

**LEGEND:**

|                                 |                             |
|---------------------------------|-----------------------------|
| PROPERTY LINE                   | PROPOSED BUFFER             |
| POSSIBLE STREAM                 | PROPOSED SITE ACCESS        |
| EXISTING LOT LINE               | EXISTING 200' P.C.O. BUFFER |
| PROPOSED RIGHT OF WAY           | EXISTING S.W.I.M. BUFFER    |
| PROPOSED TREE SAVE / OPEN SPACE |                             |
| PROPOSED DEVELOPMENT AREA       |                             |

**Blakeney Heath Road Development Standards**

**General Provisions.**

a. 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.

b. 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.

c. 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 of a single family attached community. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) 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 UR-2 district.

**Transportation**

a. The site will have access via a driveway connection to Blakeney Heath Road at a location prescribed by CDOT as generally identified on the concept plan for the site.

b. Parking areas, including parking spaces in garages and on street parking, are generally indicated on the concept plan for the site.

**Architectural Standards**

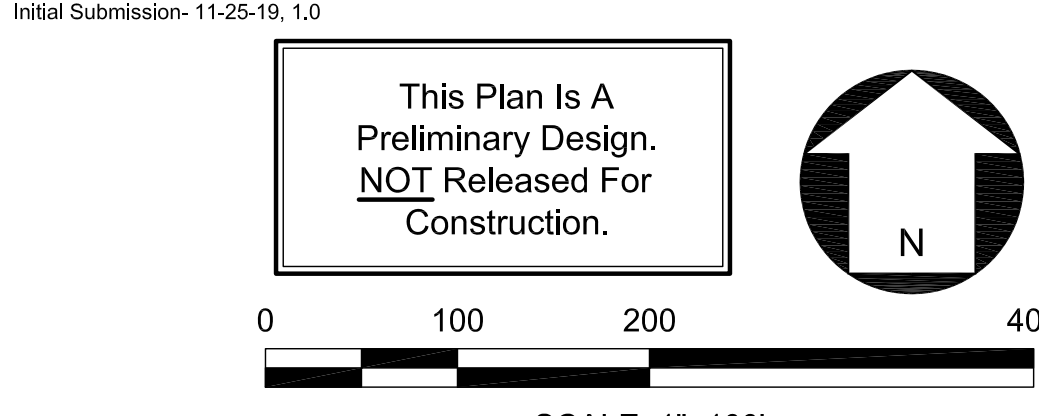
The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and by the provisions of the site plan.

- Streetscape and Landscaping**
- Reserved
- Environmental Features**
- Reserved
- Parks, Greenways, and Open Space**
- Reserved
- Fire Protection**
- Reserved
- Signage**
- Reserved
- Lighting**
- a. Freestanding lighting on the site will utilize full cut-off luminaires.

**Phasing**

- Reserved

Initial Submission: 11-25-19, 1.0



**REVISIONS:**

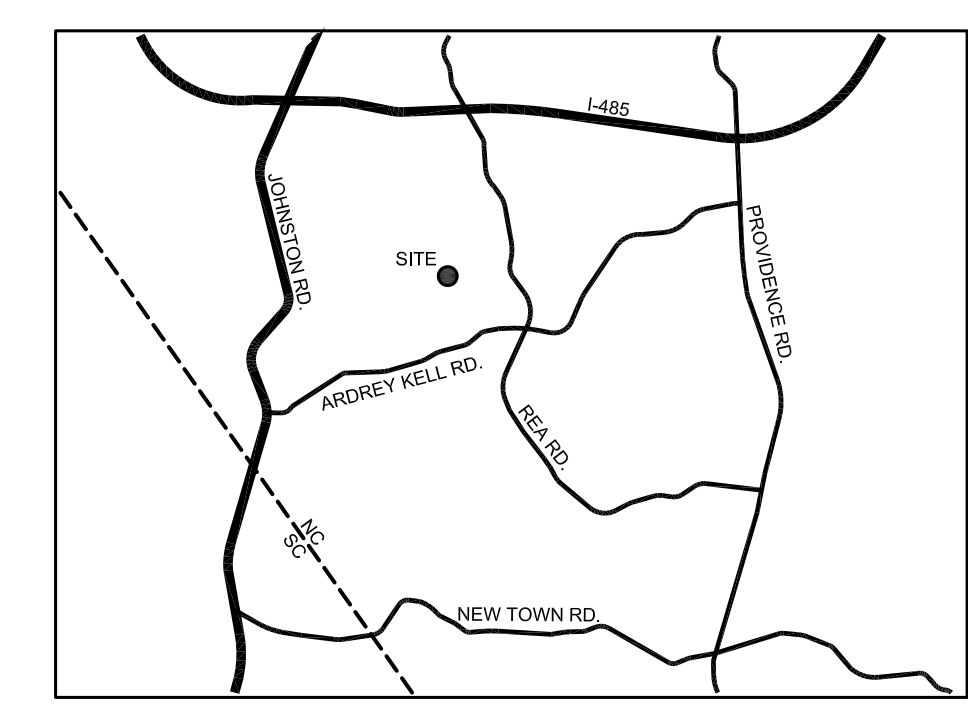
| No. | Date | By | Description |
|-----|------|----|-------------|
|     |      |    |             |

