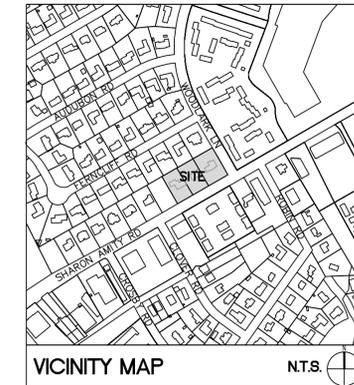
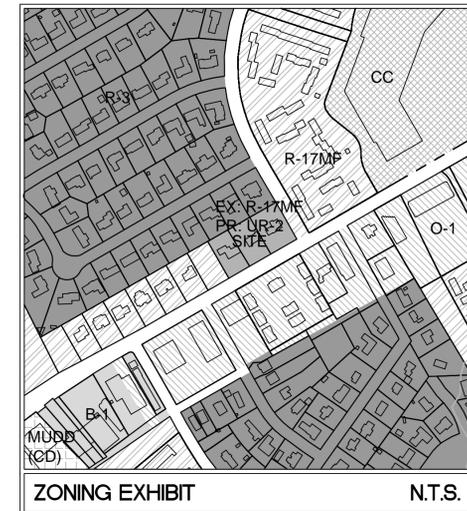


REZONING SUMMARY	
PETITIONER:	-CHEN DEVELOPMENT, INC. 21235 CATAWBA AVENUE CORNELIUS, NC 28031
PROPERTY OWNER:	-SCOTT A. PRIDEMORE & LAURA T. PRIDEMORE -FRANKLIN YOUNG -KELLY ANGE
REZONING SITE AREA:	TOTAL: 1.383 AC
TAX PARCEL #S:	181-111-08, 181-111-09, 181-111-10
EXISTING ZONING:	R-12MF
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	SINGLE FAMILY DETACHED
PROPOSED USE:	SINGLE FAMILY ATTACHED
TOTAL UNITS:	19
MINIMUM SETBACK:	14' FROM BACK OF CURB OR EXISTING OR FUTURE RIGHT-OF-WAY, WHICHEVER IS GREATER.
MINIMUM SIDE YARD (NORTH):	5'
MINIMUM REAR YARD:	10'
MINIMUM TREE SAVE:	15% = 0.207 ACRES
TOTAL ON-SITE PARKING:	27 SPACES (INCLUDING SPACES INTERNAL TO UNITS)



SURVEY DISCLAIMER
 TOPOGRAPHIC OR "ALTA/ASCM LAND TITLE SURVEY" SURVEY
 ISSUE DATE: NOVEMBER 02, 2015. PROVIDED BY R.B. PHARR
 & ASSOCIATES, 420 HAWTHORNE LANE CHARLOTTE, NC
 28204 (704) 376-2186



**ColeJenest
& Stone**

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Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p 704.376.1555 f 704.376.7851
url www.colejeneststone.com

