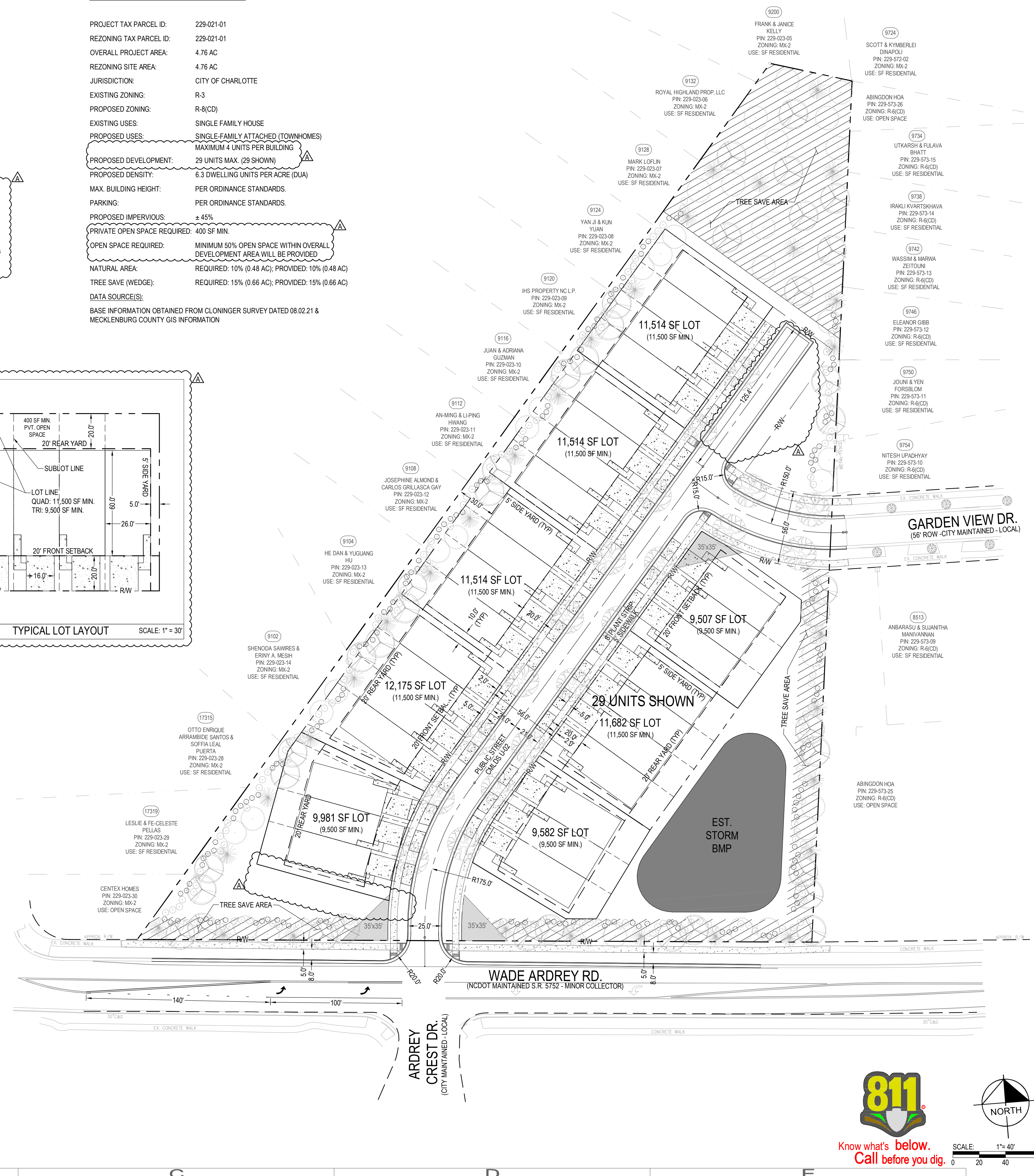