**BLAKENEY HEATH SITE**  
**CHARLOTTE, NC**  
**DAVID WEEKLEY HOMES**

**TECHNICAL DATA SHEET**

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

Project Manager: MDL  
 Drawn By: DRW  
 Checked By: MDL  
 Date: 11/22/19  
 Project Number: 19048  
 Sheet Number:



VICINITY MAP  
NTS

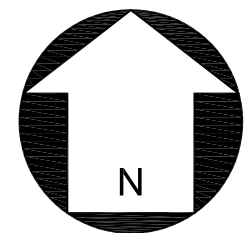
**SITE DATA:**

|                          |                             |
|--------------------------|-----------------------------|
| Site Area:               | +/- 37.24 acres             |
| Tax Parcels:             | 22905699                    |
| Existing Zoning:         | R-3                         |
| Proposed Zoning:         | UR2 (CD)                    |
| Proposed Uses:           | Single-Family Attached      |
| Proposed Unit Footprint: | 25' X 70'                   |
| Units Proposed:          | 164                         |
| Proposed Units/ Acre:    | +/- 4.40                    |
| Front Setback:           | 14' from BOC                |
| Side Yard:               | 5'                          |
| Rear Yard:               | 10'                         |
| Maximum Building Height: | Per Ordinance               |
| Parking Required:        | 1.5 Spaces per unit         |
| Parking Provided:        | 1.5 Spaces per unit         |
| Min Building Separation: | 10'                         |
| Open Space Required:     | Min. 400 SF of P.O.S./ Unit |
| Tree Save Required:      | 15% Min.                    |
| PCCO:                    | Per Ordinance               |
| Waste Management:        | Rollout Containers          |

**LEGEND:**

|                                |     |                             |     |
|--------------------------------|-----|-----------------------------|-----|
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| POSSIBLE STREAM                | --- | PROPOSED SITE ACCESS        | ↕   |
| EXISTING LOT LINE              | --- | EXISTING 200' P.C.O. BUFFER | --- |
| PROPOSED RIGHT OF WAY          | --- | EXISTING S.W.I.M. BUFFER    | --- |
| PROPOSED TREE SAVE/ OPEN SPACE | --- | PROPOSED TOWN HOME          | --- |
| PROPOSED CENTERLINE            | --- | EXISTING BUILDING           | --- |
| PROPOSED ROAD                  | --- |                             |     |
| EXISTING CONTOUR               | --- |                             |     |

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



SCALE: 1"=100'

REVISIONS:

| No. | Date | By | Description |
|-----|------|----|-------------|
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |

**BLAKENEY HEATH SITE**  
CHARLOTTE, NC  
DAVID WEEKLEY HOMES

**TECHNICAL DATA SHEET**

CORPORATE CERTIFICATIONS  
NC PE: C-2630 NC LA: C-263  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: DRW

Checked By: MDL

Date: 11/22/19

Project Number: 19048

Sheet Number:

**RZ-2**