CHEN DEVELOPMENT, LLC

21235 Catawba Avenue
Cornelius, North Carolina 28031

Townhomes at South Sharon Amity and Woodlark Lane Charlotte North Carolina 28211

CONDITIONAL REZONING PLAN

Project No.
4456.00
Issued
10/28/15

Revised



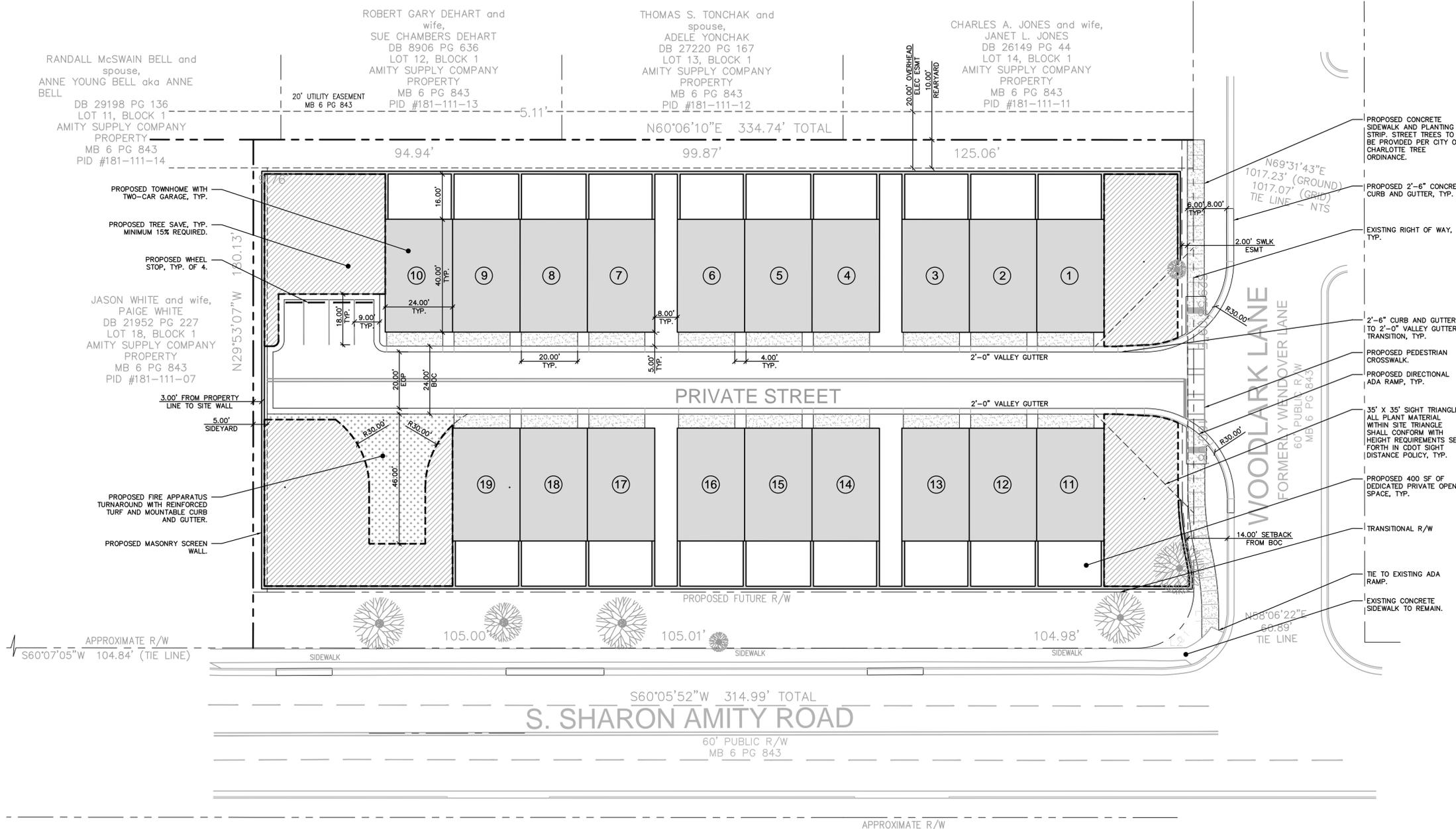
SCALE: 1"=20'



RZ-100

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DEVELOPMENT STANDARDS

October 26, 2015

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Chen Development, LLC to accommodate the development of a residential community on that approximately 1.445 acre site located on the northwest corner of the intersection of South Sharon Amity Road and Woodlark Lane, which site is more particularly depicted on the Rezoning Plan (the Site is comprised of Tax Parcel Nos. 181-111-08, 181-111-09 and 181-111-10.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the Ordinance for the UR-2 (CD) zoning district shall govern the development and use of the Site.
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 (CD) zoning district shall govern the development and use of the Site.
4. The development and use depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such use and the improvements on the 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 they may be altered or modified in accordance with the setback, yard and tree save requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
5. 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 Site Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses

1. The Site may be devoted only to a residential community containing a maximum of 19 for sale single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 (CD) zoning district.

C. Transportation

1. Vehicular 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.
2. As depicted on the Rezoning Plan, the Site will be served by an internal private street, and minor adjustments to the location of the internal private street shall be allowed during the construction permitting process.
3. A minimum of 27 parking spaces shall be provided on the Site. Parking spaces located in the garages associated with the single family attached dwelling units shall count towards the minimum amount of required parking.
4. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

D. Architectural Standards

1. The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories.
2. Garages shall be setback less than 7 feet or more than 20 feet from the back of curb or the back of sidewalk.

E. Streetscape/Screening

1. A minimum 8 foot planting strip and a minimum 8 foot sidewalk shall be installed along the Site's frontage on Woodlark Lane.
2. The existing sidewalk located along the Site's frontage on South Sharon Amity Road shall remain in place.
3. A minimum 6 foot tall masonry screen wall shall be installed around the perimeter of the site as more particularly depicted on the Rezoning Plan.
4. A minimum 10 foot rear yard shall be established on the Site as more particularly depicted on the Rezoning Plan.

