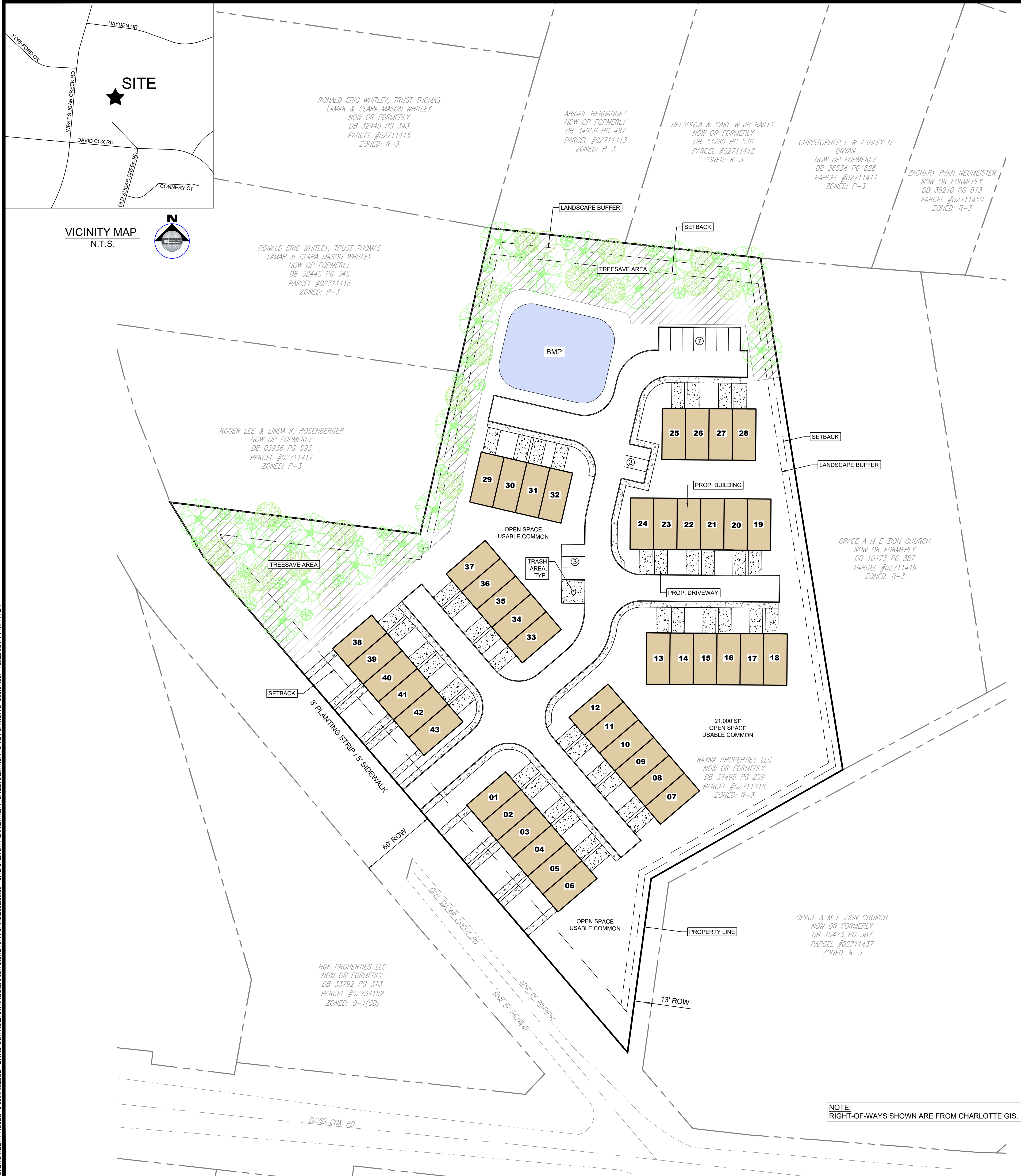


S:\ENGINEER\PROJECTS\9999-0822CD - DAVID COX RODRAWINGS\EXHIBIT\SKETCH PLANS\2022\08-20 - SITE SKETCH PLAN\EXHIBIT SHEETS\EXHIBIT SITE PLAN DWG, September 1, 2022.JSTRITMATTER



GENERAL PROVISIONS:
THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SIVA REDDY (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATE 4.37 ACRE SITE LOCATED AT 3822 DAVID COX ROAD, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 02711418.

DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE "R-17MF" ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE. THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDINGS, PARKING AREAS, TREE SAVE AREA, COMMON OPEN SPACE, PRIVATE ROADS AND ANCILLARY SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. 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.

