

VICINITY MAP NTS

1. GENERAL PROVISIONS
 THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY STONEHUNT DEVELOPMENT LLC TO REZONE A 6.0 ACRE SITE LOCATED WITHIN THE CHERRY COMMUNITY ADJACENT TO LUTHER ST., MAIN ST., ELI ST., ADVANT ST., AND BAXTER ST. (THE "SITE"). THE PURPOSE OF THIS PETITION IS TO REQUEST A REVISION TO THE REZONING OF THE SITE (THE "SITE") CURRENTLY ZONED R-8 TO ZONE R-6. THE REVISION OF THE CURRENT ZONING TO ALLOW THE CONSTRUCTION OF SINGLE FAMILY DETACHED HOMES ON A PORTION (SITE A) AND REVISE THE EXISTING MULTI-FAMILY CONDITIONS FROM THE PREVIOUS REZONING (SITE B & C). THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS.
 THE DEVELOPMENT DEPICTED ON THE TECHNICAL DATA SHEET IS INTENDED TO REFLECT THE ROADWAY AND LOT CONFIGURATION PROPOSED FOR THE SITE. AREAS DEPICTED ARE SCHEMATIC AND ARE SUBJECT TO REPRESENTS AS PART OF THE TOTAL DESIGN PROCESS. THEY MAY, THEREFORE, BE MODIFIED DURING DESIGN SO LONG AS THE MAXIMUM DENSITY SHOWN IS NOT VIOLATED.

2. PERMITTED USES
 THE SITE A WILL BE DEVOTED TO RESIDENTIAL SINGLE-FAMILY DETACHED DWELLING UNITS.
 THE SITE B & C WILL BE DEVOTED TO MULTI-FAMILY FOR SALE UNITS.

3. TRANSPORTATION
 A. VEHICULAR ACCESS TO THE LOTS/UNITS SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE LOCATION OF VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS NECESSARY TO MEET THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (DOTD) REQUIREMENTS FOR APPROVAL.
 B. DRIVEWAYS AND PARKING PADS SHALL HAVE A MINIMUM LENGTH OF 20 FT. MEASURED FROM THE BACK OF THE SIDEWALK TO THE FACE OF THE GARAGE.

