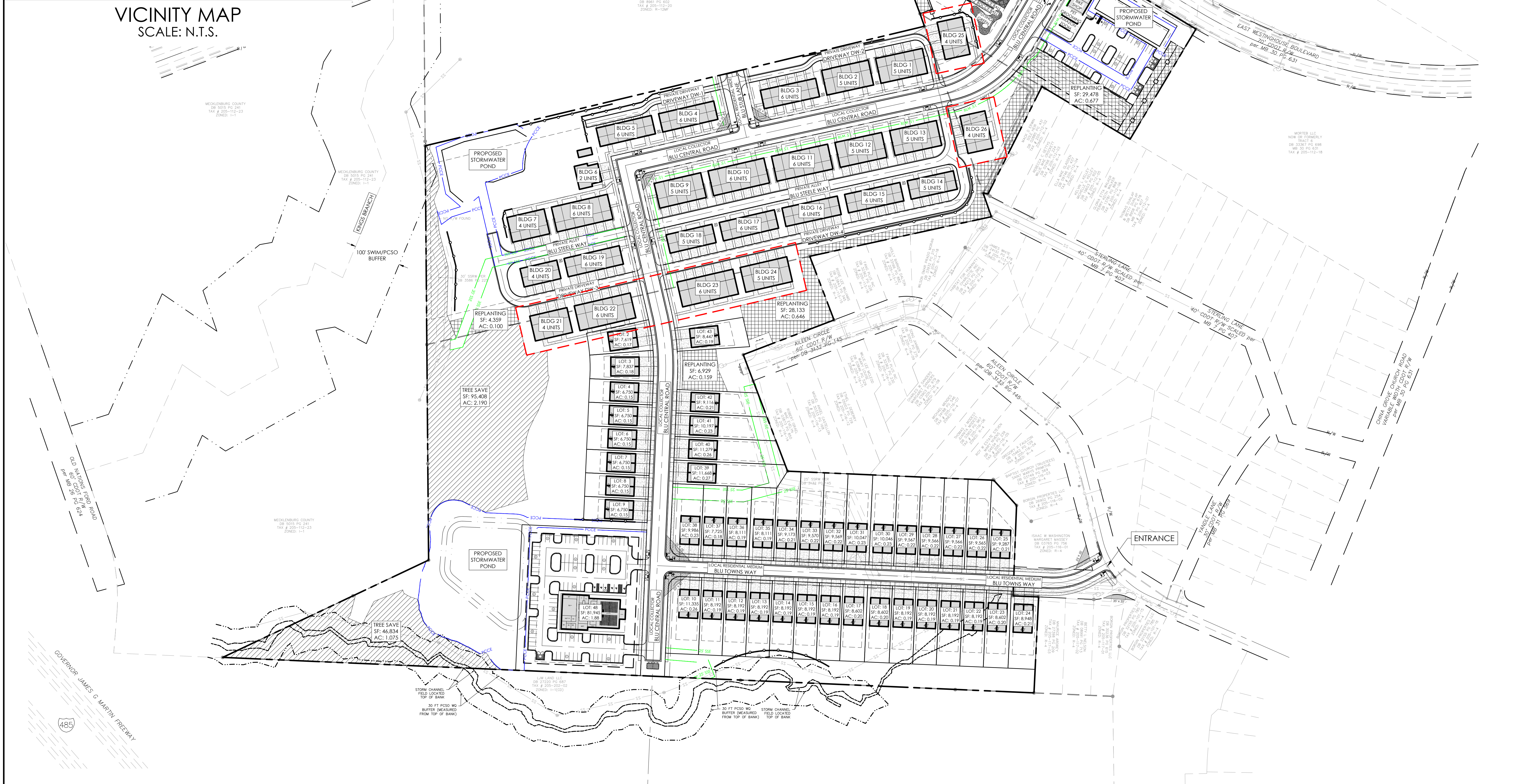


VICINITY MAP  
SCALE: N.T.S.



