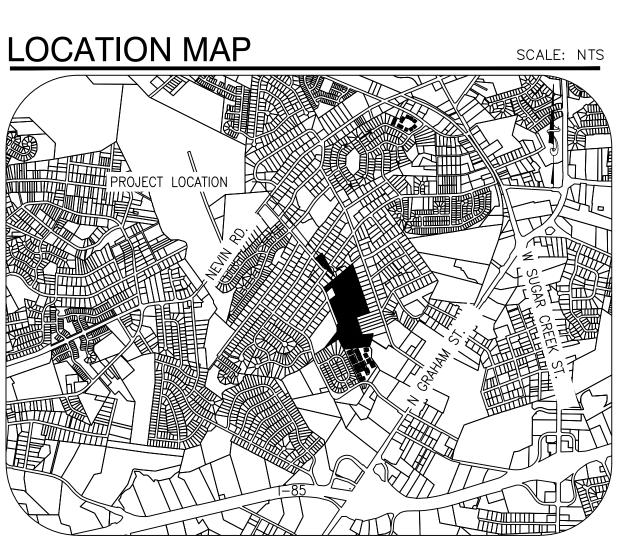
	1		2
	DRAWING INDEX		
	GENERAL	ORIGINAL DATE	
	TO.01 COVER SHEET	01/31/2023	
Е	CIVIL C1.01 SITE PLAN	01/31/2023	
	C1.02 REZONING NOTES	01/31/2023 01/31/2023	
	SHEETS BY OTHERS		
	ALTA/NSPS LAND TITLE SURVEY PREPARED ON DEC. 2, 2022 FOR COSTELLO REI BY CLONINGER SURVEYING & MAPPING, PLLC		
D			
С			
В	SITE INFORMATION		
	<u>SITE LOCATION</u> PARCEL NUMBERS: 04521308 ETJ AREA CHARLOTTE		
	ZONING INFORMATION EXISTING ZONING: R-3		OWNER:
	OVERLAY DISTRICT: N/A PRINCIPAL USES: RESIDENTIAL		BRIAN FOU ALYSSA FO 5120 ALLEI
	BUILDING INFORMATION:		CHALROTTE PH. (704)5 BRIAN@MOE
	SCOPE OF WORK: CONSTRUCTION OF TOWNHOME D	DEVELOPMENT	
	FIRE ALARMS: N/A PARCEL ID: 04521308 REQUESTED ZONING: R-8 (CD)		
	SITE AREA: 25.48 AĆ. DENUDED LIMITS: 17.6± AC.		
А	CODE REFERENCES		
	AMERICANS WITH DISABILITIES ACT – ACCESSIBILITY GUII MECKLENBURG COUNTY EROSION AND SEDIMENT CONTRO NCDEQ EROSION AND SEDIMENT CONTROL MANUAL – 20	DL MANUAL	
	CHARLOTTE WATER DESIGN MANUAL CITY OF CHARLOTTE ZONING ORDINANCE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION		PF □ AF

