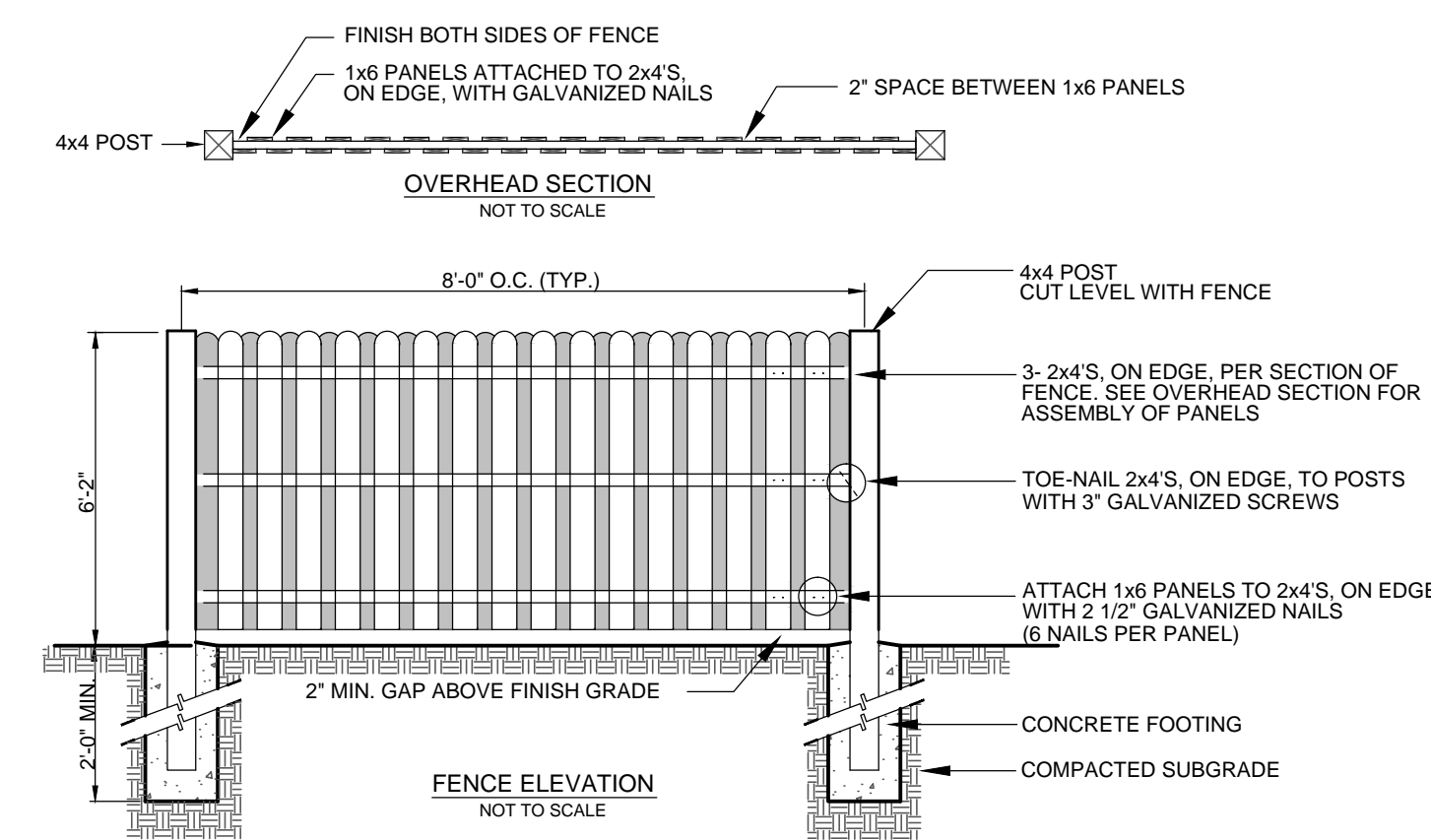
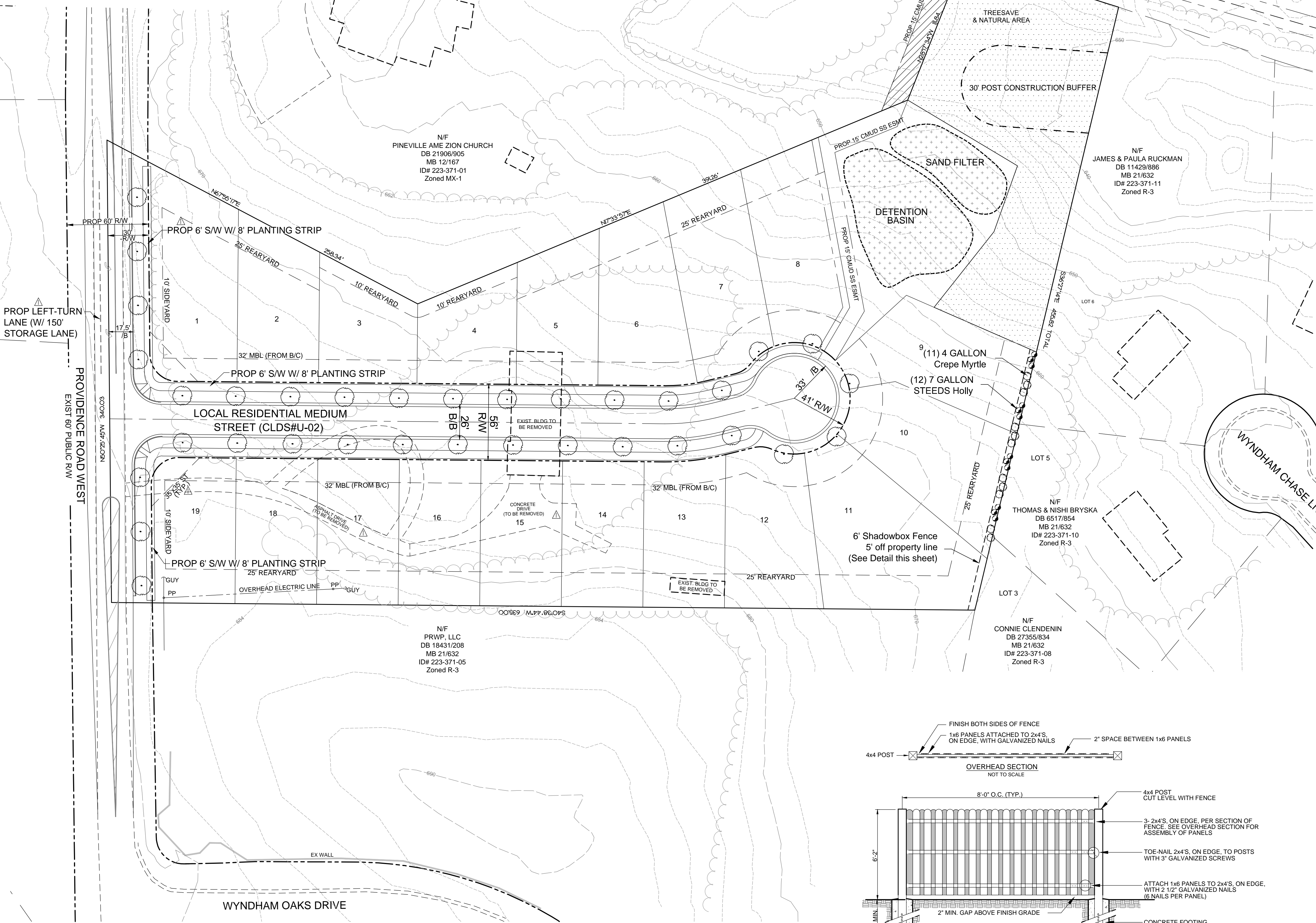