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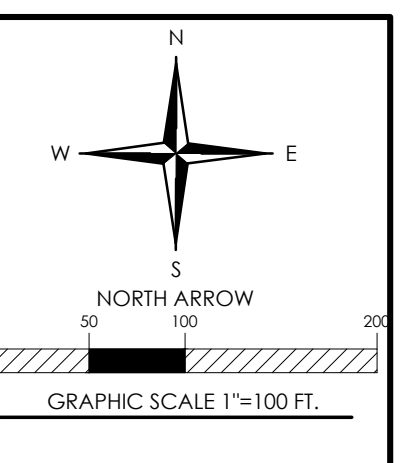


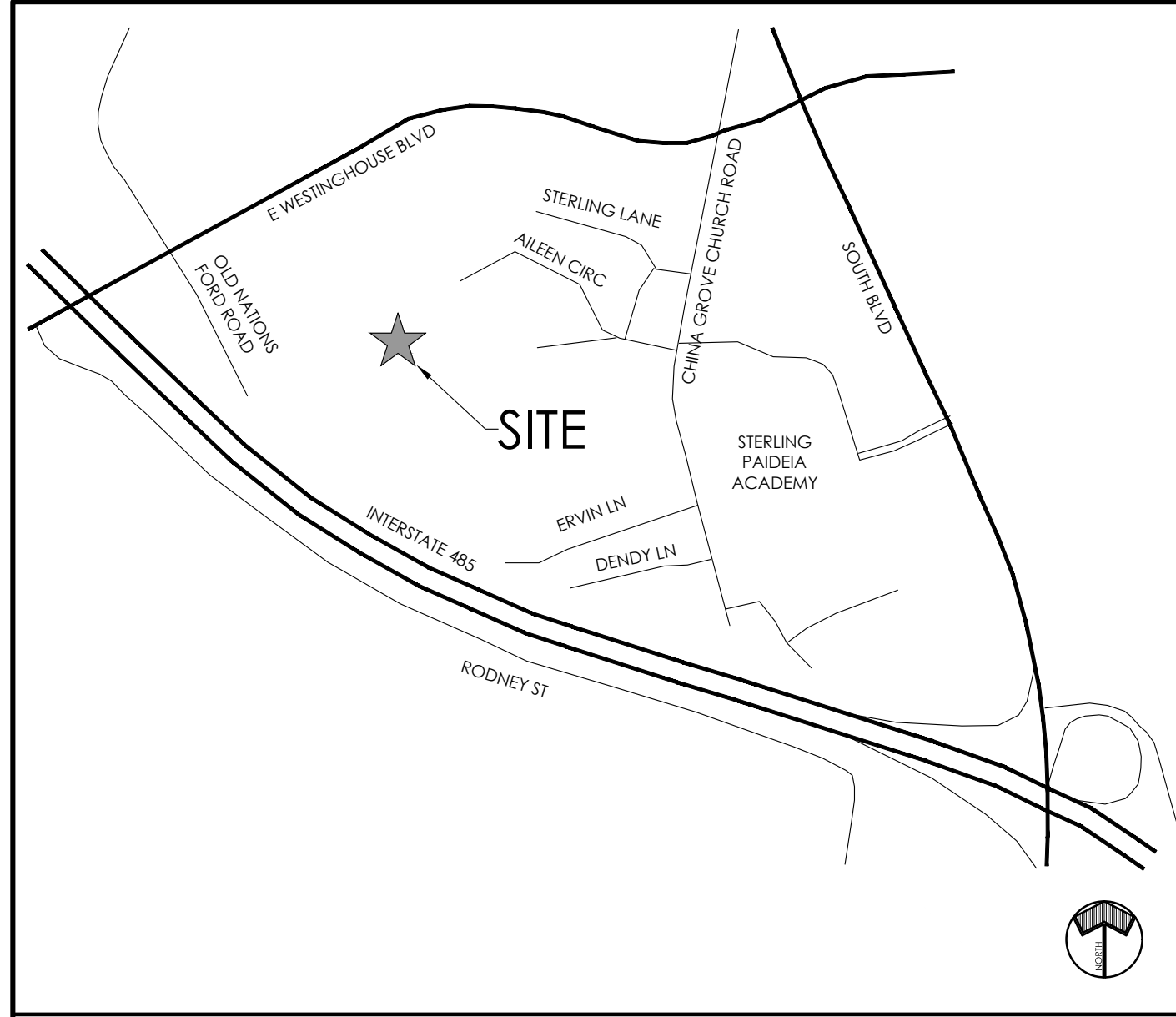
EXHIBIT - FOR  
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**BLU SOUTH - REZONING PLAN**  
 PIN # 20511201, 20511224, 20511225  
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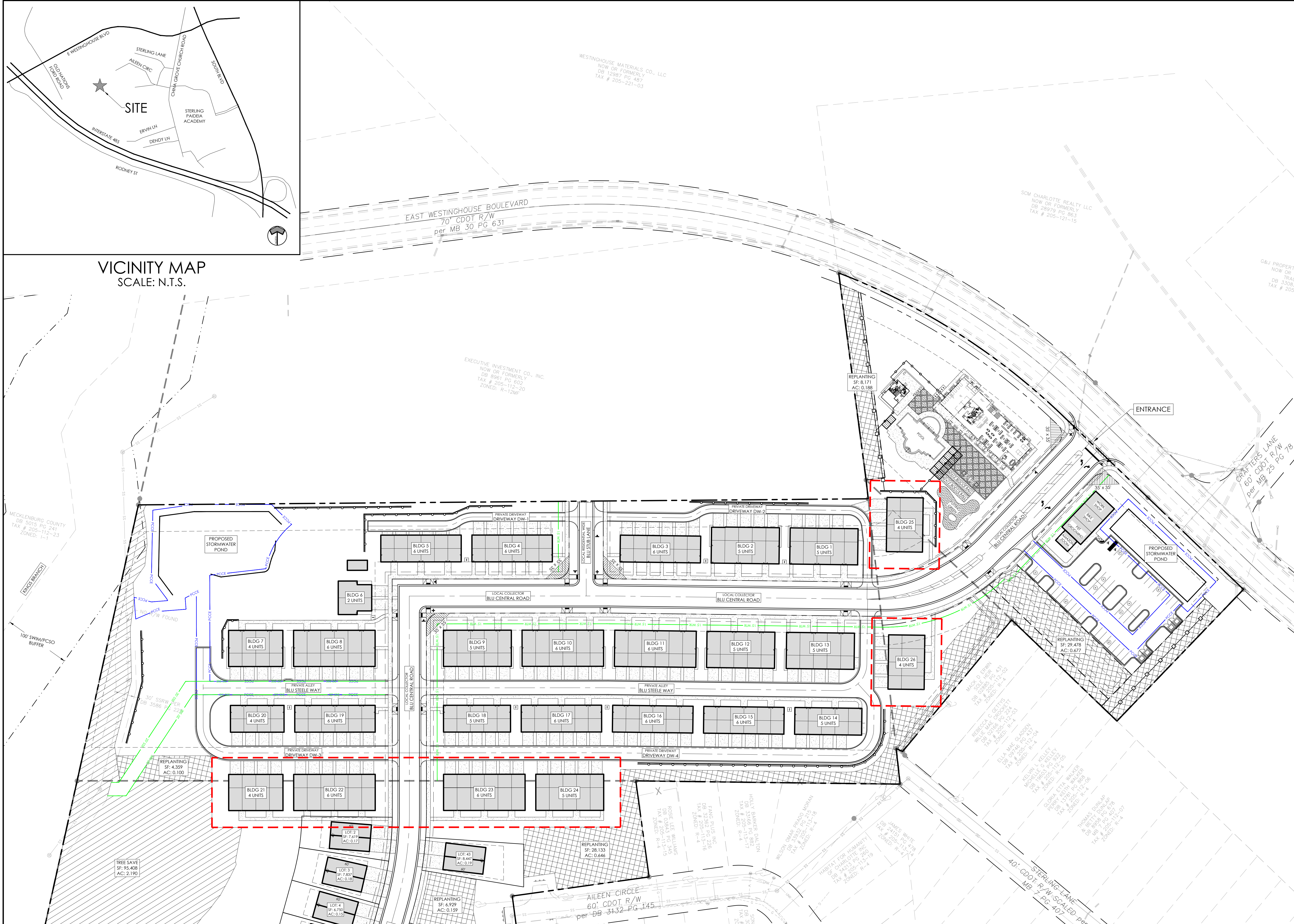
**OVERALL**

