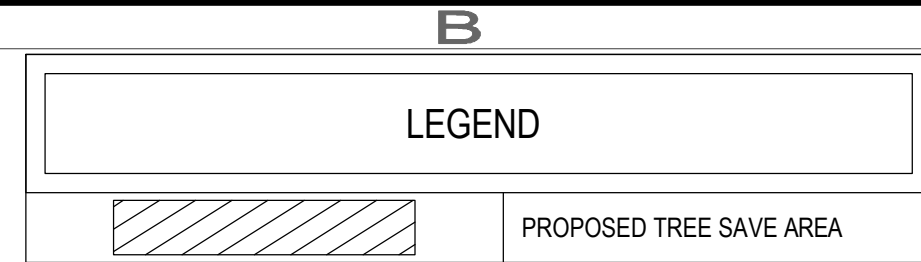


VICINITY MAP



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.
2. TREE SAVE AREA WILL BE DELINEATED VIA BOUNDARY & PROPERTY LINES PER TREE ORDINANCE REQUIREMENTS IN FORTHCOMING CONSTRUCTION DOCUMENT SUBMITTAL TO CITY OF CHARLOTTE.

FIRE DEPARTMENT NOTES:

- 1. Fire department access road shall have a min. 20' unobstructed clear width and shall be capable of supporting 80,000 lbs.
2. For non-sprinkled buildings, fire department must be able to reach 150' to all exterior portions of building.
3. For sprinkled buildings, fire department must be able to reach 200' to all exterior portions of building.
4. For buildings that are equipped with a sprinkler system, a fire department connection shall be located within 200' of a fire hydrant for a NFPA 13 sprinkler system and 750' for a NFPA 13R sprinkler system.
5. Fire hydrant shall be located within 750' to the most remote point of building as truck travels for all buildings.
6. Provide number of stories, square footage of each floor, type of construction and water model for private hydrants.

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)
PROPOSED DEVELOPMENT: 30 UNITS MAX. (30 SHOWN)
PROPOSED DENSITY: 6.3 DWELLING UNITS PER ACRE (DUA)
MAX. BUILDING HEIGHT: PER ORDINANCE STANDARDS.
PARKING: PER ORDINANCE STANDARDS.
PROPOSED IMPERVIOUS: ± 45%
OPEN SPACE REQUIRED: 400 SF OF PRIVATE OPEN SPACE OR 10% OF SITE AS USEABLE COMMON OPEN SPACE
OPEN SPACE PROVIDED: PER ORDINANCE STANDARDS.
NATURAL AREA: REQUIRED: 10% (0.48 AC); PROVIDED: 10% (0.48 AC)
TREE SAVE (WEDGE): REQUIRED: 15% (0.66 AC); PROVIDED: 15% (0.66 AC)
DATA SOURCE(S):
BASE INFORMATION OBTAINED FROM CLONINGER SURVEY DATED 08.02.21 & MECKLENBURG COUNTY GIS INFORMATION

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"). The Rezoning Plan is intended to reflect the maximum development rights, building envelopes, the arrangements and locations of access points.
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.
d. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Rezoning Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

II. PERMITTED USES, MAXIMUM DEVELOPMENT & LIMITATIONS

- a. The Site may be developed with up to 30 single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed in the R-8 zoning district.
b. Development of the Rezoning Site shall generally comply with the dimensional standards of the R-8 zoning district set out in the Ordinance and the dimensional standards noted in the Site Data table.

III. TRANSPORTATION

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placement(s) and configuration(s) 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 NCDOT, CDOT and/or City of Charlotte for approval.
b. The maximum number of access points on Wade Ardrey shall be one (1) and Garden View Dr. will be extended as shown.
c. Parking for each unit will be provided via internal garage and driveway area.
d. The Petitioner shall construct a minimum of eight (8) foot wide planting strip and five (5) foot wide sidewalk along all public street frontages as generally depicted on the Rezoning Plan.
e. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.

IV. ARCHITECTURAL STANDARDS

- a. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), stucco, cementitious siding, and vinyl. If vinyl is used, it will be .042 inches minimum thickness.
b. Prohibited Exterior Building Materials: EIFS or masonry.
c. All residential entrances 15 feet of the public sidewalk must be raised from the average sidewalk grade twelve (12) to twenty-four (24) inches.
d. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12 unless a flat roof architectural style is employed.
e. Corner/end units fronting public streets shall have enhanced side elevations with entry doors and stoops.
f. 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, changes in materials, and/or architectural design elements.
g. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.
h. Townhouse buildings will be limited to four (4) individual units (quadraplex) or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward offsets in the front wall of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim or materials).
i. The 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.

V. SETBACKS, OPEN SPACE, BUFFERS AND SCREENING

The Petitioner shall comply with Ordinance requirements for usable common open space and/or 400 square feet of private open space per subplot, as required.

