

PARCEL ID# 149-122-97
 ZONING: R-12MF (CD)
 PROPERTY USE: MULTI FAMILY
 DEED BOOK 4819 PAGE 617
 SELWYN FARMS COMMUNITIES ASSOC., INC.
 ONE TRYON CENTER #1500
 CHARLOTTE NC 28284

PARCEL ID# 149-132-07
 ZONING: R-4
 PROPERTY USE: COMMERCIAL
 DEED BOOK 9573 PAGE 314
 THE SALVATION ARMY
 PO BOX 31128 LITTLE HOPE ROAD
 CHARLOTTE NC 28231



PARCEL ID# 149-132-01
 ZONING: R-4
 PROPERTY USE: SINGLE FAMILY
 DEED BOOK 1128 PAGE 195
 EDNAR DAWKINS
 3422 LITTLE HOPE ROAD
 CHARLOTTE NC 28209

PARCEL ID# 149-132-09
 ZONING: R-4
 PROPERTY USE: SINGLE FAMILY
 DEED BOOK 2519 PAGE 419
 HAROLD CLAWSON & MAE HELEN CLAWSON
 3416 LITTLE HOPE ROAD
 CHARLOTTE NC 28209

PARCEL ID# 149-132-14
 ZONING: R-4
 PROPERTY USE: SINGLE FAMILY
 DEED BOOK 3371 PAGE 211
 WILLIAM GIVENS
 3332 LITTLE HOPE ROAD
 CHARLOTTE NC 28209

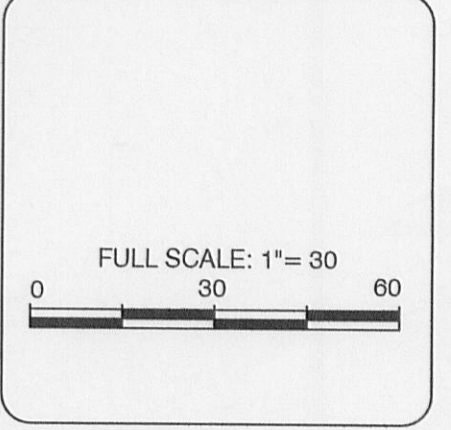
**APPROVED BY
 CITY COUNCIL**

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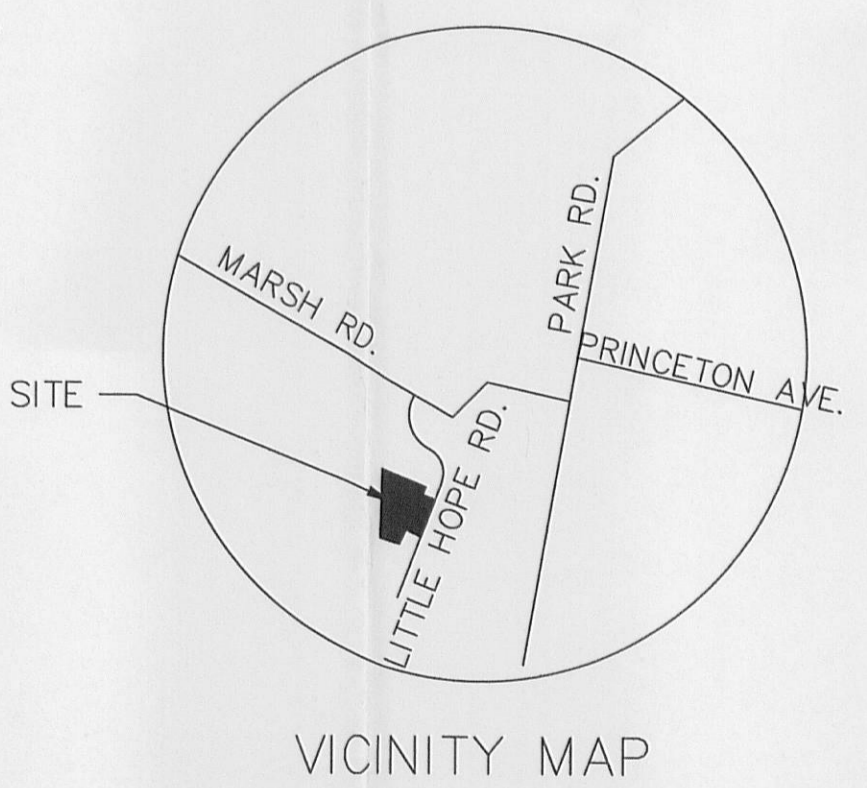
DEVELOPMENT DATA:

TOTAL ACREAGE:	3.603 AC.
EXISTING ZONING:	UR-1 (CD)
PROPOSED ZONING:	UR-1 (CD) S.P.A
PROPOSED USE:	SINGLE-FAMILY
MINIMUM LOT SIZE:	3,000 SF
MINIMUM SETBACK:	14' FROM BACK OF CURB 21' FROM BACK OF PROPOSED CURB ALONG LITTLE HOPE ROAD FOR THE SIDE YARD OF LOT 15.
MINIMUM SIDE YARD:	5'
MINIMUM REAR YARD:	10'
MAXIMUM HEIGHT:	40'
MINIMUM LOT WIDTH:	20'
FLOOR AREA RATIO:	.25
DWELLING UNITS:	15
DENSITY:	4.2 DUA
PARCEL #'S:	149-132-02 149-132-03 149-132-04 149-132-08 149-132-10 149-132-11 149-132-12 149-132-13

GSWCC# GSWCC#
 PROFESSIONAL SEAL



MARK	DATE	DESCRIPTION	REVISIONS:	RELEASED FOR:	PLOT DATE:
1	09.20.2013	PLAN REVISIONS PER REZONING COMMENTS - 1ST SUBMITTAL			10/1/2013
2	10.25.2013	PLAN REVISIONS PER REZONING COMMENTS - 2ND SUBMITTAL			



