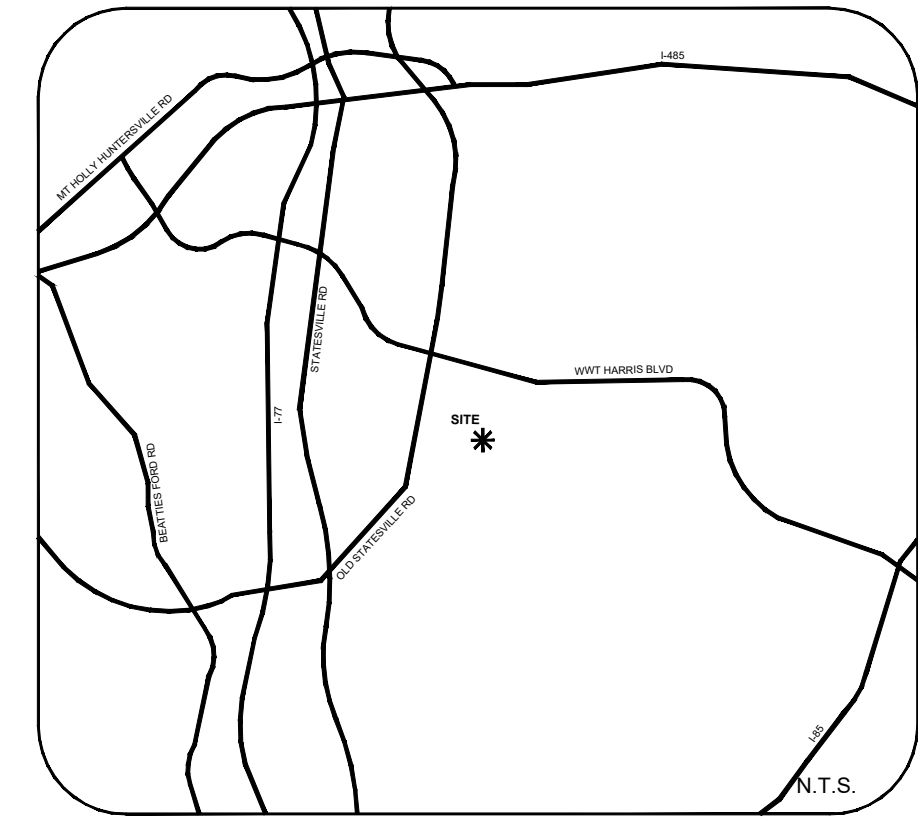




ACREAGE:
PHASE 3 TOTAL: ± 136.34 ACRES
AREA TO BE REZONED ± 27.82 ACRES

POTENTIAL TREE SAVE: 4.39 AC (15.8%)
POTENTIAL C.O.S.: 5.50 AC (19.8%)

Diagram illustrating a typical townhome lot layout. The lot is 45' wide and 40' deep. A 20' setback line is shown. The building pad is 22' wide and 52' deep. The lot is divided into a 22' wide section and a 23' wide section. The 22' wide section contains the building pad. The 23' wide section contains a 2' sidewalk, an 8' planting strip, and a driveway with curb and gutter. The lot is labeled "TYPICAL TOWNHOME LOT 45'x40'". Dimensions of 22.00' and 30.00' are shown at the top. A 20' setback line is indicated on the right. The building pad is labeled "BUILDING PAD 22'X52'". The sidewalk is labeled "2' SIDEWALK". The planting strip is labeled "8' PLANTING STRIP". The driveway, curb, and gutter are labeled "DRIVEWAY CURB & GUTTER". The lot is labeled "TYPICAL TOWNHOME LOT 45'x40'".

