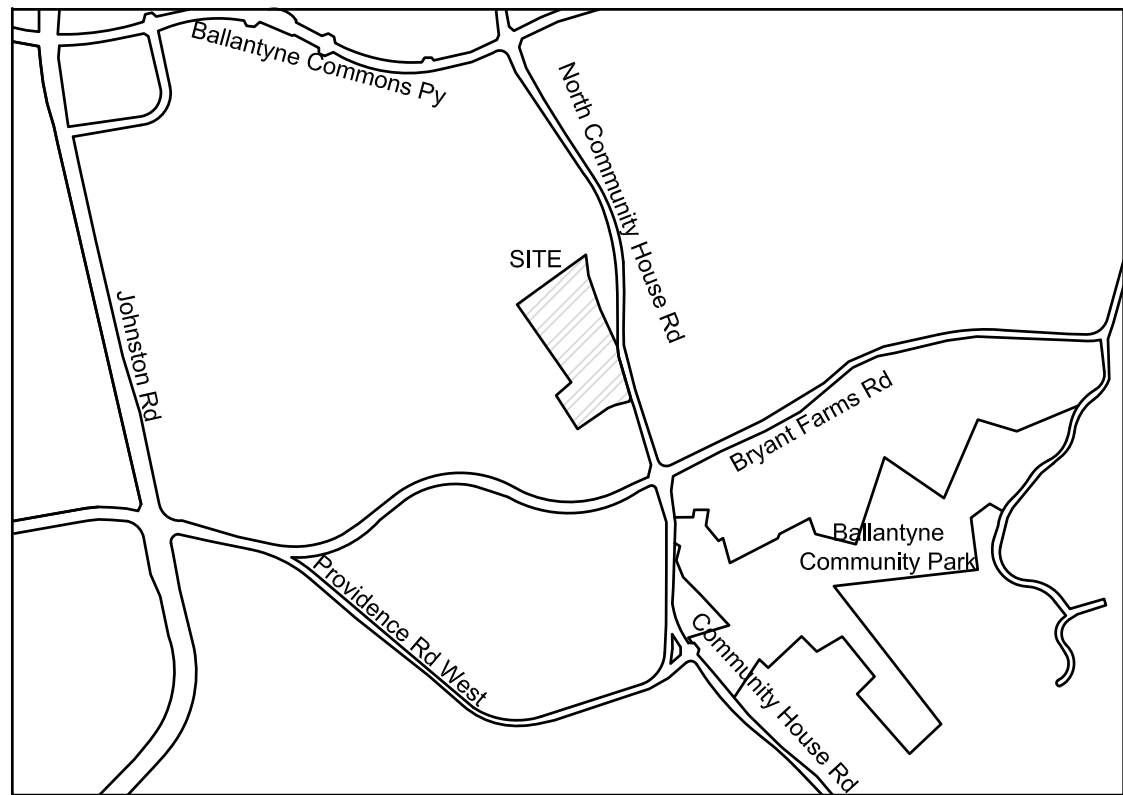
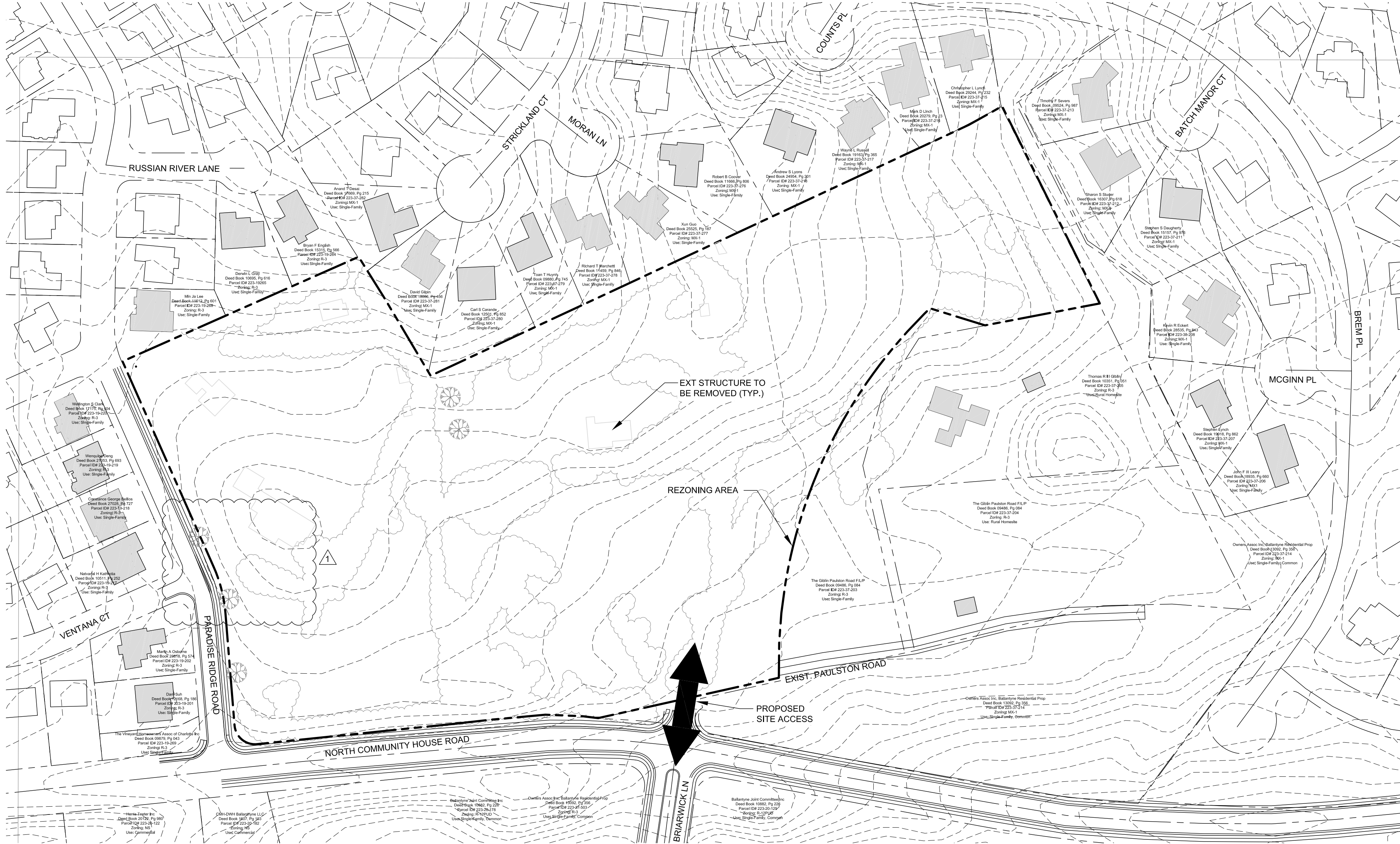
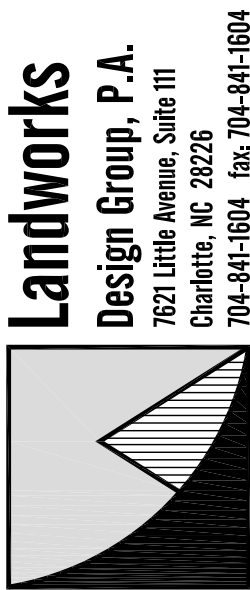