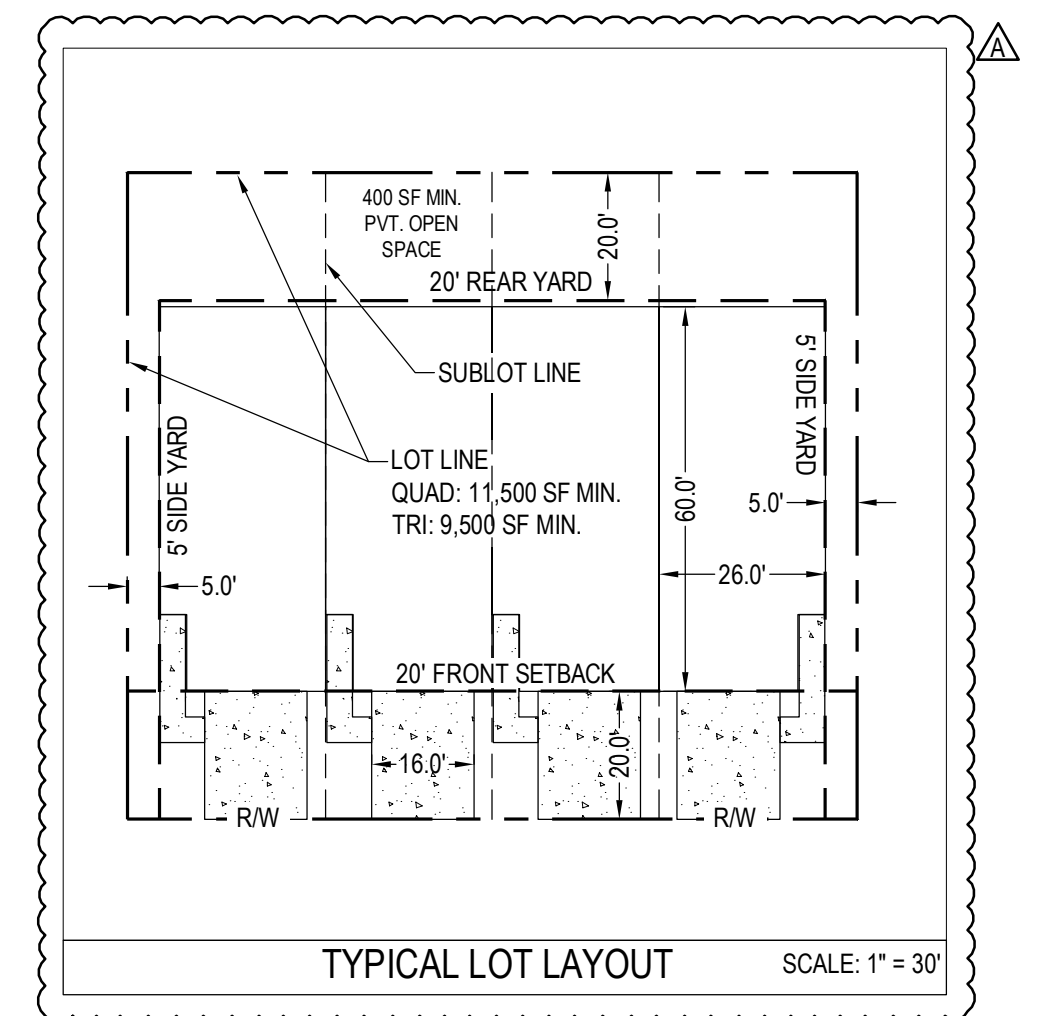