VICINITY MAP NTS



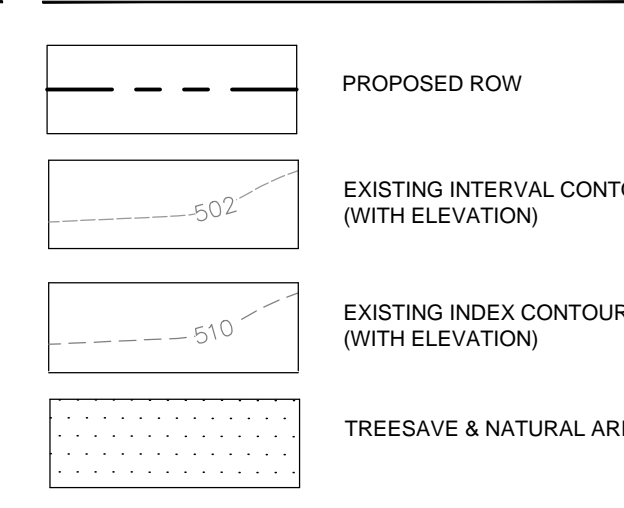
1 SHADOWBOX FENCE
1.0 NOT TO SCALE

DEVELOPMENT STANDARDS

TAX PARCEL NO.: 223-371-04
 SITE ACREAGE: 5.00 AC
 EXISTING ZONING: R-3
 PROPOSED ZONING: UR-1 (CD)
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 MAX. NO. OF UNITS PROPOSED: 19
 MAX PROPOSED DENSITY: 3.8 DUA