VI. FIRE

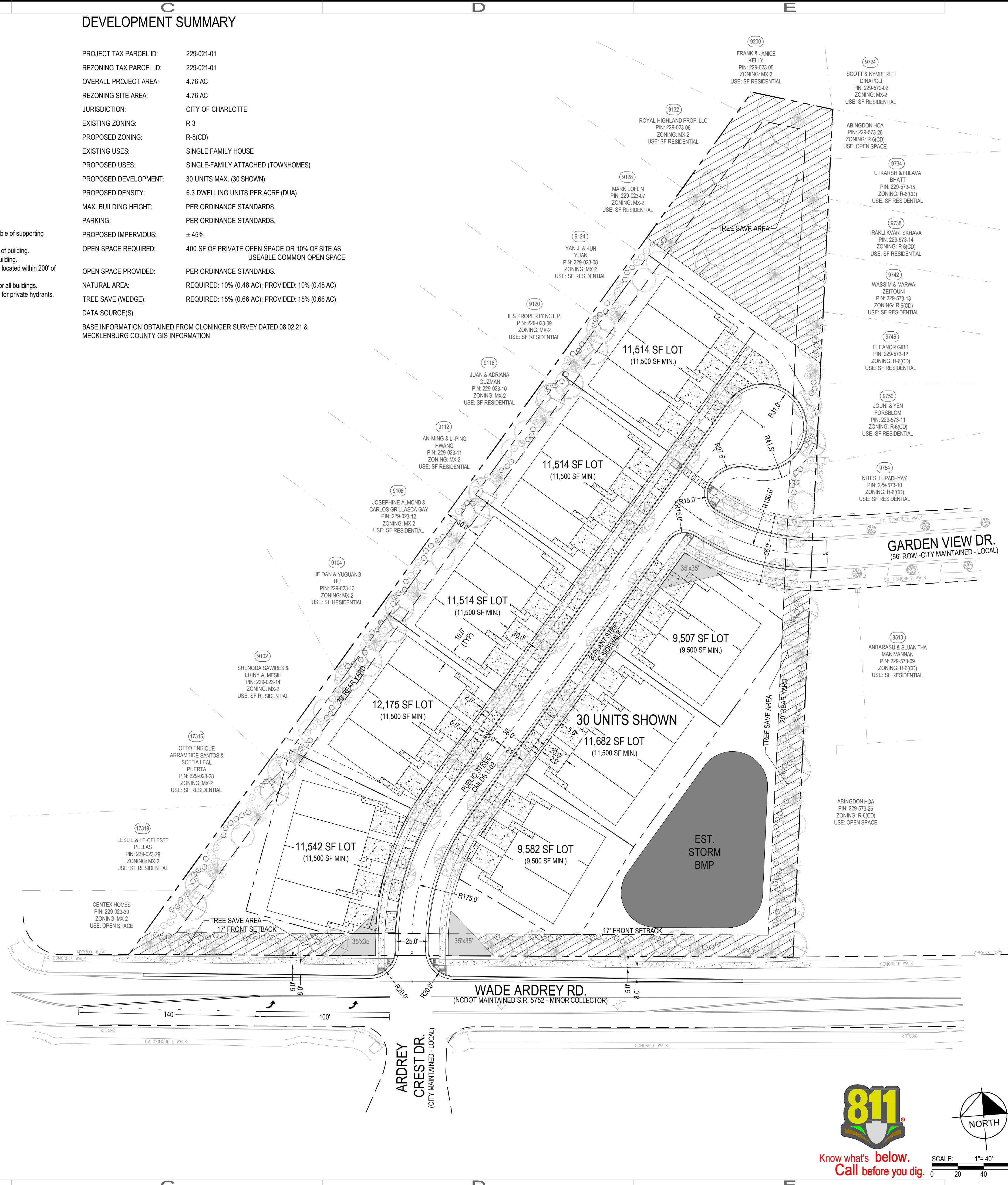
The Petitioner shall comply with the Fire Code, fire access road and fire hydrant location requirements.

VII. ENVIRONMENTAL FEATURES

- a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.
b. The location, size and type of storm water management systems 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.

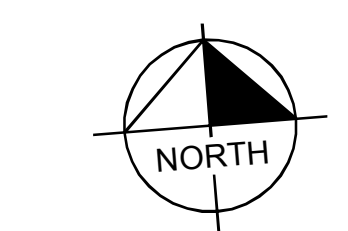
VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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(s) of any part of the Site from time to time who may be involved in any future development thereof.



CLIENT:

Table with columns: REV., DATE, DESCRIPTION. Includes design and drawing information: DESIGNED: JDB, DRAWN: [blank], CHECKED: [blank], PROJECT: 1060002, DATE: 08.03.21





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 9606 DALLEY ROAD, SUITE 265
 CORNELIUS, NC 28031

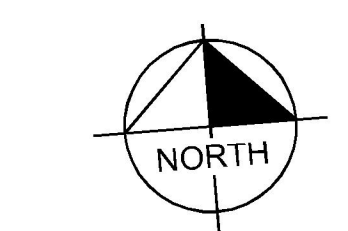
CLIENT:
 PROJECT:
WADE ARDREY TOWNHOMES
 Wade Ardrey Rd.
 Charlotte, NC 28277

SHEET:
SITE RENDERING

REV.	DATE	DESCRIPTION

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

RZ-2



SCALE: 1" = 40'

