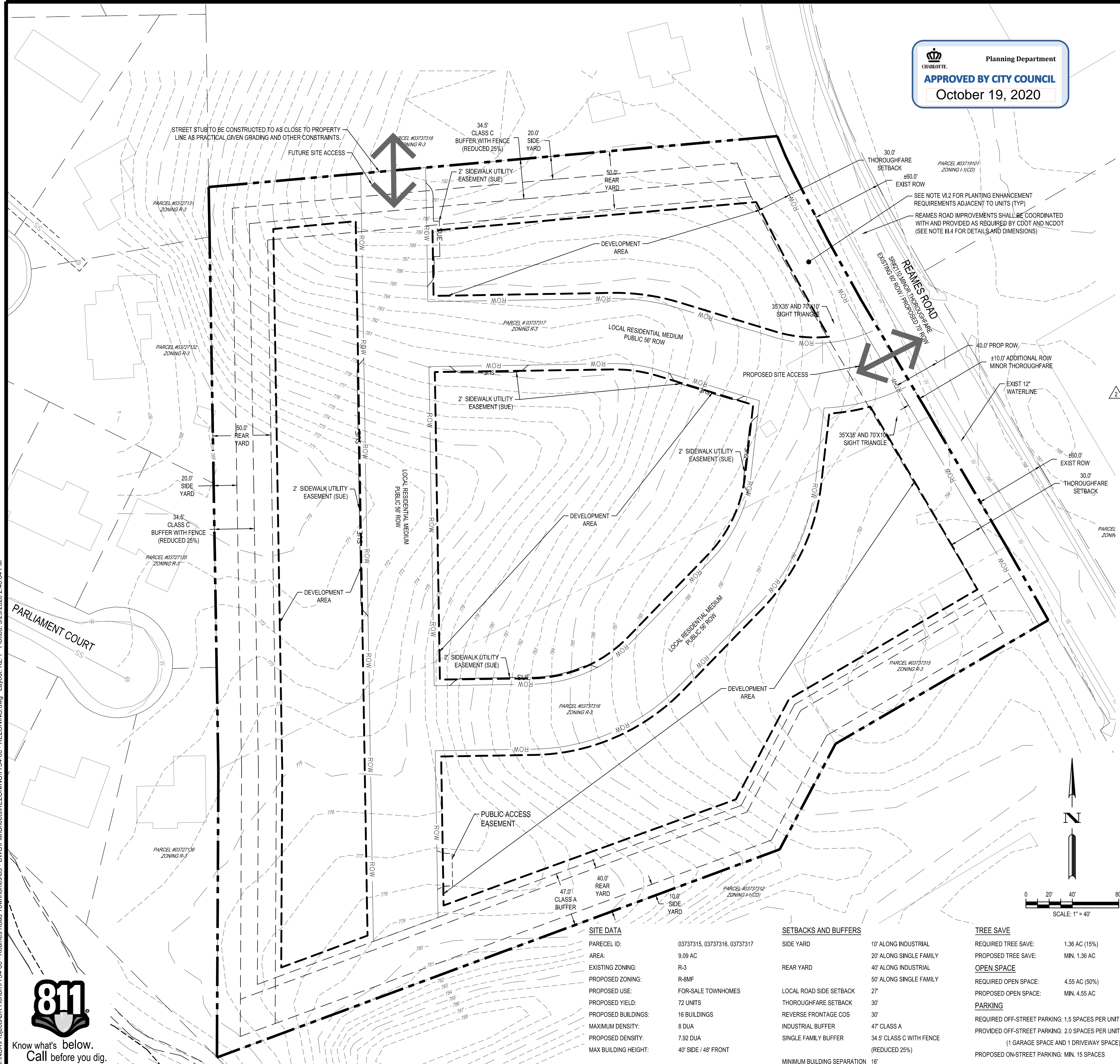
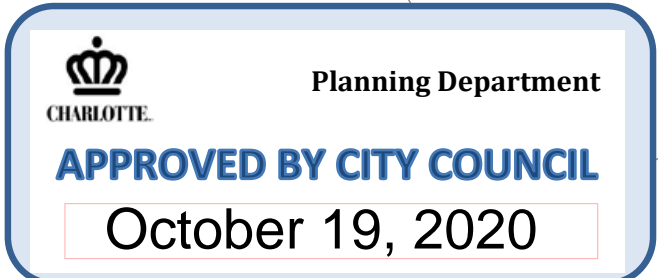