	PARCEL ID	OWNER NAME	DEED	ZONE	LAND USE
2	4324125	EMILIO SALAS	31550-183	ML-1	INDUSTRIAL
3	4324106	JSG AUTOMOTIVE INC PETE BROWN ROAD	28195-730	ML-1	INDUSTRIAL
4	4324130	DOMINION INVESTMENTS LLC	26356-783	ML-1	INDUSTRIAL
5	4306201	PROGRESS RESIDENTIAL BORROWER 3 LLC	21797-106	1-2(CD)	INDUSTRIAL
6	4306208	MAZZ WELDING & FABRICATION INC	22509-689	ML-1	INDUSTRIAL
7	4306209	HARRIS WOODS LLC	33679-924	N1-B	INDUSTRIAL
8	4324291	DENISE IONIE GEORGE-NORRIS	38358-680	N1-B	SF RES
9	4324213	GLENN OTT	36580-141	N1-B	SF RES
10	4324255	PROGRESS RESIDENTIAL BORROWER 2 LLC	32312-727	N1-B	SF RES
11	4324275	PROGRESS RESIDENTIAL BORROWER 8 LLC	33322-565	N1-B	SF RES
12	4324276	PETER MUTABAZI	34338-787	N1-B	SF RES
13	4324277	C/O FIRSTKEY HOMES LLC	34932-582	N1-B	SF RES
14	4324278	DANIEL DIEGO PARADES	39344-798	N1-B	SF RES
15	4324279	AMELIA V MARTIN	22065-363	N1-B	SF RES
16	4324280	PROGRESS RESIDENTIAL BORROWER 3 LLC	32480-838	N1-B	SF RES
17	4324281	PENNY CARRAWAY	21480-366	N1-B	SF RES
18	4324282	RYAN HENDERSON	31272-746	N1-B	SF RES
19	4324283	HERBERT RICHARDSON	23999-642	N1-B	SF RES
20	4324286	C/O RYAN LLC	37235-264	N1-B	SF RES
21	4324308	JUANA ANGELICA MARTINEZ CHAVEZ	27612-110	N1-B	SF RES
22	4324355	OAKBROOK II DEVELOPERS LLC	17099-92	N1-B	SF RES
23	4304699	C/O DEPT 207 RED ROCK MANAGEMENT	13297-847	N1-B	SF RES
24	4326101	UNITED HOUSE OF PRAYER	13297-947	N1-B	SF RES
25	4326214	C/O VANGUARD MANAGEMENT SVCS	24329-272	N1-B	SF RES

TOLL BROTHERS
7416 OLD STATESVILLE ROAD
CHARLOTTE, NC 28269

LANDDESIGN PROJ.# 1024051

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	07/15/25

DESIGNED BY: VAC
DRAWN BY: ANK
CHECKED BY: VAC

SCALE

NORTH

VERT: N/A
HORZ: 1"=100'-0"