REZONING PLAN 5120 ALLEN ROAD E

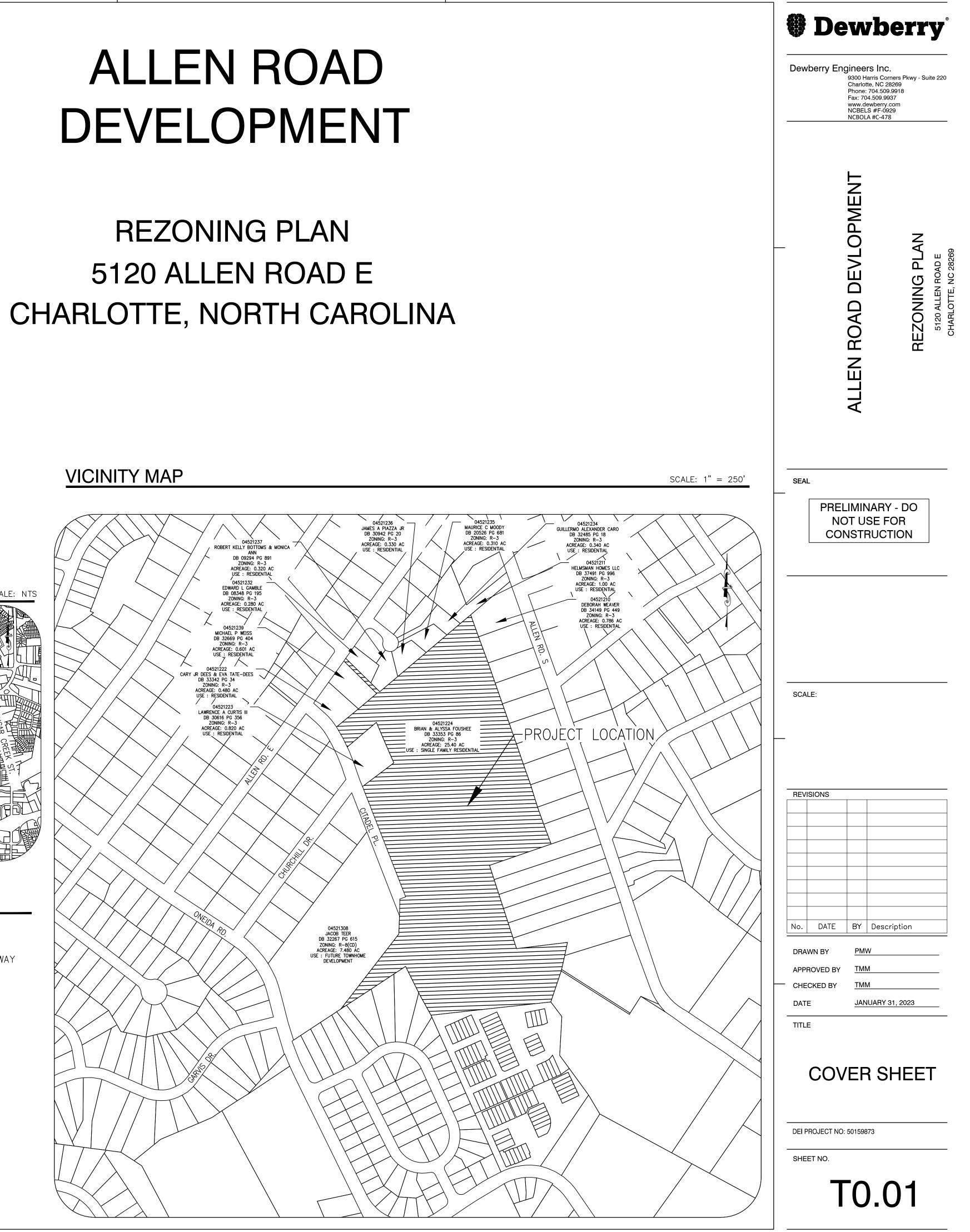


ONTACTS

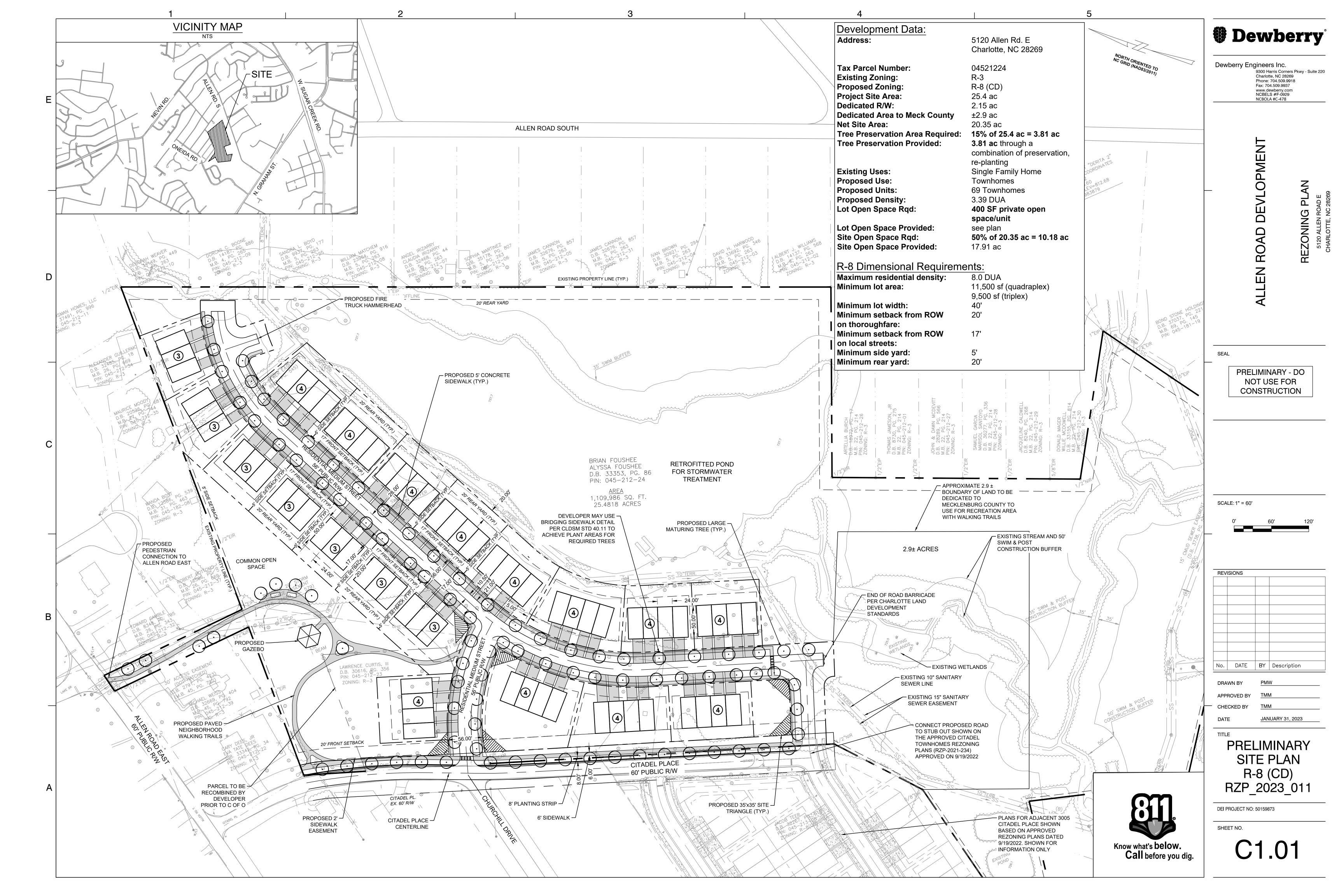
AN FOUSHEE ÍSSA FOUSHEE O ALLEN ROAD EAST LROTTE, NC 28269 (704)578-0083 AN@MODELABREWING.COM LANDSCAPE ARCHITECT: DEWBERRY ENGINEERS INC. TRISTAN M. MCMANNIS, PLA 9300 HARRIS CORNERS PARKWAY SUITE 220 CHARLOTTE, NC 28269 PH. (704) 264-1233 FAX (704) 509-9937 TMCMANNIS@DEWBERRY.COM

