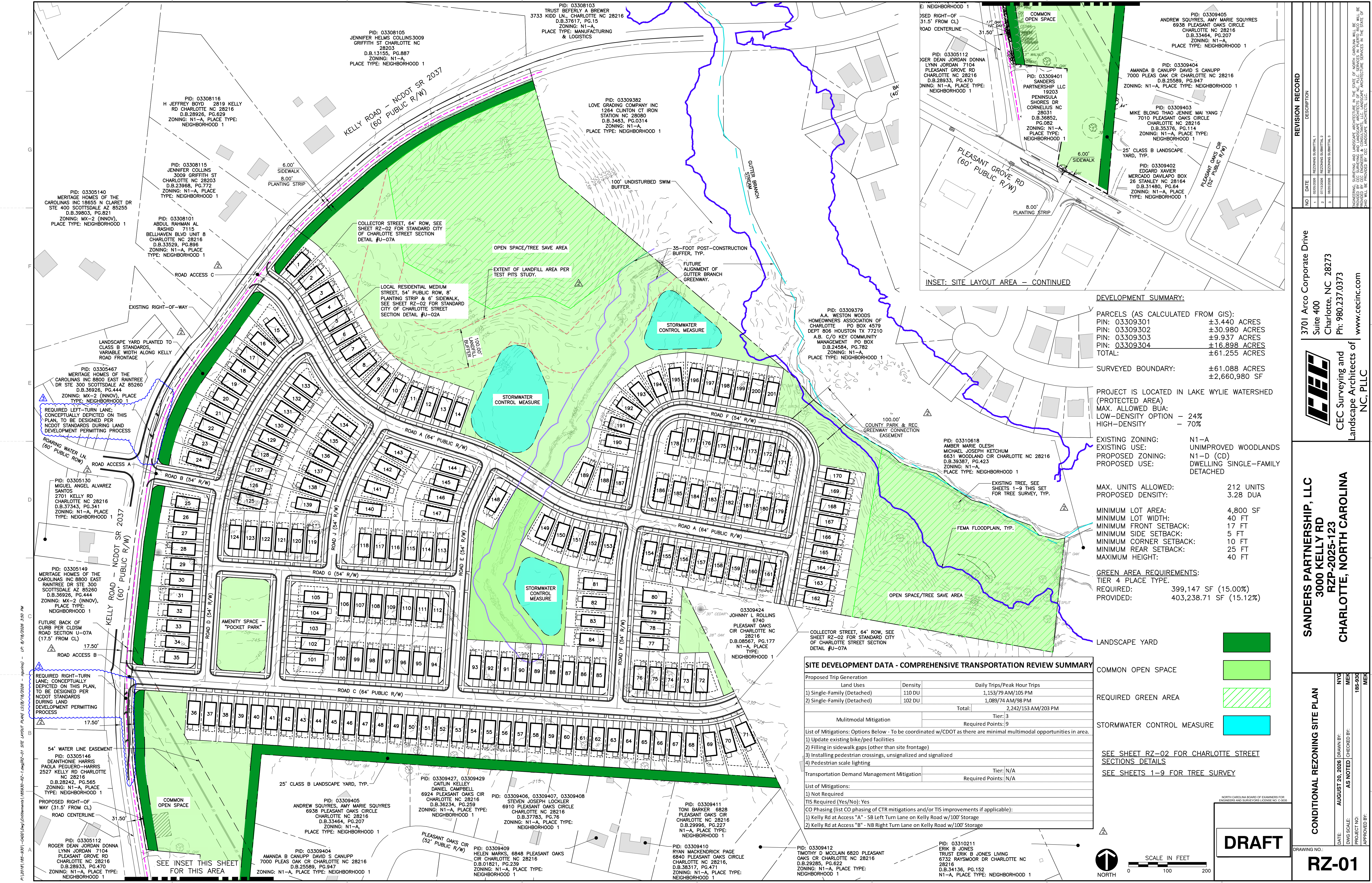




DEVELOPMENT STANDARDS

AUGUST 20, 2026

1. GENERAL PROVISIONS

- A. SITE. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN (THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY SANDERS PARTNERSHIP, LLC (THE "PETITIONER") FOR AN APPROXIMATELY 61.255-ACRE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 033-093-01, 033-093-02, 033-093-03 AND 033-093-04.
- B. ZONING DISTRICT/ORDINANCE. 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 N1-D ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- C. GRAPHICS AND ALTERATIONS. 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 LOTS AS WELL AS THE INTERNAL PUBLIC STREETS 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.
- D. VESTED RIGHTS. PURSUANT TO SECTION 37.6 OF THE ORDINANCE AND SECTION 160D-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.
- E. AMENDMENTS. 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- THE SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 212 DWELLING - SINGLE-FAMILY DETACHED UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATIVE HERETO THAT ARE ALLOWED IN THE N1-D ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR THE RESIDENTS.

3. TRANSPORTATION

- A. 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.
- B. THE ALIGNMENTS OF THE INTERNAL PUBLIC STREETS DEPICTED ON THE REZONING PLAN MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, CHANGES IN THE SITE LAYOUT, AND SITE CONSTRAINTS AND TO ACCOMMODATE ANY MODIFICATIONS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- C. 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.
- D. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE, PETITIONER SHALL 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 KELLY ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 31.5 FEET FROM THE EXISTING CENTERLINE OF KELLY ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
- E. 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 HOMEOWNERS/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.
- F. THE INTERNAL STREETS DESIGNATED AS ROAD A AND ROAD C ON THE REZONING PLAN SHALL EACH BE CONSTRUCTED IN ACCORDANCE WITH CLDSM U-07A.
- G. THE INTERNAL STREETS DESIGNATED AS ROAD B, ROAD D, ROAD E, ROAD F, ROAD G AND ROAD J SHALL EACH BE CONSTRUCTED IN ACCORDANCE WITH CLDSM U-02A.
- H. PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2 FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- I. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE.
- J. THE TRANSPORTATION IMPROVEMENTS SET OUT BELOW SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE AS DICTATED BY THE APPROVED TRAFFIC IMPACT STUDY.

(1) KELLY ROAD AND ROARING WATER LANE/ACCESS "A" (UNSIGNALIZED)

- (a) ONE INGRESS AND ONE EGRESS LANE (A WESTBOUND SHARED LEFT/THRU/RIGHT TURN LANE) ON ACCESS A.
- (b) RE-MARK THE EXISTING PAINTED MEDIAN TO PROVIDE A SOUTHBOUND LEFT TURN LANE WITH 100 FEET OF STORAGE ON KELLY ROAD.
- (c) PROVIDE A MINIMUM 100-FOOT INTERNAL PROTECTED STEM ON ACCESS A.

(2) KELLY ROAD AND ACCESS "B" (UNSIGNALIZED)

- (a) ONE INGRESS AND ONE EGRESS LANE (A WESTBOUND SHARED LEFT/RIGHT TURN LANE) ON ACCESS B.
- (b) CONSTRUCT A NORTHBOUND RIGHT TURN LANE WITH 100 FEET OF STORAGE ON KELLY ROAD.
- (c) PROVIDE A MINIMUM 100-FOOT INTERNAL PROTECTED STEM ON ACCESS B.

(3) KELLY ROAD AND ACCESS "C" (UNSIGNALIZED)

- (a) ONE INGRESS AND ONE EGRESS LANE (A WESTBOUND SHARED LEFT/RIGHT TURN LANE) ON ACCESS C.
- (b) PROVIDE A MINIMUM 100-FOOT INTERNAL PROTECTED STEM ON ACCESS C.

4. DIMENSIONAL AND DESIGN STANDARDS

- A. MINIMUM LOT AREA. THE MINIMUM LOT AREA OF ANY LOT CONTAINING A DWELLING - SINGLE-FAMILY DETACHED UNIT SHALL BE 4,800 SQUARE FEET.
- B. MAXIMUM BUILDING HEIGHT. THE MAXIMUM HEIGHT OF ANY BUILDING OR DWELLING - SINGLE-FAMILY DETACHED UNIT CONSTRUCTED ON THE SITE SHALL BE 40 FEET.

5. STREETScape

- A. A MINIMUM 8-FOOT-WIDE PLANTING STRIP AND A MINIMUM 6-FOOT-WIDE SIDEWALK SHALL BE INSTALLED ALONG BOTH SIDES OF THE SITE'S INTERNAL PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.
- B. A MINIMUM 8-FOOT-WIDE PLANTING STRIP AND A MINIMUM 6-FOOT-WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON KELLY ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM 8-FOOT-WIDE PLANTING STRIP AND THE MINIMUM 6-FOOT-WIDE SIDEWALK SHALL BE LOCATED OUTSIDE OF THE KELLY ROAD RIGHT OF WAY AND WITHIN A PUBLIC ACCESS EASEMENT, AND PETITIONER SHALL MAINTAIN THE MINIMUM 6-FOOT-WIDE SIDEWALK.

- C. A MINIMUM 8-FOOT-WIDE PLANTING STRIP AND A MINIMUM 6-FOOT-WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON PLEASANT GROVE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM 8-FOOT-WIDE PLANTING STRIP AND THE MINIMUM 6-FOOT-WIDE SIDEWALK SHALL BE LOCATED OUTSIDE OF THE PLEASANT GROVE ROAD RIGHT OF WAY AND WITHIN A PUBLIC ACCESS EASEMENT, AND PETITIONER SHALL MAINTAIN THE MINIMUM 6-FOOT-WIDE SIDEWALK.

