

A. GENERAL PROVISIONS

- 1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY JMJ HOLLY (THE PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 4.79 ACRE SITE LOCATED ON THE SOUTH SIDE OF SAM NEELY ROAD BETWEEN KRISLYN WOODS PLACE AND WESTHALL DRIVE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE")
2. THE DEVELOPMENT AND USE 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 R8 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

B. PERMITTED USES

- 1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 24 SINGLE-FAMILY ATTACHED DWELLING UNITS IN 6 QUADRAPLEX BUILDINGS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R8 ZONING DISTRICT.

C. TRANSPORTATION

- 1. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND WILL BE SUBJECT TO CDOT APPROVAL DURING PERMITTING.
2. AS DEPICTED ON THE REZONING PLAN, THE PETITIONER SHALL CONSTRUCT PROPOSED PUBLIC ROAD A IN ACCORDANCE WITH CLDSM U-02, LOCAL RESIDENTIAL MEDIUM STREET.

D. ARCHITECTURAL STANDARDS

- 1. THE PRIMARY EXTERIOR FINISH MATERIALS FOR THE SINGLE-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE WILL BE ONE OR MORE OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING.

E. STREETScape & LANDSCAPING

- 1. A MINIMUM 5 FOOT WIDE PLANTING STRIP AND A MINIMUM 5' WIDE CONCRETE SIDEWALK SHALL BE INSTALLED ON BOTH SIDES OF THE INTERNAL PUBLIC STREET ON THE SITE.

F. ENVIRONMENTAL

- 1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

G. LIGHTING

- 1. FREESTANDING LIGHTING FIXTURES THAT MAY BE INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG DRIVEWAYS AND SIDEWALKS, AND LANDSCAPE LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