3

SUBMITTAL		SET NUMBER
 ■ PRELIMINARY □ APPROVAL □ BIDDING 	CONSTRUCTION REVISION RECORD	



5



 A GENERAL PROVISIONE 1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BRIAN FOUSHEE ("APPLICANT") TO REQUEST A REZONING PEN OR B, 3 TO RAHAM ST, NORTH OF HS, IN CHARLOTTE, MECKLENBURG COUNTY, NC, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN INGERIEARTER REFERERED TO SA THE "STIFL"). THE STADDARDS THE CONTEND OR TAX PARCEL NO. 045:212-24. THIS DEAD IS GOVERNED BY THE ORDINANCE PARTICULARLY DEPICTED ON THE REZONING PLAN INGERIEARTER REFERERED TO SA THE "STIFL"). THE STIFL IS COMPRUSED OF TAX PARCEL NO. 045:212-24. THIS DEAD IS GOVERNED BY THE ORDINANCE AND RULES IN PLACE AT TIME OF APPLICATION; 01/31/2023. 21. THE FROPOSED USES AND IMPROVEMENTS OF THE SUBJECT PROPERTY LINE INCLUDE PROPOSED TOWNHOUSE DEVELOPMENT INCLUDING INTERNAL ROADS, PARKING, COMMON OPEN SPACE, STORMMURER DETENTION BASIN, AND ALL OTHER ACCESSORY USES PERMITTED BY THE ORDINANCE. 20. BUBIECT TO TERMS AND REQUIREMENTS OF THE ORDINANCE AND THE TERMS AND CONDITIONS OF THE DEVELOPMENT TANDARDAS MAY BE LOCATED ANYWHERE ON THIS SITE. THIS REZONING PLAN, PRICED SON THE ATTIVE AND ARGAS MAY BE LOCATED ON THE STIFL. 11. DE DEVELOPMENT AND USE OF THE SITE OF THE CITY OF CHARLOTTE ZONING PLAN, THESE DEVELOPMENT TANDARDS SAN THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE ON THE SITE." 11. DE DEVELOPMENT AND USE OF THE SITE DEVELOPMENT TANDARDS EFOR THE CITY OF CHARLOTTE ZONING DISTNET SHALL GOVERN THE DEVELOPMENT TANDARDS. FOR THE RECONSING PLAN, THESE DEVELOPMENT TANDARDS SAND THE APPLICABLE THE ONINANCE FOR THE C (C) CONTINO AND ARG MARMING ARGAS. THE RECONSING PLAN AND SIZES OF THE SITE. 11. DELEVELOPMENT AND USES DEFICITED ON THE REZONING PLAN, AND SIZE OF THE SITE. 12. MULESS THE RECONSIDE STALLISHED UNDERT STANDARDS ESA AND IMPROVEMENTS ON THE SITE OF CONTINUE CANADIMAGE AND MARGANE AND AND SIZE OF THE SITE. 13. DEDIESTION CHAN AND AND SIZE OF THE SITE. 	SITE SHALL BE 40 FEE 2. ALL CORNER/END UN PROVISIONS THAT LIN 3. GARAGE DOORS VISII IMPACT BY PROVIDIN TRANSLUCENT WIND 4. INDIVIDUAL UNITS SH AS BUILDING MATERI. LINES OR USABLE PO 5. TOWNHOUSE AND AT REQUIRED STREETS 6. PITCHED ROOFS, IF P THAT ROOFS FOR PO ROOF ARCHITECTUR H. LIGHTING 1. OUTDOOR LIGHTING I OF THE OUTDOOR ILI 2. ALL FREESTANDING I 3. ALL FREESTANDING I 1. OUTDOOR LIGHTING I 2. ALL FREESTANDING I 3. ALL FREESTANDING I 3. ALL FREESTANDING I 1. DIRECT ILLUMINATION GIVEN TO THE IMPAC ITEMS FOR CONSIDER SOURCES OF LIGHT, T I. SIGNS 1. ALL SIGNS PLACED O THE ORDINANCE. J. ENVIRONMENT/STC 1. DEVELOPMENT OF TH 2. PETITIONER SHALL C POST-CONSTRUCTION 3. THE LOCATION, SIZE, REZONING PLAN ARE PLAN SUBMITTAL AND BE NECESSARY IN OF REQUIREMENTS AND 4. PETITIONER ACKNOW CONSTRUCTION, AND
 REZONING PETITION FILED BY BRIAN FOUSHEE ("APPLICANT) TO REQUEST A REZONING FOM R.3 TO RA (CD) FOR AN APPROXIMATELY 25 48 ACRES SITE LOCATED GENERALLY ON THE WEST SIDE OF N GRAHAM ST. NORTH OF LAS. IN CHARIOTTE, MECKLEMBURG COUNTY, NO, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, (HEREINAFTER REFERENCE TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 045-212-24. THIS PLAN IS GOVERNED BY THE ORDINANCE AND RULES IN PLACE AT TIME OF APPLICATION; 01/31/2023. 2. THE PROPOSED USES AND IMPROVEMENTS ON THE SUBJECT PROPERTY LINE INCLUDE PROPOSED TOWNHOUSE DEVELOPMENT INCLUDING INTERNAL ROADS, PARKING, COMMON OPEN SPACE, STORMWATER DETENTION BASIN, AND ALL OTHER ACCESSORY USES PERMITTED BY THE ORDINANCE. 3. SUBJECT TO TERMS AND REQUIREMENTS OF THE ORDINANCE AND THE TERMS AND CONDITIONS OF THE DEVELOPMENT STANDARDS AND THE REZONING PLAN, PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES AND PARKING AREAS MAY BE LOCATED DAYIMHER ON THIS SITE. THIS REZONING PLANNACE. 