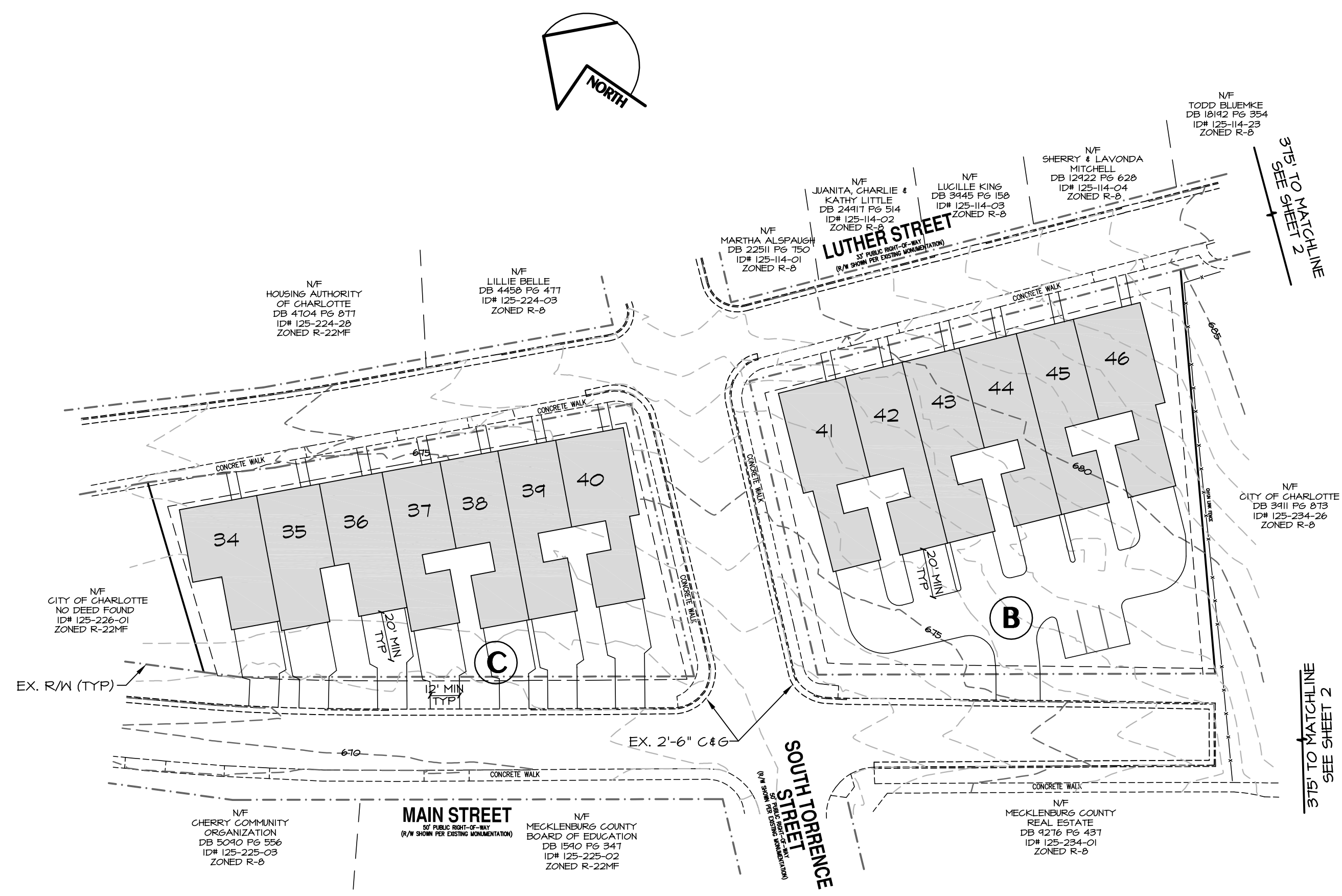
4. ARCHITECTURAL STANDARDS
 EXTERIOR WALLS, EXCLUSIVE OF WINDOWS AND DOORS, SHALL BE CONSTRUCTED WITH MINIMUM OF 30% MASONRY MATERIALS (BRICK, STONE, ARCHITECTURAL BLOCK, OR OTHER SIMILAR MASONRY MATERIALS).

5. STREETScape AND LANDSCAPING
 THE STREETScape TREATMENT ALONG THE NEW PUBLIC STREETS WILL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE AND INCLUDE LARGE MATURING TREES, SIDEWALKS OF AT LEAST FIVE FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH. A 5' SIDEWALK SHALL BE PROVIDED ON LOTS FRONTING ON AN EXISTING STREET WHERE SIDEWALK DOES NOT PRESENTLY EXIST. ANY OTHER SCREENING AND LANDSCAPING STANDARDS SHALL CONFORM TO THE ORDINANCE. ANY SIDEWALK OUTSIDE OF THE ROADWAY RIGHT-OF-WAY SHALL BE WITHIN A MIN. 2 FOOT UTILITY EASEMENT FROM BACK OF CURB.

6. ENVIRONMENTAL FEATURES
 (A) THE SITE SHALL COMPLY WITH ALL ENVIRONMENTAL REGULATIONS.
 (B) THE PETITIONER SHALL COMPLY WITH THE ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEM AS 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.
 (C) THE PARCELS SHOWN AS SITE B MAY MEET THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE BY PAYING A MITIGATION FEE AS ALLOWED IN SECTION 18-106(B)(3) OF THE ORDINANCE. THE IMPERVIOUS AREA ON WHICH THE FEE WILL BE CALCULATED ON THE TOTAL OF ALL NEW IMPERVIOUS AREAS INCLUDING IMPERVIOUS AREAS THAT HAVE BEEN REMOVED AND REPLACED. THIS PROJECT MAY INCREASE THE IMPERVIOUS AREA FROM WHAT WAS THERE PRIOR TO THIS DEVELOPMENT AND MAY REQUIRE DETENTION.