M.B. 6-99 (1948)

REZONING PETITION# 2013-086
 REVISION #1
 2ND SITE PLAN SUBMITTAL
 09.20.2013

RECEIVED
 OCT 25 2013
 PROJECT NAME: LITTLE HOPE ROAD DEVELOPMENT
 CHARLOTTE, NORTH CAROLINA
 DRAWING TITLE: REZONING SITE PLAN
 OWNER / 24 HR CONTACT: GRANDFATHER HOMES, LLC
 ADDRESS: PHONE: MOBILE:

PROJ. DATE:
 Q.C.:
 Q.C. DATE:
 DRAWING NUMBER:
 PROJ. NO.:

GENERAL PROVISIONS:
 THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY GRANDFATHER HOMES, LLC TO ACCOMMODATE THE DEVELOPMENT OF AN APPROXIMATELY 3.6 ACRE PARCEL OF LAND LOCATED ON LITTLE HOPE ROAD AT ITS INTERSECTION WITH URBAN PLACE, WHICH PARCEL OF LAND IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE") THE SITE WAS PREVIOUSLY REZONED UNDER PETITION # 2006-077.

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE UR-1 ZONING DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR THE REZONING PLAN. ANY ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 OF THE ZONING ORDINANCE.

PERMITTED USES:
 THE SITE MAY BE DEVELOPED ONLY TO THE FOLLOWING USES:
 A. A MAXIMUM OF 15 FOR SALE SINGLE FAMILY DETACHED DWELLING UNITS AS WELL AS ANY INCIDENTAL OR ACCESSORY USE IN CONNECTION THEREWITH WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE UR-1 ZONING DISTRICT.
 AREA AND YARD REQUIREMENTS:

- A. MINIMUM LOT AREA: 3,000 SQUARE FEET
- B. MINIMUM SIDE YARD: 5 FEET
- C. MINIMUM SETBACK: 14 FEET FROM BACK OF PROPOSED CURB ALONG LITTLE HOPE ROAD FOR THE SIDE YARD OF LOT 15 TO 21 FEET FROM BACK OF PROPOSED CURB ALONG LITTLE HOPE ROAD FOR THE SIDE YARD OF LOT 15
- D. MINIMUM REAR YARD: 10 FEET
- E. MINIMUM LOT WITH: 20 FEET

TREE ORDINANCE/TREE SAVE AREAS:
 A. THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.
 B. APPROXIMATELY 35% OF THE SITE WILL BE IMPERVIOUS AREA. ACCORDINGLY, A MINIMUM OF 10 PERCENT OF THE SITE SHALL BE DEVOTED TO TREE SAVE AREAS, TREE SAVE AREAS MAY BE LOCATED ON INDIVIDUAL LOTS.
 C. AS DEPICTED ON THE REZONING PLAN, PETITIONER SHALL INSTALL A MEDIAN ON THE NEW PUBLIC STREET NEAR THE ENTRANCE INTO THE SITE IN AN EFFORT TO PRESERVE AN EXISTING 48" OAK TREE.

ARCHITECTURAL COMMENTS:
 A. THE MAXIMUM HEIGHT OF ANY DWELLING UNIT CONSTRUCTED ON THE SITE SHALL BE 40 FEET.
 B. ALL GARAGES SHALL BE SETBACK A MINIMUM OF 20 FEET FROM THE BACK OF THE SIDEWALK.
 C. ATTACHED ARE SCHEMATIC ARCHITECTURAL ELEVATIONS OF THE PROPOSED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, CHARACTER AND ELEMENTS OF THE PROPOSED DWELLING UNITS. ACCORDINGLY, ANY DWELLING UNIT CONSTRUCTED ON THE SITE MUST BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED SCHEMATIC ARCHITECTURAL ELEVATIONS IN TERMS OF ITS ARCHITECTURAL STYLE, CHARACTER AND ELEMENTS. CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER ARE PERMITTED BASED UPON FINAL DESIGN/CONSTRUCTION DRAWINGS.
 D. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE DWELLING UNITS TO BE CONSTRUCTED ON THE SITE SHALL BE MASONRY (BRICK, CONCRETE MASONRY UNITS) STUCCO (CEMENTITIOUS AND SYNTHETIC), CONCRETE, CEMENT FIBER BOARD, WOOD, METAL, GLASS, SINGLE-PLY ROOFING; EPDM (ETHYLENE PROPYLENE DIENE MONOMER); TPO (THERMOPLASTIC POLYOLEFIN) OR SIMILAR MATERIALS AND METAL OR ASPHALT ROOFING. THE USE OF VINYL AS AN EXTERIOR BUILDING MATERIAL SHALL BE PROHIBITED.
 E. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST DWELLING UNIT CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT A 6 FOOT TALL BRICK WALL ALONG THAT PORTION OF THE SITE'S COMMON BOUNDARY LINE WITH TAX PARCEL NO. 149-132-14 THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING SITE PLAN.
 F. AT A MINIMUM, PETITIONER SHALL INSTALL PRIVACY OR SCREENING FENCES ALONG THOSE PORTIONS OF THE SITE'S EXTERNAL BOUNDARY LINES OR ALONG INTERNAL PROPERTY LINES AT ITS DISCRETION. CHAIN LINK FENCES MAY NOT BE INSTALLED ALONG ANY PORTION OF THE SITE'S EXTERNAL BOUNDARY LINES.

LIGHTING:
 A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED WITHIN THE SITE SHALL BE UNIFORM IN DESIGN AND THE MAXIMUM HEIGHT OF ANY SUCH LIGHTING FIXTURE, INCLUDING ITS BASE, MAY NOT EXCEED 15 FEET.
 B. ALL FREESTANDING LIGHT FIXTURES (EXCEPT STREET LIGHTS ALONG ANY PUBLIC OR PRIVATE STREET) SHALL BE CAPPED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUT-OFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.

