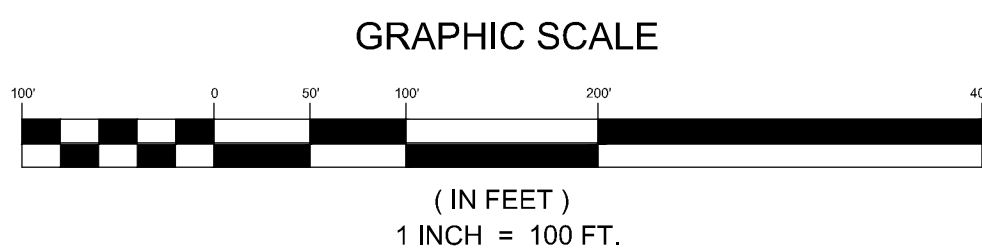




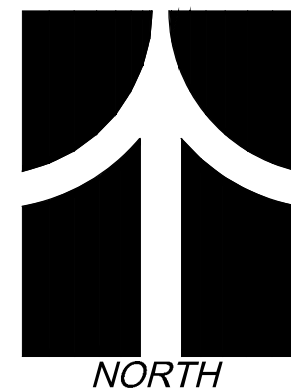
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1 of 4	PROPOSED ZONING	01/23/17	
2 of 4	CONCEPTUAL SITE PLAN	01/23/17	
3 of 4	TECHNICAL DATA SHEET	01/23/17	
4 of 4	MASTER PLAN	01/23/17	

Property Owners			
	PID:	Owner:	Zoning
	17316278	LLC STARMOUNT-PRESSON ASSOCIATES ATTN: JERRY C RIGBY	R-8(CD)