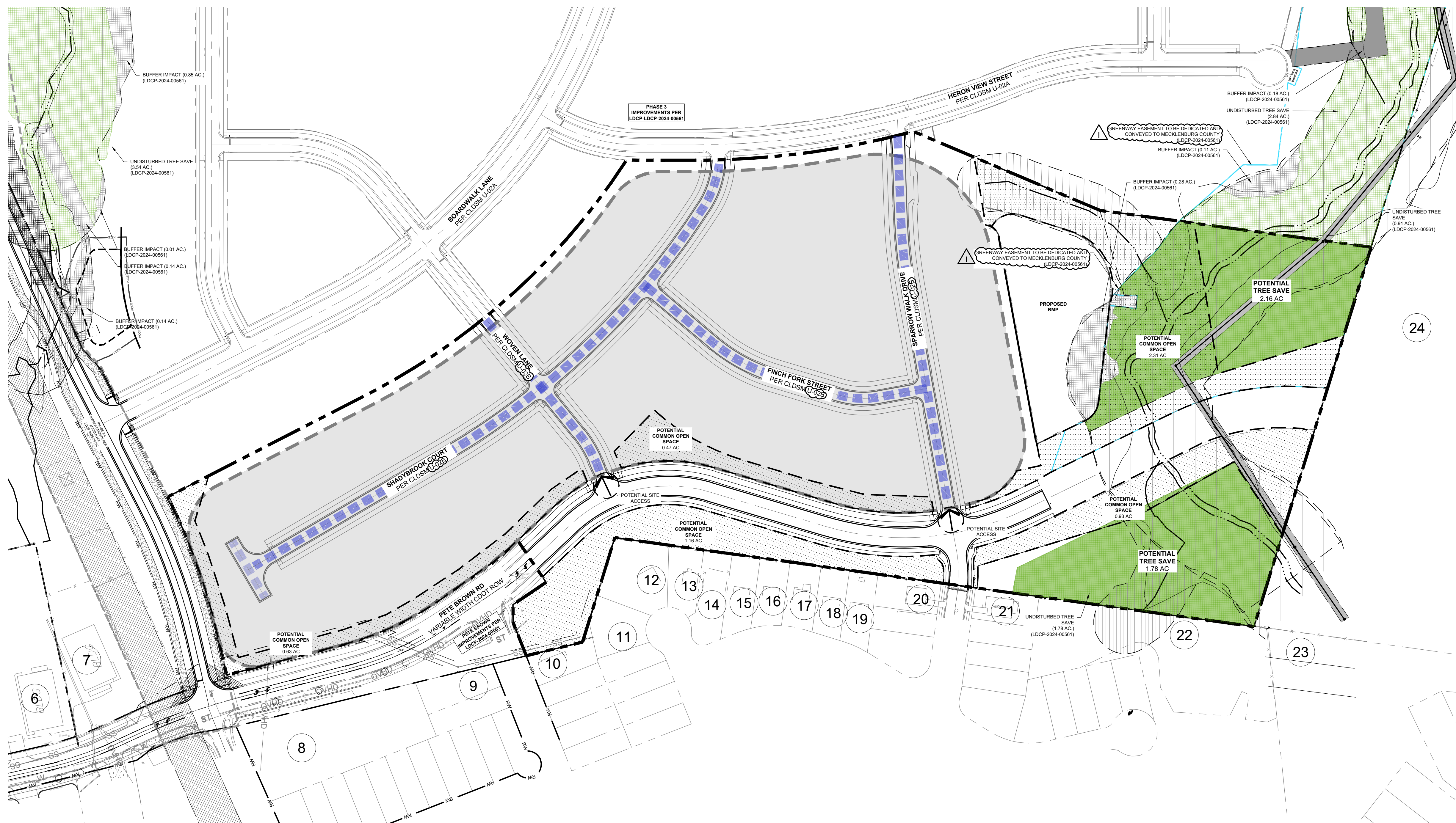
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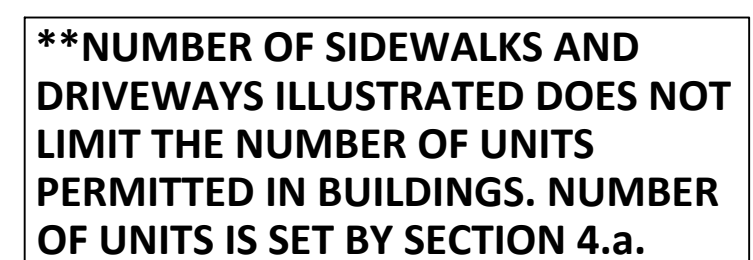
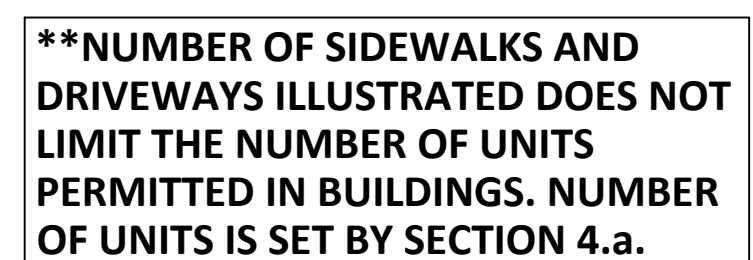
SHEET TITLE