GENERAL NOTES:
1. PETITIONER SHALL ESTABLISH HOMEOWNERS ASSOCIATION DOCUMENTS OR SIMILARLY BINDING DOCUMENTATION TO REQUIRE ROLL-OUT CONTAINER USE FOR TRASH AND RECYCLING RATHER THAN A COMMON DUMPSTER FOR THE SITE. HOWEVER, A SOLID WASTE AND RECYCLE AREA IS SHOWN ON THE REZONING PLAN PER ORDINANCE REQUIREMENTS.

FIRE DEPARTMENT NOTES:
1. Fire department access road shall have a min. 20' unobstructed clear width and shall be capable of supporting 85,000 lbs. If road exceeds 150' in length, an approved turnaround will be provided.

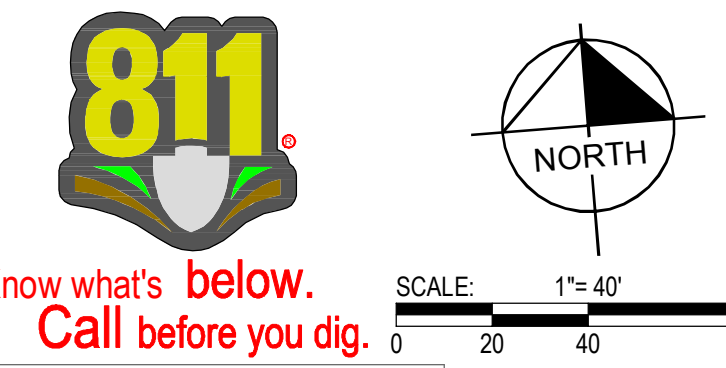
DEVELOPMENT SUMMARY

PROJECT TAX PARCEL ID: 229-021-01
REZONING TAX PARCEL ID: 229-021-01
OVERALL PROJECT AREA: 4.76 AC
REZONING SITE AREA: 4.76 AC
JURISDICTION: CITY OF CHARLOTTE
EXISTING ZONING: R-3
PROPOSED ZONING: R-8(CD)
EXISTING USES: SINGLE FAMILY HOUSE
PROPOSED USES: SINGLE-FAMILY ATTACHED (TOWNHOMES)
MAXIMUM 4 UNITS PER BUILDING
PROPOSED DEVELOPMENT: 29 UNITS MAX. (29 SHOWN)
PROPOSED DENSITY: 6.3 DWELLING UNITS PER ACRE (DUA)
MAX. BUILDING HEIGHT: PER ORDINANCE STANDARDS.
PARKING: PER ORDINANCE STANDARDS.



- I. GENERAL PROVISIONS
a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by BlueHeel Development, LLC (the "Petitioner") to accommodate a townhome community on 4.76 ac.
b. Development and use of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-8 Zoning District shall govern all development taking place on the Site.

Table with columns for REV., DATE, and DESCRIPTION. Includes entry for 01.14.22 Revised per 1st COC review comments.



Know what's below. Call before you dig.
SCALE: 1"=40'

January 12, 2022 - 4:30pm By: Jay Banks

C:\Users\Jay.Banks\Desktop (Banks Engineering)\BEE PROJECTS\01060 BlueHeel Dev\003 Wade Ardrey TND\DWG\RZ Exhibits.dwg



BANKS ENGINEERING
 1919 SOUTH BOULEVARD
 SUITE 200
 CHARLOTTE, NC 28203
 T: 704.780.4972
 NC License #P-1370
 © 2022

blue heel
 BLUE HEEL DEVELOPMENT
 9606 BALLEW ROAD, SUITE 265
 CORNELIUS, NC 28031

CLIENT:

PETITION: 2021-190

PROJECT:
WADE ARDREY TOWNHOMES
 Wade Ardrey Rd.
 Charlotte, NC 28277

SHEET:
SITE RENDERING

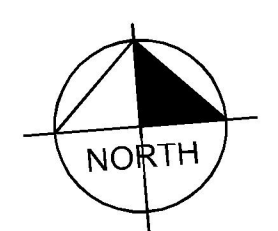
REV.	DATE	DESCRIPTION
A	01.14.22	Revised per 1st COC review comments

DESIGNED: JDB
 DRAWN:
 CHECKED:
 PROJECT: 1060002
 DATE: 08.03.21

RZ-2



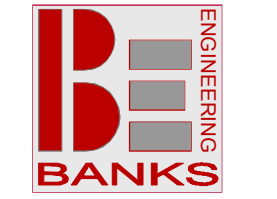
Know what's below.
 Call before you dig.



SCALE: 1" = 40'
 0 20 40 80

January 12, 2022, 4:36pm By: Jay Banks

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1919 SOUTH BOULEVARD
SUITE 200
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NC License #P-1370
© 2022