4. THE DEVELOPMENT STANDARDS AND THE REZONING PLAN, PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES AND PARKING REAS MAY BE LOCATED DAYIMHER ON THIS SITE. THIS REZONING PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES AND PARKING REAS MAY BE LOCATED DAYIMHER ON THIS SITE. 4. THE DEVELOPMENT AND USE OF THE SITE. WILL BE GOVERNED BY THIS REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE APPLICATION. 5. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REQULATIONS ESTABLISHED UNDER THE DATE OF THE APPLICATION. 6. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE ISTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE USES SON DIMPROYEMENTS ON THE SITE ALL GOVERN THE DEVELOPMENT AND SITE ELEMENTS, INCLUDING ROADS, DETENTION POND AND OTHER INFRASTRUCTURE, DEPICED ON THE REZONING PLAN AND THE DEVELOPMENT AND SITE ELEMENTS, INCLUDING ROADS, DETENTION POND AND OTHER	 OUTDOOR LIGHTING I OF THE OUTDOOR ILL ALL FREESTANDING L DIRECT ILLUMINATION GIVEN TO THE IMPAC ITEMS FOR CONSIDER SOURCES OF LIGHT, SIGNS ALL SIGNS PLACED O THE ORDINANCE. ALL SIGNS PLACED O THE ORDINANCE. 1. ALL SIGNS PLACED O THE ORDINANCE. 1. DEVELOPMENT OF TH PETITIONER SHALL CO POST-CONSTRUCTION THE LOCATION, SIZE, REZONING PLAN ARE PLAN SUBMITTAL AND BE NECESSARY IN OF REQUIREMENTS AND PETITIONER ACKNOW CONSTRUCTION, AND
 GRAHAM ST, NORTH OF LBS, IN CHARLOTTE, MECKLENBURG COUNTY, NC, WHICH IS MORE PARTICULARLY DEPICED ON THE RESONING PLAN (HEREINAFTER REFERENCE) TO AS THE 'SITE', THE SITE IS COMPRISED OF TAX PARCEL NO. 445-212-24. THIS DLAN IS GOVERNED BY THE ORDINANCE AND RULES IN PLACE AT TIME OF APPLICATION; 01/31/2023. THE PROPOSED USES AND IMPROVEMENTS ON THE SUBJECT PROPERTY LINE INCLUDE PROPOSED TOWNHOUSE DEVELOPMENT INCLUDING INTERNAL ROADS, PARKING, COMMON OPEN SPACE, STORMWATER DETENTION BASIN, AND ALL OTHER ACCESSORY USES PERMITTED BY THE ORDINANCE. SUBJECT TO TERMS AND REQUIREMENTS OF THE ORDINANCE AND THE TERMS AND CONDITIONS OF THE DEVELOPMENT STANDARDS AND THE REZONING PLAN, PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES AND PARKING RAEAS MAY BE LOCATED ANYWHEXE ON THIS SITE. THIS REZONING PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES AND PARKING RAEAS MAY BE LOCATED ON THE SITE. THE DEVELOPMENT STANDARDS AND THE REZONING PLAN, PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES AND PARKING RAEAS MAY BE LOCATED ON THE APIL.CARLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING PLAN DASS MAD THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE 'ORDINANCE') IN FEFTCT ON THE DATE OF THE APPLICATION. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS AND THE SETABLISHED UNDER THE ORDINANCE FOR THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RAGION DISTOR THE ROTION. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT AND SITE STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RAGIONAL COMMUNICY CONTINUES OF THE RAGIONAL CONTINUES OF THE RAGION DISTOR THE ROTION. UNLESS THE REZONING PLAN ARRANGEMENT OF THE USES AND IMPROVEMENTS ON THE STRANDARDS, DETENTION POND AND OTHER INFRASTRUCTURE, DEPUENDENT AND SITE ELEMENTS, INCLUDING ROADS, DETENTION POND AND OTHER INFRASTRUCTURE, DEPUENDENT AND SITE ELEMENTS, INCLUDING ROADS, DETENTION POND AND OTHER	 2. ALL CORNER/END UN PROVISIONS THAT LIM 3. GARAGE DOORS VISII IMPACT BY PROVIDIN TRANSLUCENT WINDO 4. INDIVIDUAL UNITS SH AS BUILDING MATERI. LINES OR USABLE PO 5. TOWNHOUSE AND AT REQUIRED STREETS : 6. PITCHED ROOFS, IF P THAT ROOFS FOR PO ROOF ARCHITECTUR/ H. LIGHTING 1. OUTDOOR LIGHTING I OF THE OUTDOOR ILL 2. ALL FREESTANDING L 3. ALL FREESTANDING L 3. ALL FREESTANDING L DIRECT ILLUMINATION GIVEN TO THE IMPAC ITEMS FOR CONSIDER SOURCES OF LIGHT, ' I. SIGNS 1. ALL SIGNS PLACED O THE ORDINANCE. J. ENVIRONMENT/STO 1. DEVELOPMENT OF TH 2. PETITIONER SHALL C POST-CONSTRUCTION 3. THE LOCATION, SIZE, REZONING PLAN ARE PLAN SUBMITTAL AND BE NECESSARY IN OF REQUIREMENTS AND 4. PETITIONER ACKNOW CONSTRUCTION, AND