SHEET NUMBER

SHEET NUMBER

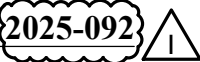
RZ-1





TOLL BROTHERS - GRIFFITH LAKES PHASE 3
DEVELOPMENT STANDARDS

(11/19/25)
REZONING PETITION 2025-092



SITE DEVELOPMENT DATA:

--ACREAGE: ± 27.82 AC
--TAX PARCEL #S: 043-241-01 & PORTION OF 043-062-13
--EXISTING ZONING: MX-3 (PETITION #2007-080)
--PROPOSED ZONING: N2-A(CD)
--EXISTING USES: VACANT
--PROPOSED USES: A MULTI-DWELLING DEVELOPMENT WITH UP TO ONE HUNDRED AND THIRTEEN (113) DWELLING UNITS WHICH MAY INCLUDE A COMBINATION OF DUPLEX, TRIPLEX, QUADRAPLEX AND/OR MULTI-FAMILY ATTACHED DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS MORE SPECIFICALLY RESTRICTED BELOW IN SECTION 2.
--MAXIMUM BUILDING HEIGHT: NOT TO EXCEED MAXIMUM PERMITTED BY ORDINANCE.
--PARKING: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

- a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY TOLL BROTHERS TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY ±27.82-ACRE SITE LOCATED ON THE NORTH SIDE OF PETE BROWN ROAD WEST OF OLD STATESVILLE ROAD IN NORTHEAST CHARLOTTE, NC. (THE "SITE").
- b. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, (I) THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N2-A ZONING CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ARTICLE 37 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE MINOR AMENDMENT PROCESS PER ARTICLE 37.3 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE MINOR AMENDMENT PROCESS PER ARTICLE 37.3 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- a. THE SITE MAY BE DEVELOPED WITH A MULTI-DWELLING DEVELOPMENT WITH UP TO ONE HUNDRED AND THIRTEEN (113) DWELLING UNITS WHICH MAY INCLUDE A COMBINATION OF DUPLEX, TRIPLEX, QUADRAPLEX AND/OR MULTI-FAMILY ATTACHED DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-A ZONING DISTRICT TOGETHER WITH ACCESSORY USES.

3. ACCESS, AND TRANSPORTATION IMPROVEMENTS:

- a. ACCESS TO THE SITE WILL BE FROM PETE BROWN ROAD AND THE EXTENSIONS OF PUBLIC STREET STUBS FROM ABUTTING PHASES OF THE GRIFFITH LAKES DEVELOPMENT AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL NETWORK REQUIRED STREETS WILL BE CONSTRUCTED AND RIGHT-OF-WAY WILL BE DEDICATED AND CONVEYED PER THE CLDSM- U-02B FOR LOCAL RESIDENTIAL MEDIUM STREETS (I.E., 58'). AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED ALONG THE INTERNAL NETWORK REQUIRED STREETS PER THE UDO AND CLDSM U-02B. THE INTERNAL NETWORK REQUIRED STREETS MAY BE CONSTRUCTED PER THE LOCAL RESIDENTIAL MEDIUM STREET CROSS SECTION PER CLDSM U-02A FOR CONSISTENCY WITH THE ABUTTING RESIDENTIAL PHASE OF THE GRIFFITH LAKES DEVELOPMENT WHEN EXTENDING EXISTING STREET NETWORKS.
- b. PETE BROWN ROAD IS DESIGNATED AS "W SUGAR CREEK - OLD STATESVILLE CONNECTOR" IN REZONING #2007-080 AND ROAD IMPROVEMENTS INCLUDING CROSS SECTION ARE AS APPROVED IN PLANS FOR GRIFFITH LAKES PHASE 3 (LDCP-2024-00561). AN EIGHT (8) FOOT PLANTING STRIP AND TEN (10) FOOT SHARED USE PATH ARE INCLUDED ON THE PROJECT SIDE OF PETE BROWN ROAD. AN EIGHT (8) FOOT PLANTING STRIP AND SIX (6) FOOT SIDEWALK ARE INCLUDED ON THE SOUTH SIDE OF PETE BROWN ROAD.
- c. ALL TRANSPORTATION IMPROVEMENTS, IF ANY, SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES OR AGREED TO DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE. THE PETITIONER MAY REQUEST THAT CDOT ALLOW A BOND TO BE POSTED FOR ANY IMPROVEMENTS NOT COMPLETED AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED AND RELEASED.
- d. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT AND NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- e. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- f. THE PETITIONER WILL DEDICATE AND CONVEY A FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
- g. 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 NORTHEASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