OFF-STREET PARKING:
 A MINIMUM OF 2 OFF-STREET PARKING SPACES PER DWELLING UNIT SHALL BE PROVIDED ON THE SITE.

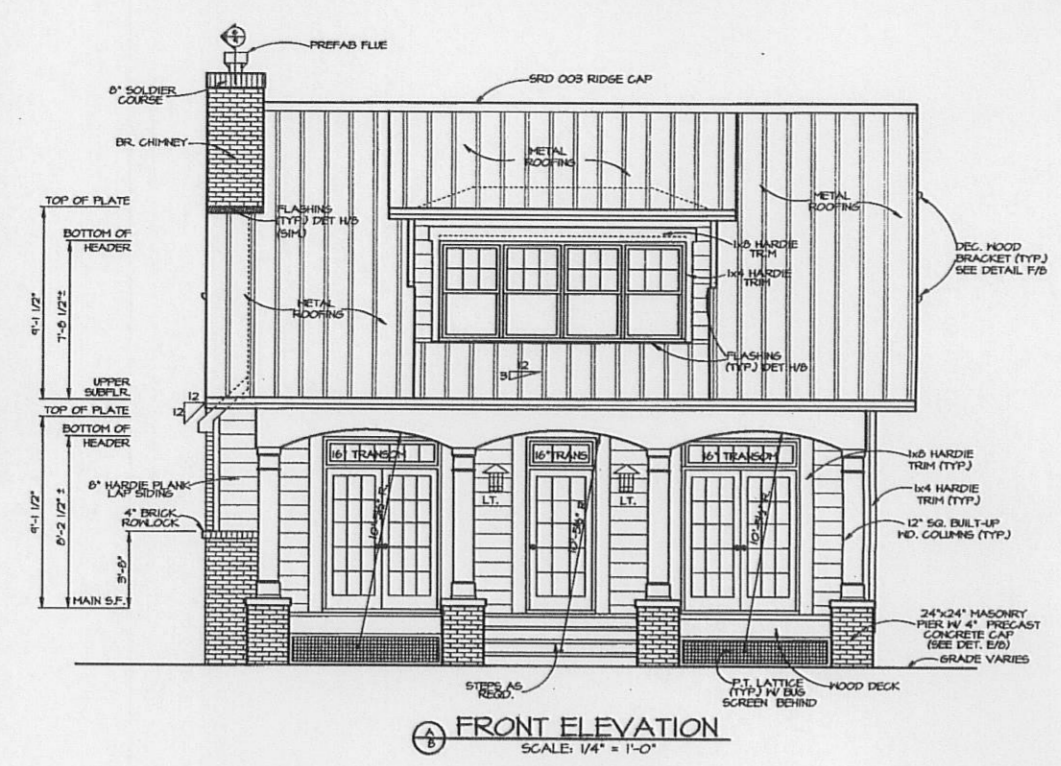
SIGNS:
 ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

VEHICULAR ACCESS/STREETS:
 A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
 B. THE SITE SHALL BE SERVED BY 2 PUBLIC STREETS AS DEPICTED ON THE REZONING PLAN.

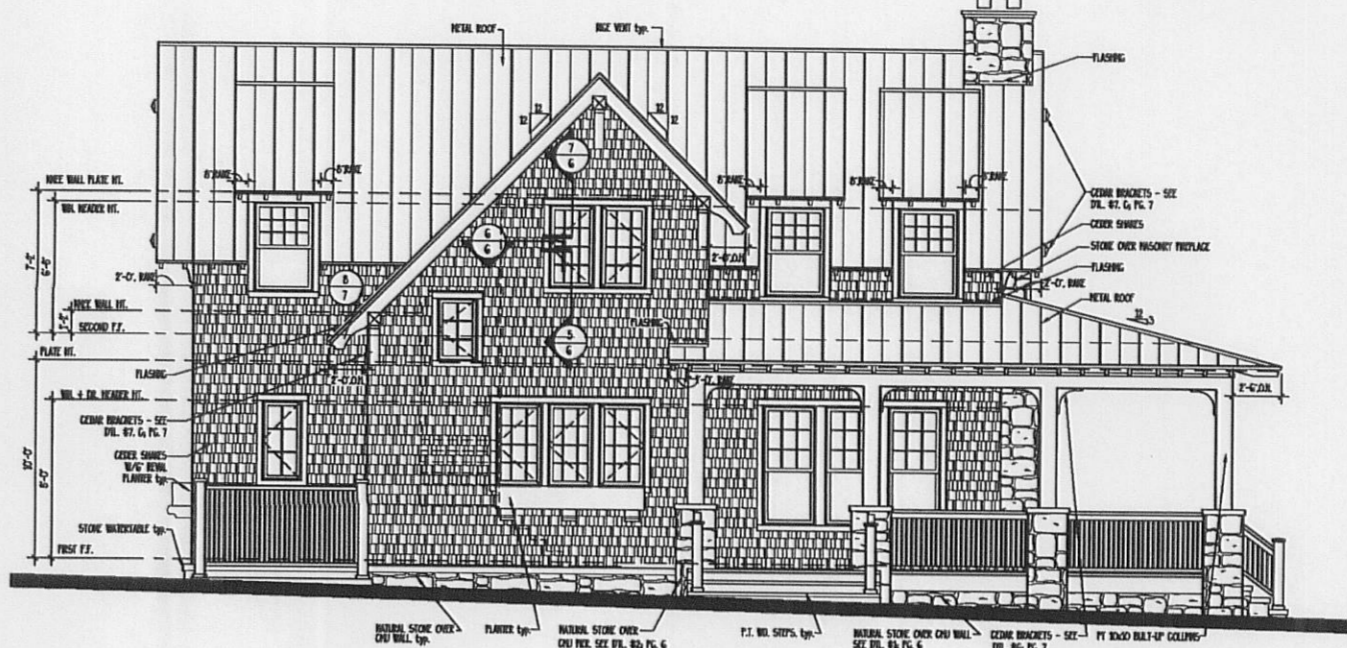
STORM WATER:
 THE PETITIONER SHALL CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) FOR THE ENTIRE POST-DEVELOPMENT RUNOFF TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL AND CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 48 HOURS, BUT NOT MORE THAN 120 HOURS. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.
 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.