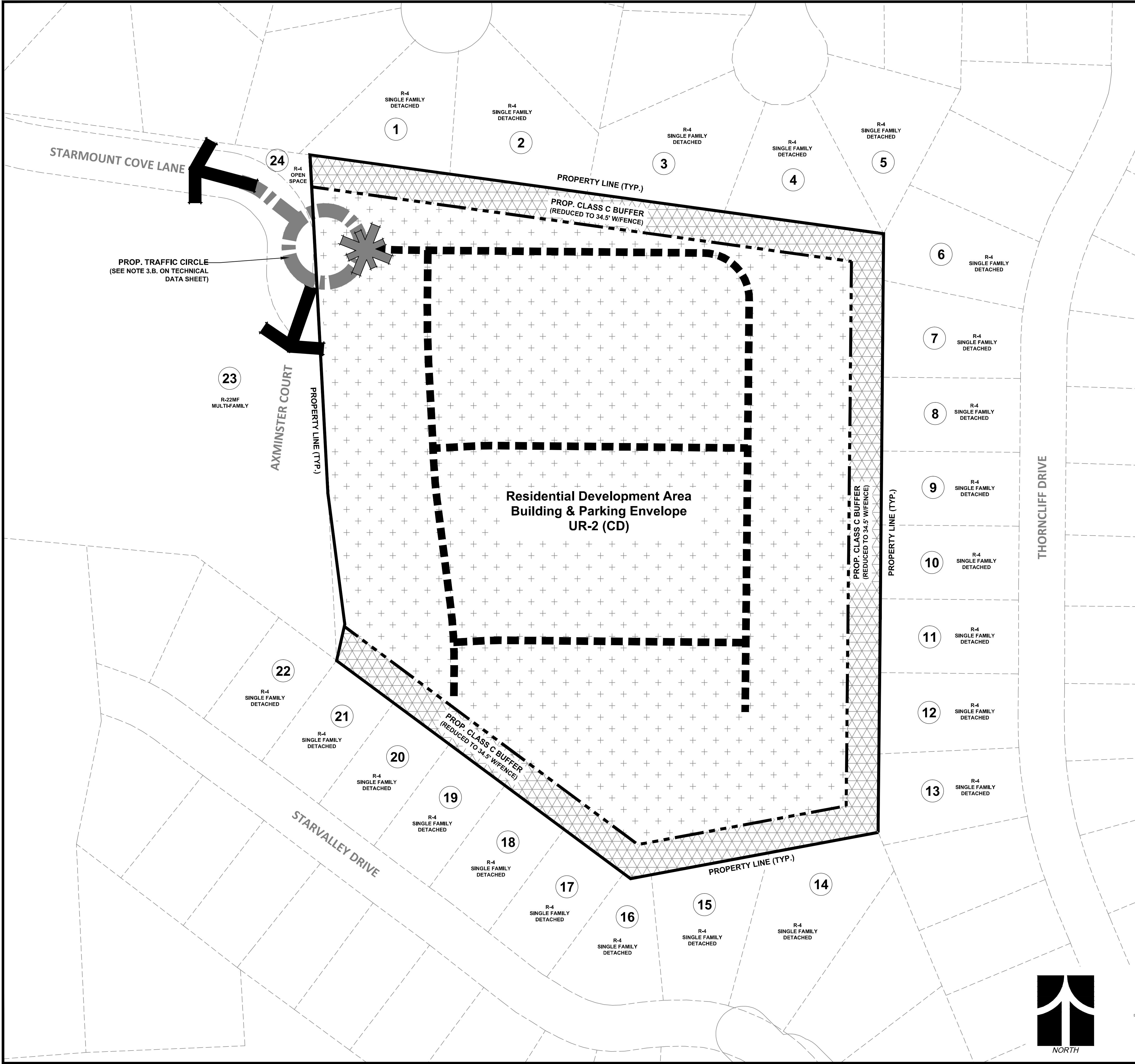


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LOCATED IN
City of Charlotte / Mecklenburg Co., North Carolina

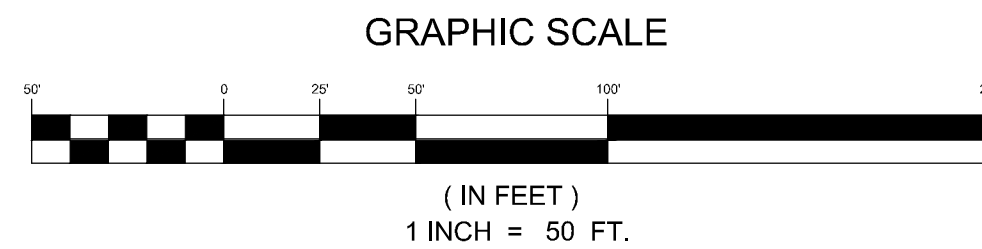
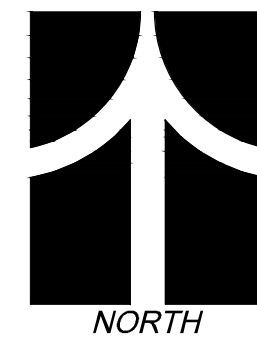


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Site Data	
Tax Parcels:	17316278
Total Acreage:	+/- 9.14 Acres
Location:	City of Charlotte
Existing Zoning:	R-8 (CD)
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Use:	Residential (Attached); Up to 95 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
Permitted # of Units:	Up to 95 Units
Density:	+/- 10.39 DU/AC
Maximum Building Height:	Not to exceed two (2) stories or 40 feet. Building height will be measured as defined by the ordinance. A minimum of 1.0 parking spaces per unit.
Parking:	
Private Open Space:	+/- 38,000 SF (400 SF per Unit x 95 Units)
General Notes	
1. Base information obtained from preliminary site survey prepared by ESP Associates dated November 14, 2016.	

Legend	
	Residential Development Area - Building & Parking Envelope
	Local Residential Street
	Private Street (30' Clear Zone)
	Private Street Access Location
	Connection
	Class C Buffer (Reduced 34.5' w/Fence)



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www.espasociates.com

ESP

NO.	DATE	REVISION	BY

Conditional District Rezoning - UR-2 (CD)
Conceptual Site Plan - Petition # 2017-_____

Starmount Cove Site

Pulte Home Company LLC

City of Charlotte

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	AB
DRAWN BY:	AB
PROJECT NUMBER:	ERS6.100
ORIGINAL DATE:	01/20/17
SHEET:	2 of 4

Starmount Cove Site - Petition #2017-_____

Conditional District Rezoning - Development Standards

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan (comprised of the Proposed Zoning Sheet, Conceptual Site Plan, Technical Data Sheet and Master Plan) associated with the Rezoning Petition filed by Pulte Home Company, LLC (the "Petitioner") to accommodate the development of a residential community containing single family attached dwelling units on an approximately 9.14 acre site located at the terminus of Starmount Cove Lane, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of that parcel of land designated as Tax Parcel No. 173-162-78.
- B. The 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.
- C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and 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 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.
- D. 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 Section 6.207 of the Ordinance.