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 STORMWATER DETENTION BASIN, AND ALL OTHER ACCESSORY USES PERMITTED BY THE ORDINANCE. SUBJECT TO TERMS AND REQUIREMENTS OF THE ORDINANCE AND THE TERMS AND CONDITIONS OF THE DEVELOPMENT STANDARDS AND THE REZONING PLAN, PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES AND PARKING AREAS MAY BE LOCATED ANYWHERE ON THIS STELLING REZONING PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES AND PARKING AREAS MAY BE LOCATED ON THE SITE. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THIS REZONING PLAN, THESE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THIS REZONING PLAN, THESE DEVELOPMENT ANDARDS, NO THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE 'ORDINANCE') IN EFFECT ON THE DATE OF THE APPLICATION. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RAB (CD) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE. 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 SITE ACCORDINGLY. THE ULTIME LAYOUT, LOCATIONS AND SIZE OF THE DEVELOPMENT AND SITE ELEMENTS, INCLUDING ROADS, DETENTION POND AND OTHER INFRASTRUCTURE, DEPICTED ON THE REZONING PLAN AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FOR ON THIS REZONING PLAN AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR NODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS OF THE SUBJECTED ON THE REZONING PLAN. FUTURE AMENDMENTS TO THE REZONING PLAN AND OTHER REZONING PLAN. FUTURE AMENDMENTS TO THE REZONING PLAN AND THE DEVELOPMENT AND SITE ELEMENTS, AND THE YELDENCE. THAT YARY SUCH ALTERATIONS THE REZONING PLAN. FUTURE AMENDMENTS TO THE REZONING PLAN AND THE REZONING PLAN ARE SUBJECT TO THE SECTION 6.207 OF THE ORDINANCE. DEVELOPMENT TANDASTAND	AS BUILDING MATERI, LINES OR USABLE PO 5. TOWNHOUSE AND AT REQUIRED STREETS 3 6. PITCHED ROOFS, IF P THAT ROOFS FOR PO ROOF ARCHITECTURA H. LIGHTING 1. OUTDOOR LIGHTING I OF THE OUTDOOR ILL 2. ALL FREESTANDING L 3. ALL FREESTANDING L DIRECT ILLUMINATION GIVEN TO THE IMPAC ITEMS FOR CONSIDER SOURCES OF LIGHT, T I. SIGNS 1. ALL SIGNS PLACED O THE ORDINANCE. J. ENVIRONMENT/STC 1. DEVELOPMENT OF TH 2. PETITIONER SHALL CO POST-CONSTRUCTION 3. THE LOCATION, SIZE, REZONING PLAN ARE PLAN SUBMITTAL AND BE NECESSARY IN OF REQUIREMENTS AND 4. PETITIONER ACKNOW CONSTRUCTION, AND
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 THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THIS REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") IN EFFECT ON THE DATE OF THE APPLICATION. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8 (CD) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE STE. THE DEVELOPMENT AND USES DEPICIED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS, INCLUDING ROADS, DETENTION POND AND OTHER INFRASTRUCTURE, DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, INCLUDING ROADS, DETENTION POND AND OTHER INFRASTRUCTURE, DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, INCLUDING ROADS, DETENTION POND AND OTHER INFRASTRUCTURE, DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FOR ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS MAY BE ALTERED OR NOUNFERS OF THE SITE IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS STO THE REZONING PLAN AND CHE REZONING PLAN. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO THE SECTION 6.207 OF THE ORDINANCE. DEVELOPER TO AMEND WITHOUT JOINDER OF ALL OWNERS. E. PERMITTED IN SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 68 DWVELLING UNITS AND O ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-3 ZONING DISTRICT. THE NUMBER OF UNITS W	 THAT ROOFS FOR POROOF ARCHITECTURA H. LIGHTING 1. OUTDOOR LIGHTING I OF THE OUTDOOR ILL 2. ALL FREESTANDING I 3. ALL FREESTANDING I DIRECT ILLUMINATION GIVEN TO THE IMPAC ITEMS FOR CONSIDER SOURCES OF LIGHT, I. ALL SIGNS PLACED O THE ORDINANCE. J. ENVIRONMENT/STCC 1. DEVELOPMENT OF TH 2. PETITIONER SHALL CO POST-CONSTRUCTION 3. THE LOCATION, SIZE, REZONING PLAN ARE PLAN SUBMITTAL AND BE NECESSARY IN OF REQUIREMENTS AND 4. PETITIONER ACKNOW CONSTRUCTION, AND