SIDEWALKS/CURB AND GUTTER:
 A. PETITIONER SHALL INSTALL AN 8 FOOT PLANTING STRIP AND A 6 FOOT SIDEWALK ALONG THE SITES FRONTAGE ON LITTLE HOPE ROAD AS DEPICTED ON THE REZONING PLAN.
 B. PETITIONER SHALL INSTALL AN 8 FOOT PLANTING STRIP AND A 6 FOOT SIDEWALK ALONG BOTH SIDES OF THE NEW PUBLIC STREET TO BE CONSTRUCTED WITHIN THE SITE AS DEPICTED ON THE REZONING PLAN.

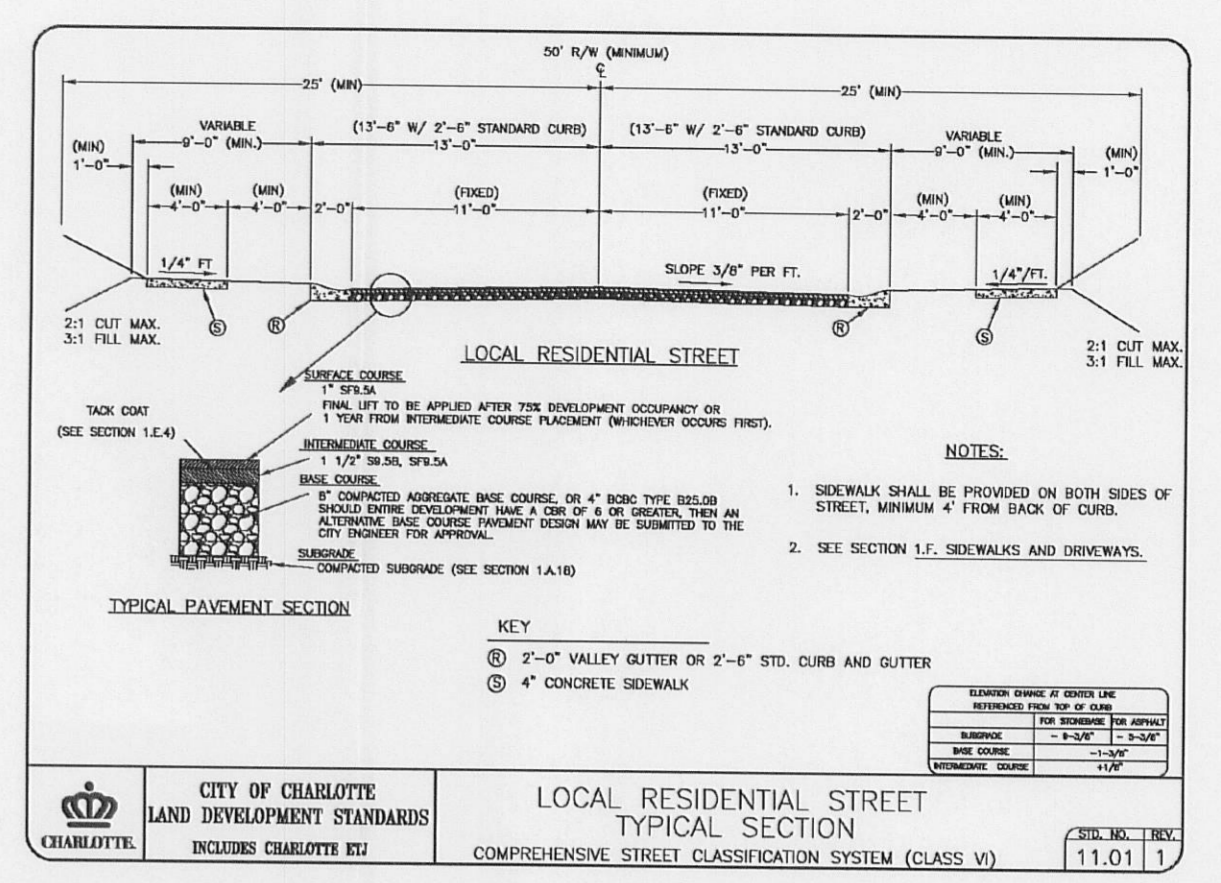
COMMUNITY MEETING:
 A. PETITIONER AGREES TO LIMIT THE HOMES ON LOTS 1 AND 15 TO 1-1/2 STORY STRUCTURES.
 B. PETITIONER AGREES TO INSTALL A WOODEN PRIVACY FENCE BETWEEN 3416 LITTLE HOPE ROAD AND LOT 1.
 C. PETITIONER AGREES TO INCORPORATE HISTORICAL FINDINGS INTO THE DEVELOPMENT BY NAMING STREETS AND DEVELOPMENT AFTER HISTORICAL PERSONS OR ITEMS. THE PETITIONER WILL WORK WITH CURRENT RESIDENTS TO DETERMINE THE NAMES. ALL STREET NAMES WILL COMPLY WITH THE STREET NAMING POLICIES OF THE CITY.



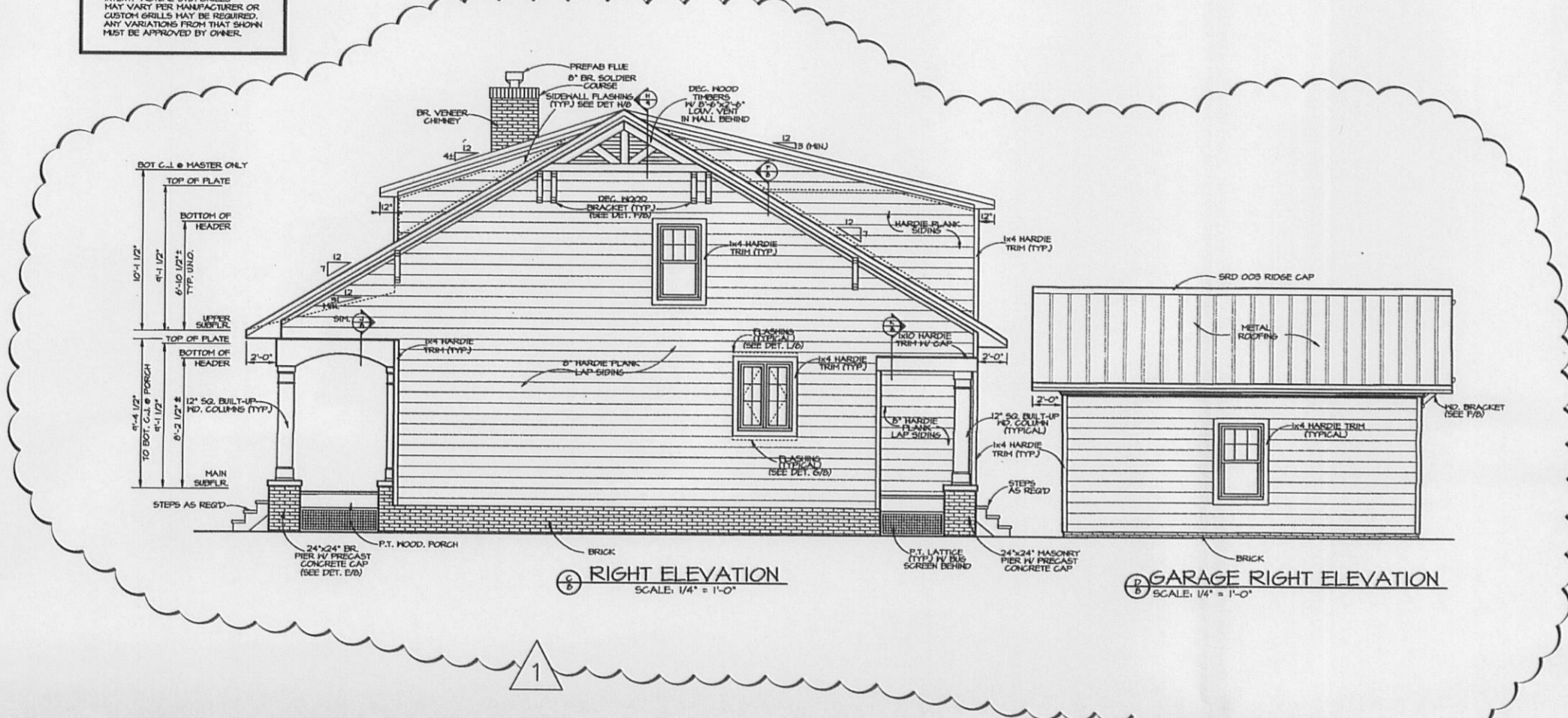
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

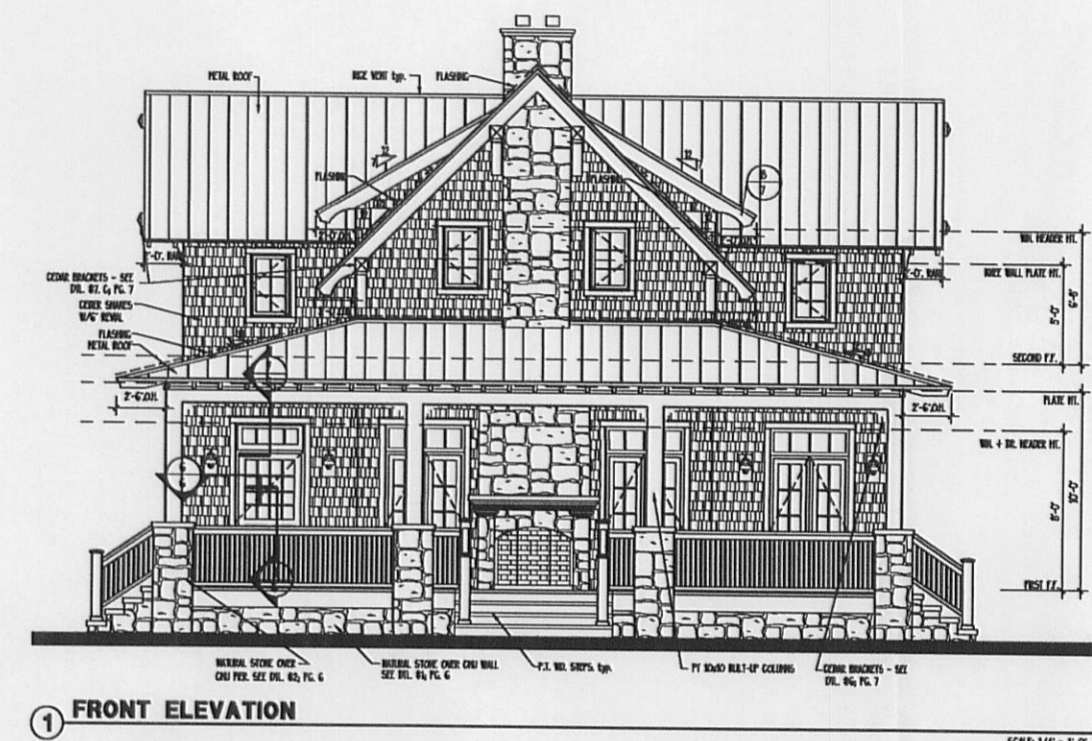


ELEVATION NOTES:
 1. ALL ELEVATIONS SHOWN DO NOT REPRESENT THE FINISHED SURFACE OF THE SITE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISH GRADE SHALL BE AS SHOWN ON THE SITE PLAN.
 3. FINISH GRADE SHALL BE AS SHOWN ON THE SITE PLAN.
 4. FINISH GRADE SHALL BE AS SHOWN ON THE SITE PLAN.
 5. FINISH GRADE SHALL BE AS SHOWN ON THE SITE PLAN.