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**SITE DATA**

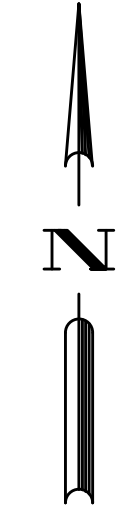
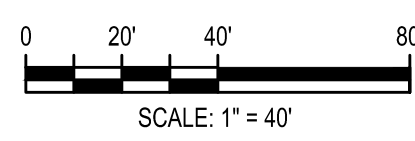
PARCEL ID:	03737315, 03737316, 03737317
AREA:	9.09 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8MF
PROPOSED USE:	FOR-SALE TOWNHOMES
PROPOSED YIELD:	72 UNITS
PROPOSED BUILDINGS:	16 BUILDINGS
MAXIMUM DENSITY:	8 DUA
PROPOSED DENSITY:	7.92 DUA
MAX BUILDING HEIGHT:	40' SIDE / 48' FRONT

**SETBACKS AND BUFFERS**

SIDE YARD	10' ALONG INDUSTRIAL
REAR YARD	20' ALONG SINGLE FAMILY
LOCAL ROAD SIDE SETBACK	40' ALONG INDUSTRIAL
THOROUGHFARE SETBACK	50' ALONG SINGLE FAMILY
REVERSE FRONTAGE COS	27'
INDUSTRIAL BUFFER	30'
SINGLE FAMILY BUFFER	30'
MINIMUM BUILDING SEPARATION	47' CLASS A 34.5' CLASS C WITH FENCE (REDUCED 25%) 16'

**TREE SAVE**

REQUIRED TREE SAVE:	1.36 AC (15%)
PROPOSED TREE SAVE:	MIN. 1.36 AC
REQUIRED OPEN SPACE:	4.55 AC (50%)
PROPOSED OPEN SPACE:	MIN. 4.55 AC
REQUIRED OFF-STREET PARKING:	1.5 SPACES PER UNIT
PROVIDED OFF-STREET PARKING:	2.0 SPACES PER UNIT (1 GARAGE SPACE AND 1 DRIVEWAY SPACE)
PROPOSED ON-STREET PARKING:	MIN. 15 SPACES



**TECHNICAL DATA NOTES**

- GENERAL PROVISIONS**
  - THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY D.R. HORTON, INC. (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 9.09-ACRE SITE LOCATED ALONG REAMES ROAD BETWEEN NORTH-PARK BOULEVARD AND LAWNMEADOW DRIVE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF THREE TAX PARCELS, ID NUMBERS 037-373-15, 037-373-16 AND 037-373-17.
  - 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-8MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
  - THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
  - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
  - PER CITY ORDINANCE, MULTIFAMILY PROPERTIES WITH OVER 11 UNITS ARE NOT ELIGIBLE FOR CITY-ISSUED INDIVIDUAL ROLL OUT CART GARBAGE / RECYCLING SERVICES. THE CITY PROVIDES SERVICES TO THE MULTIFAMILY PROPERTIES ON THE CITY'S CONTRACT, THE PROPERTY MUST PROVIDE ITS OWN DUMPSTER / COMPACTOR FOR SERVICE. THIS PROJECT WILL NOT USE CITY OF CHARLOTTE WASTE OR RECYCLING SERVICES. THESE WILL BE PROVIDED PRIVATELY THROUGH THE HOME OWNERS ASSOCIATION. FUTURE DUMPSTER / COMPACTOR & RECYCLING LOCATION HAS BEEN ALLOCATED ON PLAN IF HOA DECIDES IN THE FUTURE TO CONSTRUCT THE DUMPSTER / COMPACTOR FACILITIES AND UTILIZE THE CITY OF CHARLOTTE WASTE AND RECYCLING.
- PERMITTED USES**

