

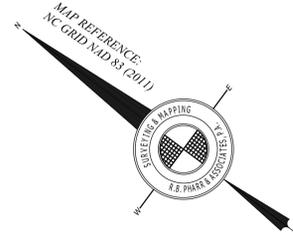
N.S. MONUMENT "BIG MIKE"  
 N.C. GRID M403  
 N: 518,077.80 FT  
 E: 145,263.58 FT  
 NAVD83 ELEV: 738.51 FT

**LEGEND:**

- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CP - CALCULATED POINT
- D.B. - DEED BOOK
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EOP - EDGE OF PAVEMENT
- EU - END UNKNOWN
- FC - FILL CAP
- GV - GAS VALVE
- HVAC - HEATING, VENTILATION, AIR COND.
- LP - LIGHT POLE
- (M) - MEASURED
- M.B. - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- PIN - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PP - POWER POLE
- PG - PAGE
- (R) - RECORDED
- R/W - RIGHT-OF-WAY
- T - TOTAL
- TBM - TEMPORARY BENCHMARK
- VP - VENT PIPE
- WM - WATER METER

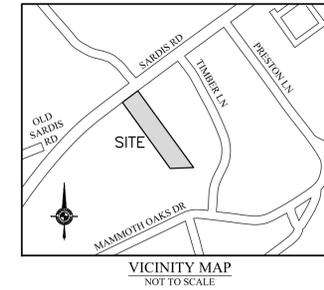
**LINE LEGEND:**

- FENCE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY (NOT SURVEYED)
- SETBACK
- POWERLINE
- WOOD FENCE



**NOTES:**

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. 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.
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "BIG MIKE". ELEVATION = 738.51 FEET. NAVD 83.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. SARDIS ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE 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.
9. A ZONING REPORT WAS NOT PROVIDED AT TIME OF SURVEY.



**ZONING:**

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
 SUBJECT PROPERTY ZONED: R-3  
 MINIMUM SETBACK: 30'  
 MINIMUM SIDE YARD: 6'  
 MINIMUM REAR YARD: 45'  
 MAXIMUM BUILDING HEIGHT: 48' (FRONT)  
 40' (SIDE)  
 FOR FURTHER INFORMATION CONTACT THE  
 CHARLOTTE-MECKLENBURG ZONING DEPARTMENT  
 AT 704-336-3569.

**PARKING:**

THERE ARE NO DELINEATED  
 PARKING SPACES AT TIME OF  
 SURVEY.

**ALTA/NSPS CERTIFICATION:**

TO: SARDIS PROPERTY HOLDINGS, LLC  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 21, 2016.

CHARLES E. BELL, NCPLS I-4804  
 PROFESSIONAL LAND SURVEYOR  
 email: cbell@rpharr.com

NET AREA: 84,856 SQ. FT. OR 1.9480 ACRES  
 AREA WITHIN R/W: 4,990 SQ.FT. OR 0.1146 ACRES  
 TOTAL AREA: 89,846 SQ. FT. OR 2.0626 ACRES

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:  
**SARDIS PROPERTY HOLDINGS, LLC**  
 5030 SARDIS ROAD  
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.  
 DEED REFERENCE: 25383-846  
 TAX PARCEL NO: 187-011-03

**R.B. PHARR & ASSOCIATES, P.A.**  
 SURVEYING & MAPPING  
 420 HAWTHORNE LANE  
 LENOIR COUNTY, N.C. 28754  
 TEL: (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.:
TR	BM		1" = 30'	JULY 21, 2016	W-5126
					JOB NO. 85316

**GPS CERTIFICATION:**

I, CHARLES E. BELL, 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: A1-10/900  
 (2) POSITIONAL ACCURACY: HORZ. NORTH=0.0007 EAST=0.001 VERT.=0.0074  
 (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC  
 (4) DATES OF SURVEY: 7/12/2016  
 (5) DATUM/EPOCH: NAD 83  
 (6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "BIG MIKE"  
 (7) GEIOD MODEL: GEOD12B(CONUS)  
 (8) COMBINED GRID FACTORS: 0.99984329  
 (9) UNITS: US SURVEY FEET

**FLOOD CERTIFICATION**

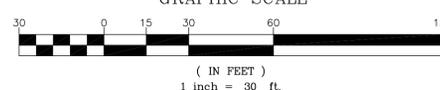
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2015.  
 MAP NUMBER: 3710456100K; ZONE X  
 THIS IS TO CERTIFY THAT ON THE 21ST DAY OF JULY, 2016, 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 N.C.A.C. 59 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 30 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED



**PRELIMINARY**

**GRAPHIC SCALE**



**AS SURVEYED DESCRIPTION:**

Being that certain parcel of land lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