H. TREE SAVE

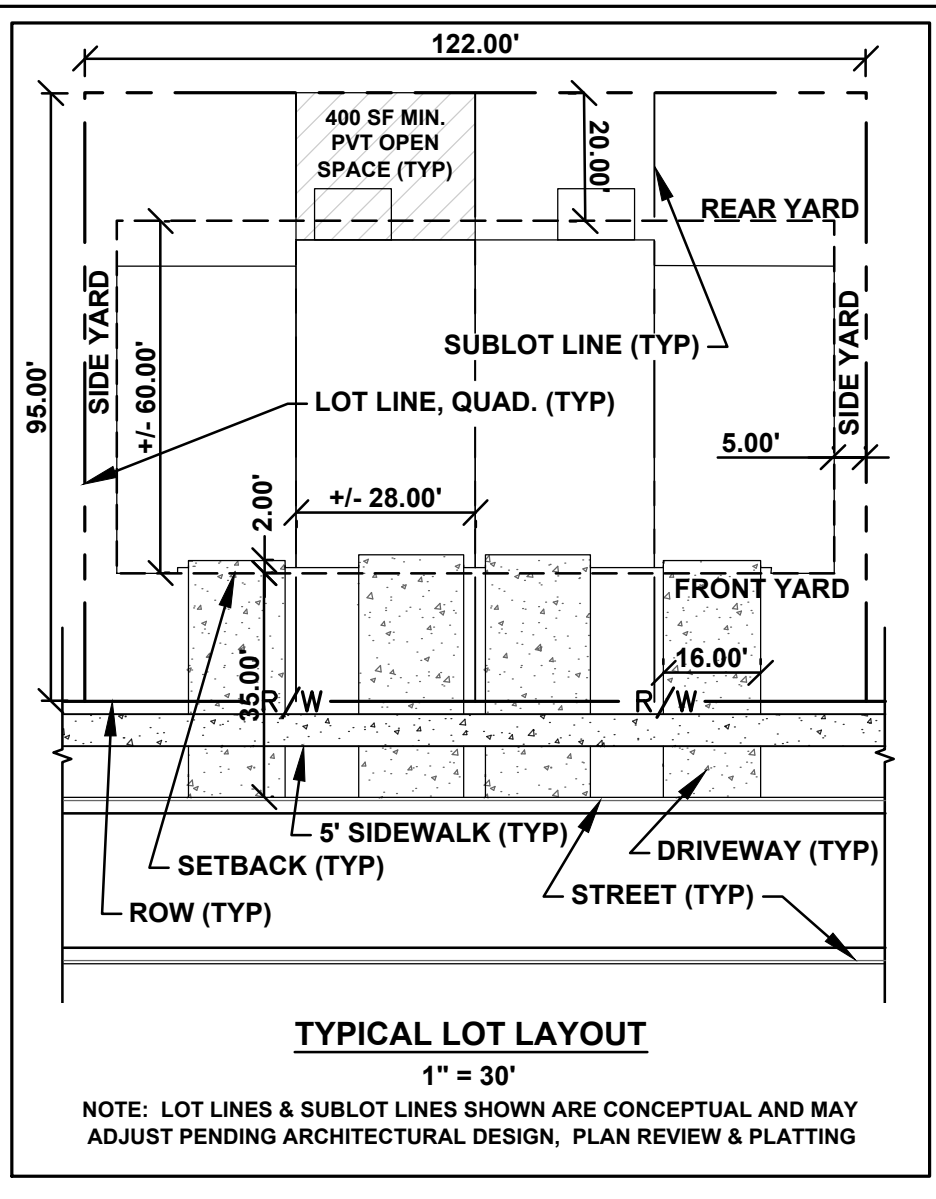
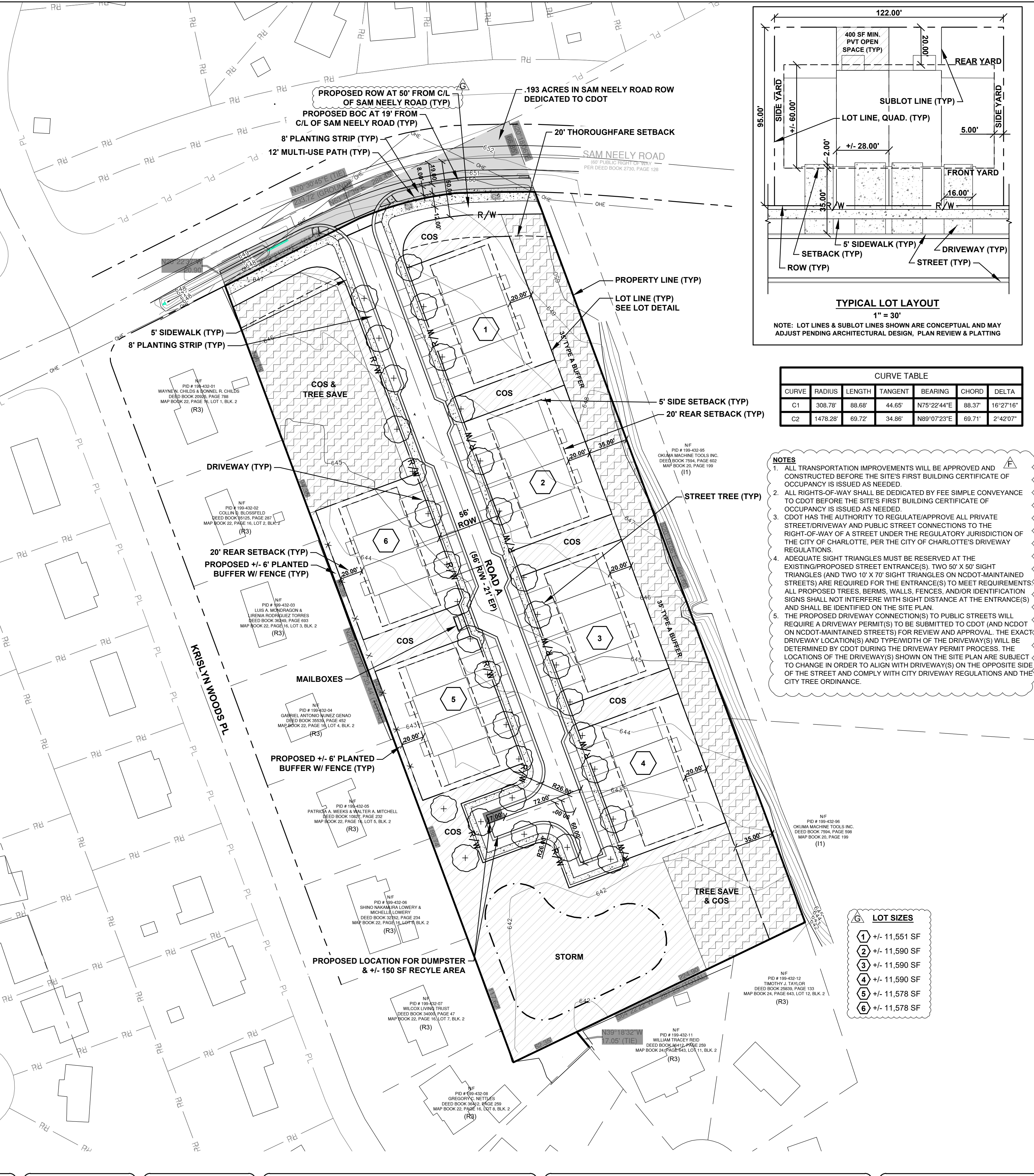
- 1. TREE SAVE AREAS SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AND PER TREE ORDINANCE REQUIREMENTS.