- h. THE PETITIONER RESERVES THE RIGHT TO MAKE ADDITIONAL ADJUSTMENTS THAT MAY BE NECESSARY TO ACCOMMODATE CHANGES THROUGHOUT THE LAND DEVELOPMENT REVIEW AND CONSTRUCTION PROCESS IF APPROVED BY NCDOT/CDOT IN ORDER TO CREATE A BETTER TRANSITION BETWEEN ABUTTING RESIDENTIAL COMMUNITIES WHEN EXTENDING EXISTING STREET NETWORKS FROM ONE COMMUNITY TO ANOTHER.

- i. 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'S/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.

4. BUFFERS, SETBACKS, OPEN SPACE, AND LANDSCAPING:

- a. A TWENTY (20) FOOT FRONTAGE SETBACK WILL BE PROVIDED ALONG ALL THE NEW INTERNAL NETWORK REQUIRED LOCAL STREETS AS MEASURED FROM THE FUTURE BACK OF CURB. A MINIMUM TWENTY-FOUR (24) SETBACK IS REQUIRED ALONG PETE BROWN ROAD (2-3 LANE AVENUE) AS MEASURED FROM THE FUTURE BACK OF CURB.
- b. SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY ORDINANCE.
- c. A MINIMUM TWENTY FIVE (25) FOOT WIDE CLASS B LANDSCAPE YARD WILL BE PROVIDED ALONG THE NORTHERN SIDE OF PETE BROWN ROAD WHERE IT ABUTS THE REAR FACADES OF RESIDENTIAL BUILDINGS WITHIN THE MULTI-DWELLING DEVELOPMENT AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PORTION OF THIS ARTERIAL STREET ABUTTING THIS LANDSCAPE YARD SHALL NOT BE CONSIDERED A FRONTAGE FOR THE STANDARDS OF ARTICLE 5 FOR THE N2-A ZONING DISTRICT NOR THE SUPPLEMENTAL STANDARDS OF THESE DEVELOPMENT STANDARDS.
- d. OPEN SPACE WILL BE PROVIDED PER THE N2-A REQUIREMENTS FOUND IN ARTICLE 5.4. IN AREAS WHERE COMMON OPEN SPACE IS PROVIDED, SUCH AREAS WILL BE AMENITIZED WITH USABLE OUTDOOR HARDSCAPE FEATURES, SUCH AS COURTYARDS, SEATING AREAS, AND INCLUDE VARIOUS LANDSCAPE FEATURES, SUCH AS GRASS, GROUNDCOVER, TREES, AND SHRUBS. COMMON OPEN SPACE AREAS WILL CONTAIN SEATING OPTIONS THAT INCLUDE A MINIMUM OF ONE BENCH PER 4,000 SQUARE FEET OF COMMON OPEN SPACE, ENHANCED PLANTING TO INCLUDE A MINIMUM OF 18 TREES PER ONE ACRE OF COMMON OPEN SPACE, AND THE COMMON OPEN SPACE AREAS WILL HAVE A MINIMUM DIMENSION OF 20 FEET OR MORE MEASURED IN ALL DIRECTIONS. MORE DETAIL IS PROVIDED IN NOTE 4.G BELOW FOR PUBLIC OPEN SPACE.
- e. ALL LARGE WASTE CONTAINER AND RECYCLING STATION SPACES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE (25) FEET FROM A NEIGHBORHOOD 1 PLACE TYPE, NEIGHBORHOOD 2 PLACE TYPE, OR NETWORK REQUIRED STREET.
- f. IF ALLEYS ARE PROVIDED, STREET TREES WILL BE PLANTED INTERNALLY ALONG THE ALLEYS AT 40 FEET ON CENTER WHERE PLANTING STRIPS ARE PROVIDED. IN AREAS WHERE NO PLANTING STRIPS ARE FEASIBLE, THERE WILL BE A MINIMUM OF ONE TREE BETWEEN BUILDINGS AND IN OTHER LOCATIONS WHERE FEASIBLE.