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G&J PROPERTY  
 NOW OR FORMERLY  
 TRAC  
 DB 33083  
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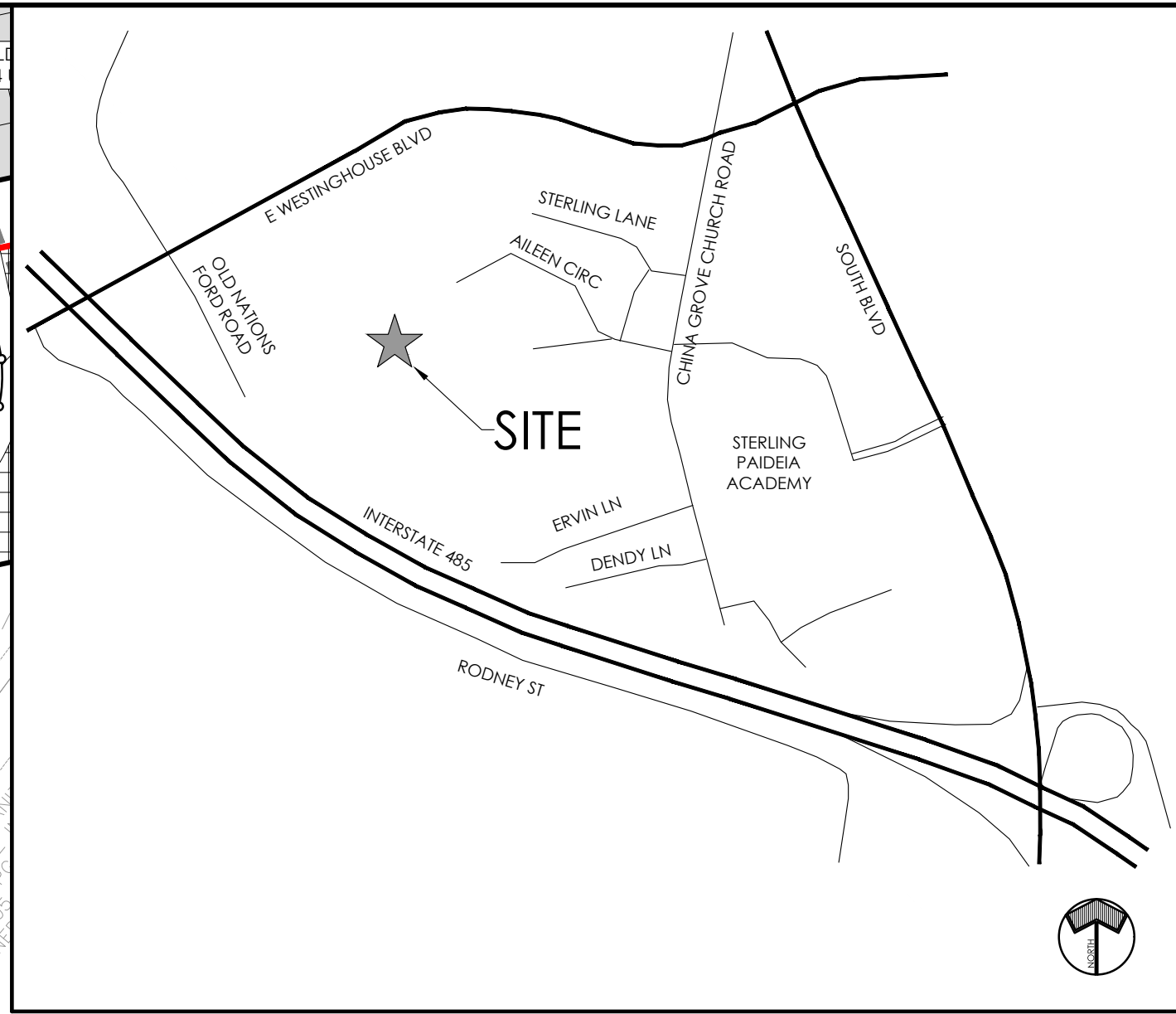
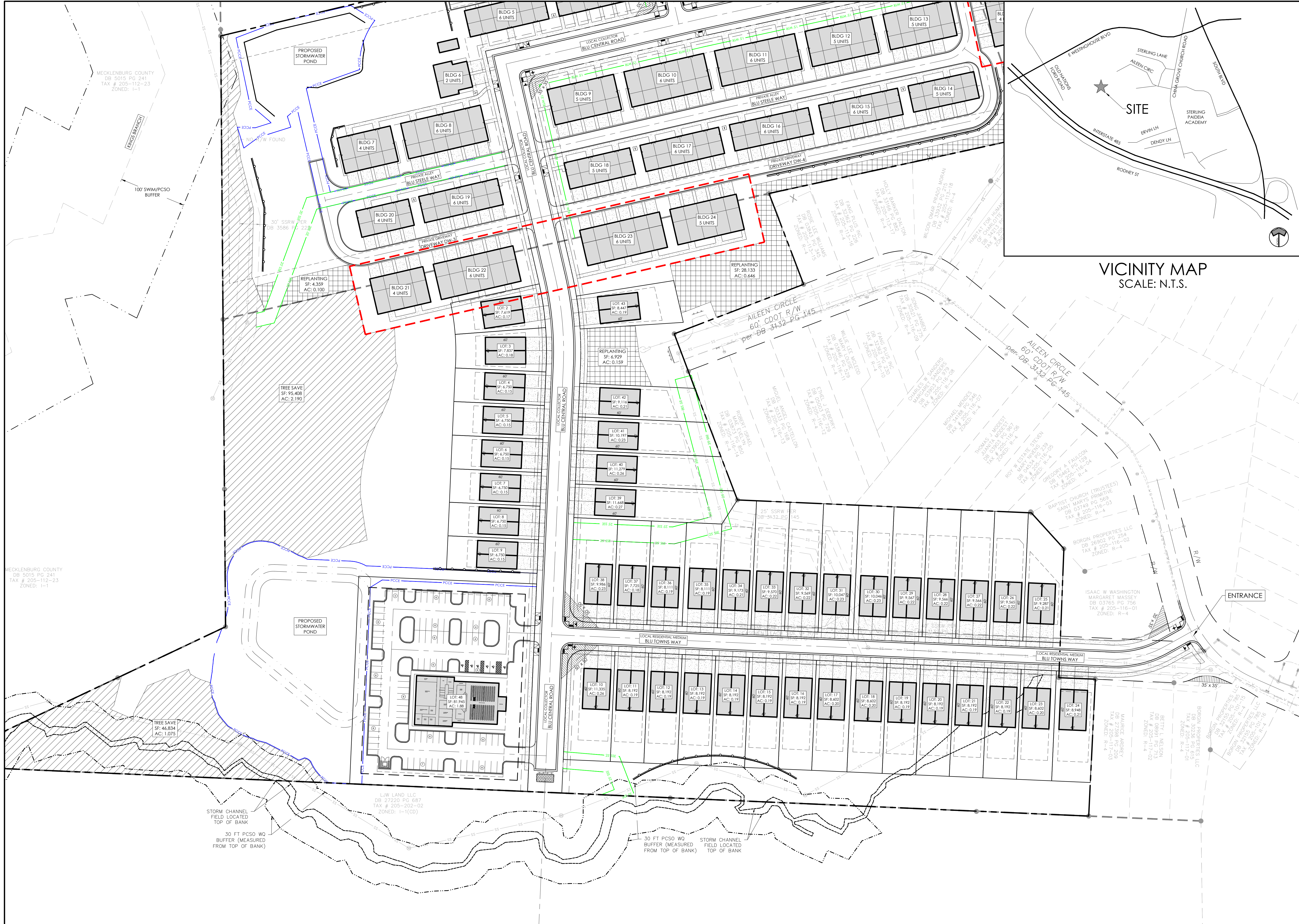
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**MULTI-FAMILY**