F. Open Space

1. Each individual subplot on which a single family attached dwelling unit is located must include a minimum of 400 square feet of private open space.

G. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.
3. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

H. Binding Effect of the Rezoning Documents and Definitions

1. 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.
2. Throughout these Development Standards, the term 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 thereof.
3. 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.



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21235 Catawba Avenue
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Townhomes at South Sharon Amity and Woodlark Lane

Charlotte
North Carolina
28211

DEVELOPMENT STANDARDS

Project No.

4456.00

Issued

10/26/15

Revised



RZ-200

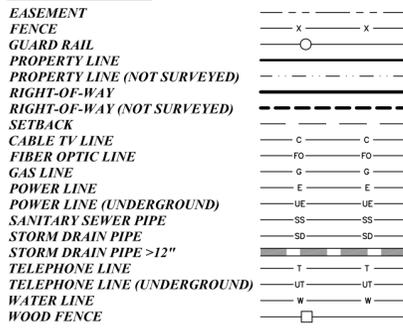
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NOTES:

- 1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "M 073", ELEVATION = 715.13 FEET, NAVD 88.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. S. SHARON AMITY ROAD IS SHOWN AS A "MAJOR THROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

LINE LEGEND:



ZONING:

SUBJECT PROPERTY ZONED: R-17 MF (RESIDENTIAL MULTI-FAMILY)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
MINIMUM SETBACK: 20 FEET
MINIMUM SIDE YARD: 5 FEET
MINIMUM REAR YARD: 20 FEET
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014 (MAP NUMBER: 3710456200K; ZONE "X")

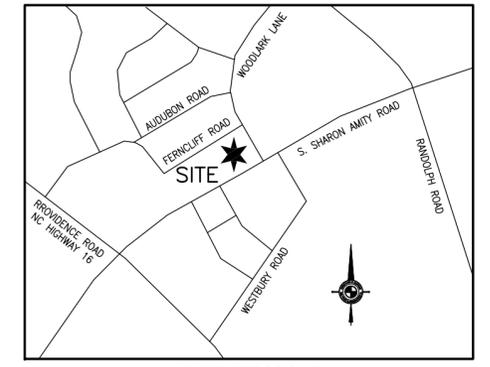
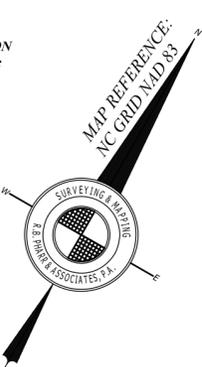
GPS CERTIFICATION:

I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A1-10,000
(2) POSITIONAL ACCURACY: HORIZ. NORTH=0.0003 EAST=0.00045 VERT.=0.00665
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATE OF SURVEY: AUGUST 13, 2015
(5) DATUM/EPOCH: NAVD 88
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "M 073"
(7) GEOID MODEL: GEOID12b(CONUS)
(8) COMBINED GRID FACTOR: 0.99984403
(9) UNITS: US FEET

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



RANDALL McSWAIN BELL and spouse, ANNE YOUNG BELL aka ANNE BELL, DB 29198 PG 136, LOT 11, BLOCK 1, AMITY SUPPLY COMPANY PROPERTY, MB 6 PG 843, PID #181-111-14

ROBERT GARY DEHART and wife, SUE CHAMBERS DEHART, DB 8906 PG 636, LOT 12, BLOCK 1, AMITY SUPPLY COMPANY PROPERTY, MB 6 PG 843, PID #181-111-13

THOMAS S. TONCHAK and spouse, ADELE YONCHAK, DB 27220 PG 167, LOT 13, BLOCK 1, AMITY SUPPLY COMPANY PROPERTY, MB 6 PG 843, PID #181-111-12