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF SEVENTY-TWO (72) SINGLE-FAMILY ATTACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-8MF ZONING DISTRICT.
- 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 AS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
  - AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS/ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH CDOT.
  - PETITIONER SHALL PROVIDE INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
  - PETITIONER SHALL IMPROVE THE HALF OF REAMES ROAD ADJACENT TO THE SITE IN ACCORDANCE WITH CDOT AND NCDOT REQUIREMENTS. IMPROVEMENTS SHALL INCLUDE HALF OF AN 11' CENTER LANE, AN 11' TRAVEL LANE, A 5' BIKE LANE, A 2'-6" CURB & GUTTER, AN 8' PLANTING STRIP, AND A 6' SIDEWALK. CDOT REQUESTS RIGHT OF WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE. BACK OF CURB AND GUTTER SHALL BE 24' FROM CENTERLINE OF REAMES ROAD.
  - PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY. RIGHT OF WAY DEDICATED SHALL BE 2' BEHIND SIDEWALK WHERE FEASIBLE. IN LOCATIONS WITH PARALLEL PARKING, A SIDEWALK UTILITY EASEMENT WILL BE PROVIDED 2' BEHIND SIDEWALK.
  - UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
  - PARKING FOR EACH UNIT, AT A MINIMUM, WILL BE PROVIDED WITH AN INTERNAL ONE-CAR GARAGE AND A DRIVEWAY CAPABLE OF FITTING ONE CAR.
  - ON STREET PARKING WILL BE PROVIDED AS GENERALLY DEPICTED ON THE SITE PLAN. A MINIMUM OF 15 ON STREET PARKING SPACE WILL BE PROVIDED.
  - NO PEDESTRIAN OR STREET CONNECTION IS PROPOSED FROM THE DEVELOPMENT TO EXISTING PARLIAMENT COURT.
- ARCHITECTURAL STANDARDS**
  - THE PRIMARY EXTERIOR BUILDING MATERIALS WILL BE OF AT LEAST ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, CEMENTITIOUS SIDING, AND VINYL. IF VINYL IS USED, IT WILL BE 0.042 INCHES MINIMUM THICKNESS.
  - EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL.
  - 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.
  - ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, PILASTERS, PILLARS, OPEN PORCHES (IF PROVIDED), AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO THIRTY-SIX (36) INCHES INTO THE REQUIRED SETBACKS OR YARDS.
  - FOR ALL UNITS, PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSION TO TWENTY (20) FEET ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, MATERIAL OR COLOR CHANGES, AND/OR ARCHITECTURAL DESIGN ELEMENTS.
  - ALL TOWNHOME UNITS SHALL BE PROVIDED WITH A GARAGE FOR A MINIMUM OF ONE (1) CAR.
  - GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING TRANSLUCENT WINDOWS IN GARAGE DOOR AND ARCHITECTURAL ELEMENT PROJECTING OVER THE GARAGE DOOR.
  - COVERED STOOP LESS THAN 6" IN DEPTH SHALL BE PROVIDED FOR EACH FRONT DOOR FACING A PUBLIC OR PRIVATE STREET.
  - WALKWAYS SHALL BE PROVIDED TO CONNECT THE FRONT STOOP TO DRIVEWAY OR SIDEWALK.
- ENVIRONMENTAL FEATURES**
  - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER 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.
  - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
  - THE EXISTING TREES LOCATED WITHIN THOSE PORTIONS OF THE REZONING SITE THAT ARE DESIGNATED AS TREE PRESERVATION AREAS ON THE REZONING PLAN SHALL BE PRESERVED, NOTWITHSTANDING THE FOREGOING, DEAD AND DISEASED TREES MAY BE REMOVED FROM THESE TREE PRESERVATION AREAS. SUPPLEMENTAL TREES AND SHRUBS MAY BE PLANTED IN THESE TREE PRESERVATION AREAS.
  - FOR ADJOINING PARCELS RECEIVING STORM WATER DISCHARGE THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS TO THE NEAREST CITY MAINTAINED RIGHT-OF-WAY. IF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS IS FOUND TO BE INADEQUATE, THE 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.
- STREETSCAPE AND LANDSCAPING**
  - CLASS 'A' OR 'C' BUFFERS AS MEASURED FROM THE PROPERTY LINE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. CLASS 'C' BUFFERS CAN BE REDUCED BY 25% IN AREAS WHERE FENCING IS PROVIDED.
  - PORTIONS OF THE 30' THOROUGHFARE SETBACK ADJACENT TO THE SIDE OR REAR OF UNITS SHALL BE ENHANCED WITH PLANTINGS. THESE ENHANCED PLANTINGS SHALL BE A MINIMUM OF 4 TREES AND 15 SHRUBS PER 100 LF.
  - POCKET PARK AREA SHALL INCLUDE LANDSCAPING AND / OR HARDSCAPE FEATURES AS AMENITY FOR COMMUNITY.
- LIGHTING**
  - ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E. EXCLUDING DECORATIVE LIGHTING LESS THAN 21" IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
  - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
  - THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