5. GENERAL DESIGN GUIDELINES:

- a. THE RESIDENTIAL BUILDINGS ON THE SITE WILL COMPLY WITH THE APPLICABLE RESIDENTIAL SITE LAYOUT, BUILDING DESIGN STANDARDS, AND BUILDING MATERIAL RESTRICTIONS FOUND IN ARTICLE 5 OF THE ORDINANCE. WHEN A BUILDING ABUTS BOTH A FRONTAGE AND COMMON OPEN SPACE AND THE BUILDING FRONTS ALONG THE COMMON OPEN SPACE AS PERMITTED PER ARTICLE 5.3.G, THE GENERAL DESIGN GUIDELINES OF THIS SECTION WILL APPLY TO THE FACADES OF THE BUILDINGS FRONTING THE COMMON OPEN SPACE
- b. WINDOWS, DOORS, PORCHES, STOOPS, OR OTHER ARCHITECTURAL FEATURES ARE REQUIRED ON ALL FRONTAGE-FACING FACADES TO AVOID THE APPEARANCE OF BLANK WALLS. ALL GROUND FLOOR ENTRANCES TO INDIVIDUAL UNITS ON A FRONTAGE WITH A SIDEWALK SHALL BE BETWEEN 1' AND 5' ABOVE OR BELOW THE GRADE OF THE ADJACENT SIDEWALK WHEN LOCATED WITHIN 10' OF THE BACK OF SIDEWALK. IF PORCHES ARE PROVIDED, THEY SHALL BE COVERED AND BE AT LEAST SIX (6) FEET DEPTH. IF STOOPS ARE PROVIDED, THEY SHALL BE AT LEAST THREE (3) FEET DEEP AND MAY BE COVERED.
- c. THE FACADES OF THE BUILDINGS ABUTTING PUBLIC STREETS AND INTERNAL NETWORK REQUIRED STREETS WILL NOT HAVE BLANK WALLS THAT EXCEED TWENTY (20) FEET IN LENGTH ON ALL BUILDING LEVELS. WINDOWS WILL BE PROVIDED ON THESE FACADES ABUTTING PUBLIC STREETS AND INTERNAL NETWORK REQUIRED STREETS IN ORDER TO ACCOMMODATE A MINIMUM 25% TRANSPARENCY ON THE GROUND FLOOR AND 15% TRANSPARENCY ON THE UPPER FLOORS TO AVOID BLANK WALLS.
- d. ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS: (I) LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMER OR PARAPETS; AND (II) FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 5:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
- e. THE ATTACHED DWELLINGS SHALL INCORPORATE ONE OF THE FOLLOWING INTO THE DESIGN OF THE STRUCTURE: (I) A VARIATION IN THE FAÇADE DEPTH OF ADJOINING DWELLING UNITS OF AT LEAST ONE FOOT (1'). SUCH VARIATION SHALL EXTEND THE ENTIRE HEIGHT OF THE FAÇADE; AND (II) ARCHITECTURAL FEATURES, SUCH AS BALCONIES, BAY WINDOWS, OR OTHER ELEMENTS ALONG THE FAÇADE OF EACH DWELLING UNIT, ARE SUBJECT TO THE STANDARDS OF ARTICLE 18.
- f. METER BANKS, HVAC, AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED AS REQUIRED PER THE ORDINANCE. GROUND-MOUNTED OR WALL-MOUNTED MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE ESTABLISHED SETBACKS ALONG A FRONTAGE.
- g. DUMPSTER AND RECYCLING AREA WILL BE FULLY ENCLOSED ON THREE SIDES BY A MINIMUM 75% OPAQUE FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE FENCE USED TO ENCLOSE THE DUMPSTER WILL BE OF A MATERIAL PRESCRIBED BY THE ORDINANCE AND BE OF A COMPATIBLE COLOR USED ON THE PRINCIPAL BUILDINGS.
- h. NO MORE THAN FIVE (5) ATTACHED DWELLING UNITS MAY BE LOCATED IN A RESIDENTIAL BUILDING.
- i. ALL RESIDENTIAL BUILDINGS WILL HAVE GARAGES. RESIDENTIAL BUILDINGS WITH FRONT LOADED GARAGES WILL INCLUDE A MINIMUM 20' LONG PARKING PAD MEASURED FROM THE BACK OF SIDEWALK OR RIGHT-OF-WAY, WHICHEVER IS GREATER.
- j. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG ABUTTING STREETS. FOR DWELLING UNITS WHICH FRONT ALONG A NETWORK REQUIRED STREET, A DIRECT PEDESTRIAN CONNECTION WILL BE PROVIDED FROM THE ENTRANCE TO THE ADJACENT PUBLIC SIDEWALK.
- k. ACCESSORY BUILDINGS AND STRUCTURES ASSOCIATED WITH THE MULTI-DWELLING DEVELOPMENT WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS, AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE.

