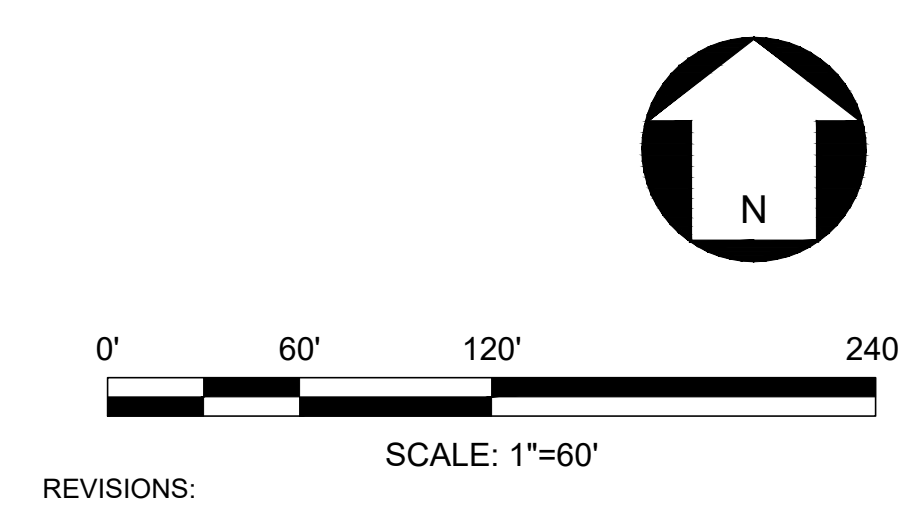


LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED TREE SAVE AREA
	PROPOSED OPEN SPACE
	PROPOSED WATER QUALITY
	PROPOSED SITE ENTRY

**EASTFIELD RD TOWNS SITE
 SMITH DOUGLAS HOMES
 CHARLOTTE, NC**

**REZONING
 SITE
 PLAN**



REVISIONS:

No.	Date	By	Description

CORPORATE CERTIFICATIONS
 NC PE: C-2930 NC LA: C-253
 SC ENG: NO. 3659 SCLA: NO. 2111

Project Manager: MDL
 Drawn By: ADD
 Checked By: MDL
 Date: 7/15/24
 Project Number: 24036
 Sheet Number:

EASTFIELD RD TOWNS SITE
SMITH DOUGLAS HOMES
 CHARLOTTE, NC

REZONING
SITE PLAN

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

Project Manager: MDL

Drawn By: ADD

Checked By: MDL

Date: 7/15/24

Project Number: 24036

Sheet Number:

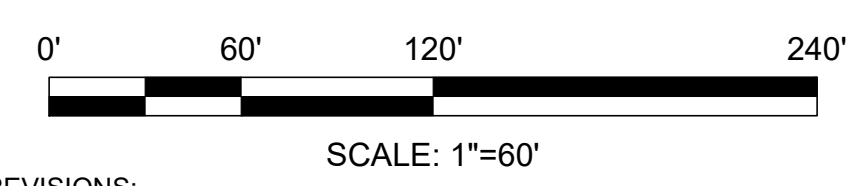
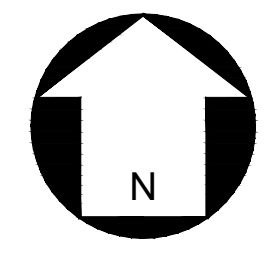
RZ-2

DEVELOPMENT DATA:

SITE AREA:	± 15.35 ACRES
TAX PARCELS:	02754295, 02754296, 02754297, & 02754298
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-A
EXISTING USE:	SINGLE FAMILY RESIDENTIAL-ACREAGE
PROPOSED USES:	SINGLE FAMILY ATTACHED
PROPOSED UNIT COUNT:	102 UNITS
MAX. BUILDING HEIGHT ALLOWED:	PER ORDINANCE
GREEN AREA REQUIRED:	92,064 SF +/- (15% OF SITE - UNUSED RIDGE RD ESMT)
GREEN AREA PROVIDED:	+/- 78,465.71 SF
OPEN SPACE REQUIRED:	PER ORDINANCE
OPEN SPACE PROVIDED:	PER ORDINANCE
PARKING PROVIDED:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	PRIVATE ROLLOUT

DEVELOPMENT STANDARDS

- I. Permitted Uses
 1. The Site may be devoted only to a residential community containing a maximum of 102 single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted in the N2-A zoning district.
- II. Transportation
 1. Ridge Road ROW: The Petitioner will dedicate ROW for Ridge Road in fee simple conveyance, in accordance with note II(7) below.
 2. In lieu of full construction of the Ridge Road section, Petitioner will construct a two-lane section of street within said ROW sufficient to access the project, as generally depicted on the Rezoning Plan. Petitioner will coordinate with CDOT on final design.
 3. Beyond the end of the truncated Ridge Road section described in II(2) above, the Petitioner will construct an 8' multi-use path within the future Ridge Road ROW from the end of the public street improvements to the public sidewalk along Long Forest Dr, as generally depicted on the Rezoning Plan.
 4. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's tenth (10th) building certificate of occupancy.
 5. Final locations of proposed street connection(s) shall be coordinated with the City of Charlotte Subdivision Services.
 6. 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.
 7. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City 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.
 8. Streets shall meet horizontal and vertical curve roadway geometry CDOT standards.
- III. Environmental Features
 1. The petitioner shall comply with the City of Charlotte Post Construction Stormwater Regulations (UDO Article 25).
 2. 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.
 3. As part of the code-required planting plan, Petitioner will ensure the Site has internal tree plantings (including parking trees, internal trees, and non-code required trees) totaling a minimum equivalent of 40' spacing along the total measured centerlines of internal private alleys and streets (e.g. 2000 linear feet internal alley centerline = 50 internal trees minimum to be planted).
- IV. Design Standards
 1. Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
 2. Meter banks shall be located outside of the setback and screened from view from all public rights-of-way and abutting properties.
 3. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 4. Usable porches or stoops shall form a predominant feature of the building design for units fronting public streets and shall be located on the front and/or side of the building. Stoops may be covered but shall not be enclosed.
 5. At least fifty (50) percent of the buildings within the Site shall be triplexes or quadruplexes.
 6. For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse 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.
- V. Binding Effect of the Rezoning Documents and Definitions
 1. 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.
 2. 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.



REVISIONS:

No.	Date	By	Description