DESIGNED BY:	LMK
DRAWN BY:	LMK
REVIEWED BY:	APG
DATE:	08/17/2020
REVISION:	09/29/2020
CITY COMMENTS:	08/17/2020
CITY & COMMUNITY MEETING COMMENTS:	
DESCRIPTION:	

**BCE**  
121 W. TRADE STREET, SUITE 1030  
CHARLOTTE, NC 28202  
www.bceinc.com  
NC LICENSE #C-4397

**D.R. HORTON, INC.**  
8001 APPROXIMADO BOULEVARD  
CHARLOTTE, NC 28273

**REAMES ROAD TOWNHOMES**  
REAMES RD BETWEEN PARLIAMENT COURT AND LAWNMEADOW DR  
CHARLOTTE, NC 28276

**REZONING PETITION #2020-084**  
**REZONING PLAN AND**  
**TECHNICAL DATA SHEET**

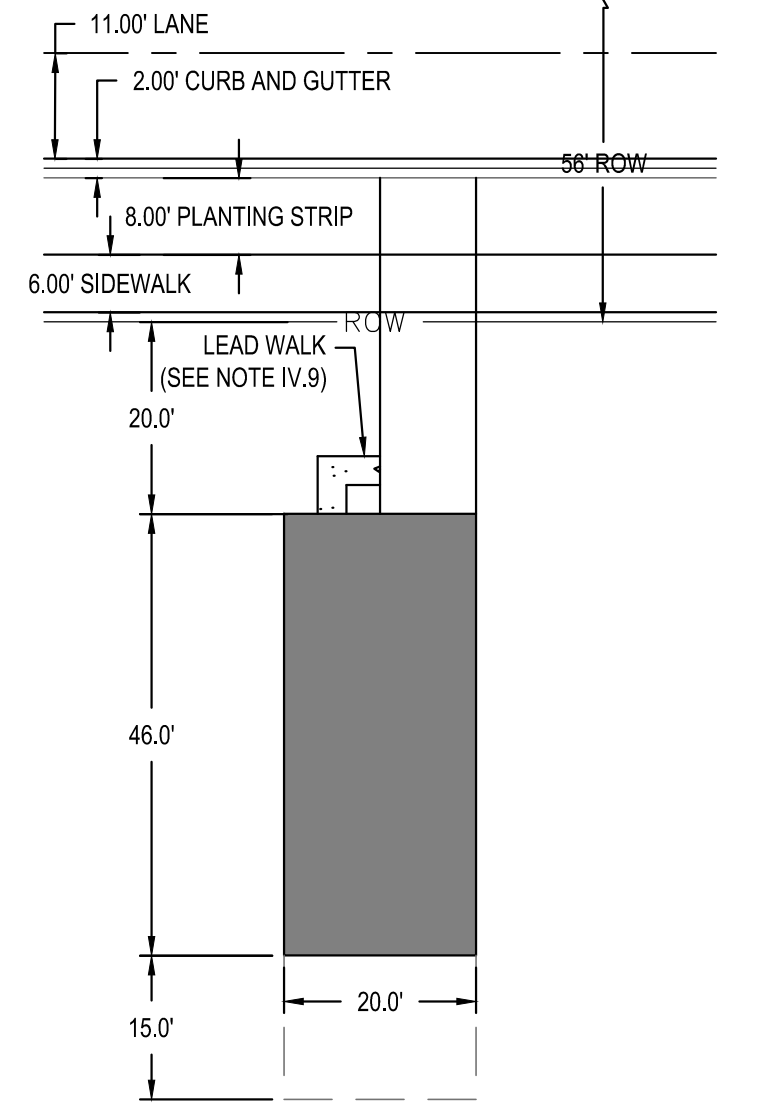
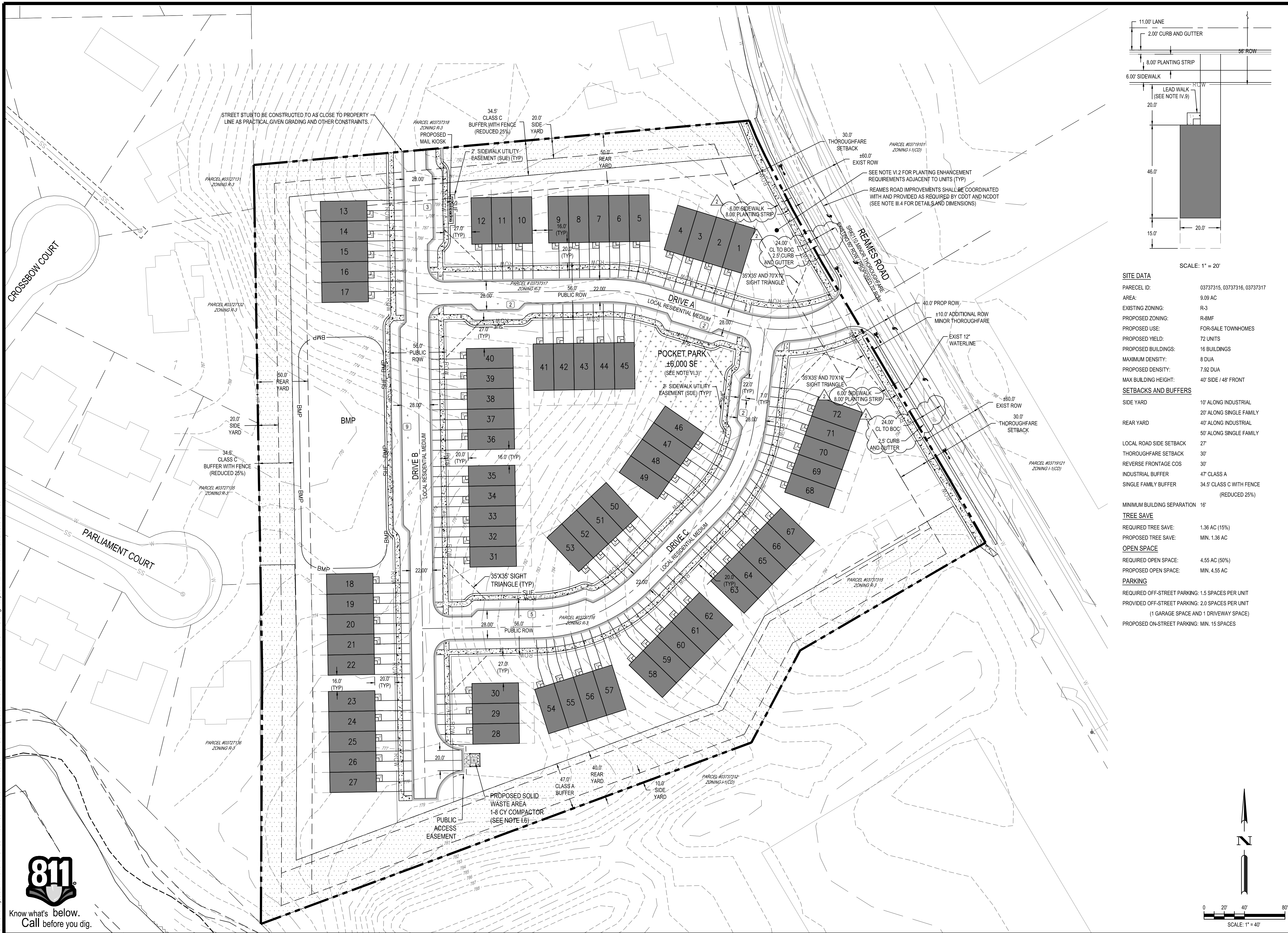
FILE NUMBER:  
7734-00