6. OPEN SPACE/GREEN AREA

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE OPEN SPACE AND GREEN AREA REQUIREMENTS OF THE ORDINANCE.

- B. THE AMENITY SPACE DESIGNATED ON THE REZONING PLAN (THE "AMENITY SPACE") IS CENTRALLY ACCESSIBLE TO NEIGHBORHOOD RESIDENTS AND IT WILL PROVIDE A LAYERING OF ACTIVITIES DESIGNED FOR MULTIPLE USERS. TO ACCOMPLISH THIS, THE DESIGN OF THE AMENITY SPACE SHALL CONSIST OF A MINIMUM OF FOUR (4) OF THE POTENTIAL COMPONENTS SET OUT BELOW THAT WILL BE COMMITTED TO AS THE PLANS ARE FINALIZED DURING THE LAND DEVELOPMENT PERMITTING PROCESS.

1. ENHANCED PLANTINGS IN EXCESS OF MINIMUM PLANTING STANDARDS REQUIRED OF THE ORDINANCE (THIS MAY BE ENHANCED LANDSCAPE YARDS, TREE SAVE, ETC.). ENHANCED PLANTINGS MAY ALSO TAKE THE FORM OF TREES AND/OR PLANTING BEDS (STANDARD, RAISED AND/OR TERRACED WITH NATIVE SPECIES). ENHANCED PLANTING WILL INCLUDE A MINIMUM OF 18 TREES PER ONE ACRE OF COMMON AND PUBLIC OPEN SPACE. DETAILS AND TECHNICAL NOTES ON THE ENHANCED PLANTINGS SHALL BE PROVIDED DURING THE LAND DEVELOPMENT REVIEW PROCESS IF CHOSEN AS ONE OF THE AMENITY SPACE COMPONENTS.

2. SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT). PRIMARY OR ACCENT BUILDING MATERIALS MAY BE USED AS SPECIALTY PAVEMENT OPTIONS. ALTERNATE CONCRETE FINISHING (ETCHING, SALT CURING, BOARD FORMING, ETC.) IS ACCEPTABLE. DETAILS AND TECHNICAL NOTES ON THE MATERIALS WILL BE PROVIDED DURING THE LAND DEVELOPMENT REVIEW PROCESS IF CHOSEN AS ONE OF THE AMENITY SPACE COMPONENTS.

3. SHADING ELEMENTS SUCH AS SHADE STRUCTURES OR ADDITIONAL TREES PLANTED IN A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE. DETAILS AND TECHNICAL NOTES ON THE SHADING ELEMENTS WILL BE PROVIDED DURING THE LAND DEVELOPMENT REVIEW PROCESS IF CHOSEN AS ONE OF THE AMENITY SPACE COMPONENTS.

4. SEATING OPTIONS, WHICH MAY INCLUDE MOVEABLE TABLES AND CHAIRS, OTHER SEATING ELEMENTS TO BE CONSIDERED INCLUDE SEATING WALLS, SWINGS OR INTERACTIVE FURNITURE, AND IMMOVABLE BENCHES. SEATING REQUIREMENTS FOR PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE PROVIDED AT 1 LINEAR FOOT OF SEATING PER 300 SQUARE FEET OF PUBLIC OPEN SPACE. SEATING SHALL BE A MIXTURE OF MOVEABLE AND FIXED. DETAILS AND TECHNICAL NOTES ON THE SEATING OPTIONS WILL BE PROVIDED DURING THE LAND DEVELOPMENT REVIEW PROCESS IF CHOSEN AS ONE OF THE AMENITY SPACE COMPONENTS.

5. THE AMENITY SPACE WILL HAVE A MINIMUM DIMENSION OF 50 FEET OR MORE MEASURED IN ALL DIRECTIONS.

6. INTERACTIVE ELEMENTS THAT PROVIDE USERS WITH THE ENJOYMENT OF SENSORY STIMULATION. THESE ELEMENTS SHOULD INCLUDE BUT NOT BE LIMITED TO MUSIC, WATER, AND LIGHT AND PLAY. DETAILS AND TECHNICAL NOTES ON THE ELEMENTS WILL BE PROVIDED DURING THE LAND DEVELOPMENT REVIEW PROCESS IF CHOSEN AS ONE OF THE AMENITY SPACE COMPONENTS.

7. DECORATIVE LIGHTING ELEMENTS THAT INCLUDE UPLIGHTING OF TREES OR OTHER OPEN SPACE ELEMENTS AND ADDITIONAL AMBIENT LIGHTING ELEMENTS TO ENHANCE THE EXPERIENCE OF THE AMENITY SPACE. IF THIS ELEMENT IS UTILIZED, PETITIONER SHALL PROVIDE A LIGHTING PLAN TO PLAN REVIEW STAFF THAT PROVIDES DETAILS/TECHNICAL NOTES ON THE ELEMENT ALONG WITH THE LOCATION OF INSTALLATION.

7. ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 20 OF THE ORDINANCE.

- B. 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.

- C. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28.

- D. DEVELOPMENT WITHIN ANY SWIM/PCSP/WS 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-MECKLENBURG STORM WATER SERVICES.

8. LANDSCAPE YARDS

- A. A MINIMUM 25-FOOT-WIDE CLASS B LANDSCAPE YARD SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (EXCLUDING THE SITE'S KELLY ROAD FRONTAGE).

- B. THE LANDSCAPE YARD TO BE ESTABLISHED ALONG THE SITE'S FRONTAGE ON KELLY ROAD SHALL BE A VARIABLE WIDTH LANDSCAPE YARD PLANTED TO THE STANDARDS OF A CLASS B LANDSCAPE YARD. THE WIDTH OF THIS LANDSCAPE YARD SHALL BE DETERMINED BY PETITIONER DURING THE PERMITTING PROCESS.

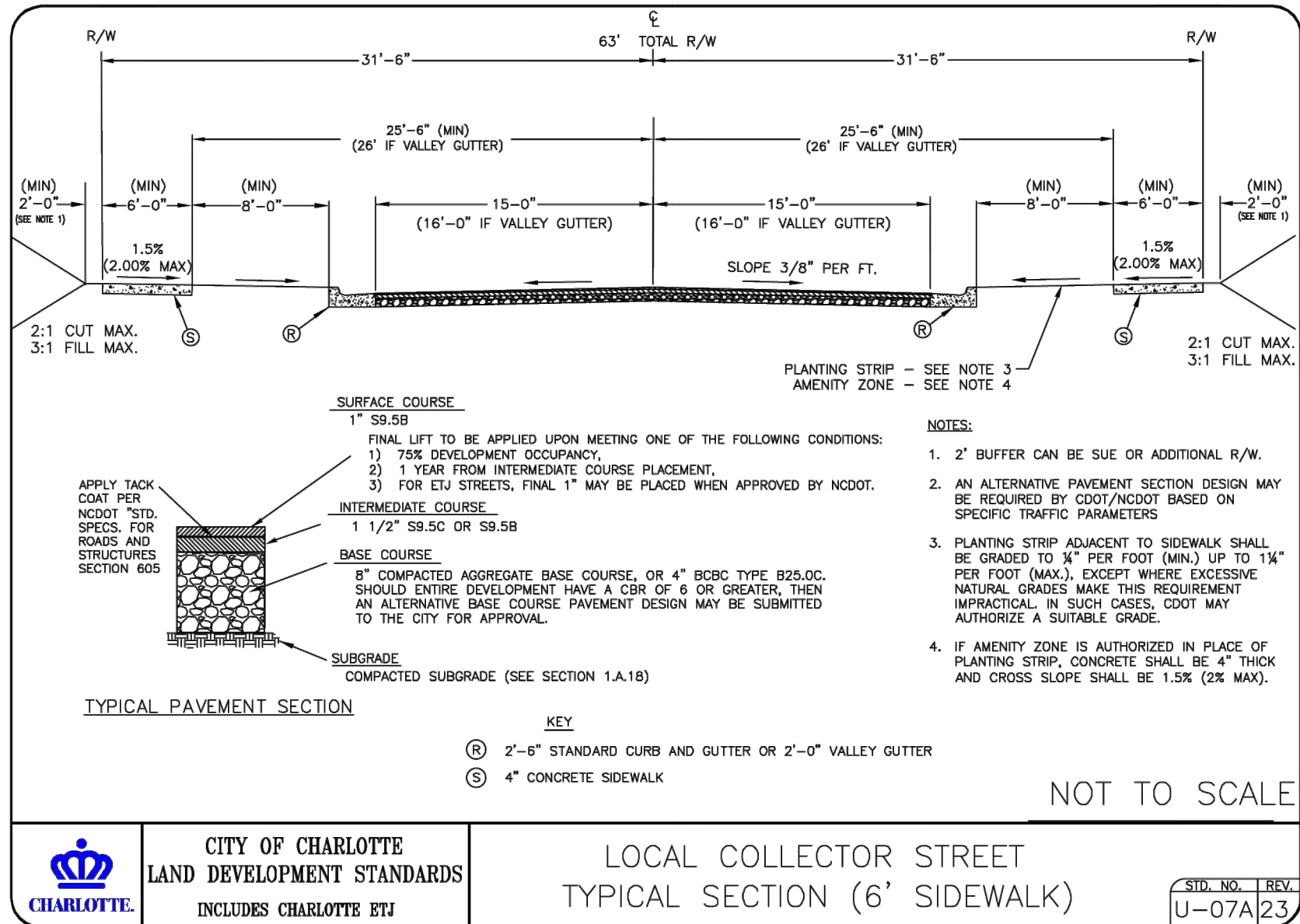
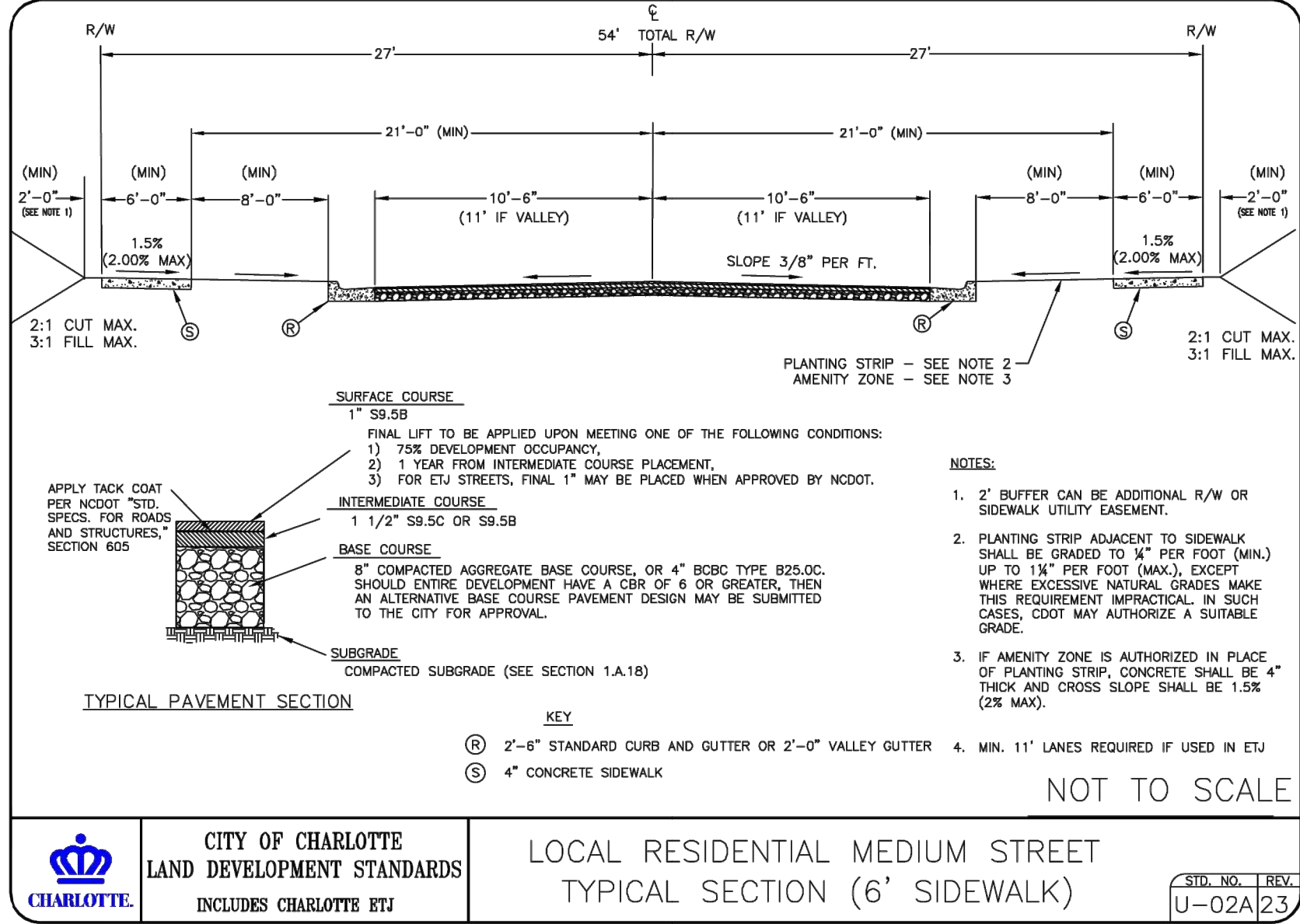
9. GREENWAY/PUBLIC PARK SITE

- A. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW DWELLING - SINGLE-FAMILY DETACHED UNIT TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL CONVEY TO MECKLENBURG COUNTY A GREENWAY AND STORM WATER EASEMENT OVER A PORTION OF THE SITE THAT IS MORE SPECIFICALLY COMPRISED OF THE LARGER OF THE 100 FOOT SWIM BUFFER OR THE FEMA FLOODPLAIN OF GUTTER BRANCH (THE "GREENWAY EASEMENT AREA"). THE GREENWAY EASEMENT AREA IS DEPICTED ON THE REZONING PLAN. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW DWELLING - SINGLE-FAMILY DETACHED UNIT TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL ALSO CONVEY AN ADDITIONAL 100-FOOT-WIDE EASEMENT OVER A PORTION OF THE SITE TO CONNECT THE GREENWAY EASEMENT AREA TO ONE OF THE INTERNAL PUBLIC STREETS TO BE CONSTRUCTED ON THE SITE SO THAT MECKLENBURG COUNTY CAN CONSTRUCT A FUTURE ACCESSIBLE TRAIL FROM SUCH INTERNAL PUBLIC STREET TO THE GREENWAY EASEMENT AREA (THE "GREENWAY CONNECTION EASEMENT AREA"). THE GREENWAY CONNECTION EASEMENT AREA IS DEPICTED ON THE REZONING PLAN. THE GREENWAY CONNECTION EASEMENT AREA MAY OVERLAP TREE SAVE AREAS LOCATED ON THE SITE. THE LOCATION OF THE GREENWAY CONNECTION EASEMENT AREA MAY BE REVISED DURING PERMITTING WITH THE APPROVAL OF MECKLENBURG COUNTY.
- B. PRIOR TO OR CONTEMPORANEOUSLY WITH THE CONVEYANCE OF THE EASEMENTS REFERENCED ABOVE IN PARAGRAPH 9.A TO MECKLENBURG COUNTY, PETITIONER SHALL HAVE THE RIGHT TO RESERVE EASEMENTS OVER THE GREENWAY EASEMENT AREA AND THE GREENWAY CONNECTION EASEMENT AREA THAT ARE NECESSARY FOR THE SUBSEQUENT INSTALLATION, MAINTENANCE AND REPLACEMENT (FROM TIME TO TIME) OF STORM WATER PIPES, SEWER LINES AND OTHER UNDERGROUND UTILITIES TO SERVE THE RESIDENTIAL COMMUNITY TO BE DEVELOPED ON THE SITE.
- C. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW DWELLING - SINGLE-FAMILY DETACHED UNIT TO BE CONSTRUCTED ON THE SITE AND SUBJECT TO THE APPROVAL OF MECKLENBURG COUNTY, PETITIONER SHALL DEDICATE AND CONVEY A MINIMUM 3-ACRE PORTION OF THE SITE TO MECKLENBURG COUNTY FOR A FUTURE PUBLIC PARK (THE "PARK SITE"). THE PARK SITE SHALL BE LOCATED GENERALLY NORTH OF LOTS 1 THROUGH 14 AND ADJACENT TO THE KELLY ROAD RIGHT OF WAY FOR ACCESS. PRIOR TO THE CONVEYANCE OF THE PARK SITE TO MECKLENBURG COUNTY, PETITIONER SHALL HAVE THE RIGHT TO INSTALL AND LOCATE A STORM WATER PIPE OR PIPES AND UNDERGROUND UTILITIES THROUGH THE PARK SITE AND TO RESERVE SUCH EASEMENTS OVER THE PARK SITE THAT ARE NECESSARY TO MAINTAIN, REPAIR AND REPLACE SUCH STORM WATER PIPE OR PIPES AND UNDERGROUND UTILITIES. A MINIMUM 0.5-ACRE PORTION OF THE PARK SITE SHALL BE SUITABLE FOR THE DEVELOPMENT OF TYPICAL AMENITIES LOCATED IN A LOCAL PUBLIC PARK (THE "ACTIVE PARK AREA"). THE ACTIVE PARK AREA SHALL NOT CONTAIN TREE SAVE AREAS OR STORM WATER BMPs.
- D. THE PARK SITE, INCLUDING THE ACTIVE PARK AREA, SHALL COUNT TOWARDS THE SITE'S MINIMUM OPEN SPACE REQUIREMENTS.
- E. THE PARK SITE, EXCLUDING THE ACTIVE PARK AREA, MAY CONTAIN TREE SAVE AREAS.
- F. MECKLENBURG COUNTY SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ANY IMPROVEMENTS TO THE PARK SITE.
- G. IN THE EVENT THAT MECKLENBURG COUNTY DOES NOT APPROVE AND ACCEPT THE CONVEYANCE OF THE PARK SITE, THEN THE PARK SITE SHALL BE A PART OF THE SITE'S OPEN SPACE AREAS, AND THE PARK SITE SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR A PROPERTY OWNERS ASSOCIATION.

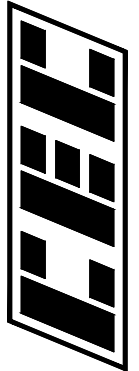
10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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.



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**CEC Surveying and
Landscape Architects of
NC, PLLC**

SANDERS PARTNERSHIP, LLC
3000 KELLY RD
RZP-2025-123

CHARLOTTE, NORTH CAROLINA

DATE:	AUGUST 20, 2026	DRAWN BY:	NYC
DWG SCALE:	AS NOTED	CHECKED BY:	MEK
PROJECT NO.:	185-930	APPROVED BY:	MEK

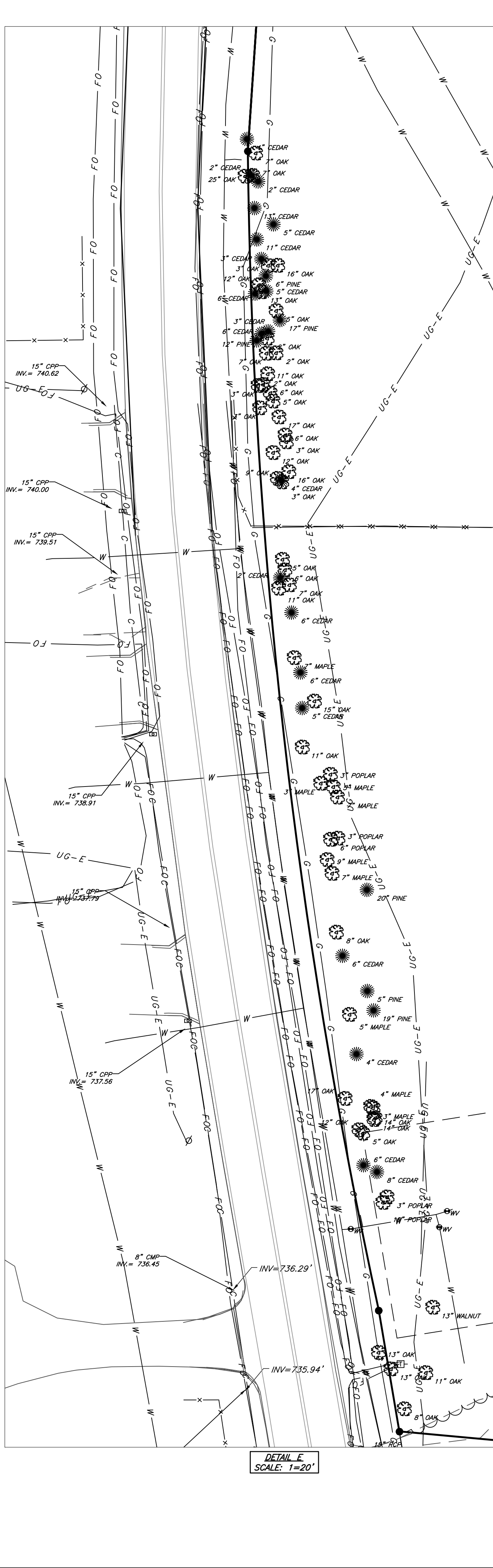
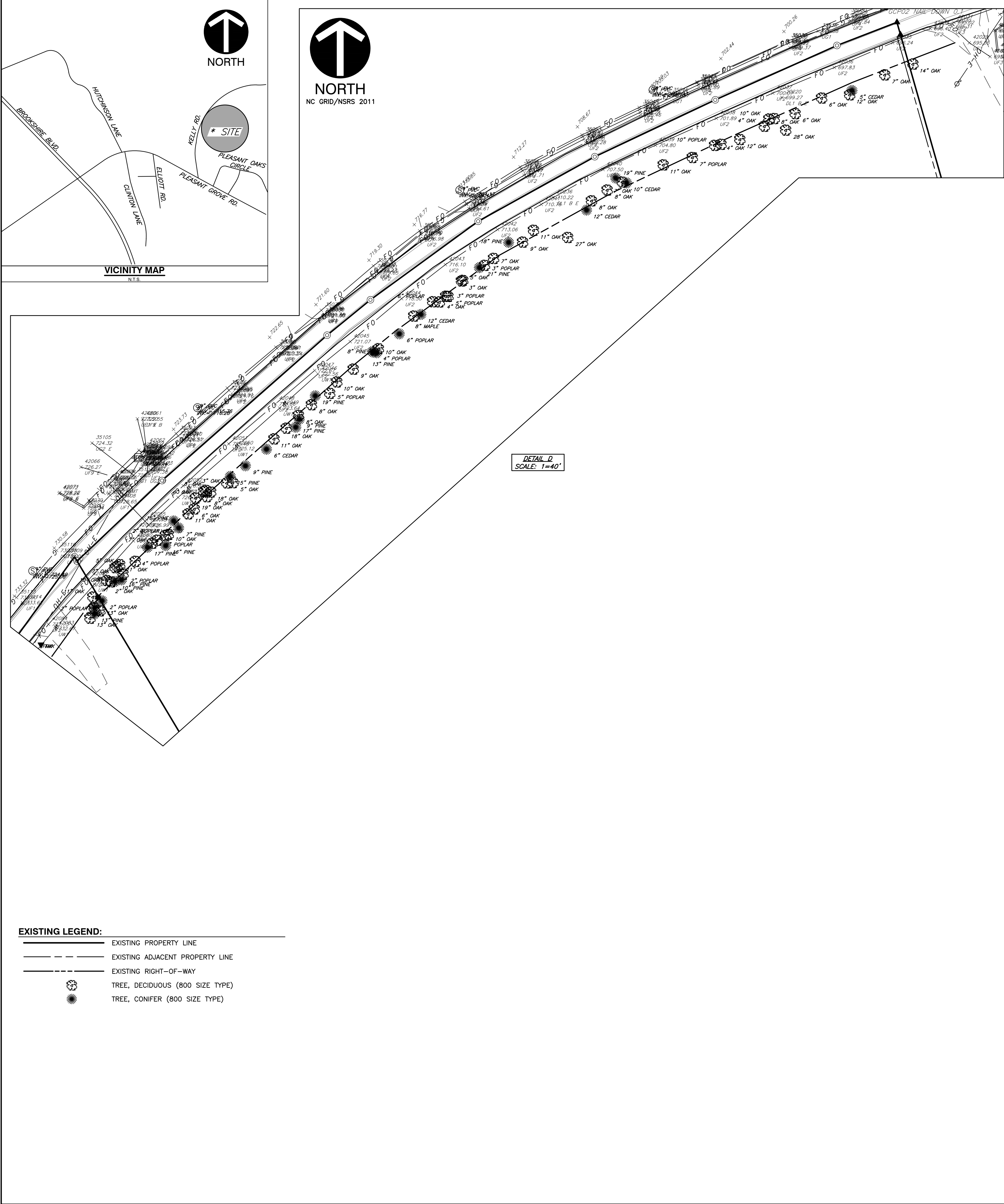
DEVELOPMENT STANDARDS

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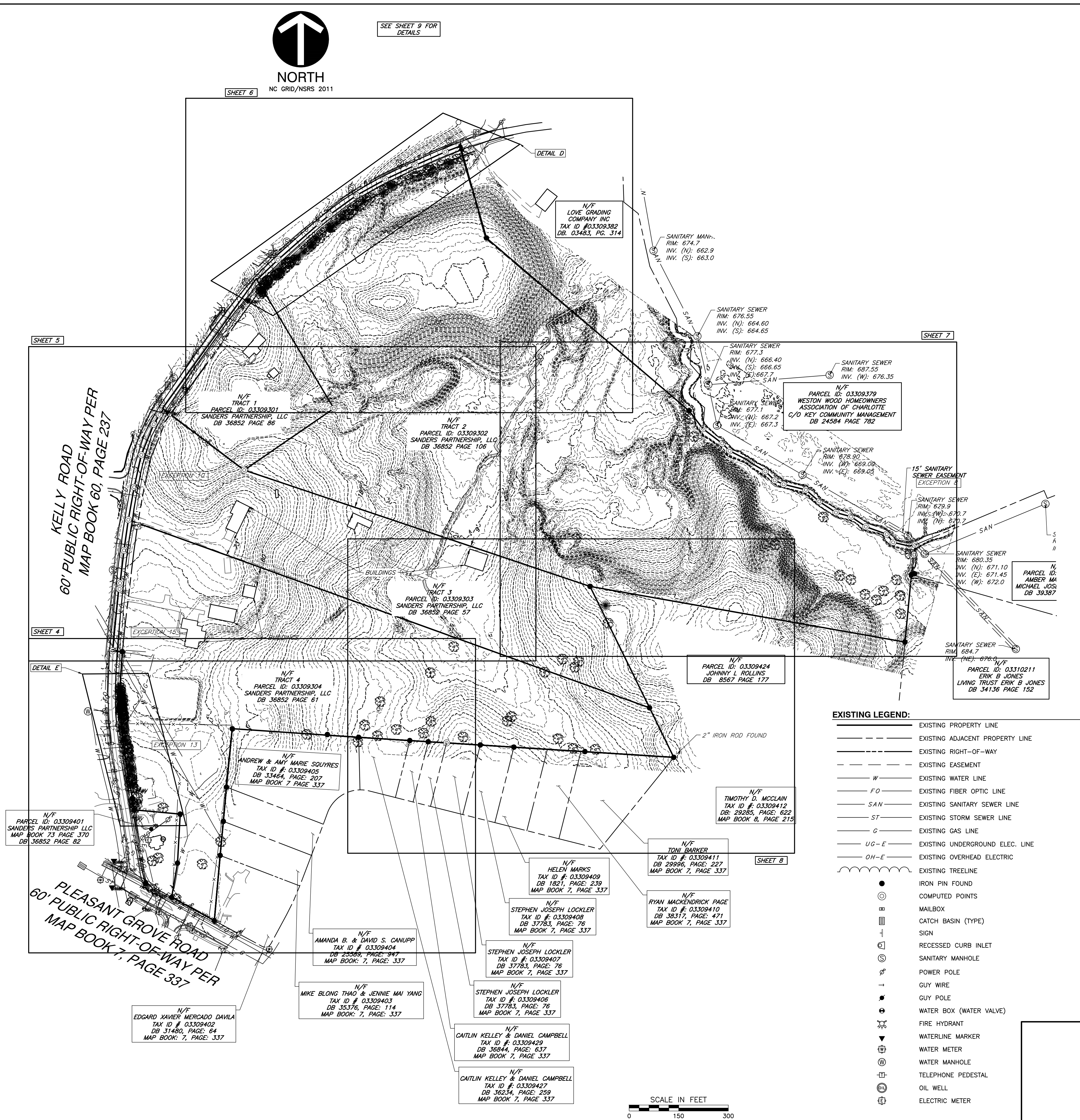
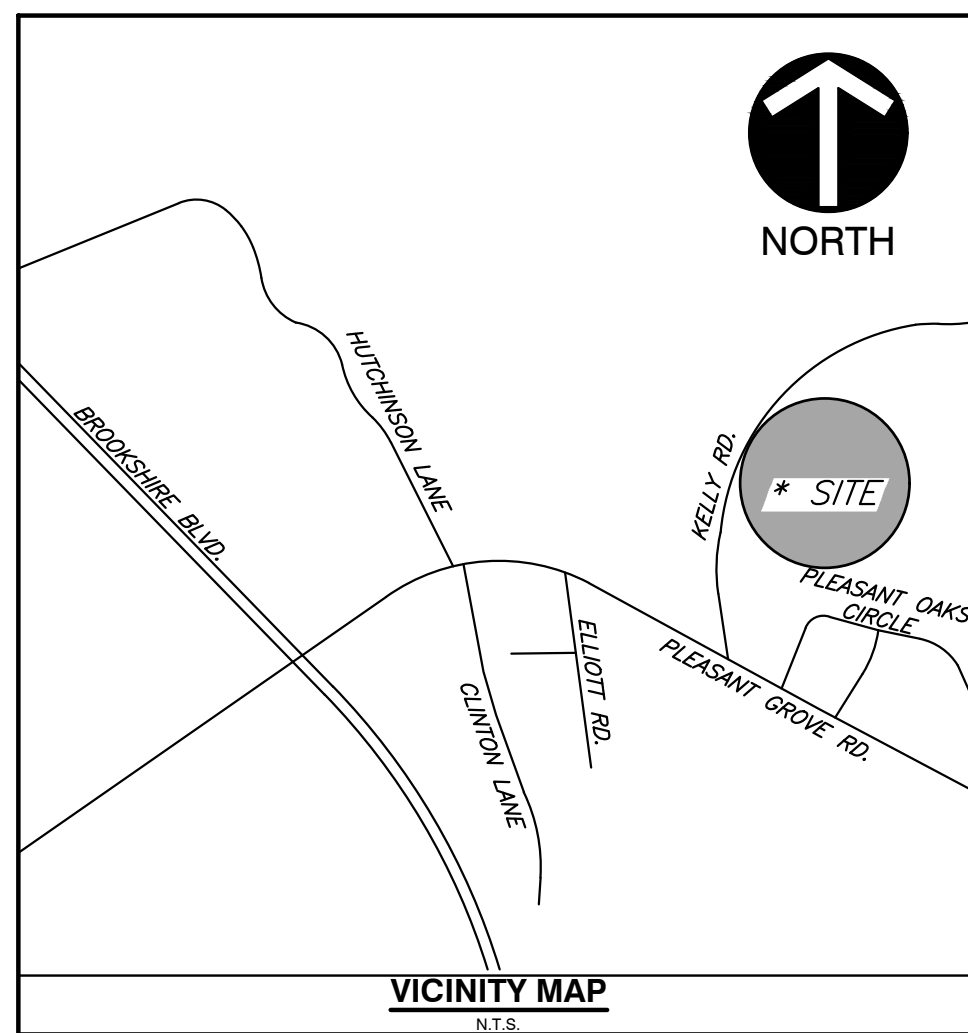
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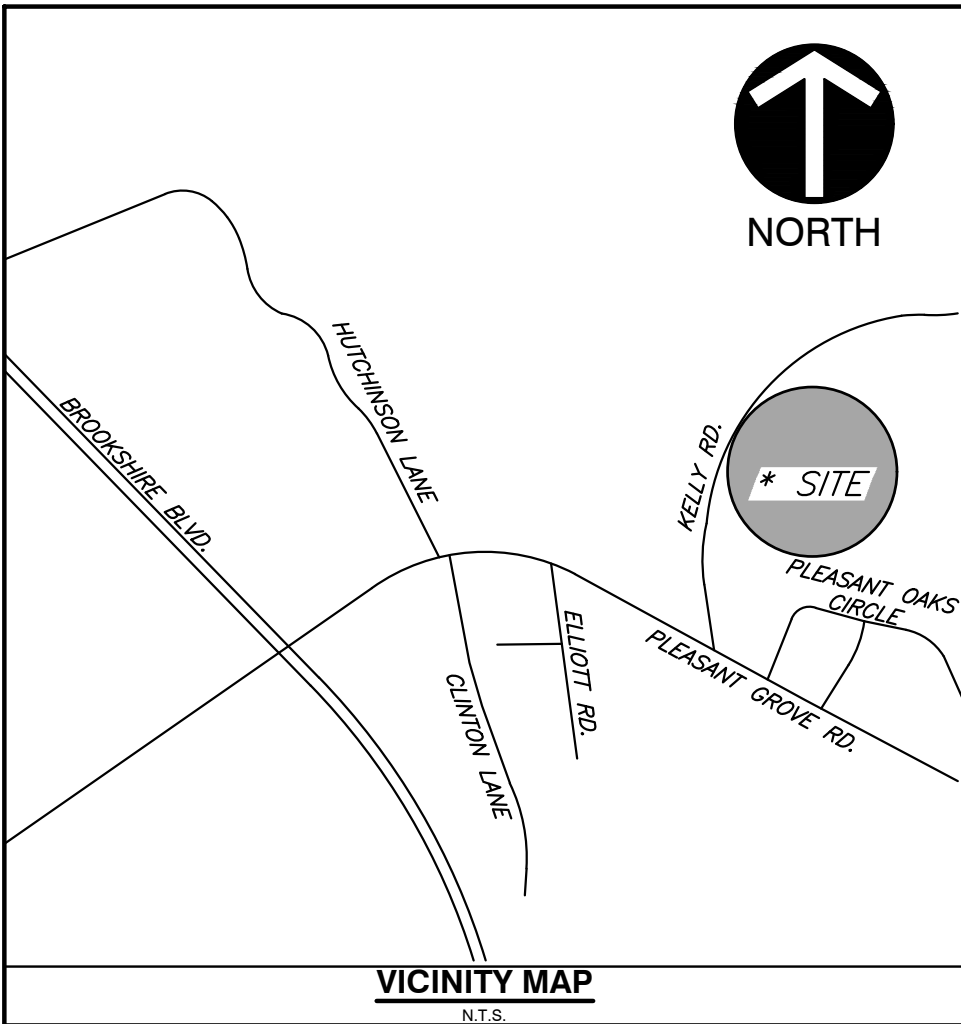
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DRAWING NO.: 9	DATE: JUNE 2025 DWG SCALE: 1"=20'	DRAWN BY: JHM CHECKED BY: PJC APPROVED BY: PJC	OWNER: SANDERS PARTNERSHIP, LLC 3000 KELLY ROAD MECKLENBURG COUNTY CHARLOTTE, NORTH CAROLINA	CEC Surveying and Landscape Architects of NC, PLLC	3701 Arco Corporate Drive Suite 400 Charlotte, NC 28273 Ph: 980.237.0373 www.cecinc.com	REVISION RECORD
						NO. DATE DESCRIPTION



DRAWING NO.:				ALTA/NSPS LAND TITLE SURVEY				OWNER: SANDERS PARTNERSHIP, LLC 3000 KELLY ROAD MECKLENBURG COUNTY CHARLOTTE, NORTH CAROLINA				 CEC Surveying and Landscape Architects of NC, PLLC				3701 Arco Corporate Drive Suite 400 Charlotte, NC 28273 Ph: 980.237.0373 www.cecinc.com				<table><thead><tr><th colspan="3">REVISION RECORD</th></tr><tr><th>NO</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>				REVISION RECORD			NO	DATE	DESCRIPTION																														
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SHEET				3				OF				9				ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN OTHER STATES WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. ARCHITECTURAL SERVICES IN THE STATE OF NC WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.																																											



- EXISTING LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING INDEX CONTOUR
 - EXISTING INTERMEDIATE CONTOUR
 - EXISTING FENCE
 - EXISTING STORM SEWER LINE
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING CABLE LINE
 - EXISTING DRIP LINE
 - COMPUTED POINTS
 - MAILBOX
 - CATCH BASIN (TYPE)
 - SIGN
 - RECESSED CURB INLET
 - FIBER OPTIC PULL BOX (FLUSH WITH GRADE)
 - POWER POLE
 - GUY WIRE
 - GUY POLE
 - WATER BOX (WATER VALVE)
 - FIRE HYDRANT
 - WATERLINE MARKER
 - WATER METER
 - TREE, DECIDUOUS (800 SIZE TYPE)
 - TREE, CONIFER (800 SIZE TYPE)
 - ELECTRIC METER
 - FIBER OPTIC MARKER
 - OIL WELL



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NO	DATE

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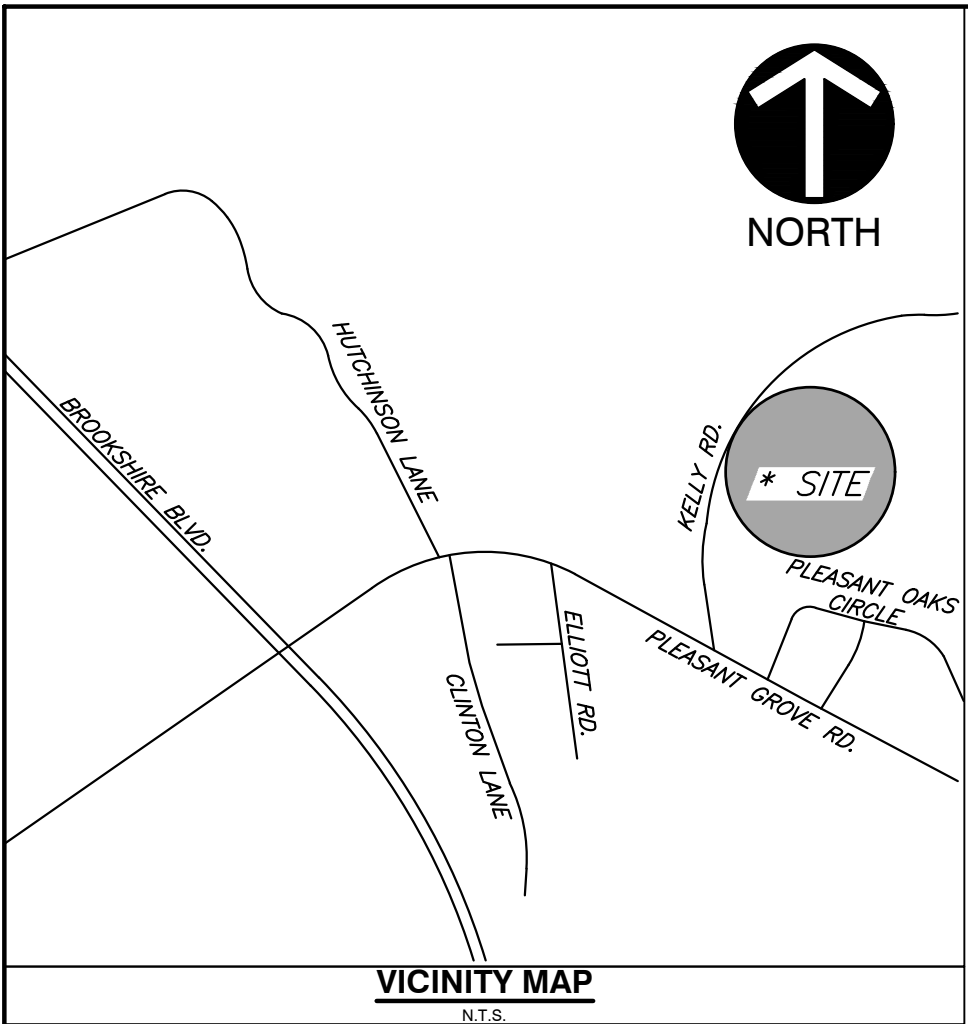
CEC
CEC Surveying and
Landscape Architects
of NC, PLLC

OWNER: SANDERS PARTNERSHIP, LLC
3000 KELLY ROAD
MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY	
DATE:	JUNE, 2026
DRAWN BY:	JHM
PROJECT NO:	381-108
CHECKED BY:	PJC
APPROVED BY:	PJC

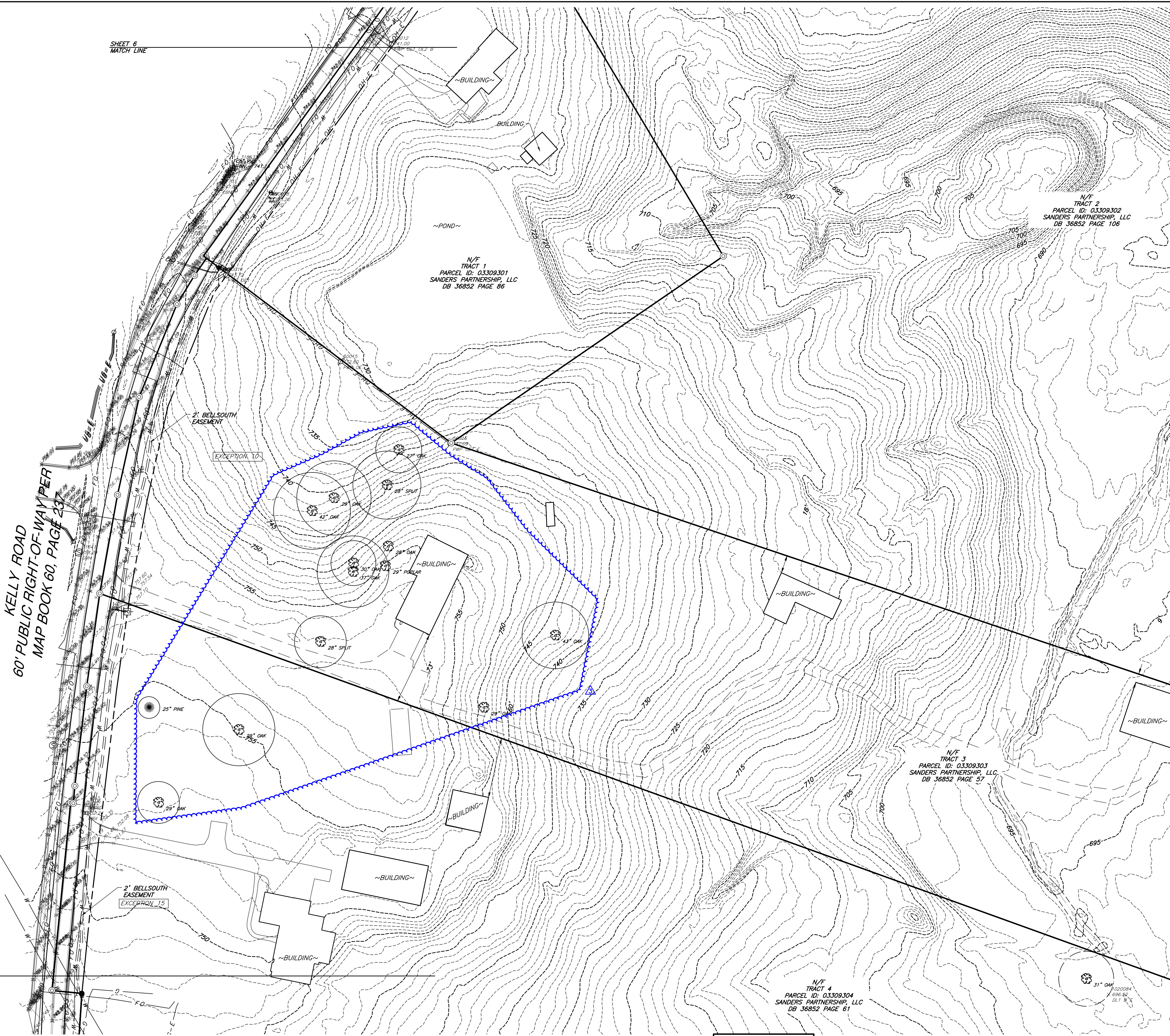
DRAWING NO.: **4**

SHEET 4 OF 9



- EXISTING LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING INDEX CONTOUR
 - EXISTING INTERMEDIATE CONTOUR
 - EXISTING FENCE
 - EXISTING STORM SEWER LINE
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING CABLE LINE
 - EXISTING TREE DRIP LINE
 - COMPUTED POINTS
 - MAILBOX
 - CATCH BASIN (TYPE)
 - SIGN
 - RECESSED CURB INLET
 - FIBER OPTIC PULL BOX (FLUSH WITH GRADE)
 - POWER POLE
 - GUY WIRE
 - GUY POLE
 - WATER BOX (WATER VALVE)
 - FIRE HYDRANT
 - WATERLINE MARKER
 - WATER METER
 - TREE, DECIDUOUS (800 SIZE TYPE)
 - TREE, CONIFER (800 SIZE TYPE)
 - ELECTRIC METER
 - FIBER OPTIC MARKER
 - OIL WELL

MATCH LINE
SHEET 4



REVISION RECORD	
NO.	DATE
1	06/03/2026
REVISIONS SUBMITTAL 3	

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com

CEC
CEC Surveying and
Landscape Architects
of NC, PLLC

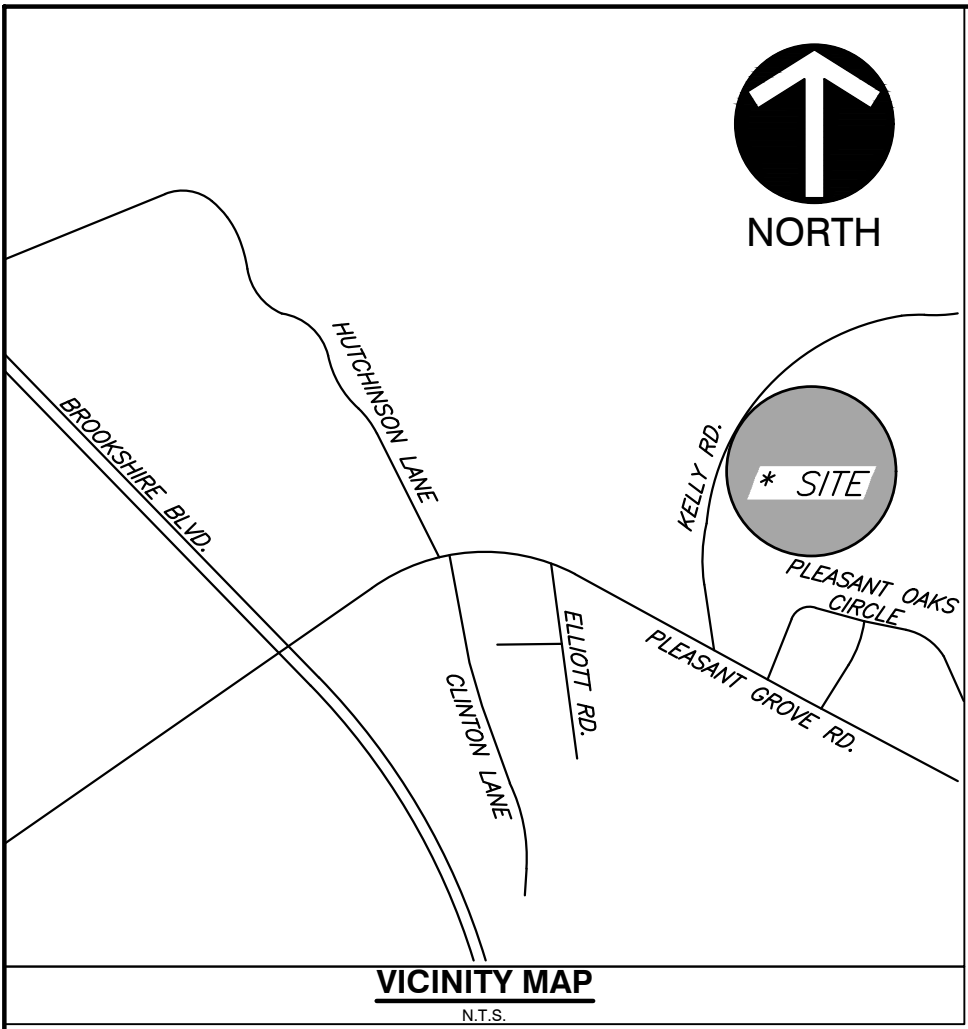
OWNER: SANDERS PARTNERSHIP, LLC
3000 KELLY ROAD
MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

DATE:	JUNE, 2026	DRAWN BY:	JHM
DWG SCALE: <td>1"=60'</td> <td>CHECKED BY:<td>PJC</td></td>	1"=60'	CHECKED BY: <td>PJC</td>	PJC
PROJECT NO: <td colspan="3">381-108</td>	381-108		
APPROVED BY: <td colspan="3">PJC</td>	PJC		

DRAWING NO.: **5**

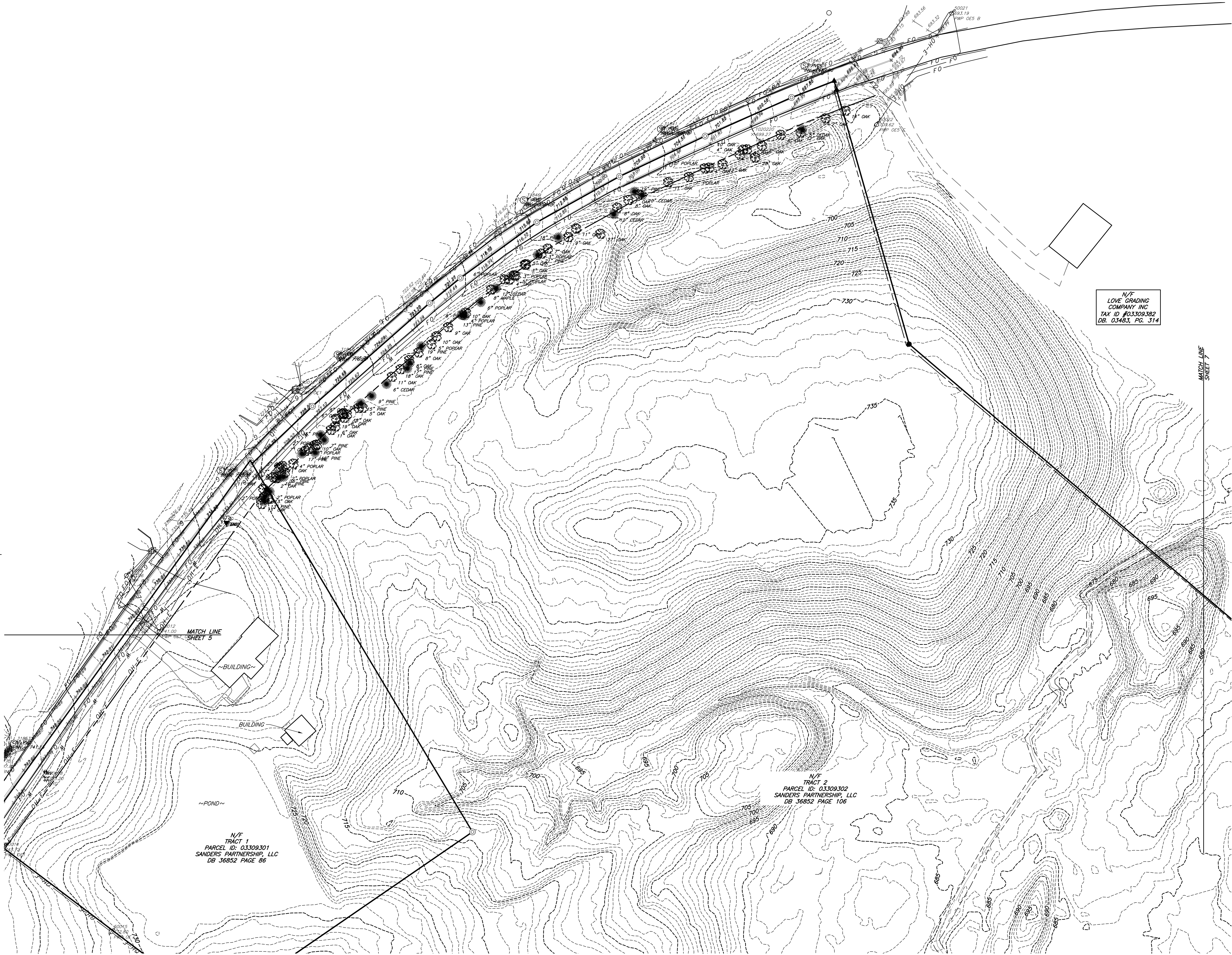
SHEET 5 OF 9



NC GRID/NSRS 2011

EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING FENCE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING CABLE LINE
- EXISTING DRIP LINE
- COMPUTED POINTS
- MAILBOX
- CATCH BASIN (TYPE)
- SIGN
- RECESSED CURB INLET
- FIBER OPTIC PULL BOX (FLUSH WITH GRADE)
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- GUY POLE
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- FIRE HYDRANT
- WATERLINE MARKER
- WATER METER
- TREE, DECIDUOUS (800 SIZE TYPE)
- TREE, CONIFER (800 SIZE TYPE)
- ELECTRIC METER
- FIBER OPTIC MARKER
- OIL WELL



REVISION RECORD	
NO.	DESCRIPTION

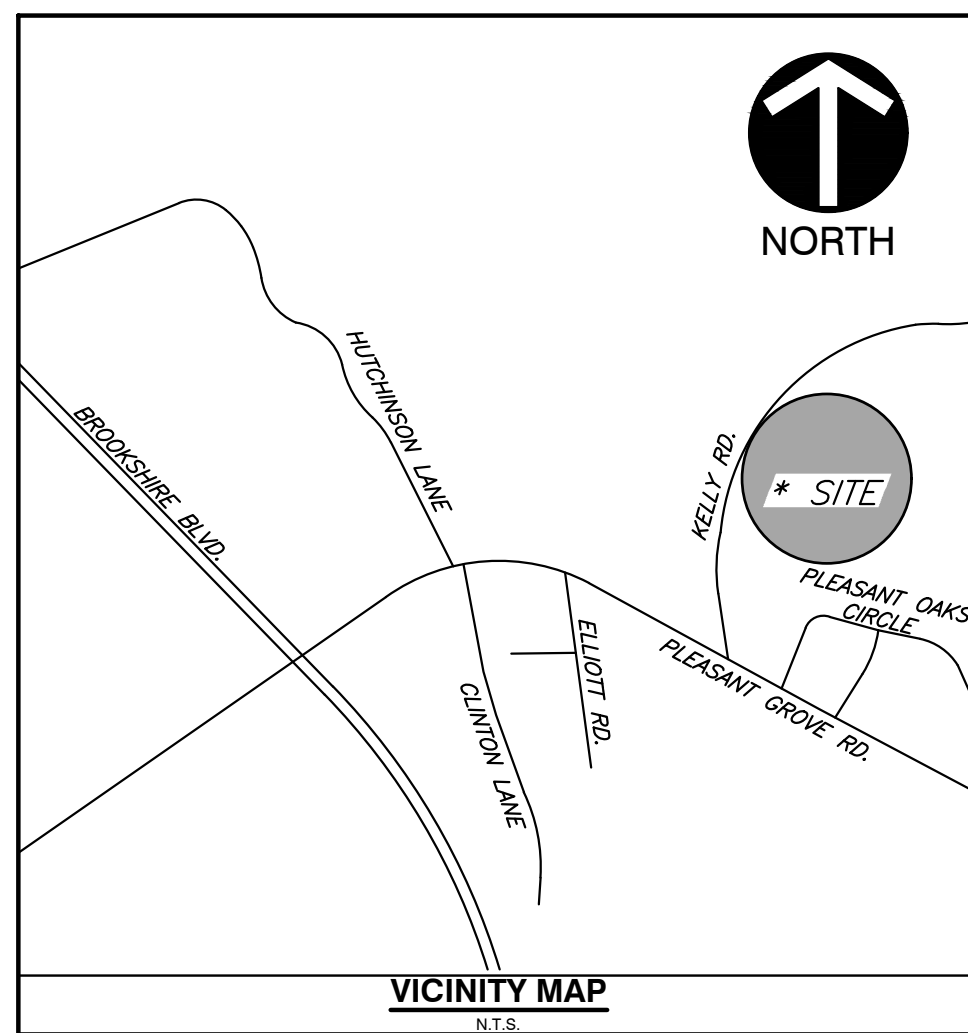
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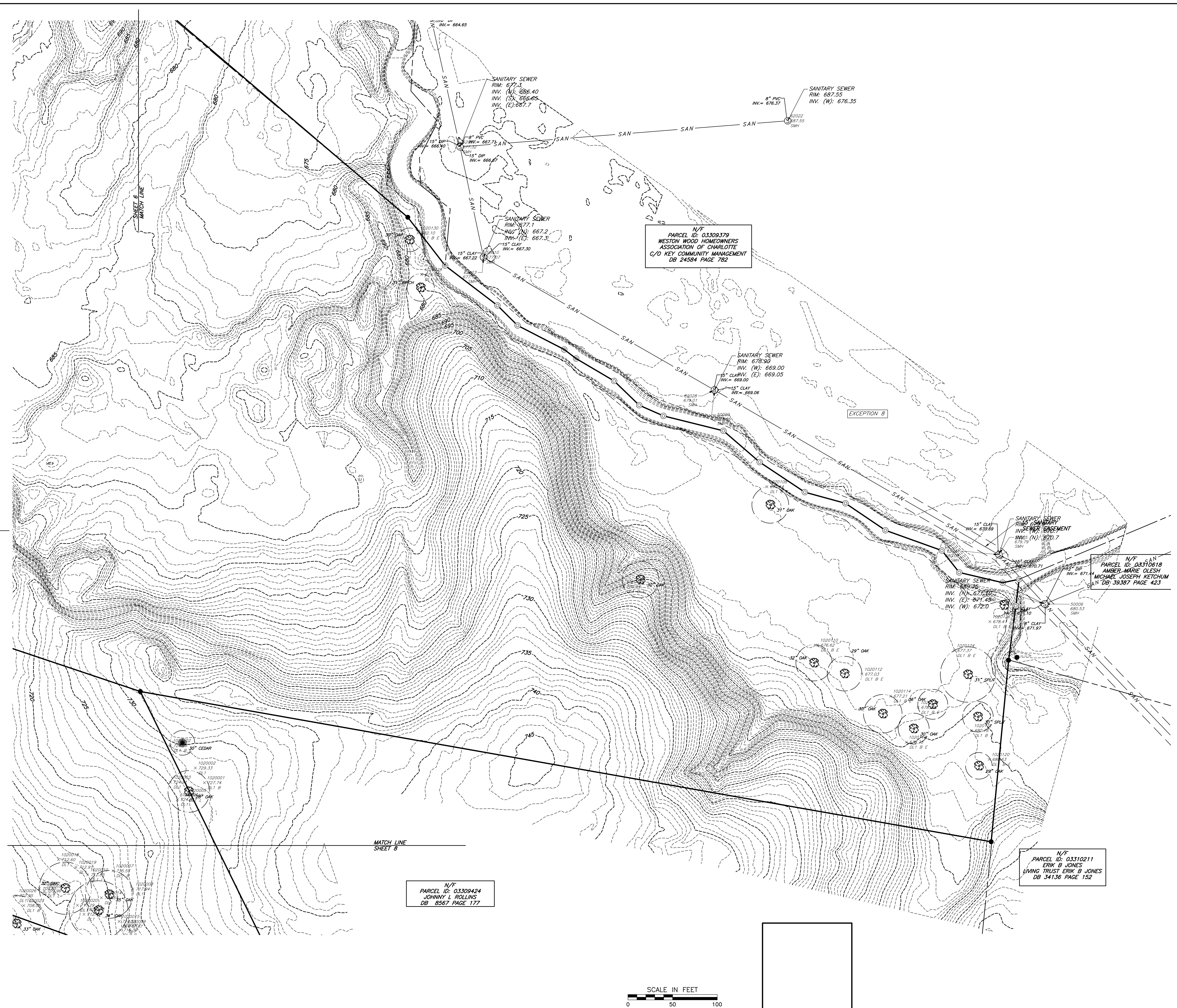
ALTANSPS LAND TITLE SURVEY	
DATE: JUNE, 2025	DRAWN BY: JHM
DWG SCALE: 1"=50'	CHECKED BY: PJC
PROJECT NO:	381-108
APPROVED BY:	PJC

DRAWING NO.: 6
SHEET 6 OF 9



EXISTING LEGEND:

- | | |
|-----------------|---|
| _____ | EXISTING PROPERTY LINE |
| _____ - - - - | EXISTING ADJACENT PROPERTY LINE |
| _____ - - - - - | EXISTING RIGHT-OF-WAY |
| -----S70----- | EXISTING INDEX CONTOUR |
| _____ | EXISTING INTERMEDIATE CONTOUR |
| ---X---X---X--- | EXISTING FENCE |
| _____ST | EXISTING STORM SEWER LINE |
| _____G | EXISTING GAS LINE |
| _____W | EXISTING WATER LINE |
| _____FO | EXISTING FIBER OPTIC LINE |
| _____OH-E | EXISTING OVERHEAD ELECTRIC |
| _____C | EXISTING CABLE LINE |
| ---...--- | EXISTING DRIP LINE |
| ⊙ | COMPUTED POINTS |
| ⊞ | MAILBOX |
| ⌚ | CATCH BASIN (TYPE) |
| Ⓜ | SIGN |
| Ⓜ | RECESSED CURB INLET |
| Ⓜ | FIBER OPTIC PULL BOX (FLUSH WITH GRADE) |
| Ⓜ | POWER POLE |
| → | GUY WIRE |
| Ⓜ | GUY POLE |
| Ⓜ | WATER BOX (WATER VALVE) |
| Ⓜ | FIRE HYDRANT |
| Ⓜ | WATERLINE MARKER |
| Ⓜ | WATER METER |
| Ⓜ | TREE, DECIDUOUS (800 SIZE TYPE) |
| Ⓜ | TREE, CONIFER (800 SIZE TYPE) |
| Ⓜ | ELECTRIC METER |
| Ⓜ | FIBER OPTIC MARKER |
| Ⓜ | OIL WELL |



REVISION RECORD	DESCRIPTION
-----------------	-------------

301 Arco Corporate Drive
Suite 400

Ph: 980.237.0373

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Landscape Architects
of NC, PLLC

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3000 KELLY ROAD
MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA**

ALTA/NSPS LAND TITLE SURVEY

DRAWING NO.:

SHEET 7 OF 9

[illegible]