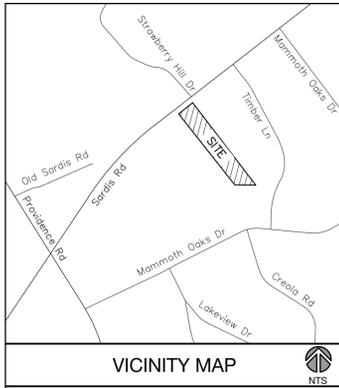
**BEGINNING** at a calculated point situated on the centerline of Sardis Road (variable width public right-of-way); thence South 36-32-29 East along the western line of the Martha Lawing Property (now or formerly) passing a new 1/2" iron rod at a distance of 40.00 feet and an existing 1/2" iron pipe at a distance of 666.87 feet for a total distance of 792.00 feet to a new 1/2" iron rod; said iron being on a northern line of the David G. Orr Property as described in Deed Book 27951, page 256 of the Mecklenburg County Public Registry; thence with the aforesaid Orr Property and with the William Kincaid Property as described in Deed Book 28890, Page 629 North 84-42-12 West passing an existing 1" iron pipe at a distance of 30.06 feet and an existing 4" square concrete monument at the southeast corner of the Common Open Space area as shown on Map Book 35, Page 295 a distance of 134.17 feet for a total distance of 148.90 feet to an existing 4" square concrete monument; said monument being the easterly most corner of the Common Open Space area as shown on Map Book 35, Page 295 a distance of 659.29 feet to a calculated point situated on the centerline of Sardis Road; thence with the centerline of Sardis Road North 53-25-51 East a distance of 125.00 feet back to the point and place of beginning. Containing 89,846 square feet or 2.0626 acres according to a survey by R. B. Pharr & Associates, P. A. dated July 21, 2016. Map File No. W-5126, Job No. 85316.

**SARDIS ROAD**  
 (VARIABLE WIDTH PUBLIC R/W)  
 (M.B. 38, PG. 205)



**Know what's below.  
 Call before you dig.**

- 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



VICINITY MAP



DEVELOPMENT STANDARDS

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Richter Development, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 2.01 acre site located on the south side of Sardis Road, east of the intersection of Sardis Road and Providence Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 187-011-03.
- 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-2 zoning district shall govern the development and use of the Site.
- Future amendments or modifications 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 or modifications to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of 23 for sale attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point is 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.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- The Petitioner shall construct and install two local public streets through the Site as generally depicted on the Rezoning Plan as Proposed Street 1 and Proposed Street 2. Proposed Street 1 shall be built to the local residential narrow typical street section as specified in the Charlotte Land Development Standards; Proposed Street 2 shall be built to the local residential medium typical street section as specified in the Charlotte Land Development Standards.

D. Architectural Standards

- The maximum height of the dwelling units shall be 3 stories or 45 feet as measured from the average grade at the base of each building.
- Exterior building materials may include brick/masonry, fiber cement siding, asphalt roofing, glazing/windows, and stucco, or a combination thereof. Vinyl is not allowed as a material except on windows and soffits.
- The building "ends" facing existing and proposed public streets are to be embellished with windows on living spaces on each floor and other elements of interest such as, but not limited to, bays, exterior wall offsets, projections, recesses, and changes in materials but are not required to have a "front door" or porch/stoop.

4. Architectural elevations shall be designed to create visual interest through the following standards:

- Vertical Modulation and Rhythm - Building elevations shall be designed with recognizable architectural vertical bays or articulated architectural facade features. The bays and features may include, but not be limited to, a combination of exterior wall offsets, projections/recesses, pilasters, and change in materials.
- Building Base - Buildings shall be designed with a recognizable architectural base.
- Blank Walls - Building elevations facing public streets shall not have expanses of blank walls greater than 20 feet. Architectural features such as, but not limited to, projected bays, banding, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

- For sale townhomes will include 400 square feet of private open space per subplot in accordance with Section 9.406 of the Ordinance. This private open space may include portions of the 10 foot landscape area.

E. Streetscape/Landscaping

- An 8 foot planting strip and a 6 foot sidewalk shall be installed along the Site's frontage on Sardis Road.
- A 10 foot landscape area with 6 foot height screening fence will be provided along the eastern and southern property lines as generally depicted on the Rezoning Plan.

F. Environmental Features

- The site will comply with the City of Charlotte Tree Ordinance.
- The site will comply with the City of Charlotte Post Construction Controls Ordinance.

G. Lighting

- 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.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.
- 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

- 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 thereof.
- 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.