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	CONSTRUCTION, AND
	DIESEL EQUIPMENT N
5. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE R-8 ZONING DISTRICT SET OUT IN THE ORDINANCE.	5. PETITIONER AGREES 10-YEAR AND 25-YEAF
C. ROADWAY IMPROVEMENTS	K. BINDING EFFECT
1. AN 8' STREET YARD (MIN.) AND 6' SIDEWALK SHALL BE CONSTRUCTED ALONG CITADEL PLACE.	1. IF THIS REZONING PE DEVELOPMENT OF TH
 ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO COMPLY WITH CDOT AND NCDOT REQUIREMENTS. 	REZONING PLAN WILL BINDING UPON AND IN SUBSEQUENT OWNER
 DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. CDOT RIGHTS-OF-WAY IS SET AT 2-FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE. 	ASSIGNS. THIS IS VES 2. THROUGHOUT THESE TO INCLUDE THE HEIF AND ASSIGNS OF THE
4. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.	
D. TRANSPORTATION	
 VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE AND/OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT"). 	
2. THE PETITIONER WILL CONSTRUCT A 6 FOOT SIDEWALK ON CITADEL PLACE ACROSS THE SITE FRONTAGE. INFRASTRUCTURE MAY BE BONDED IN ACCORDANCE WITH ORDINACE PROVISIONS.	
E. SETBACKS, SIDE YARDS AND REAR YARDS	
 ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR R-8 ZONING DISTRICT. ALL YARDS WILL BE PROVIDED BASED ON THE R-8 ZONING DISTRICT. 	
 A 5' SIDE YARD AS MEASURED FROM THE WEST PROPERTY LINE AND EAST PROPERTY LINE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AND REQUIRED UNDER THE ORDINANCE FOR R-8 ZONING DISTRICT. ALL YARDS WILL BE PROVIDED BASED ON THE R-8 ZONING DISTRICT. 	
 A 17' FRONT SETBACK AS MEASURED FROM THE NORTH PROPERTY LINE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AND REQUIRED UNDER THE ORDINANCE FOR R-8 (CD) ZONING DISTRICT. 	
4. NO STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN ANY SETBACK OR BUFFER AREAS.	
 F. SCREENING AND LANDSCAPING AREAS 1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 	
OF THE ORDINANCE. 2. OPEN SPACE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING SITE PLAN.	
3. THE DEVELOPER WILL PROVIDE ENHANCED SCREENING AROUND THE BMP UTILIZING APPROVED PLANTINGS.	
	 SETBACK. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE R-8 ZONING DISTRICT SET OUT IN THE ORDINANCE. C. ROADWAY IMPROVEMENTS A. M. & STREET YARD (MIN.) AND & SIDEWALK SHALL BE CONSTRUCTED ALONG CITADEL PLACE. A. AL & STREET YARD (MIN.) AND & SIDEWALK SHALL BE CONSTRUCTED TO COMPLY WITH CDOT AND NCDOT REQUIREMENTS. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF COLUPANCY IS SUBLED AS NEEDED. CDOT RIGHTS-OF-WAY IS SET AT 2-FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF COLUPANCY IS ISSUED AS NEEDED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IS SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES. D. TRANSPORTATION MORE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS. AND DESIONS TO ANY ADDUSTMENTS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS. AND DESIONS TO ANY ADDUSTRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION AND MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION AND MODIFICATIONS MORE APPROVAL BY THE CITY OF CHARLOTTE AND/OR NORTH CAROLINA DEPARTMENT OF THANSPORTATION ("NCDOT"). THE PETITIONER WILL CONSTRUCT A 5 FOOT SIDEWALK ON CITADEL PLACE ACROSS THE SITE FRONTAGE: INFRASTRUCTURE MAY BE BONDED IN ACCORDANCE WITH ORDINACE PROVISIONS. E. SETBACKS, SIDE YARDS AND REAR YARDS A. L. BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIGNARCE TARD REQUIRED ON THE REST PROPERTY LINE AND EASING DUSTRICT. ALL YARDS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REST PROPERTY LINE AND EASING DUSTRICT. ALL YARDS WILL BE PROVIDED AS GENERALLY OF DISTRICT. A. 1 S SIDE YARD AS MEASURED FROM THE WEST PROPERTY LINE AND EASING DUSTRICT. ALL YARDS WILL BE PR