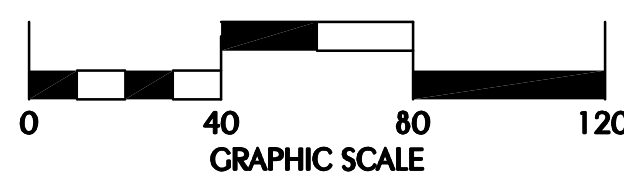
7. AMENDMENTS TO REZONING PLAN
 FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, OTHER SHEETS ACCOMPANYING THE PETITION AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE. ALL MODIFICATIONS OF ANY OF THESE PROVISIONS MUST COMPLY WITH SECTION 6.207 OF THE ZONING ORDINANCE.

8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 (A) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 (B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONERS" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONERS 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.



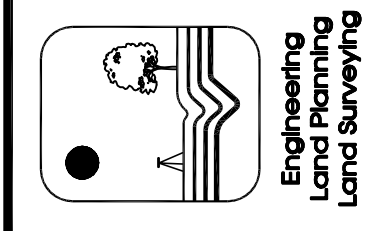
SITE B & C DEVELOPMENT STANDARDS
 TAX PARCEL NO.: 125-234-25/25-226-02.03
 CURRENT ZONING CLASSIFICATION: UR-2 (CD) #2001-128
 PROPOSED ZONING CLASSIFICATION: UR-2 (CD)
 EXIST. # PROP. USE: MULTIFAMILY TOWNHOMES (FOR SALE)
 SITE ACREAGE: 1.00 AC
 MAX. NO. OF UNITS PROPOSED: 13
 MAX. PROPOSED DENSITY: 13.0 DUA

UR-2 (CD) LOT DATA:
 MIN. LOT SIZE = 3,000 SF
 MIN. LOT WIDTH = 20'
 MIN. SETBACK = 14' FROM B/C
 MIN. SIDE YARD = 5'
 MIN. REAR YARD = 10'
 MAX. BUILDING HEIGHT = 40'
 (400 SF OF OPEN SPACE WILL BE PROVIDED WITH EACH UNIT)