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	18701103
TOTAL SITE AREA:	± 2.01 ACRES
ZONING:	R-3
EXISTING:	UR-2
PROPOSED USE:	TOWN HOMES (23)
DENSITY:	11.4 DUA
PARKING:	1 SPACE/UNIT MIN.
REQUIRED:	3 SPACE/UNIT MAX.
PROVIDED:	PER ORDINANCE

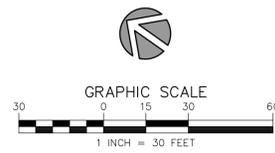
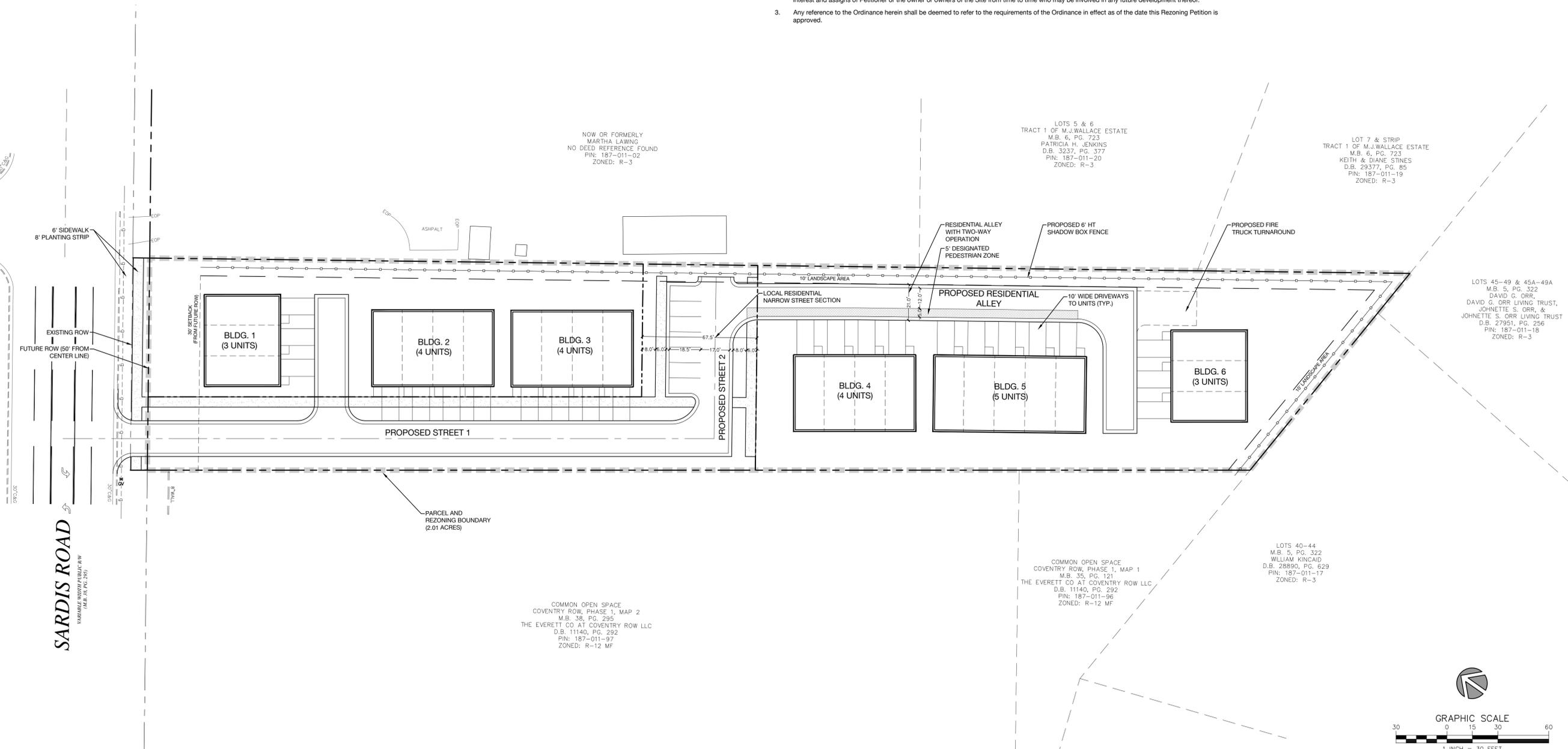


1318-e6 central ave. p 704.334.3303  
charlotte, nc 28205 f 704.334.3305  
urbandesignpartners.com  
nc firm no: P-0418  
sc coa no: C-03044

Richter Development, LLC  
Dennis Richter  
2410 Dunavant Street  
Charlotte, North Carolina 28203

The Towns at Jefferson Park

Rezoning Site Plan  
Charlotte, North Carolina



NO. DATE: BY: REVISIONS:

Project No: 16-046  
Date: 06.22.16  
Designed by: udp  
Drawn By: udp  
Scale: 1"=30'  
Sheet No:

RZ-1.0