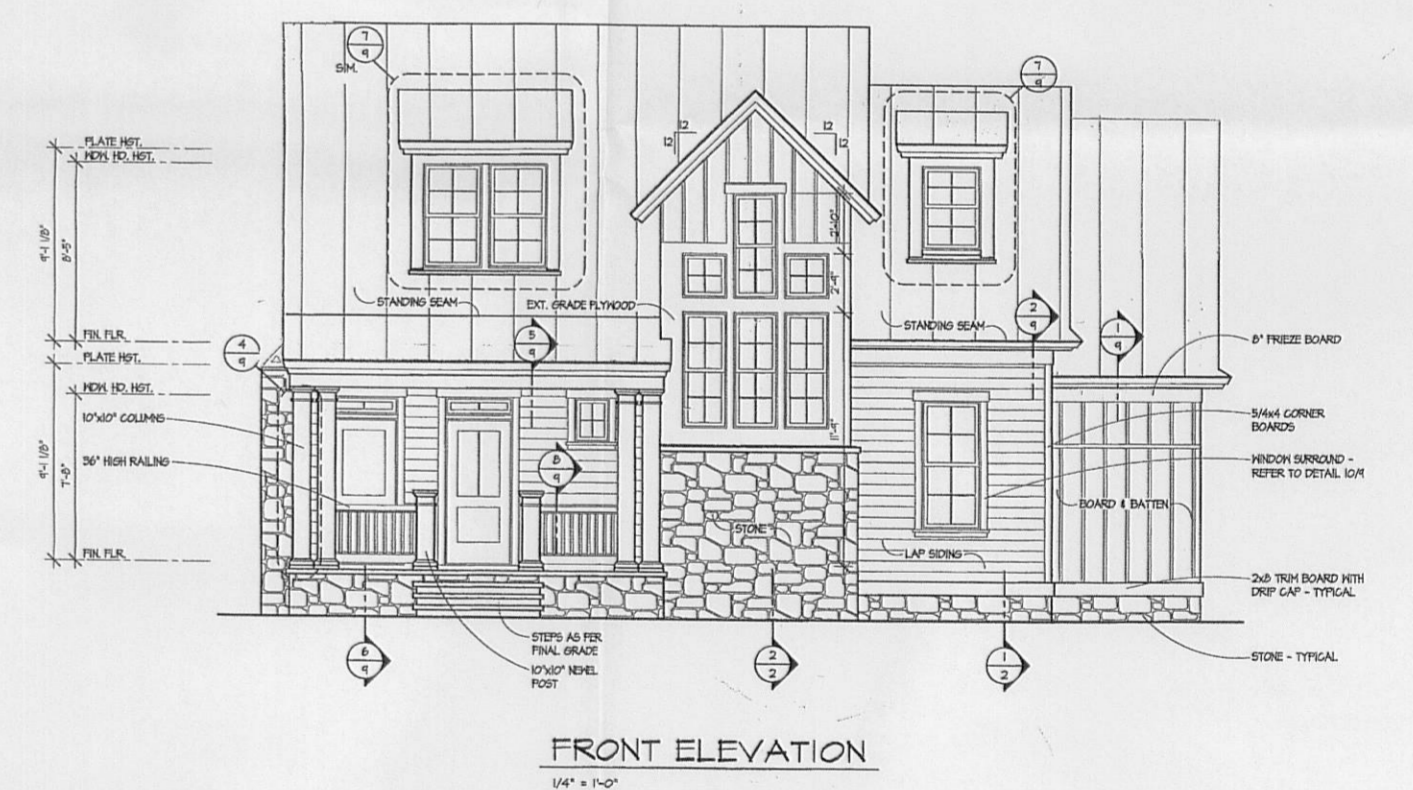


RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

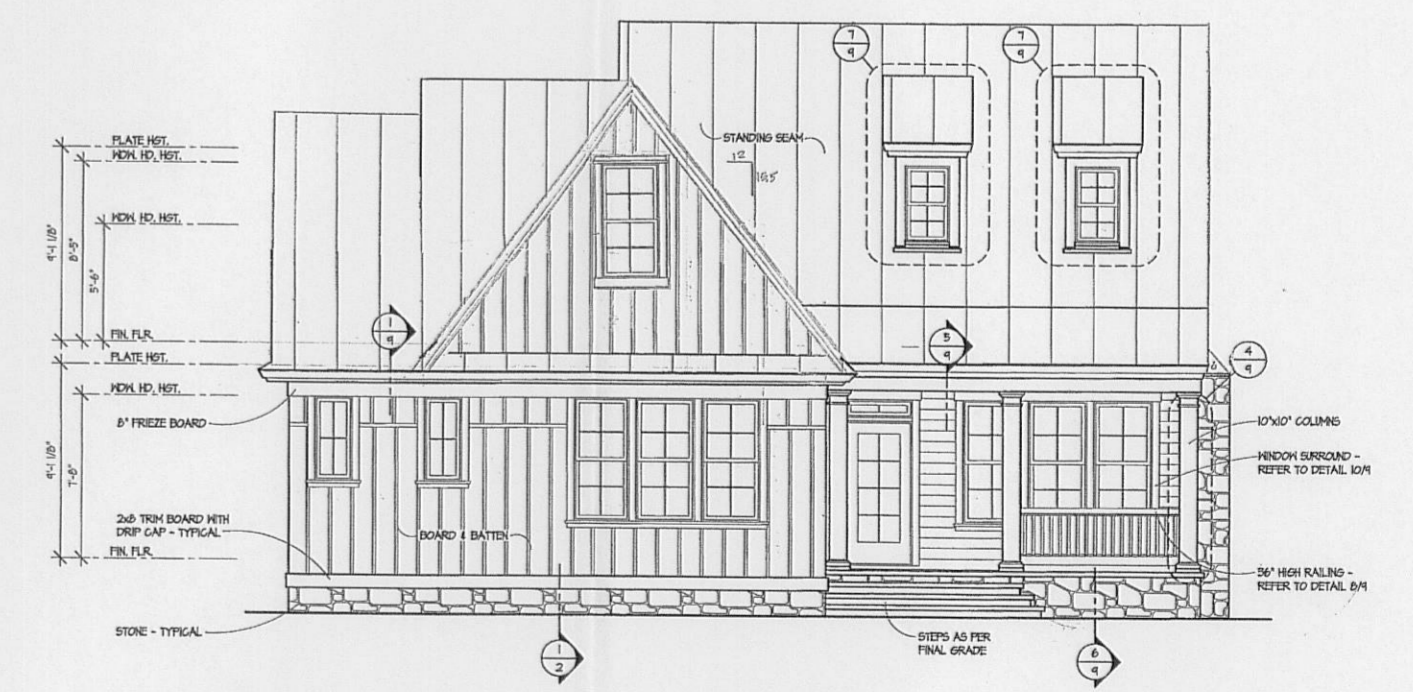
GARAGE RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