'TECHNICAL DATA SHEET'
REZONING PETITION # 2014-_____

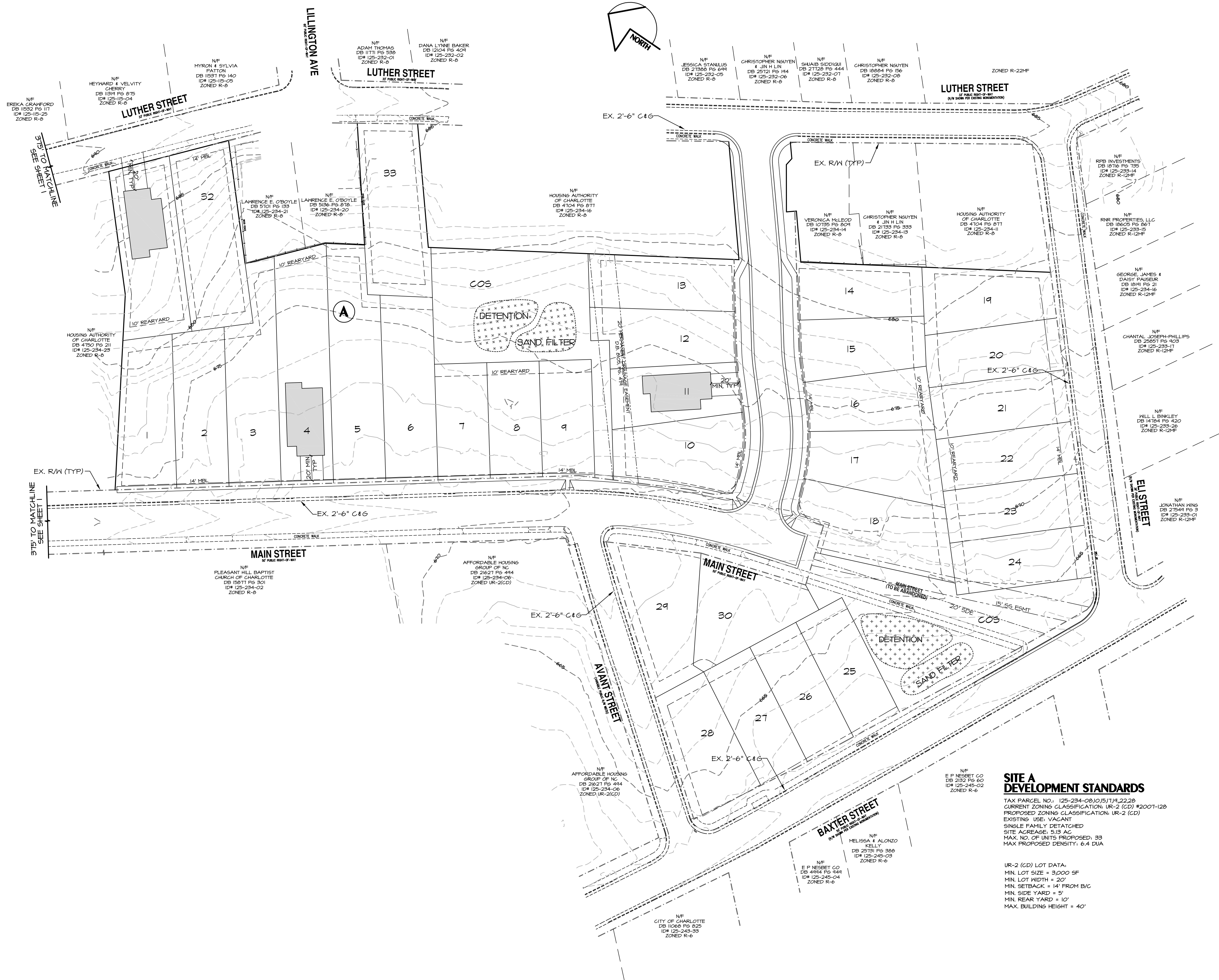
KENNEY DESIGN GROUP, PA
 C-1986
 1316 GREENWOOD CLIFF
 CHARLOTTE, NORTH CAROLINA 28204
 PH: 704/377-6099 FAX: 704/377-6097
 EMAIL: KENNEY@KENNEYDESIGN.COM



Scale:	1"=40'
Date:	12/17/13
Drawn By:	MIK
Designed By:	MIK
Job No.:	2213

Public Hearing Map for Rezoning Petition #2014-_____
THE GROVE AT CHERRY
 City of Charlotte, Mecklenburg County, North Carolina
 StoneHunt Development, 1313 N. Tryon St., Charlotte, NC 28203

**'TECHNICAL DATA SHEET'
REZONING PETITION # 2014-_____**



**SITE A
DEVELOPMENT STANDARDS**
 TAX PARCEL NO.: 125-234-081015114.22.26
 CURRENT ZONING CLASSIFICATION: UR-2 (GD) #2007-128
 PROPOSED ZONING CLASSIFICATION: UR-2 (GD)
 EXISTING USE: VACANT
 SINGLE FAMILY DETACHED
 SITE AREA: 5.13 AC
 MAX. NO. OF UNITS PROPOSED: 33
 MAX. PROPOSED DENSITY: 6.4 DUA

UR-2 (GD) LOT DATA:
 MIN. LOT SIZE = 3,000 SF
 MIN. LOT WIDTH = 20'
 MIN. SETBACK = 14' FROM B/C
 MIN. SIDE YARD = 5'
 MIN. REAR YARD = 10'
 MAX. BUILDING HEIGHT = 40'

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Revisions:

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