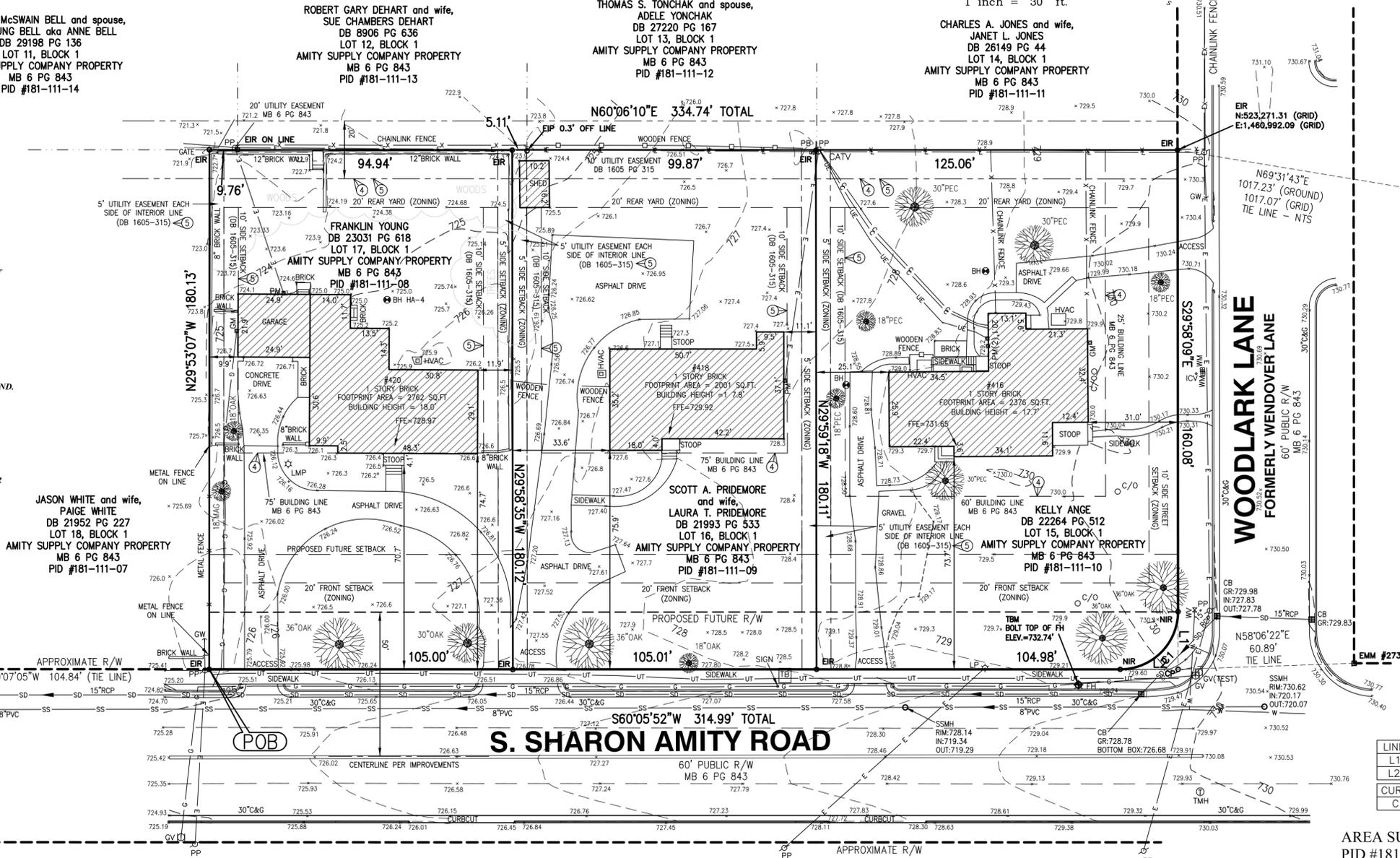
CHARLES A. JONES and wife, JANET L. JONES, DB 26149 PG 44, LOT 14, BLOCK 1, AMITY SUPPLY COMPANY PROPERTY, MB 6 PG 843, PID #181-111-11

TREE LEGEND:

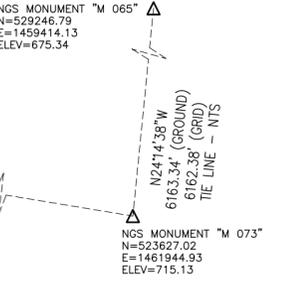
MAG - MAGNOLIA
PEC - PECAN

LEGEND:

- BH - BOREHOLE
C&G - CURB & GUTTER
CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
CO - CLEAN OUT
D.B. - DEED BOOK
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
FFE - FINISHED FLOOR ELEVATION
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EU - END UNKNOWN
FH - FIRE HYDRANT
GM - GAS METER
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TBM - TEMPORARY BENCHMARK
TERR - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
WV - WATER VALVE