CLIENT:
BLUE HEEL DEVELOPMENT
9606 DAILEY ROAD, SUITE 285
CORNELIUS, NC 28031

PROJECT:
WADE ARDREY
TOWNHOMES
Wade Ardrey Rd.
Charlotte, NC 28277

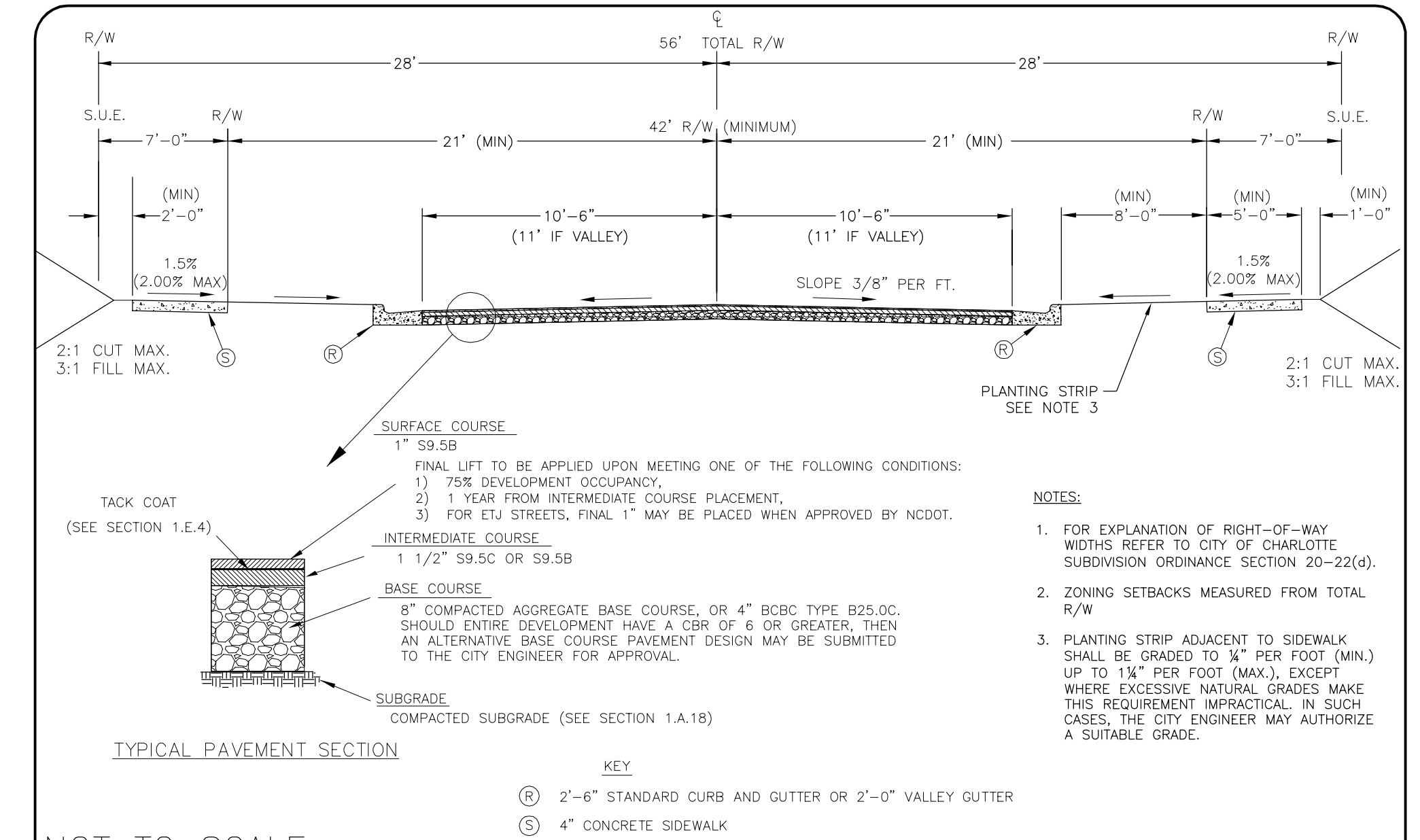
PETITION: 2021-190

SHEET:

REV.	DATE	DESCRIPTION
A	01.14.22	Revised per 1st COC review comments

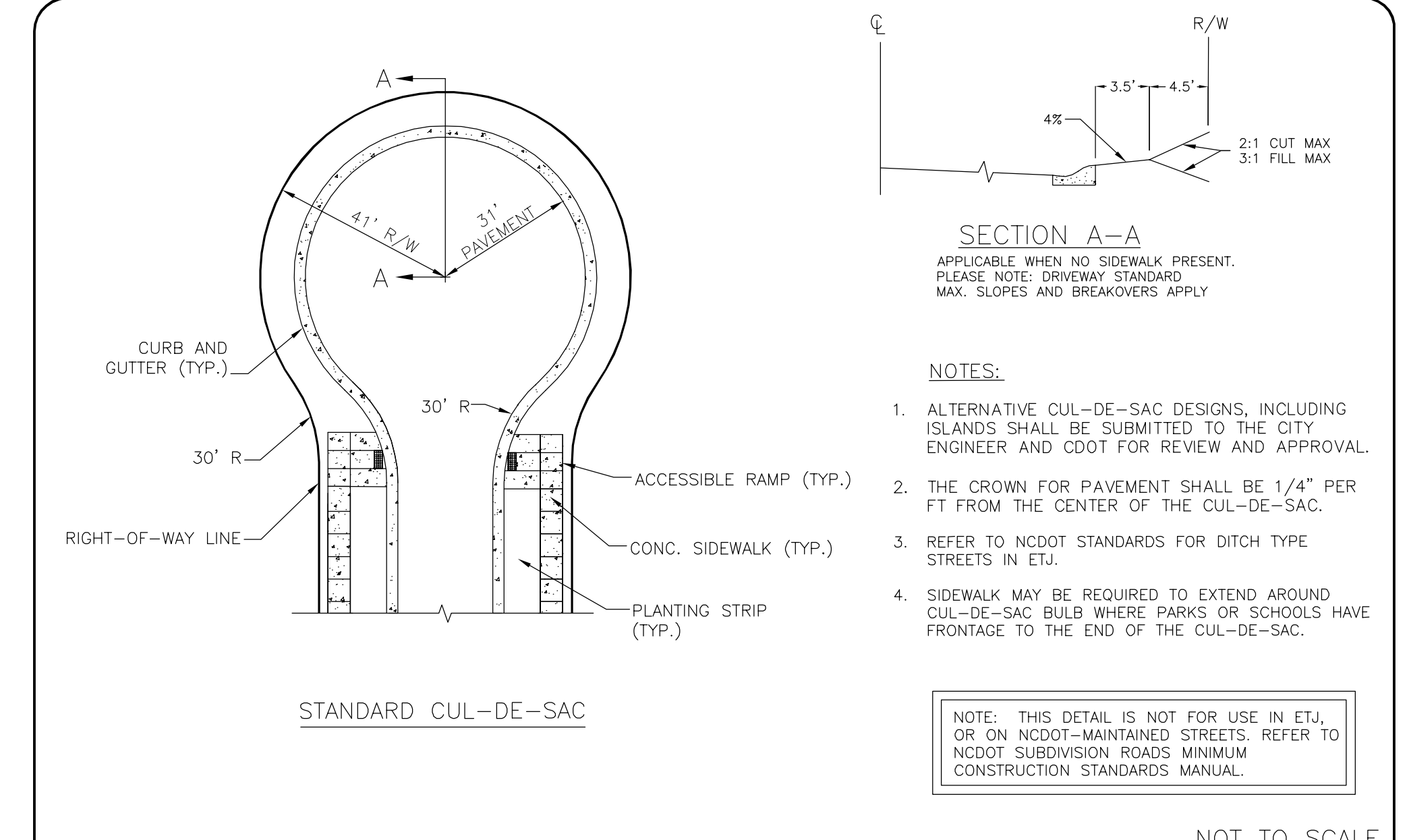
DESIGNED: JDB
 DRAWN:
 CHECKED:
 PROJECT: 1060002
 DATE: 08.03.21

RZ-3



NOT TO SCALE

	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS <small>INCLUDES CHARLOTTE ETJ</small>	LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION	<table border="1" style="font-size: small;"> <tr> <th>STD. NO.</th> <th>REV.</th> </tr> <tr> <td>U-02</td> <td>17</td> </tr> </table>	STD. NO.	REV.	U-02	17
STD. NO.	REV.						
U-02	17						



NOT TO SCALE

	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS	CITY OF CHARLOTTE RESIDENTIAL CUL-DE-SAC DETAIL	<table border="1" style="font-size: small;"> <tr> <th>STD. NO.</th> <th>REV.</th> </tr> <tr> <td>11.16</td> <td>13</td> </tr> </table>	STD. NO.	REV.	11.16	13
STD. NO.	REV.						
11.16	13						