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VICINITY MAP
(NOT TO SCALE)



PAULSTON ROAD SITE

DAVID WEEKLEY HOMES

CHARLOTTE, NC

TECHNICAL DATA SHEET

DEVELOPMENT DATA:

TAX PARCEL ID: 22319270, 22337501, 22337502, 22337203 (portion)
REZONING SITE AREA: ±15.2 AC
EXISTING ZONING: R-3
PROPOSED ZONING: MX-2
PROPOSED USE: Single-Family attached
Single-Family detached

UNITS PROPOSED:

87 UNITS
60 Townhomes 27 Single Family Residences
5.72 UNITS / AC

DENSITY PROPOSED:

FRONT YARD: As Prescribed in the Zoning Ordinance
MIN. SIDE YARD: As Prescribed in the Zoning Ordinance

REAR YARD: As Prescribed in the Zoning Ordinance
MAX. FAR: As Prescribed in the Zoning Ordinance
PROPOSED BUILDING HEIGHT: As Prescribed in the Zoning Ordinance
PARKING REQUIRED: As Prescribed in the Zoning Ordinance
OPEN SPACE: As Prescribed in the Zoning Ordinance

WASTE MANAGEMENT:

ROLLOUT CONTAINER (PRIVATE CONTRACTOR)

DEVELOPMENT STANDARDS

General Provisions

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner," "Owners," "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the development containing both single family detached and single family attached homes in a gated community. To achieve this purpose, the application seeks the rezoning of the site to the MX-2 district.

Permitted Uses

Uses allowed on the property included in this Petition will be residential single family attached dwelling units and related accessory uses as are permitted in the MX-2 district.

Transportation

- The site will have access via a driveway connection to North Community House Road at a location reviewed by CDOT as generally identified on the concept plan for the site.
- Parking areas, including parking spaces in garages and on street parking, are generally indicated on the concept plan for the site.
- The Petitioner will install a left turn lane into the site within the dimensions of the existing roadway as directed by CDOT.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the MX-2 district and the following specific architectural details.

- Minimum Roof Pitch of 5/12 for primary roof
- Shingles will be architectural grade
- Exterior materials will be restricted to brick, stone, stucco, fiber cement siding products, or other masonry products. Vinyl allowed for trim and windows but not for any exterior siding.
- Maximum building height of 40' as allowed by ordinance.
- Exterior lighting on the rear of dwellings will be required to be oriented downward.
- Homes along the Paradise Ridge Road edge will be oriented with back yards toward Paradise Ridge. Garages and Front doors will face inside the community
- Homes along Paradise Ridge Road may be attached but will be limited to duplex only.
- All landscape buffers will be maintained in perpetuity by a Home Owners Association set up by the developer.
- Fencing in the community will be restricted to only allow for a maximum of 6' tall and Black Aluminum material. The Petitioner reserves the right to install ornamental fencing on the site for decoration and to aid in delineating the areas devoted to private open space. Any such fencing will not exceed 4 feet in height and will not be opaque.

Streetscape and Landscaping

Within the buffer areas depicted on the site plan, the Petitioner will increase the normal number of shrubs and trees to be planted in the buffer along adjoining single family lots by 100%.

Environmental Features

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. Storm water and water quality facilities will be designed as part of the overall site landscaping plan. Areas shown on the site plan as 'tree save' areas are general in nature and the exact location and delineation of required tree save areas will be finalized as part of the design review process.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

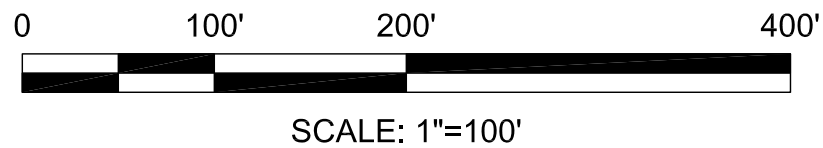
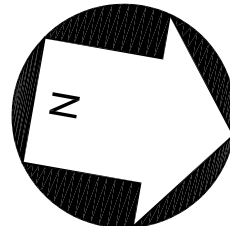
- Freestanding lighting on the site will utilize full cut-off luminaries.

Phasing

Reserved

Initial Submission- 8-10-15, 1.0
Revised per staff and community comments- 12-18-15, 1.1

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



REVISIONS:

No.	Date	By	Description
1	12/17/15	MDL	REVS DUE TO STAFF & NEIGHBOR COMMENTS

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-263
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: AHM

Checked By:

Date: 8/12/15

Project Number: 14058

Sheet Number:

RZ-1

PETITION#: 2015-122
SHEET # 1 OF 2

PAULSTON ROAD SITE
DAVID WEEKLEY HOMES
CHARLOTTE, NC

REZONING SITE PLAN

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL

Drawn By: AHM

Checked By:

Date: 8/12/15

Project Number: 14058

Sheet Number:

RZ-2

PETITION#: 2015-122
SHEET # 2 OF 2