REVISIONS:


X-REZONING-MF-219059.DWG  
 PROJECT NUMBER: 219059-A  
 DATE: 06/25/2021 DRAWN BY: DLI  
 SHEET **2** OF **4**



VICINITY MAP  
SCALE: N.T.S.

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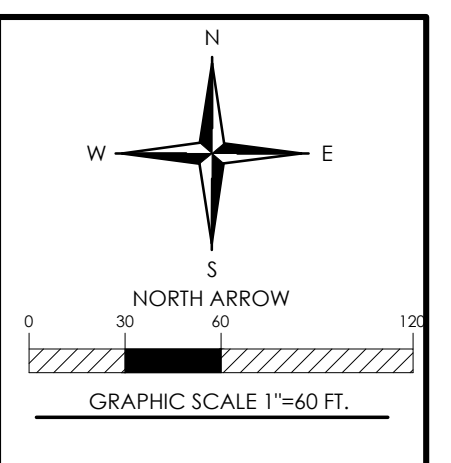


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**BLU SOUTH - REZONING PLAN**  
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**SINGLE FAMILY**

REVISIONS:


X-REZONING-MF-219059.DWG  
 PROJECT NUMBER: 219059-A  
 DATE: 06/25/2021 DRAWN BY: DLI  
 SHEET 3 OF 4

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BLU SOUTH LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A COMMUNITY THAT CONTAINS MULTIPLE USES AND IS APPROXIMATELY 36 ACRES. THE SITE IS LOCATED ON THE SOUTH SIDE OF EAST WESTINGHOUSE BOULEVARD, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCELS DESCRIBED IN TABLE A HEREIN.
- B. 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").
- C. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PUBLIC STREETS AND THE INTERNAL PRIVATE STREETS, ALLEYS OR DRIVES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE AND ARE SUBJECT TO ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE AN EXAMPLE OF A GRAPHIC REPRESENTATION 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 NOT MATERIALLY CHANGE THE SETBACK, YARD, TREE SAVE DEPICTED ON THE REZONING PLAN.
- D. 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. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- E. THE PLAN CONSISTS OF MULTIPLE PROPERTIES UNDER MULTIPLE ZONING DISTRICTS. THE AMENITIES AND OTHER ACCESSORY USES CAN BE SHARED BETWEEN PROPERTIES CURRENT AND FUTURE PHASES AS WELL AS GUESTS AND THE GENERAL PUBLIC. THESE USES INCLUDE BUT ARE NOT LIMITED TO: AMENITIES, STORM WATER DETENTION, TRASH COLLECTION, OPEN SPACE, AND TREE SAVE. THERE IS NO ADDITIONAL BUFFER, REAR YARDS OR SET BACK BETWEEN INDIVIDUAL PARCEL WITHIN THE PLAN THAT ARE NOT SHOWN ON THE PLAN. THERE ARE NO FRONT SET BACK REQUIREMENTS.