6. ENVIRONMENTAL FEATURES:

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS THAT MAY BE 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.
- b. THE SITE WILL COMPLY WITH THE TREE PROVISIONS OF THE ORDINANCE FOUND IN ARTICLE 20. THE FINAL LOCATION OF THE REQUIRED TREE SAVE/REPLANTED TREE SAVE AREAS 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 PETITION AND ARE SUBJECT TO CHANGE.

- c. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFERS SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.

7. LIGHTING:

- a. ALL FREESTANDING EXTERIOR LIGHTING INSTALLED ON THE SITE SHALL COMPLY WITH ARTICLE 16.2 OF THE ORDINANCE.

8. AMENDMENTS TO THE REZONING PLAN:

- a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF ARTICLE 37.3 OF THE ORDINANCE.

9. BINDING EFFECT OF THE REZONING APPLICATION:

- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN 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 HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

KEY MAP

REAL

PROJECT

GRIFFITH LAKES -
PHASE 3
REZONING

TOLL BROTHERS

7416 OLD STATESVILLE ROAD

CHARLOTTE, NC 28269

LANDDESIGN PROJ.# 1024051

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	07/15/25

DESIGNED BY: VAC
DRAWN BY: ANK
CHECKED BY: VAC

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3

KEY MAP

SEAL

PROJECT

**GRIFFITH LAKES -
PHASE 3
REZONING**

TOLL BROTHERS
7416 OLD STATESVILLE ROAD
CHARLOTTE, NC 28269

LANDDESIGN PROJ.# 1024051

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	07/15/25

DESIGNED BY: VAC
DRAWN BY: ANK
CHECKED BY: VAC

SCALE NORTH
VERT: N/A
HORZ: 1"=100'-0"
0 50 100 200

SHEET TITLE

METES AND BOUNDS

SHEET NUMBER

RZ-4



****NUMBER OF SIDEWALKS AND
DRIVEWAYS ILLUSTRATED DOES NOT
LIMIT THE NUMBER OF UNITS
PERMITTED IN BUILDINGS. NUMBER
OF UNITS IS SET BY SECTION 4.a.**