URAL STANDARDS

A HEIGHT OF ANY ONE-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE 40 FEET. THE HEIGHT IS PER THE ZONING ORDINANCE STANDARD FOR R-8 (CD).

END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL PROVIDE BLANK WALL HAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET.

RS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THEIR VISUAL COVIDING ARCHITECTURAL TREATMENTS SUCH AS CARRIAGE STYLE HARDWARE, T WINDOWS, OR SHED ROOFS.

ITS SHALL BE CLEARLY IDENTIFIED THROUGH ARCHITECTURAL TREATMENTS SUCH MATERIAL VARIATION, COLOR VARIATION, VERTICAL BANDING, INDIVIDUAL ROOF BLE PORCHES WHEN PROVIDED.

AND ATTACHED SINGLE FAMILY BUILDING FRONTING PUBLIC OR PRIVATE NETWORK REETS SHOULD BE LIMITS TO 4 INDIVIDUAL UNITS OR FEWER.

FS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ECTURAL STYLE IS EMPLOYED.

HTING FIXTURES INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS DOR ILLUMINATION PROVISIONS OF THE ORDINANCE.

NDING LIGHTING FIXTURES INSTALLED ON THE SITE WILL BE UNIFORM IN DESIGN.

NDING LIGHT FIXTURES INSTALLED ON THE SITE SHALL BE DESIGNED SUCH THAT INATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. INSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, AND SHIELDING OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.

ACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF

IT/STORM WATER MANAGEMENT

T OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

HALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED RUCTION STORMWATER ORDINANCE.

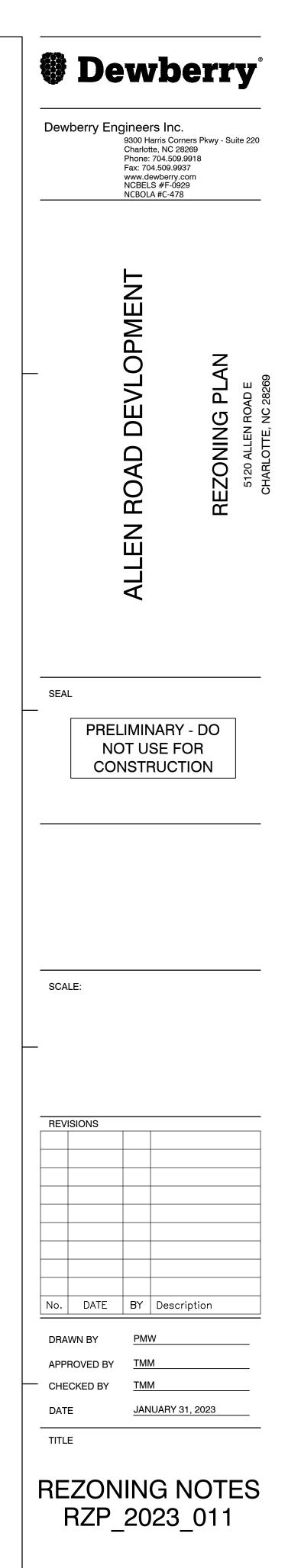
N, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE AN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT TAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY Y IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT IS AND NATURAL SITE DISCHARGE POINTS.