2. PERMITTED USES

- A. The Site may only be devoted to a residential community containing a maximum of 95 for sale single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. The location and configuration of the traffic circle depicted on the Master Plan may be modified during the construction document phase based on coordination and review with CDOT. If it is determined that the traffic circle depicted on the Master Plan is not feasible by Petitioner or CDOT during the design phase, the project entrance may be reconfigured. Only one (1) access point from Starmount Cove Lane shall be provided into the Site.
- C. As depicted on the Rezoning Plan, the Site will be served by internal private streets and internal driveways.
- D. The alignment of the internal private streets, vehicular circulation areas and driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

4. ARCHITECTURAL STANDARDS

- A. To provide privacy, residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
- B. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- C. As generally depicted on the Master Plan, sidewalks shall be provided to connect all residential entrances to sidewalks along public and private streets.
- D. A maximum of 6 individual dwelling units may be located in a townhouse building. Notwithstanding the foregoing, a maximum of 5 individual dwelling units may be located in a townhouse building located adjacent to the Site's southern or eastern boundary lines.
- E. The maximum height in stories of the single family attached dwelling units to be located on the Site shall be two (2) stories.
- F. The maximum height in feet of each building containing single family attached dwelling units shall be forty feet (40') as measured from the average grade at the base of the building.

5. STREETScape/LANDSCAPING/BUFFERS

- A. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
- B. A minimum 34.5 foot Class C buffer shall be established along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to Section 12.302(8) of the Ordinance, this Class C buffer has been reduced in width by 25% from 46 feet to 34.5 feet as a result of Petitioner's commitment to install a fence in the Class C buffer that meets the requirements of Section 12.302(8) of the Ordinance.
- C. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
- D. Petitioner shall install a sidewalk connection from the Site to the existing sidewalk located along Starmount Cove Lane.

6. ENVIRONMENTAL FEATURES

- A. Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.

7. LIGHTING

- A. 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.
- B. The maximum height of any freestanding lighting fixture installed on the Site shall be 21 feet,

8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. 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.
- B. 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.
- C. 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.



Conceptual Townhome Elevation

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www.esassociates.com

ESP

BY

REVISION

DATE

NO.

Conditional District Rezoning - UR-2 (CD)
Technical Data Sheet - Petition # 2017-_____

STARMOUNT COVE SITE

Pulte Home Company LLC

City of Charlotte

PROJECT INFORMATION

PROJECT MANAGER:

ML

DESIGNED BY:

AB

DRAWN BY:

AB

PROJECT NUMBER:

ERS6.100

ORIGINAL DATE:

01/20/17

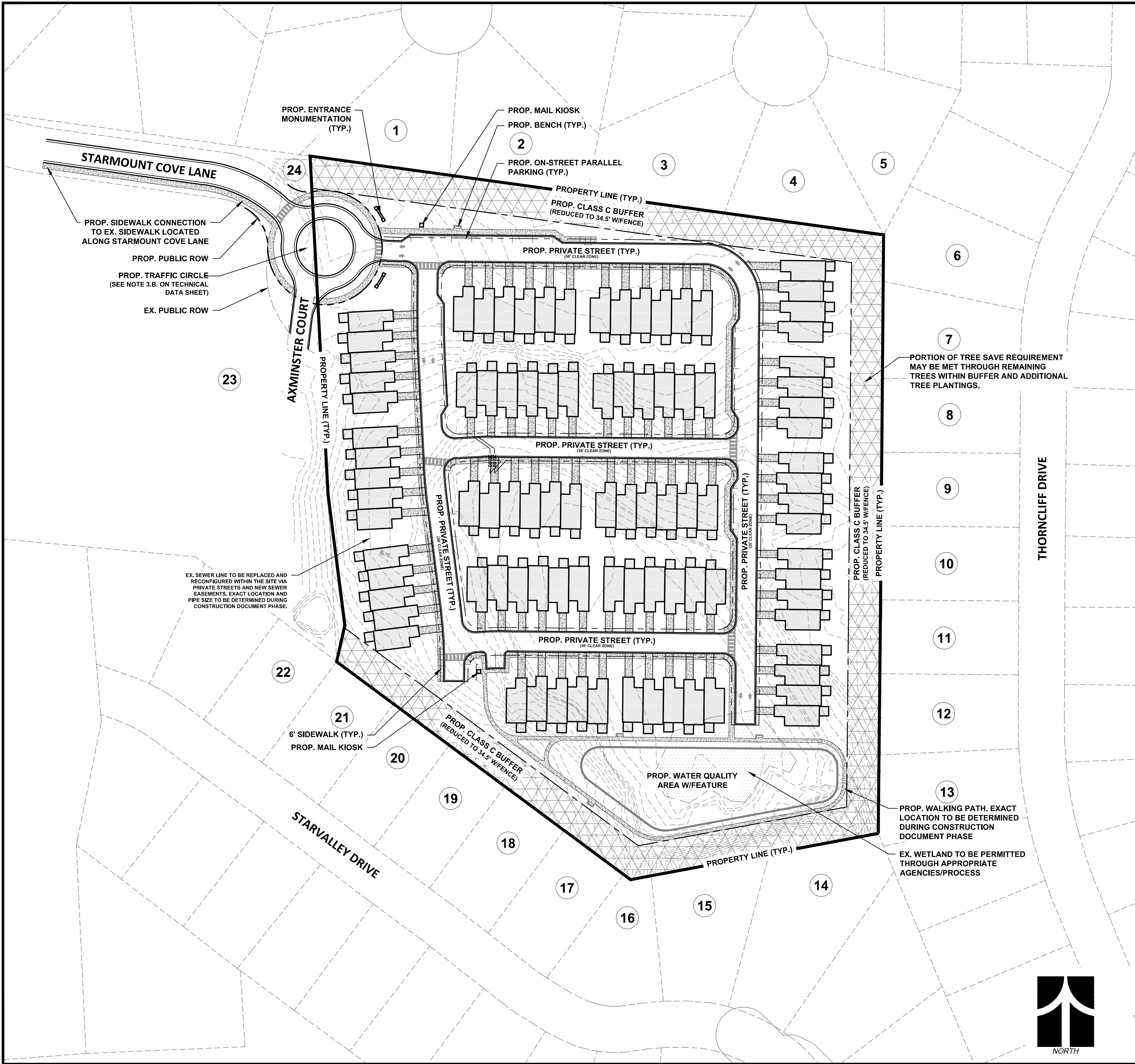
SHEET:

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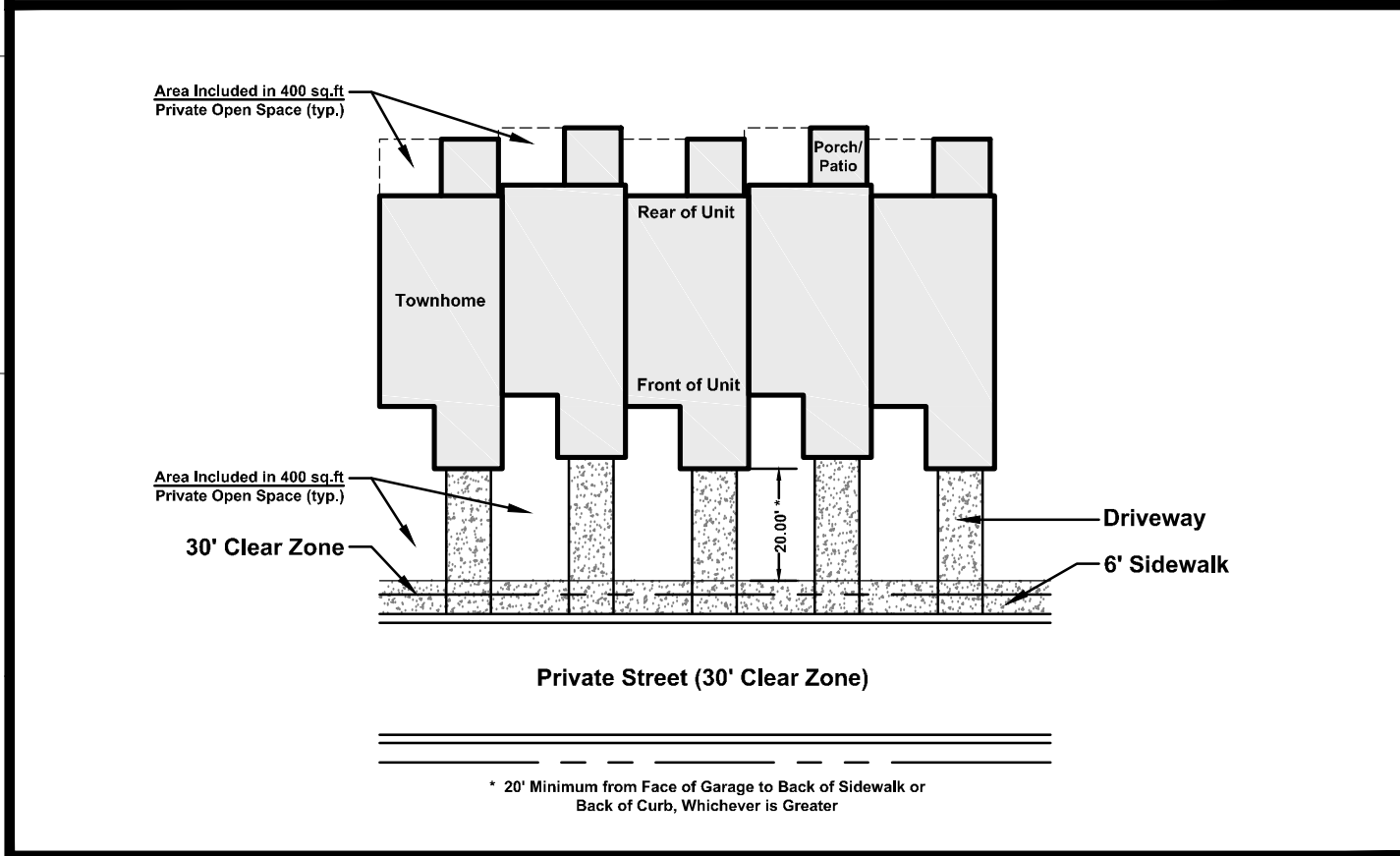
Vicinity Map

Not to Scale

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Proposed Zoning:	UR-2 (CD)
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General Notes	
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Typical Unit Detail

Not to Scale

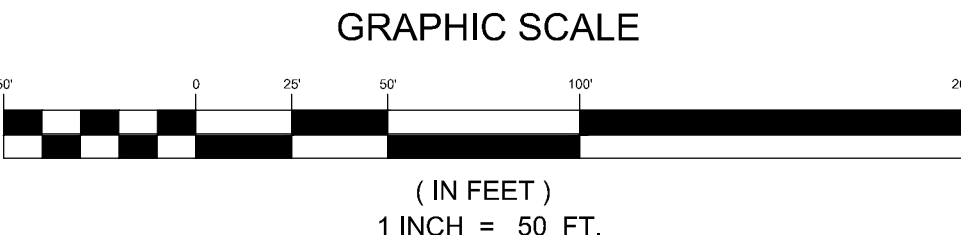
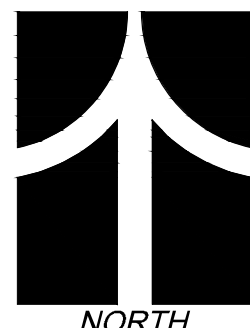


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Conditional District Rezoning - UR-2 (CD)
Master Plan - Petition # 2017-_____
Starmount Cove Site
Pulte Home Company LLC

City of Charlotte

PROJECT INFORMATION			
PROJECT MANAGER:	ML	DESIGNED BY:	AB
DRAWN BY:	AB	PROJECT NUMBER:	ERS8.100
ORIGINAL DATE:	01/20/17	SHEET:	4 of 4



DATE OF SURVEY: DECEMBER 2016