- PERMITTED USES:**
1. USES ALLOWED WITHIN THE REZONING AREA SHALL BE LIMITED TO RESIDENTIAL USES ALLOWABLE WITHIN THE R-17MF ZONING DISTRICT. ALLOWABLE RESIDENTIAL USES SHALL BE LIMITED ON SITE AS DESCRIBED WITHIN THE FOLLOWING DESCRIPTIONS AND AS GENERALLY ILLUSTRATED WITHIN THE SITE PLAN.
 - a. A MAXIMUM OF ELEVEN (11) BUILDINGS WHICH MAY INCLUDE UP TO (6) TOTAL ATTACHED SINGLE FAMILY RESIDENTIAL UNITS, AS DEPICTED ON THE SITE PLAN.
 - b. MAXIMUM HEIGHT SHALL NOT EXCEED FORTY (40') FEET MEASURED AT THE SIDE YARD AS SET FORTH IN THE ZONING ORDINANCE. AN INCREASE IN HEIGHT OF 1' FOR EVERY 2' OF DISTANCE FROM SIDE YARD SHALL BE ALLOWABLE PER TABLE 9.305(1)(j)(B).

- TRANSPORTATION:**
1. VEHICULAR AND PEDESTRIAN ACCESS TO THE SITE FROM OLD SUGAR CREEK ROAD WILL BE GENERALLY DEPICTED ON THE REZONING PLAN.
 2. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS.
 3. INTERNAL VEHICULAR ACCESS TO THE SITE PROVIDED AS GENERALLY DEPICTED ON THE SITE PLAN.
 4. PUBLIC SIDEWALK IMPROVEMENTS SHALL INCLUDE 8' LANDSCAPE STRIP AND 5' SIDEWALK ALONG OLD SUGAR CREEK ROAD.
 5. ALL TRANSPORTATION IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
 6. THE PETITIONER SHALL EITHER DEDICATE FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY AND SIDEWALKS TO THE CITY OF CHARLOTTE, OR PROVIDE AN EASEMENT OF ALL RIGHTS OF WAYS AND SIDEWALKS TO THE CITY OF CHARLOTTE PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
 7. A MINIMUM OF TWO (2) PARKING SPACES PER RESIDENTIAL UNIT ON SITE AS GENERALLY DEPICTED ON THE SITE PLAN.

- ARCHITECTURAL AND DESIGN STANDARDS:**
1. THE EXTERIOR BUILDING MATERIALS FOR ALL FOUR SIDES WILL BE PRIMARILY OF BRICK, CEMENTITIOUS SIDING, PRECAST CONCRETE, AND/OR STONE, EIFS, STUCCO, METAL PANEL (EXCLUDING WINDOWS, DOORS, SOFFITS, GABLES, ROOF, AND ARCHITECTURAL DETAIL OR TRIM); THE USE OF VINYL / ALUMINUM SIDING (EXCLUDING WINDOWS, DOORS, SOFFITS, GABLES, AND TRIM), WILL NOT BE PERMITTED. WHERE PITCHED ROOFS OCCUR, THE ROOFS SHALL BE ARCHITECTURAL GRADE SHINGLES.
 2. BUILDINGS SHALL NOT EXCEED 160' IN LENGTH.
 3. BLANK WALL AREA SHALL NOT EXCEED 20'.
 4. TOWNHOME ENTRIES SHALL BE RECESSED OR RAISED WITH A CANOPY. UNITS WITH INTERNAL ELEVATORS SHALL HAVE COVERED OR RECESSED ENTRIES AT SIDEWALK LEVEL.
 5. THE PRIMARY PEDESTRIAN ENTRY TO EACH TOWNHOME SHALL FACE A FRONTAGE (STREET, VEHICULAR WAY OR COMMON GREEN SPACE).

- FENCE WALL STANDARDS:**
1. FENCE STANDARDS SHALL COMPLY WITH PROPOSED ZONING. CHAIN LINK FENCES ARE NOT ALLOWED.

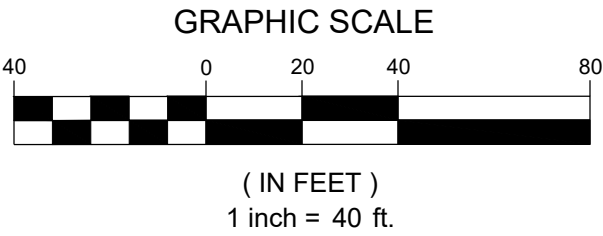
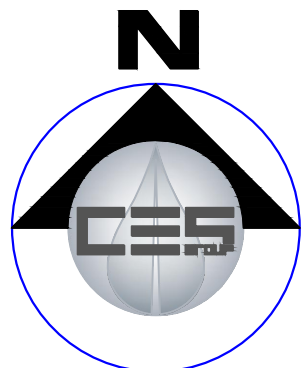
- STREETSCAPE AND LANDSCAPING:**
1. THE PETITIONER SHALL PROVIDE AN 8 FT PLANTING STRIP AND A 5 FT SIDEWALK ALONG OLD SUGAR CREEK ROAD AS GENERALLY SHOWN ON SITE PLAN.
 2. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

- ENVIRONMENTAL FEATURES:**
1. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION ORDINANCE.

