WITHIN ANY SWIMPCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.
 - OPEN SPACE:**
 - A MINIMUM OF 10% OF THE SITE SHALL BE SET ASIDE AS COMMON OPEN SPACE AS REQUIRED BY THE MX-2 ZONING DISTRICT. AREAS OF THE REQUIRED COMMON OPEN SPACE SHALL BE IMPROVED WITH ACTIVE OR PASSIVE OPEN SPACE AMENITIES SUCH AS DOG PARKS, SEATING AREAS, PLAY AREAS AND OTHER AMENITIES THAT ENCOURAGE OUTDOOR GATHERING.
 - MISCELLANEOUS PROVISIONS:**
 - GARBAGE AND RECYCLING SPACE SHALL BE PROVIDED ON SITE AS REQUIRED BY ORDINANCE. THE LOCATION OF PROPOSED GARBAGE AND RECYCLING AREA SHOWN ON REZONING PLAN IS CONCEPTUAL. IN NATURE AND EXACT LOCATION WILL BE ESTABLISHED DURING THE LAND DEVELOPMENT PROCESS.
 - SIGNAGE:**
 - SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.
 - LIGHTING:**
 - ALL NEW LIGHTING SHALL BE DECORATIVE, CAPPED, AND DOWNWARDLY DIRECTED.
 - AMENDMENTS TO THE REZONING PLAN:**
 - FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.
 - BINDING EFFECT OF THE REZONING APPLICATION:**
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

PRELIMINARY NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE

CHARLOTTE OFFICE
 610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
 TEL 704.602.8600 FAX 704.376.1076 www.linmons.com
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MCRT SFR INVESTMENTS, LLC
 1710 Camden Road, Suite 6
 Charlotte, NC 28203

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TIMMONS GROUP
 OEHLER PROPERTY
 CHARLOTTE DISTRICT - MECKLENBURG COUNTY - NORTH CAROLINA
 SITE NOTES
 JOB NO. 50424
 SHEET NO. RZ-2.0



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND MECKLENBURG COUNTY SPECIFICATIONS.
4. SHORINGS WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.