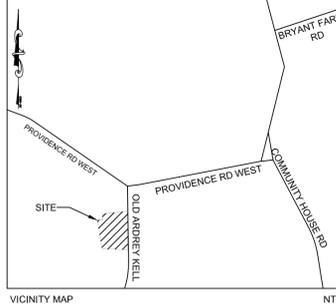
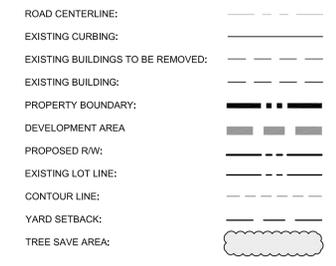




LEGEND:



Site Development Data:

Average: 4.35 acres
Tax Parcel #: 223-141-09, 223-141-10, 223-141-11, 223-141-28, 223-141-29, and 223-141-46
Existing Zoning: R-3
Proposed Zoning: UR-2(CD)
Existing Use: Vacant/Residential
Proposed Uses: Up to 35 attached, for sale, dwelling units together with accessory uses, as allowed in the UR-2 zoning district.

- 1. General Provisions:
a. Site Location: These Development Standards from a part of the Rezoning Plan associated with the Rezoning Petition filed by North State Development, LLC ("Petitioner") to accommodate the development of a townhome for sale community on approximately 4.35 acre site located along Old Ardrey Kell Road (the "Site").

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- 2. Permitted Uses & Development Area Limitation:
a. The Site may be developed with up to 35 attached for sale dwelling units, together with accessory uses allowed in the UR-2 zoning district.
3. Access and Transportation:
a. Access to the Site will be from Old Ardrey Kell Road in the manner generally depicted on the Rezoning Plan.

- 4. Architectural Standards, Court Yards/Amenity Areas:
a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Aluminum as a building material may only be used on windows, soffits and on handrails/railings. Vinyl siding may not be utilized as a building material. The proposed roofing materials will be architectural asphalt shingles, metal type roofing materials may also be used.

- 5. Streetscape, Buffers, Yards, and Landscaping:
a. A setback of 30 feet as measured from the future back curb will be provided along Ardrey Kell Road as generally depicted on the Rezoning Plan.
b. A decorative four (4) to five (5) foot fence/wall will be installed within the setback along Ardrey Kell Road as generally depicted on the Rezoning Plan.

- 6. Environmental Features:
a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls 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. The two storm water management facility locations labeled as "potential" if not utilized for storm water management will be improved as open space areas or tree save areas.

- 7. Lighting:
a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
b. Detached lighting on the Site will be limited to 16 feet in height.

- 8. Signage:
a. Reserved.
9. Amendments to the Rezoning Plan:
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

- 10. Binding Effect of the Rezoning Application:
a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

This Plan is A Preliminary Design. NOT Released For Construction. Includes a north arrow and a graphic scale from 0 to 120 feet.

REVISIONS table with columns: No., Date, By, Description

ARDREY KELL TOWNHOMES
OLD ARDREY KELL ROAD
CHARLOTTE, NC
NORTH STATE DEVELOPMENT, LLC
CORNELIUS, NC

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: SCJ

Checked By: MDL

Date: 9/22/17

Project Number: 17020

Sheet Number:

RZ-1

P:\2017 Jobs\17020 - Ardrey Kell Townhomes - Norm State\CAD\Sketch Planning\17020 Rezoning Base.dwg



- LEGEND:**
- ROAD CENTERLINE:
  - EXISTING CURBING:
  - EXISTING BUILDINGS TO BE REMOVED:
  - PROPERTY BOUNDARY:
  - PROPOSED R/W:
  - EXISTING LOT LINE:
  - CONTOUR LINE:
  - YARD SETBACK:
  - PROPOSED BMP BOUNDARY:
  - PROPOSED BUILDING:
  - TREE SAVE AREA:
  - PROPOSED STREET TREE:

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

0 30' 60' 120'

SCALE: 1"=30'



**ARDREY KELL TOWNHOMES**  
**OLD ARDREY KELL ROAD**  
**CHARLOTTE, NC**  
 NORTH STATE DEVELOPMENT, LLC  
 CORNELIUS, NC

**REZONING**  
**SITE PLAN**

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

Project Manager: MDL  
 Drawn By: SCJ  
 Checked By: MDL  
 Date: 9/22/17  
 Project Number: 17020

Sheet Number:

**RZ-2**

SHEET # 2 OF 2

REVISIONS:

No.	Date	By	Description