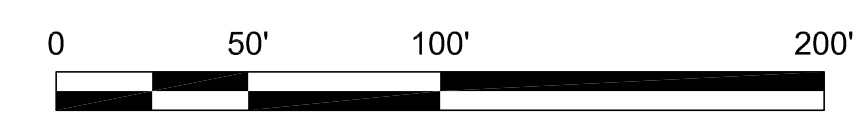
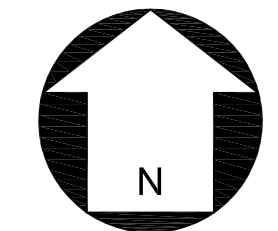


VICINITY MAP
NOT TO SCALE

LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	EXISTING BUILDING

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



SCALE: 1"=50'

REVISIONS:

No.	Date	By	Description

1916 GALLOWAY ROAD
CHARLOTTE, NC

EXISTING CONDITIONS PLAN

CORPORATE CERTIFICATIONS
NC PE - C-2930 NC LA - C-253
SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: LHS

Drawn By: LHS

Checked By: MDL

Date: 7/18/23

Project Number: 22017

Sheet Number:

RZ-1

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DEVELOPMENT STANDARDS

- I. General Provisions**
1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Leon & Jennifer Chisolm (the "Petitioner") to accommodate the development of a single-family attached residential community on that approximately 4.2-acre site located at 1916 Galloway Rd, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 02912112.
 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 UR-2 zoning district shall govern the development and use of the Site.
 4. 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.
 5. 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.

- II. Permitted Uses**
- The Site may be devoted only to a residential community containing a maximum of thirty (30) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the UR-2 zoning district.

- III. Transportation**
1. As depicted on the Rezoning Plan, the Site will be served by an internal private street and alleys, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process. Internal private roadways and alleys shall be constructed to CLDSM standards 11.13 and 11.19.
 2. A maximum of one (1) access point shall be provided along Galloway Rd, as generally depicted on the Rezoning Plan.
 3. Petitioner shall construct a minimum eight (8) foot wide planting strip and eight (8) foot wide sidewalk along the Site's frontage of Galloway Rd.
 4. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
 5. The Petitioner shall ensure that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
 6. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north central Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
 7. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

- IV. Architectural Standards**
1. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
 2. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
 3. 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.
 4. Walkways shall be provided to connect all residential entrances to sidewalks along Galloway Rd.
 5. Attached dwelling units shall be limited to a maximum of three (3) units per building or fewer when fronting Galloway Rd.
 6. For units fronting Galloway Rd, Petitioner shall provide blank wall provisions that limit the maximum blank wall exposure to ten (10) feet on all building levels, provisions shall include one or more of the following but not be limited to doors, windows, shutters, awnings, material or color changes, brick or stone foundation water-tables, trim bands, and/or enhancements.
 7. To provide privacy, all residential entrances within fifteen (15) feet of a public sidewalk must be raised or lowered a minimum of twelve (12) inches.
 8. Garage doors proposed along public & private streets, if applicable, shall minimize the proposed impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
 9. All mechanical and utility equipment such as HVAC, meters, and transformers shall be screened from view from public streets. Backflow preventer(s), if provided, shall not be located within the setback and shall be screened from view from public streets.
 10. An opaque privacy fence shall be provided along the rear and sides of the site. The fence shall be at the maximum height allowed under the Charlotte City Code.
 11. Until the construction is complete and the COO is issued, the Petitioner shall install and maintain a chain-link fence on the eastern boundary of the site, in addition, the Petitioner shall comply with all sedimentation and erosion control requirements, including the installation of silt fencing.

- IV. Open Space & Amenities**
1. The Petitioner shall provide a minimum of 10,500 square feet of usable common open space areas, to be amenitized with benches, enhanced landscaping, or other similar amenities.
 2. Notwithstanding the above, no dog park shall be allowed in the open space or as an amenity on the site.

- V. Environmental Features**
1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater 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 to accommodate actual storm water treatment requirements and natural site discharge points.
 2. The Petitioner shall comply with the Tree Ordinance.

VI. 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.

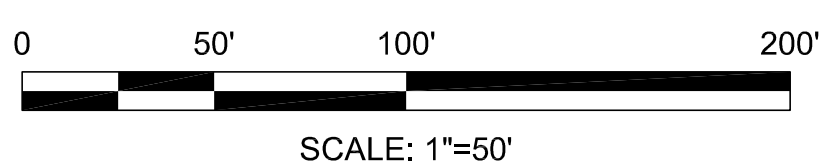
DEVELOPMENT DATA:

SITE AREA:	4.21 ACRES
TAX PARCELS:	02912112
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	SINGLE-FAMILY RESIDENCE
PROPOSED USES:	SINGLE-FAMILY ATTACHED TOWNHOME UNITS
PROPOSED UNIT COUNT:	28 UNITS
MAX. FAR:	1.0
PROPOSED DENSITY:	+/-6.41
MIN. SETBACK:	14' FROM BACK OF CURB
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	10'
MAXIMUM BUILDING HEIGHT:	40' WITH ALLOWANCE UP TO 48' PER 9.406(2)(a)
TREE SAVE REQUIRED:	27,508 SF (15% OF SITE)
OPEN SPACE REQUIRED:	400 S.F. POS PER UNIT OR 10% UCOS
PARKING REQUIRED:	1 SPACE PER UNIT MIN./ 2 SPACES MAX.
SOLID WASTE:	ROLL OUT CONTAINERS (PRIVATE HAULER) SPACE WILL BE RESERVED TO MEET MINIMUM ORDINANCE REQUIREMENTS

LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED TREE SAVE AREA
	PROPOSED OPEN SPACE
	PROPOSED CONCRETE

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

REVISIONS:

No.	Date	By	Description
1	6/8/23	LHS	REVISIONS PER STAFF COMMENTS
2	7/18/23	LHS	REVISIONS PER STAFF COMMENTS

REZONING SITE PLAN

Project Manager: LHS
 Drawn By: LHS
 Checked By: MDL
 Date: 7/18/23
 Project Number: 22017
 Sheet Number: