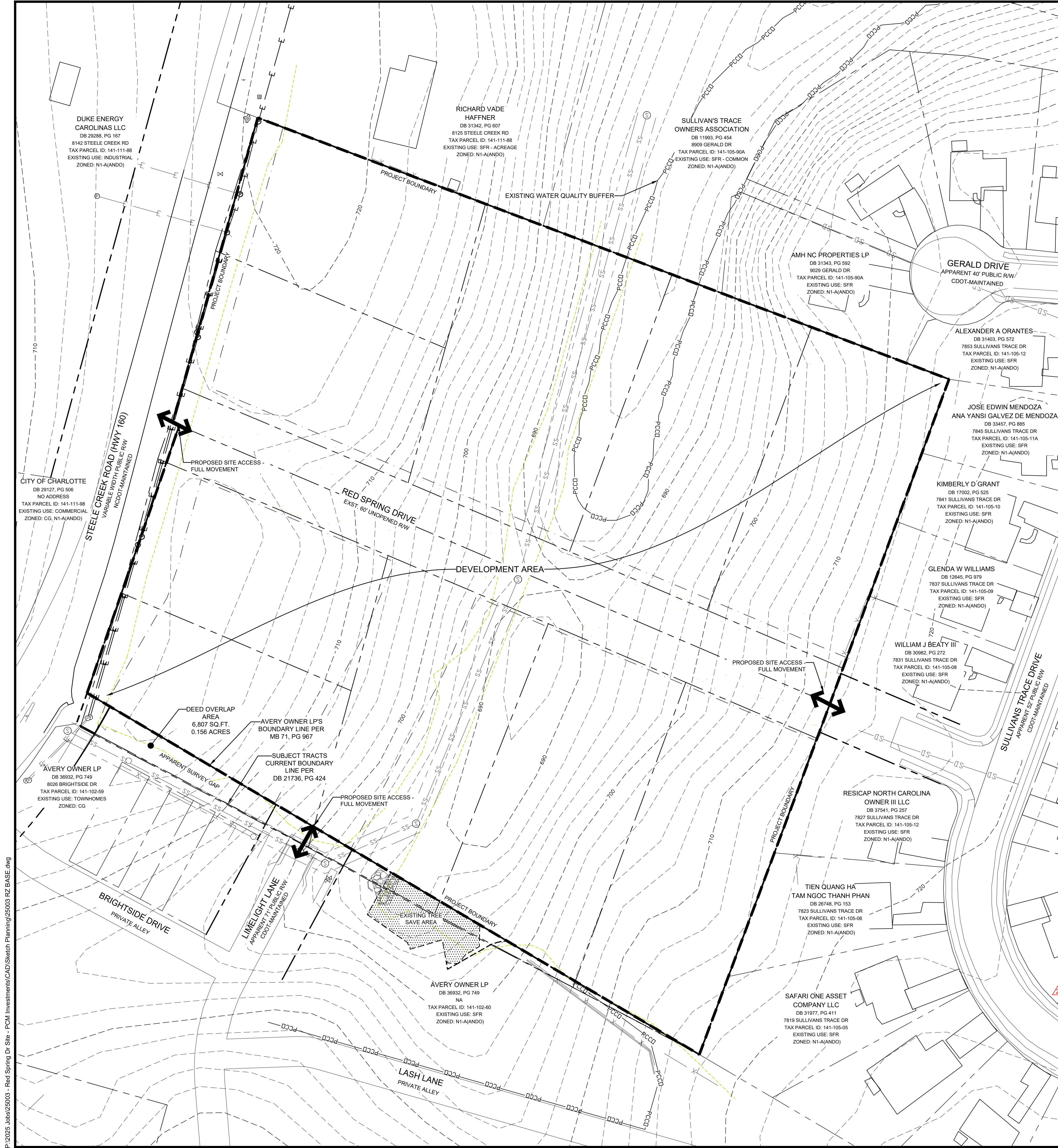
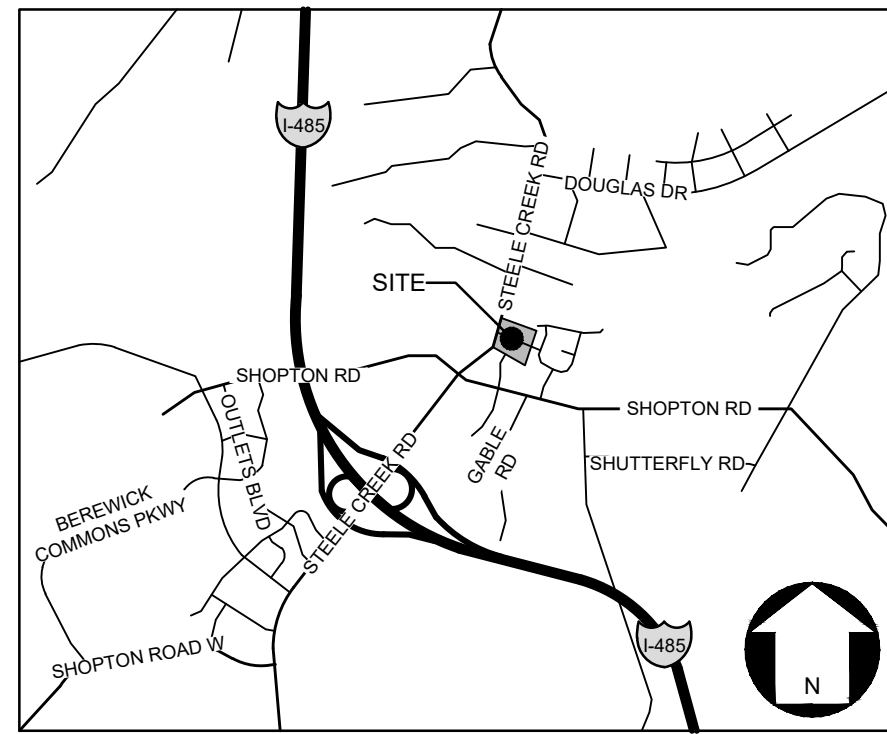


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DEVELOPMENT STANDARDS

- GENERAL PROVISIONS**
 - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Embark Development Company LLC (the "Petitioner") for an approximately 6.97-acre site that is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site consists of Tax Parcel Nos. 141-101-07 and 141-101-13.
 - The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
 - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N2-A zoning district shall govern the development and use of the Site.
 - 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 configurations, placements and sizes of the building footprints as well as the internal public streets and private alleys depicted on the Rezoning Plan are schematic in nature and subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
 - 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 Article 37 of the Ordinance.
- PERMITTED USES/DEVELOPMENT LIMITATIONS**
 - Subject to the next following paragraph, the Site may be devoted only to a residential "ordinarily" "containing" or "ordinarily" "multi-family dwelling attached units and to any incidental and accessory uses relating thereto that are allowed in the N2-A zoning district. Notwithstanding the foregoing, if permitted under the Ordinance at the time of permitting, the orientation of the two 2-unit buildings located adjacent to Red Spring Drive near the eastern boundary of the Site may be modified, and two additional dwelling units may be added to each 2-unit building, thereby increasing the allowed maximum density of the residential community to 72 multi-family dwelling attached units.
- TRANSPORTATION**
 - Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points 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 ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.
 - The alignments of the internal public streets, internal private alleys, internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns and the site layout, and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
 - 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.
 - A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
 - Petitioner shall dedicate and convey in fee simple all rights of way to the City prior to the issuance of the first certificate of occupancy for a new multi-family dwelling attached unit constructed on the Site. Right of way will be located a minimum of two (2) feet behind the back of sidewalk where feasible.
 - Prior to the issuance of the first certificate of occupancy for a new multi-family dwelling attached unit constructed on the Site, Petitioner shall a dedicate and convey to the City of Charlotte or to NCDOT as applicable (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Steele Creek Road as required to provide right of way measuring a minimum of 34 feet from the existing centerline of Steele Creek Road, to the extent that such right of way does not already exist.
 - As generally depicted on the Rezoning Plan, Petitioner shall relocate the curb and gutter located along the Site's frontage on Steele Creek Road so that the back of curb is located a minimum of 38 feet from the existing centerline of Steele Creek Road.
 - Petitioner shall install a southbound left turn lane on Steele Creek Road at the intersection of Steele Creek Road and Red Spring Drive as generally depicted on the Rezoning Plan.
 - Petitioner shall install a northbound right turn lane on Steele Creek Road at the intersection of Steele Creek Road and Red Spring Drive as generally depicted on the Rezoning Plan.
 - The 8-foot-wide sidewalk to be installed along the Site's frontage on Steele Creek Road by Petitioner shall be extended by Petitioner to connect to the existing sidewalk located on Steele Creek Road immediately to the south of the site.
 - Subject to the availability of existing right of way for that portion of Red Spring Drive located immediately to the east of the Site and the approval of all applicable governmental authorities, Petitioner shall connect the sidewalks to be installed on both sides of Red Spring Drive located on the Site to the existing sidewalks located on both sides of Red Spring Drive located immediately to the east of the Site as generally depicted on the Rezoning Plan. If existing right of way is not available or the Petitioner does not receive all required approvals and permits, Petitioner shall have no obligation to extend and connect these sidewalks.
 - All transportation improvements shall be constructed and approved prior to the issuance of the first certificate of occupancy for the new building to be constructed on the Site.
 - All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad southwest Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- ARCHITECTURAL STANDARDS**
 - The maximum height of any building constructed on the Site shall be 48 feet.
 - Vinyl, EIFS or masonry may not be used as an exterior building material on any multi-family dwelling attached unit constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
 - The actual sizes of the multi-family dwelling attached units/lot may vary from the sizes depicted on the Rezoning Plan.
 - The multi-family dwelling attached units that front a public street shall be rear loaded dwelling units.
 - 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.
 - The front elevation of each multi-family dwelling attached unit shall have windows or other architectural details that limit the maximum blank wall expanse to 10 feet on each level of the dwelling unit.
 - Each corner or end multi-family dwelling attached unit shall have windows or other architectural details on the side of the multi-family dwelling attached unit that limit the maximum blank wall expanse to 15 feet on each level of the dwelling unit.
 - Each multi-family dwelling attached unit shall have a covered front stoop with a minimum depth of 4 feet and a minimum width of 5 feet. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner.
 - Each multi-family dwelling attached unit constructed on the Site shall have a garage. Buildings shall not contain more than 5 individual multi-family dwelling attached units.
 - For sound mitigation purposes, the windows installed on each multi-family dwelling attached unit shall have a minimum STC (Sound Transmission Class) Rating Value of 33.
- STREETSCAPE**
 - Petitioner shall install a minimum 8-foot-wide planting strip and a minimum 8-foot-wide sidewalk along the Site's frontage on Steele Creek Road as generally depicted on the Rezoning Plan. The 8-foot-wide sidewalk, or a portion thereof, may be located in a sidewalk utility easement.
 - Petitioner shall install a minimum 8-foot-wide planting strip and a minimum 8-foot-wide sidewalk along both sides of that portion of Red Spring Drive located within the Site as generally depicted on the Rezoning Plan. The 8-foot-wide sidewalk, or a portion thereof, may be located in a sidewalk utility easement.
 - Petitioner shall install a minimum 8-foot-wide planting strip and a minimum 8-foot-wide sidewalk along both sides of that portion of Lime Light Lane located within the Site as generally depicted on the Rezoning Plan. The 8-foot-wide sidewalk, or a portion thereof, may be located in a sidewalk utility easement.
 - A minimum 5-foot-wide shared sidewalk connection from each unit/building to the adjoining public street shall be provided as generally depicted on the Rezoning Plan.



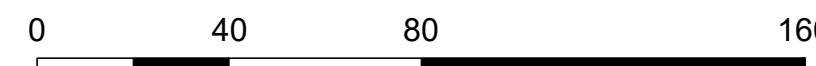
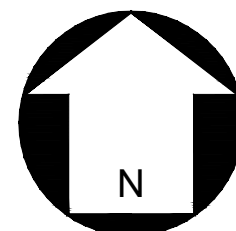
OPEN SPACE/GREEN AREA

- Development of the Site shall comply with the open space and green area requirements of the Ordinance.
- The common open space area designated on the Rezoning Plan as Common Open Space Area A shall contain a minimum of four (4) benches and three (3) of the improvements set out below.
 - Shading elements such as shade structures or large maturing trees.
 - Enhanced landscaping in excess of the minimum standards of the Ordinance.
 - Specialty paving materials (not including standard finished concrete or asphalt).
 - Decorative lighting elements such as tree uplighting, bollard lighting, pedestrian scale pole lighting or other lighting elements that will enhance the space.
- The common open space area designated as Common Open Space Area B and Common Open Space Area C on the Rezoning Plan shall each contain a minimum of four (4) benches and a minimum of one (1) of the improvements set out below.
 - Shading elements such as shade structures or large maturing trees.
 - Enhanced landscaping in excess of the minimum standards of the Ordinance.
 - Specialty paving materials (not including standard finished concrete or asphalt).
 - Decorative lighting elements such as tree uplighting, bollard lighting, pedestrian scale pole lighting or other lighting elements that will enhance the space.
- ENVIRONMENTAL FEATURES**
 - Development of the Site shall comply with the requirements of Article 20 of the Ordinance.
 - The location, size and type of storm water management systems 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.
 - Development within any Post-Construction Stormwater Stream Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.
 - Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
- LANDSCAPE YARDS**
 - A minimum 10-foot-wide Class C Landscape Yard planted to the standards of a Class B Landscape Yard with a 6-foot-tall opaque wooden fence shall be established along the Site's eastern boundary line as more particularly depicted on the Rezoning Plan.
 - A minimum 10-foot-wide Class C Landscape Yard planted to the standards of a Class B Landscape Yard with a 6-foot-tall opaque wooden fence shall be established along a portion of the Site's northern boundary line as more particularly depicted on the Rezoning Plan.
 - A minimum 25-foot-wide Class B Landscape Yard with a 6-foot-tall opaque wooden fence shall be established along a portion of the Site's northern boundary line as more particularly depicted on the Rezoning Plan.
- AIRPORT NOISE DISCLOSURE OVERLAY DISTRICT NOTICE**
 - In addition to any other requirements of the Airport Noise Disclosure Overlay District (AND) that apply to the Site and the proposed development, in the event that any of the multi-family dwelling attached units constructed on the Site are leased or rented, the residential lease agreement for such dwelling unit shall contain the Airport Noise Disclosure Overlay District Notice described in Section 14.9.B.3 of the Ordinance.
- 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.

LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	EXISTING BUILDING
	PROPOSED SITE ENTRY

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

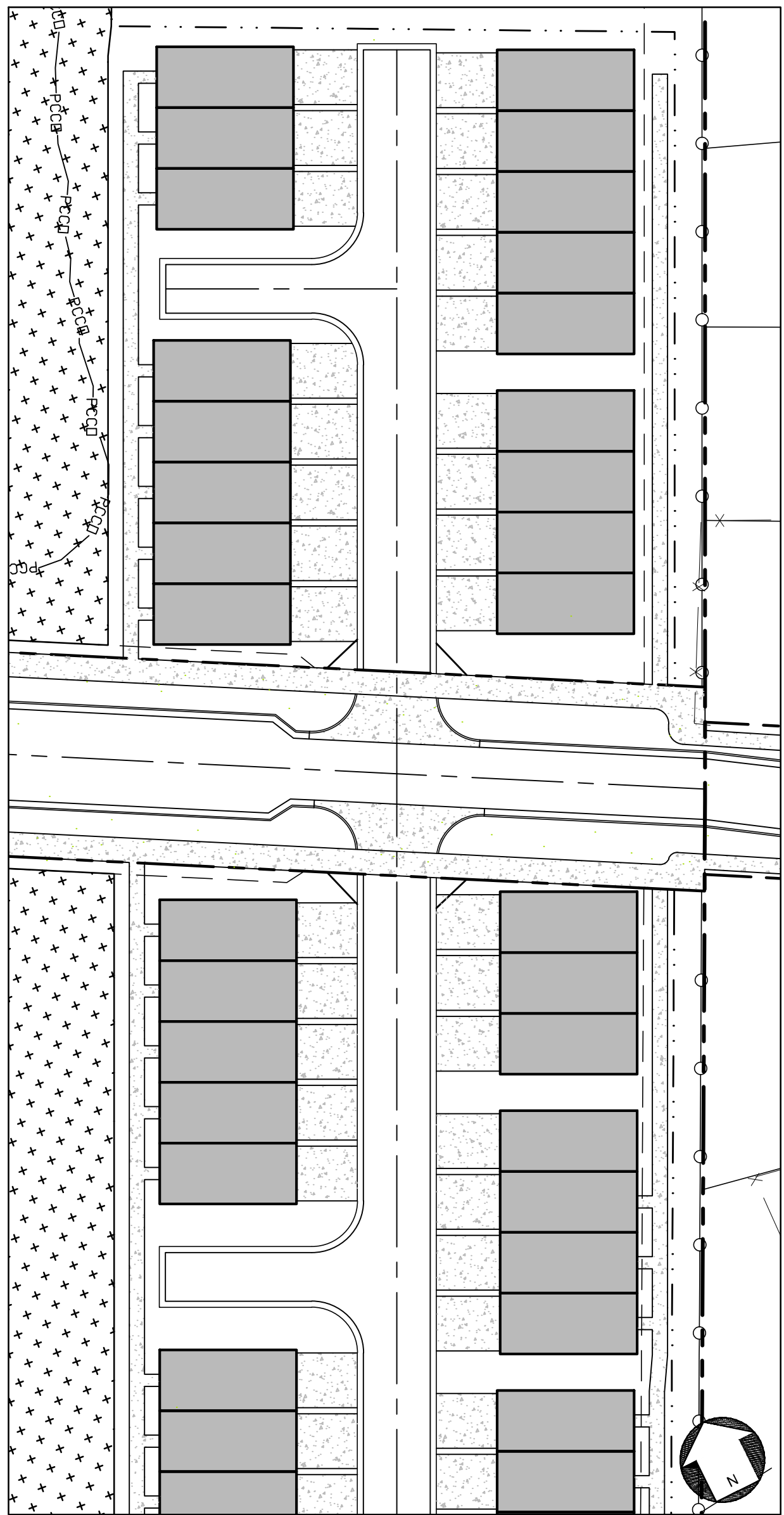


SCALE: 1" = 40'

REVISIONS:

No.	Date	By	Description
2	01/22/26	ENLS	REVISIONS PER CITY COMMENTS

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P:\2025 Jobs\25003 - Red Spring Dr Site - PCMI Investments\CAD\Sketch Planning\25003 RZ BASE.dwg



DEVELOPMENT DATA:

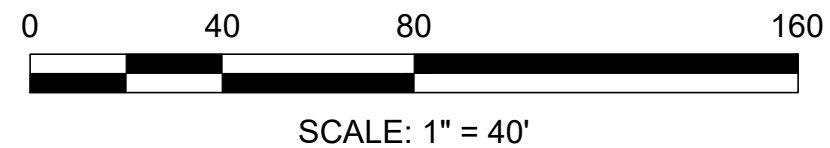
SITE AREA:	#8.97 ACRES
TAX PARCELS:	141-101-07, 141-101-013
EXISTING ZONING:	O-2 (CD)
PROPOSED ZONING:	N2-A (CD)
EXISTING USE:	VACANT
PROPOSED USES:	MULTI-FAMILY ATTACHED
PROPOSED UNIT COUNT:	72 UNITS (WITH ALTERNATE BUILDING LAYOUT, SEE DEVELOPMENT STANDARDS)
DENSITY PROPOSED:	10.33 DUA (WITH ALTERNATE BUILDING LAYOUT, SEE DEVELOPMENT STANDARDS)
MIN. FRONT SETBACK:	24' FROM FBOC ALONG STEELE CREEK RD, 20' FROM FBOC ALONG RED SPRING RD
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	20'
MAX. BUILDING HEIGHT ALLOWED:	48'
TREE SAVE REQUIRED:	39,389.09 SF (15% OF SITE)
TREE SAVE PROVIDED:	PER ORDINANCE
OPEN SPACE REQUIRED:	23,479.05 SF (10% OF SITE)
OPEN SPACE PROVIDED:	PER ORDINANCE
PARKING REQUIRED:	1.5 SPACES PER UNIT MIN. (105 SPACES)
PARKING PROVIDED:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	ROLLOUT CONTAINERS / DUMPSTER

LEGEND:

- PROPERTY BOUNDARY
- EXISTING STREAM / WATER BODY
- EXISTING LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PAVEMENT
- PROPOSED CURBING
- EXISTING CURBING
- ROAD CENTERLINE
- EXISTING FENCE
- EXISTING PCCO BUFFER
- PROPOSED BUILDING
- PROPOSED CONCRETE
- EXISTING BUILDING
- EXISTING TREE SAVE AREA
- PROPOSED TREE SAVE AREA
- PROPOSED SITE ENTRY

- PROPOSED BUILDING
- PROPOSED CONCRETE
- EXISTING BUILDING
- EXISTING TREE SAVE AREA
- PROPOSED TREE SAVE AREA
- PROPOSED SITE ENTRY

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



SCALE: 1" = 40'

REVISIONS:

No.	Date	By	Description
1	11/10/25	ENLS	REVISIONS PER CITY COMMENTS
2	01/22/26	ENLS	REVISIONS PER CITY COMMENTS

RED SPRING DR TOWNS
STEELE CREEK ROAD
CHARLOTTE, NC

REZONING
SITE PLAN

PETITION NO. RZP-2025-091

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

Project Manager: MDL

Drawn By: ENLS

Checked By: MDL

Date: 11/10/2025

Project Number: 25003

Sheet Number:

RZ-2

SHEET # 02 OF 02