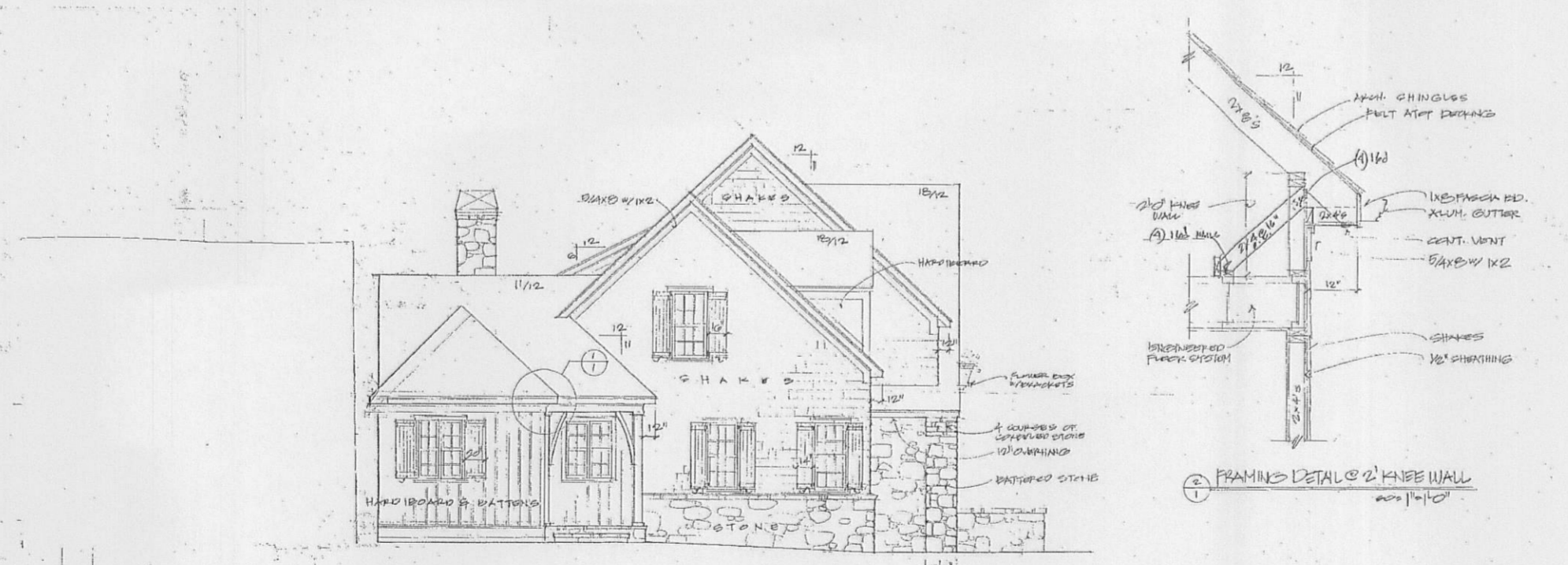
FRONT ELEVATION
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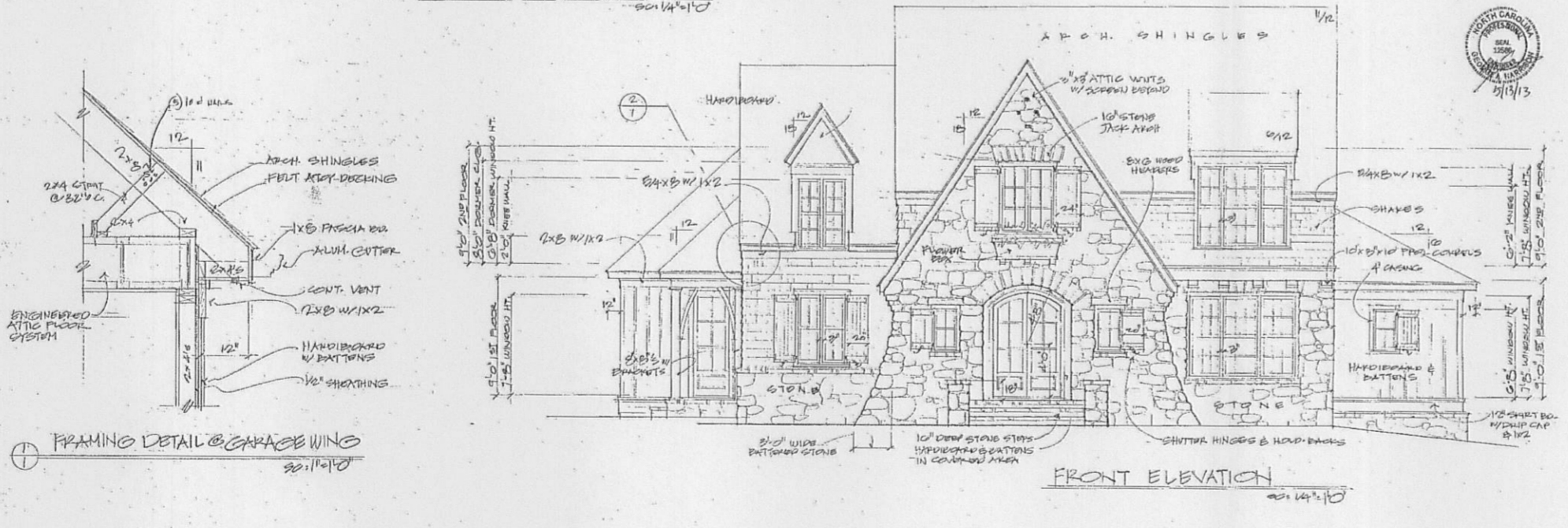
FRONT ELEVATION
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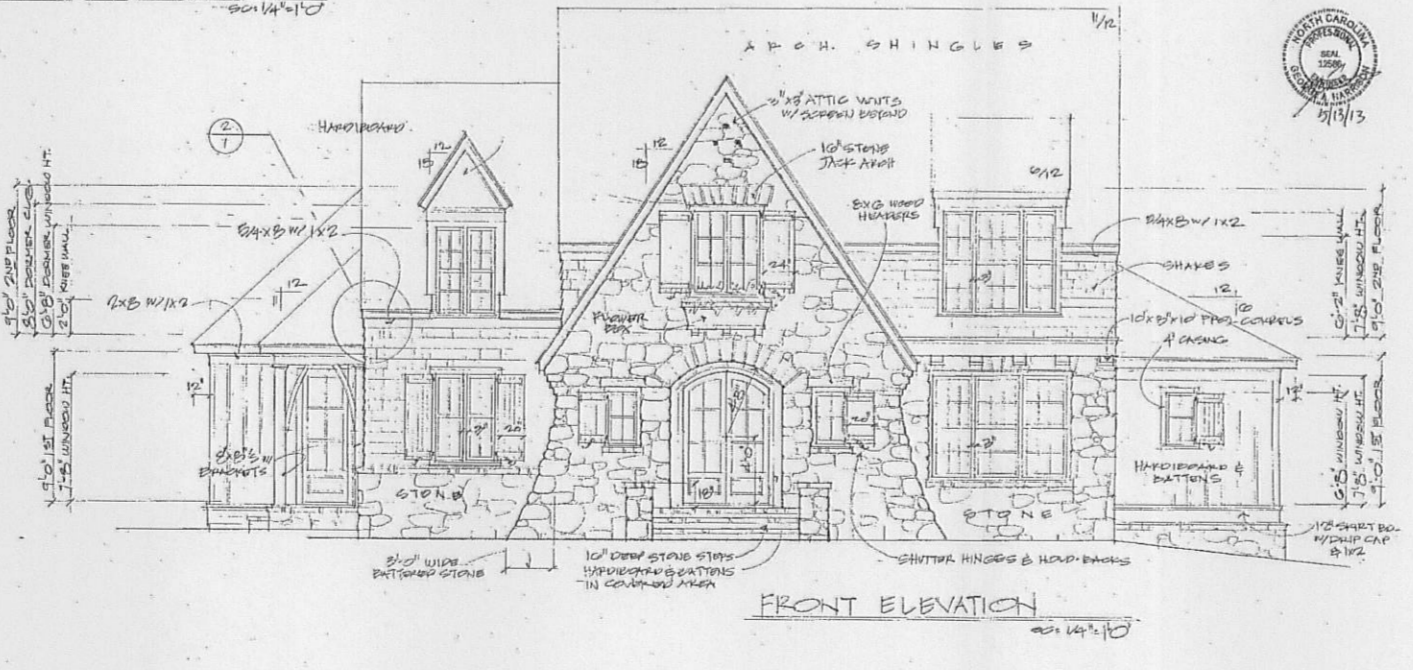
REAR ELEVATION
 SCALE: 1/4" = 1'-0"



FRAMING DETAILS OF GARAGE WALL
 SCALE: 1/4" = 1'-0"



FRAMING DETAILS OF GARAGE WINDOW
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

**APPROVED BY
 CITY COUNCIL**

NOV 18 2013

GSWCC# GSWCC#
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MARK	DATE	DESCRIPTION	RELEASED FOR:
1	09.20.2013	PLAN REVISIONS PER REZONING COMMENTS - 1ST SUBMITTAL	
2	10.25.2013	PLAN REVISIONS PER REZONING COMMENTS - 2ND SUBMITTAL	

PROJECT NAME: LITTLE HOPE ROAD DEVELOPMENT
 CHARLOTTE, NORTH CAROLINA
 DRAWING TITLE: REZONING SITE PLAN
 OWNER / 24 HR CONTACT: GRANDFATHER HOMES, LLC
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REZONING PETITION # 2013-086
 REVISION #1
 2ND SITE PLAN SUBMITTAL
 09.20.2013