CKNOWLEDGES CONCERNS ABOUT DIESEL POWERED EQUIPMENT DURING DN, AND SHALL MAKE GOOD FAITH EFFORTS TO EMPLOY CONTRACTORS USING MENT MEETING EPA TIER 4 STANDARDS DURING CONSTRUCTION WHERE POSSIBLE.

GREES TO PROVIDE STORMWATER DETENTION AND ATTENUATION FOR THE 25-YEAR STORM EVENTS.

ING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND T OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE AN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE I AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND S IS VESTED RIGHT FOR 2 YEARS.

THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED HE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OF THE PETITIONER.



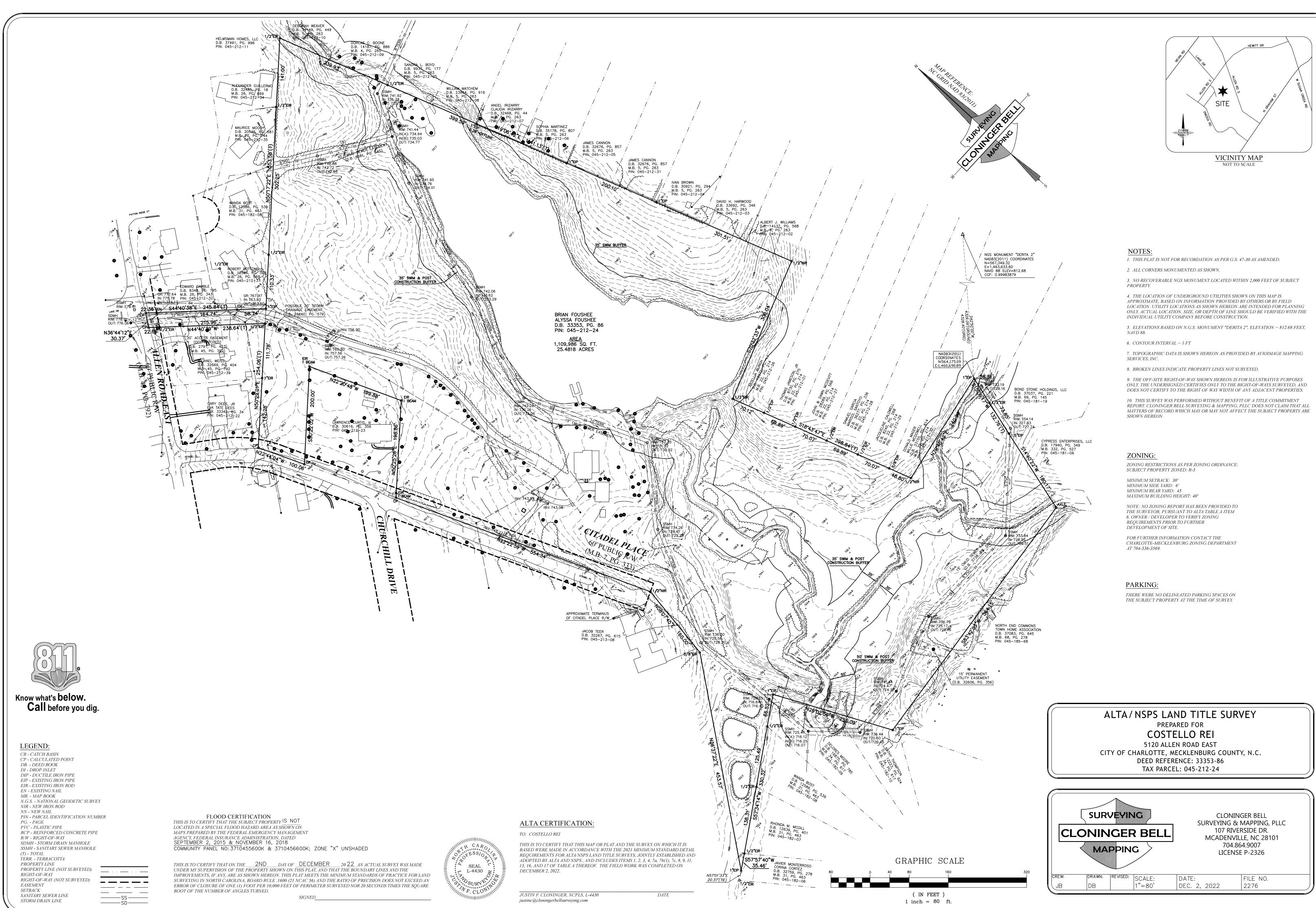
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