- LIGHTING:**
1. ALL ATTACHED AND DETACHED LIGHTING WILL BE FULL CUTOFF FIXTURES AND DOWNWARDLY DIRECTED. HOWEVER, UPWARD FACING ARCHITECTURAL AND LANDSCAPE ACCENT LIGHTING SHALL BE PERMITTED.

- AMENDMENTS TO REZONING PLAN:**
1. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. FURTHER ALTERATIONS OR MODIFICATIONS TO THE REZONING PLAN WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE APPROVED TECHNICAL DATA SHEET OR ANY OF ITS CONDITIONS OR 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.

- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:**
1. IF THIS SITE PLAN AMENDMENT IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNERS" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



(IN FEET)
1 inch = 40 ft.

SITE DATA

4.37 ACRES (3.83 EXCLUDING ROW)
PARCEL #: 02711418
ADDRESS: 3822 DAVID COX RD
CHARLOTTE, NC 28269

ZONED: R-3 (RESIDENTIAL)
EXISTING USE: SINGLE FAMILY

PROPOSED USE: R-17MF (RESIDENTIAL, MULTI-FAMILY) (N2-B)

PROPOSED UNITS: 43

DENSITY ALLOWED: 17.0 MAXIMUM

REQUIRED LANDSCAPE BUFFERS:
(CLASS 3 AGAINST RESIDENTIAL USE)
WIDTH: 10'

REQUIRED SETBACKS:
FRONT: 20'
SIDE: 5'
REAR: 20'

REQUIRED PARKING: 2 SPACES PER 1 UNIT
2 SPACES / 43 UNITS = 86 SPACES

PROVIDED PARKING: 99 TOTAL

IMPERVIOUS AREAS:
SITE AREA = 167,043 SF (3.83 AC)
EXISTING IMPERVIOUS AREA = 6,530 SF (0.15 AC)
PROPOSED AREA = 62,308 SF (1.43 AC)
OPEN AREA = 93,000 SF (2.13 AC) (55.32%)

TREE SAVE REQUIRED: 15%
TREE SAVE PROVIDED: 15%

GARBAGE COLLECTION: ROLL OUT CONTAINERS

POST CONSTRUCTION DISTRICT: YADKIN- SOUTHEAST CATAWBA

WATERSHED: MALLARD

FLOOD DATA: ZONE 'X' PER COMMUNITY PANEL
371045-6800K, EFF 11/16/2018



ENGINEERS

PLANNERS

SURVEYORS

SCIENTISTS

CES Group Engineers, LLP

NC FIRM LICENSE #F-1240
3525 Whitehall Park Drive, SUITE 150
CHARLOTTE, NC 28273
PH: 704.489.1500

www.ces-group.net

SEAL:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SUBMITTALS	
DATE:	PURPOSE:

OWNER / DEVELOPER
SIVA REDDY

PROJECT DESCRIPTION:
3822 DAVID COX ROAD
CHARLOTTE, NORTH CAROLINA

PROJECT NO: 9999 - 0822		
DRAWING REVISIONS		
NO.	REVISION DESC.	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
DRAWN BY:		REVISED BY:
CHECKED BY:		ISSUED BY:
DRAWING TITLE:		
REZONING PLAN		

DRAWING NUMBER:
RZ-1

NOTE:
THIS DESIGN IS A SKETCH PLAN AND NOT INTENDED TO BE USED AS PROOF OF NUMBER OF UNITS OR ZONING CODE COMPLIANT. BUENOBX IS NOT A CIVIL ENGINEER AND NO FINANCIAL DECISIONS SHOULD BE MADE BASED ON THIS PLAN. BUENOBX HIGHLY RECOMMENDS A SKETCH PLAN REVIEW FROM THE CITY OF CHARLOTTE BEFORE MAKING MAJOR DECISIONS.

NOTE:
THIS SITE PLAN IS DEPICTIVE / CONCEPTUAL IN NATURE. MINOR ADJUSTMENTS TO THE LAYOUT MAY BE ALLOWED / NEEDED DURING SITE DESIGN AND DEVELOPMENT AFTER REZONING IS APPROVED. THIS SHALL BE ACCEPTABLE AS LONG AS THE INTENT OF THE REZONING IS UPHELD.