VICINITY MAP NOT TO SCALE



SURVEYOR'S DESCRIPTION

Being all of that certain tract or parcel of land known as Lots 15, 16 and 17, Block 1, Amity Supply Company property as described in Map Book 6, Page 843 of the Mecklenburg County Public Registry, being located in The City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at an existing iron pin, said point being the southwest corner of Lot 17, Block 1 of Map Book 6, Page 843 of said registry, said point being located in the northwestern margin of S. Sharon Amity Road (a 60' public right-of-way); thence with the line of Lot 17, Block 1, N 29°53'07" W - 180.13' to an existing iron pin, said point being the west corner of Lot 17, Block 1, said point also being located in the southerly line of Lot 11, Block 1 of Map Book 6, Page 843; thence with line of Lot 17, Block 1, N 60°06'10" E - 334.74' to an existing iron rod located at the north corner of Lot 15, Block 1 of Map Book 6, Page 843, said point being located in the southerly margin of Woodlark Lane, aka Wendover Lane (a 60' public right-of-way); thence with the margin of Woodlark Lane, the following two (2) calls: 1) S 29°58'09" E - 160.08' to a new iron rod set; with the arc of a circular curve to the right, having a radius of 20.00', an arc length of 31.44'; (Chord: S 15°03'52" W - 28.30') to a new iron rod set in the northwesterly margin of S. Sharon Amity Road; thence with the margin of S. Sharon Amity Road, S 60°05'52" W - 314.99' to an existing iron rod, which is the POINT AND PLACE OF BEGINNING, containing an area of 60, 229 sq. ft. or 1.3827 acres, as shown on a survey by R. B. Pharr & Associates, P.A., dated September 2, 2015, job no. 83691, file no. W-4171.

TITLE DESCRIPTION

Lying and being situate in Mecklenburg County, North Carolina, and being more particularly described as follows:
BEING ALL OF Lot(s) 15, 16 and 17 in Block 1 of AMITY SUPPLY COMPANY PROPERTY as same is shown on a map thereof recorded in Map Book 6, page 843 of the Mecklenburg County Public Registry.

Table with columns: LINE, BEARING, DISTANCE, CURVE, RADIUS, ARC, CHORD, LENGTH. Includes data for lines L1, L2 and curve C1.

AREA SUMMARY:
PID #181-111-08: 18,886 SQ.FT. OR 0.4336 ACRES
PID #181-111-09: 18,911 SQ.FT. OR 0.4341 ACRES
PID #181-111-10: 22,432 SQ.FT. OR 0.5150 ACRES
TOTAL AREA: 60,229 SQ.FT. OR 1.3827 ACRES

Know what's below. Call before you dig.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 15-18862CH, EFFECTIVE DATE: AUGUST 17, 2015
SCHEDULE B - II (EXCEPTIONS)

ALTA/ACSM CERTIFICATION:

TO: CHEN DEVELOPMENT, LLC; AND CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 11(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 2, 2015.

ANDREW B. BAKER, PLS (L-4542) DATE
email: abaker@rbpharr.com

THIS IS TO CERTIFY THAT ON THE 2nd DAY OF SEPTEMBER 2015 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED



REVISIONS

9/9/15 - ADD TITLE COMMITMENT

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR: CHEN DEVELOPMENT, LLC

416, 418 and 420 S. SHARON AMITY ROAD
LOTS 15, 16 and 17, BLOCK 1, AMITY SUPPLY COMPANY PROPERTY
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 23031-618, 21993-533, 22264-512
MAP REFERENCE: 6-843
TAX PARCEL NO: 181-111-08, 181-111-09, 181-111-10

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSE NO. C-1471
420 HAWTHORNE LANE, CHARLOTTE, NC 28204 TEL: (704) 376-2186

SCALE: 1" = 30' DATE: 9/2/2015 FILE NO. XX-4171 JOB NO. 83691

- UTILITIES:
POWER: DUKE POWER ENERGY 1-800-777-9898
TELEPHONE: BELL SOUTH TELECOMMUNICATIONS 1-888-757-6500
WATER & SEWER: CHAR-MECK. UTILITY DEPT. (CMUD) (704) 336-2564 WATER (704) 357-6064 SEWER
GAS: PIEDMONT NATURAL GAS CO. 1-800-752-7504
CABLE TELEVISION: TIME WARNER CABLE 1-800-892-2253

- ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 6, PAGE 843. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND LIENS PROVIDED FOR IN DECLARATION OF RESTRICTIONS FILED FOR RECORD IN BOOK 1605, PAGE 315, AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S), BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 1025, PAGE 657; BOOK 899, PAGE 146; AND BOOK 1605, PAGE 320. (GENERAL IN NATURE)
EASEMENT(S) TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 892, PAGE 408. (GENERAL IN NATURE)