DATE: 05/04/2020

RZ-1



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SCALE: 1" = 20'

**SITE DATA**

PARCEL ID:	03737315, 03737316, 03737317
AREA:	9.09 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8MF
PROPOSED USE:	FOR-SALE TOWNHOMES
PROPOSED YIELD:	72 UNITS
PROPOSED BUILDINGS:	16 BUILDINGS
MAXIMUM DENSITY:	8 DUA
PROPOSED DENSITY:	7.92 DUA
MAX BUILDING HEIGHT:	40' SIDE / 48' FRONT

**SETBACKS AND BUFFERS**

SIDE YARD	10' ALONG INDUSTRIAL 20' ALONG SINGLE FAMILY
REAR YARD	40' ALONG INDUSTRIAL 50' ALONG SINGLE FAMILY
LOCAL ROAD SIDE SETBACK	27'
THOROUGHFARE SETBACK	30'
REVERSE FRONTAGE COS	30'
INDUSTRIAL BUFFER	47' CLASS A
SINGLE FAMILY BUFFER	34.5' CLASS C WITH FENCE (REDUCED 25%)

**MINIMUM BUILDING SEPARATION** 16'

**TREE SAVE**

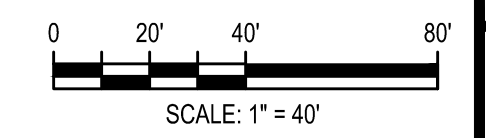
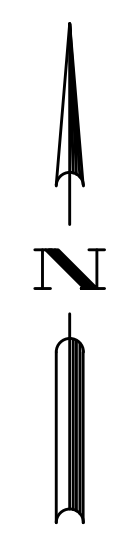
REQUIRED TREE SAVE:	1.36 AC (15%)
PROPOSED TREE SAVE:	MIN. 1.36 AC

**OPEN SPACE**

REQUIRED OPEN SPACE:	4.55 AC (50%)
PROPOSED OPEN SPACE:	MIN. 4.55 AC

**PARKING**

REQUIRED OFF-STREET PARKING:	1.5 SPACES PER UNIT
PROVIDED OFF-STREET PARKING:	2.0 SPACES PER UNIT (1 GARAGE SPACE AND 1 DRIVEWAY SPACE)
PROPOSED ON-STREET PARKING:	MIN. 15 SPACES



DESIGNED BY:	LMK
DRAWN BY:	LMK
REVIEWED BY:	APG

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NC LICENSE #C-4397 ©2020

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CHARLOTTE, NC 28273

**REAMES ROAD TOWNHOMES**  
REAMES RD SETBACKS  
NORTH PARK BLVD AND WINDHEADCROW DR  
CHARLOTTE, NC 28216

**REZONING PETITION #2020-084**  
**SCHEMATIC SITE PLAN**

FILE NUMBER:  
7734-00  
DATE: 05/04/2020

**RZ-2**