2. TRANSPORTATION

- A. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN (PAGE 1 OF 4). THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL. BLU CENTRAL ROAD IS CURRENTLY BEING BUILT AS A PUBLIC STREET WITH PRIVATE ALLEY AND DRIVEWAY CONNECTIONS. THE ROADS IN THE COMMUNITY SHALL BE PRIVATE. ADDITIONALLY, ELECTRIC VEHICLES SUCH AS BIKES, GOLF CARTS AND SCOOTERS ARE PERMITTED. ROADS AND PRIVATE DRIVEWAYS ARE DEPICTED ON THE PLAN.
- B. IT IS INTENDED THAT VERTICAL CONSTRUCTION SHALL BE DONE SIMULTANEOUSLY WITH HORIZONTAL CONSTRUCTION OF ROADWAYS AND STORM SEWER, AND WATER UTILITIES. SUBSTANTIAL COMPLETION SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH HEREIN PROVIDED; HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE, IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT, THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND (AS DETERMINED BY PETITIONER) FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

3. ARCHITECTURAL STANDARDS

- A. EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A PUBLIC OR PRIVATE STREET SHALL BE COMPRISED OF A COMBINATION OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, VINYL SIDING AND/OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR. CONCRETE MASONRY UNITS THAT ARE NOT ARCHITECTURALLY FINISHED SHALL BE STRICTLY PROHIBITED AS AN EXTERIOR BUILDING MATERIAL.

4. OPEN SPACE, STREETScape AND LANDSCAPING

- A. INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES OR ADD INTEREST TO THE SITE DEVELOPMENT.
- B. THE PROPERTY IS LOCATED IN A DISTRESSED BUSINESS DISTRICT. ALL OPEN SPACE, TREE SAVE AND LANDSCAPING IS DEPICTED ON THE PETITION.
- C. THE PETITIONER MAY SUBDIVIDE THE SITE. ADDITIONAL SUBDIVISION OF LOTS/BUILDINGS AND UNITS SHALL BE AROUND THE PERIMETER OF THE BUILDINGS. ALL OPEN SPACE AS SHOWN ON THE PLAN SHALL BE DEEMED AS COMMON OPEN SPACE AND SHALL ELIMINATE THE NEED FOR SUBLOTS AND/OR ADDITIONAL LAND BEING DIVIDED WITH THE SUBDIVISION.
- D. THE PETITIONER SHALL PROVIDE AMENITIES AS GENERALLY DEPICTED ON THE REZONING PLAN. AMENITIES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: SWIMMING POOL, BENCHES, ENHANCED LANDSCAPING, SCULPTURES, DECORATIVE PAVING, AND GARDEN AREAS.

5. ENVIRONMENTAL FEATURES

- A. THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION CONTROLS ORDINANCE AND TREE SAVE REQUIREMENTS. THE MINIMUM REQUIRED TREE SAVE AND OPEN SPACE IS SHOWN ON THE PLAN.
- B. 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.
- C. DEVELOPMENT WITHIN THE SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

6. LIGHTING

- A. PEDESTRIAN-SCALE LIGHTING SHALL BE PROVIDED WITHIN THE SITE ALONG ALL PUBLIC AND PRIVATE STREETS.
- B. LIGHTING FIXTURES MAY BE ATTACHED TO THE UNITS AND BUILDINGS.

7. BINDING EFFECT AND DEFINITIONS

- A. 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.
- B. 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.

TABLE A - PARCEL SUMMARY

EXISTING USE: UNDER DEVELOPMENT				
USE	TAX PARCEL	ACREAGE	PRIOR ZONING	FUTURE ZONING
AMENITY	20511225	2.7440	B-2(CD)	UR-C
AMENITY	20511224	1.2360	B-2(CD)	UR-C
TOWNH	20511201	12.0180	R-12MF	UR-2(CD)
PAIREDH	20511699	20.0380	R-4	UR-2(CD)
MISC.	20511219	0.6760	R-12MF	UR-C
TOTAL ACRES:				36.732



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