UR-1 (CD) LOT DATA:
 MIN. LOT SIZE = 3,000 SF
 MIN. LOT WIDTH = 50'
 MIN. SETBACK = 32' FROM B/C
 MIN. SIDE YARD = 5'
 MIN. REAR YARD = SEE REZONING PLAN FOR EACH LOT
 MAX. BUILDING HEIGHT = 40'

LEGEND



- GENERAL PROVISIONS
 - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The Ryland Group, Inc. to accommodate the development of a 19 lot single family residential community on that 5 acre site located on the north side of Providence Road West near the intersection of Tolliver Drive and Providence Road West (the "Site").
 - The use and 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").
 - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-1 zoning district shall govern the use and development of the Site.
 - The depiction and layout of the internal street, the lots and other improvements to be developed on the Site are conceptual in nature and may be altered or modified during design development and construction phases subject to the requirements of the Ordinance and the 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 Section 6.207 of the Ordinance.
- PERMITTED USES

The Site may only be devoted to a maximum of 19 single family detached homes and to any accessory uses relating thereto that are permitted under the Ordinance.
- TRANSPORTATION
 - Vehicle access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
 - Petitioner will construct a left turn lane with 150 feet of storage on Providence Road West to serve the Site.
 - Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Providence Road West as required to provide right of way measuring 30 feet from the existing centerline of Providence Road West if such right of way does not currently exist. Petitioner shall dedicate and convey such right of way with the final platting of the Site.
 - Driveways and parking pads shall have a minimum length of 20 feet measured from the back of the sidewalk.
- ARCHITECTURAL STANDARDS
 - Submitted with this Rezoning Plan and a part hereof is a booklet containing schematic architectural renderings of the front elevations of the single family detached homes proposed to be constructed on the Site that are intended to depict the general conceptual architectural style and character of the front elevations of such single family detached homes. Accordingly, each single family detached home constructed on the Site shall be designed and constructed so that the front elevation of such single family detached home is substantially similar in appearance to one of the schematic architectural renderings contained in the booklet. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
 - The exterior of the side and rear elevations of each single family detached home constructed on the Site shall be all brick, excluding windows and trim.
 - The permitted exterior building materials for the front elevation of each single family detached home shall be face brick, manufactured stone, architectural block or similar masonry materials, stucco and cementitious siding and shake or a combination thereof.
 - Vinyl siding shall not be a permitted exterior building material. However, vinyl accents, such as trim components, shall be permitted, vinyl may be utilized on the soffits of the single family detached homes and vinyl windows may be installed on the single family detached homes.
- STREETSCAPE AND LANDSCAPING
 - Landscaping will meet or exceed the requirements of the Ordinance.
 - The streetscape treatment along the new public street will meet or exceed the standards of the Ordinance and shall include large maturing trees.
 - Petitioner shall install an 8 foot planting strip and a 6 foot sidewalk along the proposed internal local residential medium street.
 - Petitioner shall install an 8 foot planting strip and a 6 foot sidewalk along the Site's frontage on Providence Road West.
 - Any sidewalk located outside of right of way shall be located within a minimum 2 foot utility easement from back of curb.
 - Prior to the issuance of a building permit for the construction of a single family detached home on any of the lots designated as Lot 9, Lot 10 or Lot 11 on the Rezoning Plan, the Petitioner shall install the following:
 - A 6 foot tall shadowbox fence along the rear property line of Lot 9, the rear property line of Lot 10 and a portion of the rear property line of Lot 11 as depicted on the Rezoning Plan. The 6 foot shadowbox fence must be substantially similar in appearance to the fence depicted on the fence detail on the Rezoning Plan.
 - Trees and shrubs along the rear property line of Lot 9 and the rear property line of Lot 10 as depicted on the Rezoning Plan. The location and types of trees and shrubs to be installed are identified on the Rezoning Plan.
- ENVIRONMENTAL FEATURES
 - The Site shall comply with all applicable environmental regulations.
 - Petitioner shall comply with the adopted post construction controls ordinance. The location, size and type of storm water management system as 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.
- PARKS, GREENWAYS AND OPEN SPACE

Approximately 0.75 acres of open space shall be provided as generally depicted on the Rezoning Plan.
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 - If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereon.
 - Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

MERRICK & COMPANY
 1001 MORSEHEAD SQUARE DRIVE, SUITE 530
 CHARLOTTE, NORTH CAROLINA 28203
 PHONE: 704.529.6500 NC ENGINEERING FIRM # 4998

Caladon Development LLC
 PO Box 70001
 Charlotte, NC 28271

REVISIONS:	DATE:	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:	DESCRIPTION:

Providence Rd West Property
 Charlotte, Mecklenburg County, North Carolina

Rezoning Technical Data Sheet
 Petition #2013-069

JOB NO: _____
 DATE: 12/19/2013
 SHEET 1.0