I. OPEN SPACE

- 1. OPEN SPACE AREAS SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
a. COMMON OPEN SPACE: EQUAL TO AT LEAST 50% OF EACH QUADRAPLEX LOT (5,750 SF x 6 = 34,500 SF)

J. FIRE

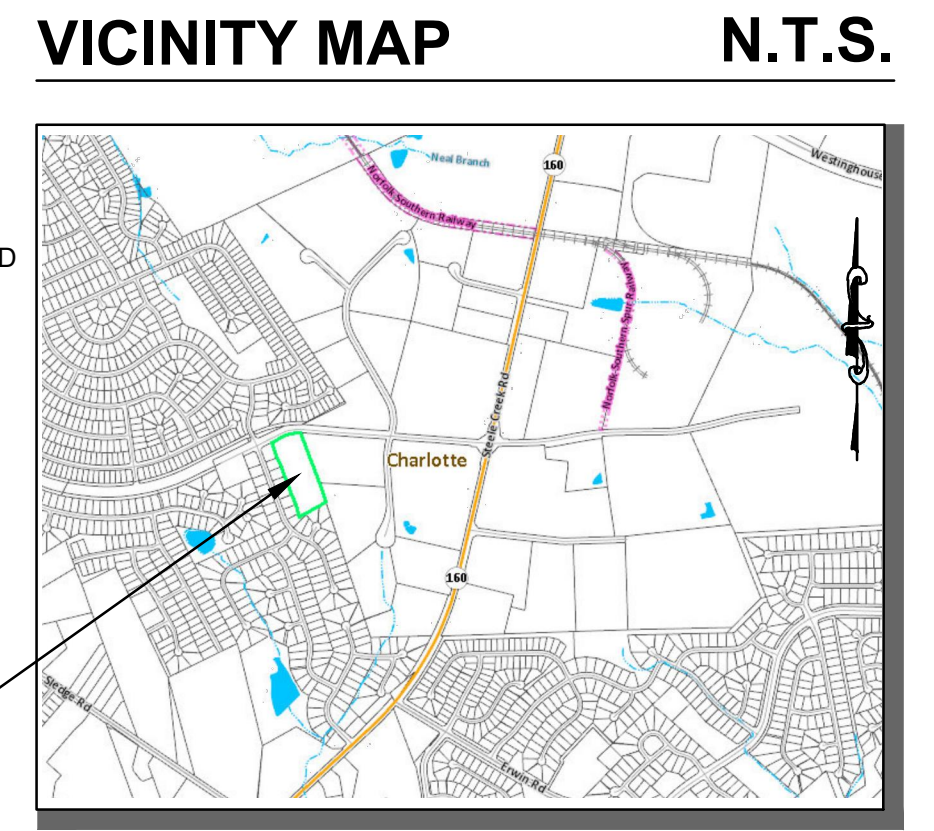
- 1. THE PETITIONER SHALL COMPLY WITH THE FIRE CODE, FIRE ACCESS ROAD AND FIRE HYDRANT LOCATION REQUIREMENTS.



CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, BEARING, CHORD, DELTA

NOTES
1. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED.
2. ALL RIGHTS-OF-WAY SHALL BE DEDICATED BY FEE SIMPLE CONVEYANCE TO CDOT BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED.

LOT SIZES table with columns: #, SF



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ENGINEER
NAME: MCKIM & CREED
ADDRESS: 8020 TOWER POINT DRIVE, CHARLOTTE, NC 28227
PHONE #: (704) 841-2588

A. DEVELOPMENT DATA TABLE:

- 1. PROJECT AREA/SITE ACREAGE: 4.79 ACRES (4.98 AC - 193 AC IN ROW)
2. TAX PARCEL INCLUDED IN REZONING: 199-43-294
3. EXISTING ZONING: R-3
4. PROPOSED ZONING: R-8 (CD)

REQUIRED: 1.5 SPACES PER UNIT = 24 UNITS X 1.5 SP = 36 SPACES
PROPOSED: 64 SPACES (2 / UNIT OFF-STREET + 6 ON-STREET)

REQUIRED: MINIMUM 50% OPEN SPACE PER QUAD LOT (11,500 SF x .5) = 5,750 SF x 6 LOTS = 34,500 SF
PROVIDED: 34,500 SF MINIMUM

REQUIRED: 400 SF PER SUBLOT
PROVIDED: 400 SF PER SUBLOT

REQUIRED: 15% = 4.79 AC - 13 AC IN ROW DEDICATION = 4.66 AC x .15 = .70 AC
PROVIDED: .70 AC IN COS

REQUIRED: 32 TREES (625' / 40' = 16 (2) = 32)

FLOODPLAIN NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:

- 1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

LEGEND:

- EX. WATER VALVE
EX. FIRE HYDRANT
EX. OE STRUCTURE
BUILDING NUMBER (TYP)
TREE SAVE AREA
COMMON OPEN SPACE

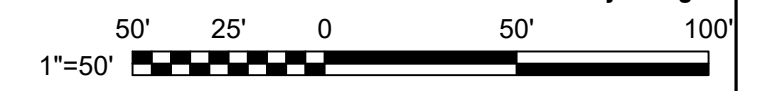


Table with columns: REV, NO, DATE, DESCRIPTIONS, REVISIONS

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12300 SAM NEELY RD
CHARLOTTE, NC 28278
REZONING PETITION # 2022-051
CONCEPT PLAN - SF ATTACHED

DATE: JANUARY 2022, SCALE: 1/1, STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION