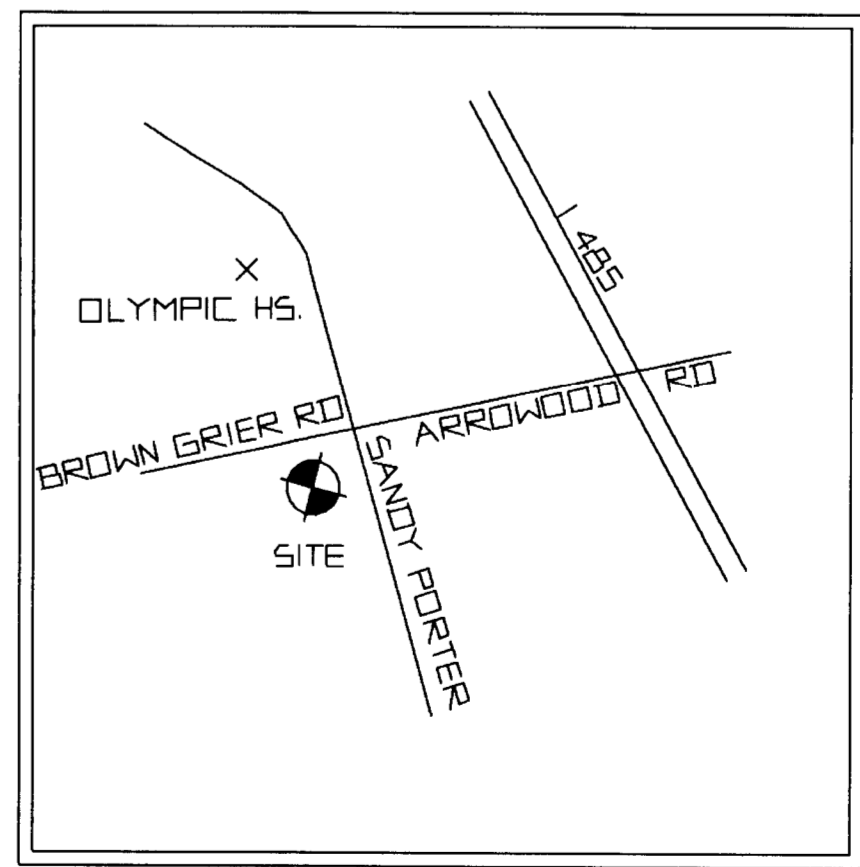


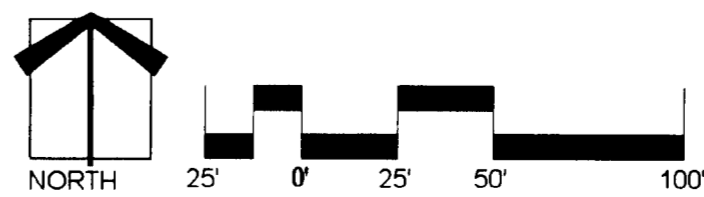
## Ruckus House Development Standards

1. 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 buildings and 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.
2. Access to the site will be provided from Brown-Grier Road and Sandy Porter Road as generally depicted on this site.
3. The use of the site will be for the single-family attached homes along with related accessory uses and a day care facility along with associated parking and service areas under the district standards and the conditions of this site plan.
4. All dumpsters, if provided, will be screened with solid enclosures and gates for the institutional portion of the site. Trash collection for the single family attached portion of the site will be provided by individual roll out containers by a private collection company.
5. All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas. Site lighting, if provided, will be limited to 20 feet in height and will be shielded or capped. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
6. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping and tree planting.
7. Parking will be provided that meets or exceeds Ordinance requirements.
8. Open space will be provided that meets or exceeds Ordinance requirements.
9. Tree save are will comprise at least 10% of the site.
10. The Petitioner will coordinate with CATS on a location and will construct a waiting pad on Brown Grier Road.
11. A six-foot wide sidewalk shall be provided and located along the site at Brown Grier and Sandy Porter Roads so as to provide for a minimum eight foot planting strip between the back of curb and sidewalk.
12. The development of the site will comply with the post-construction storm water ordinance and will utilize a master planned water quality and detention network which will serve the entire site.
13. The Petitioner reserves the right to install fencing along the perimeter of the site. Any fencing installed within a buffer will be located on the interior line of the buffer.
14. There are buffers shown adjacent to the existing single family developments on the western and southern portion of the site. The Petitioner reserves the right to grade within the first ten feet on the inside of this buffer.
15. The Petitioner has provided building elevations for the townhomes to be constructed on the site. The building illustrations that are included with this application are intended to reflect the general mass, scale, configuration, and the architectural character of the building(s). The Petitioner may make revisions to the design and materials of the building(s) so long as the general mass, scale, configuration, and architectural style and character of the building(s) are maintained.
16. Brick will be used on the front and end elevations of each building and on any side of a building that fronts upon a public street. Each elevation may also incorporate additional masonry materials, including but not limited to decorative block and stone. These requirements do not apply to windows, doors, soffits, gable ends and/or other architectural treatments.
17. The Petitioner has provided building elevations for the childcare facility to be constructed on the site. The building illustrations that are included with this application are intended to reflect the general mass, scale, configuration, and the architectural character of the building. The Petitioner may make revisions to the design and materials of the building(s) so long as the general mass, scale, configuration, and architectural style and character of the building(s) are maintained.
18. The Petitioner will dedicate and convey 50 feet from the centerline of Brown Grier Road for future right-of-way if the existing right-of-way is inadequate.
19. The Petitioner will dedicate and convey 35 feet from the centerline of Sandy Porter Road for future right-of-way if the existing right-of-way is inadequate.
20. The Petitioner will construct "Public Street 1" to the interior edge of the buffer as generally indicated on the plans. Additionally, the Petitioner will dedicate adequate right of way to the property line and will grant any future adjacent development the right to cross this buffer in order to connect to "Public Street 1."
21. The Petitioner will construct "Public Street 2" to the interior edge of the buffer as generally indicated on the plans. Additionally, the Petitioner will dedicate adequate right of way to the property line and will grant any future adjacent development the right to cross this buffer in order to connect to "Public Street 2."
22. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, 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.
23. 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.

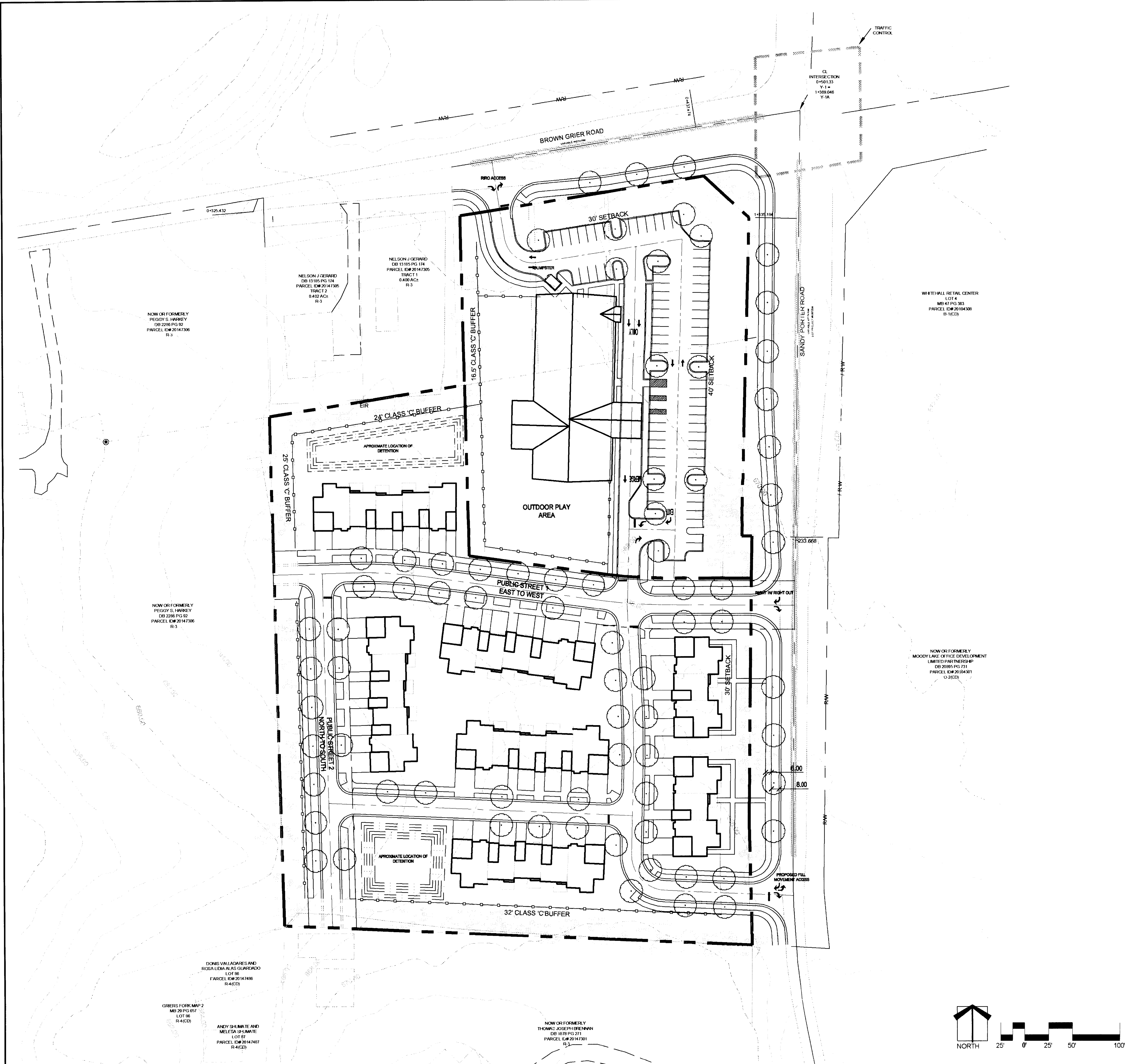
April 21, 2008, Initial submission.  
Revised Submission: June 23, 2008  
Revised Submission: July 25, 2008



VICINITY MAP (N.T.S.)



Master Plan for Illustrative Purpose Only; Subject to Revisions  
For Public Hearing 2008-111

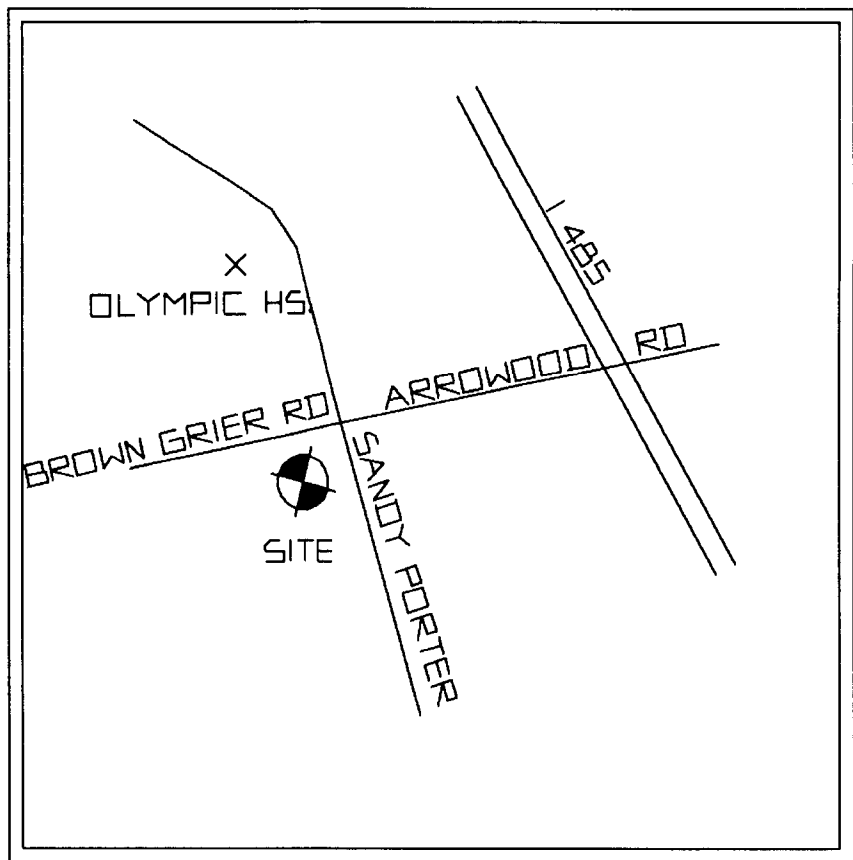


**Ruckus House and Townhome Community  
Site Data Table**

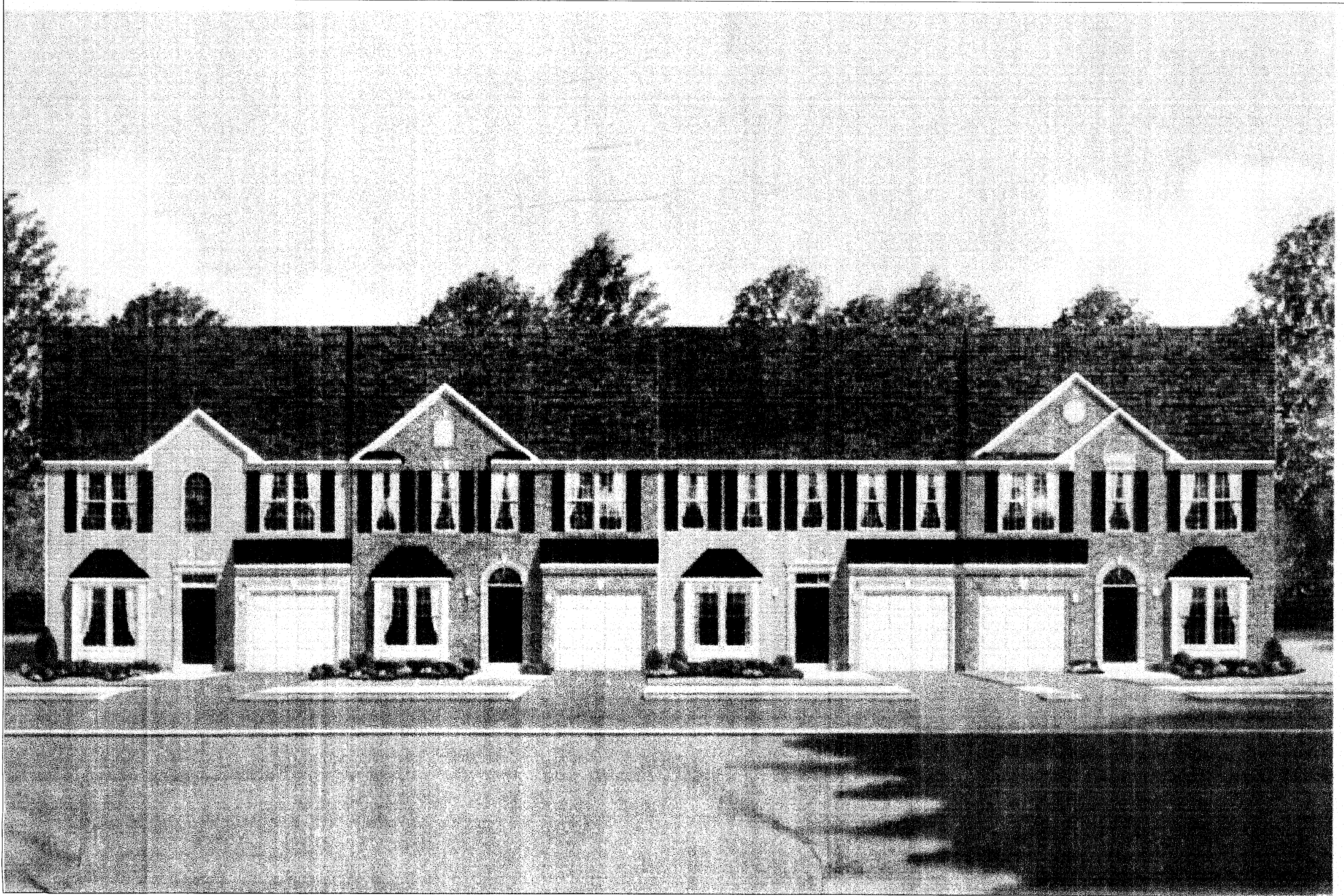
Tax Parcels: 201-47-105, 201-47-104, 201-47-103, 201-47-302  
Total Site Area: 7.8 +/- acres  
Existing Zoning: R-3  
Proposed Zoning: INST (CD) and R8-MF (CD)  
Proposed Uses: Large Child Care Facility: 19,500 square feet  
Single Family Attached: 31 units

INST (CD):  
Front Setback (Sandy Porter Road): 40'  
Side Yard (Brown Grier Road): 30'  
Side Yard (Proposed Residences): 20'  
Rear Yard: 20'

R8-MF (CD):  
Front Setback: 30'  
Side Yard: 20'  
Rear Yard: 50'



VICINITY MAP (N.T.S.)



ELEVATIONS FOR TOWNHOME UNITS  
NOT TO SCALE



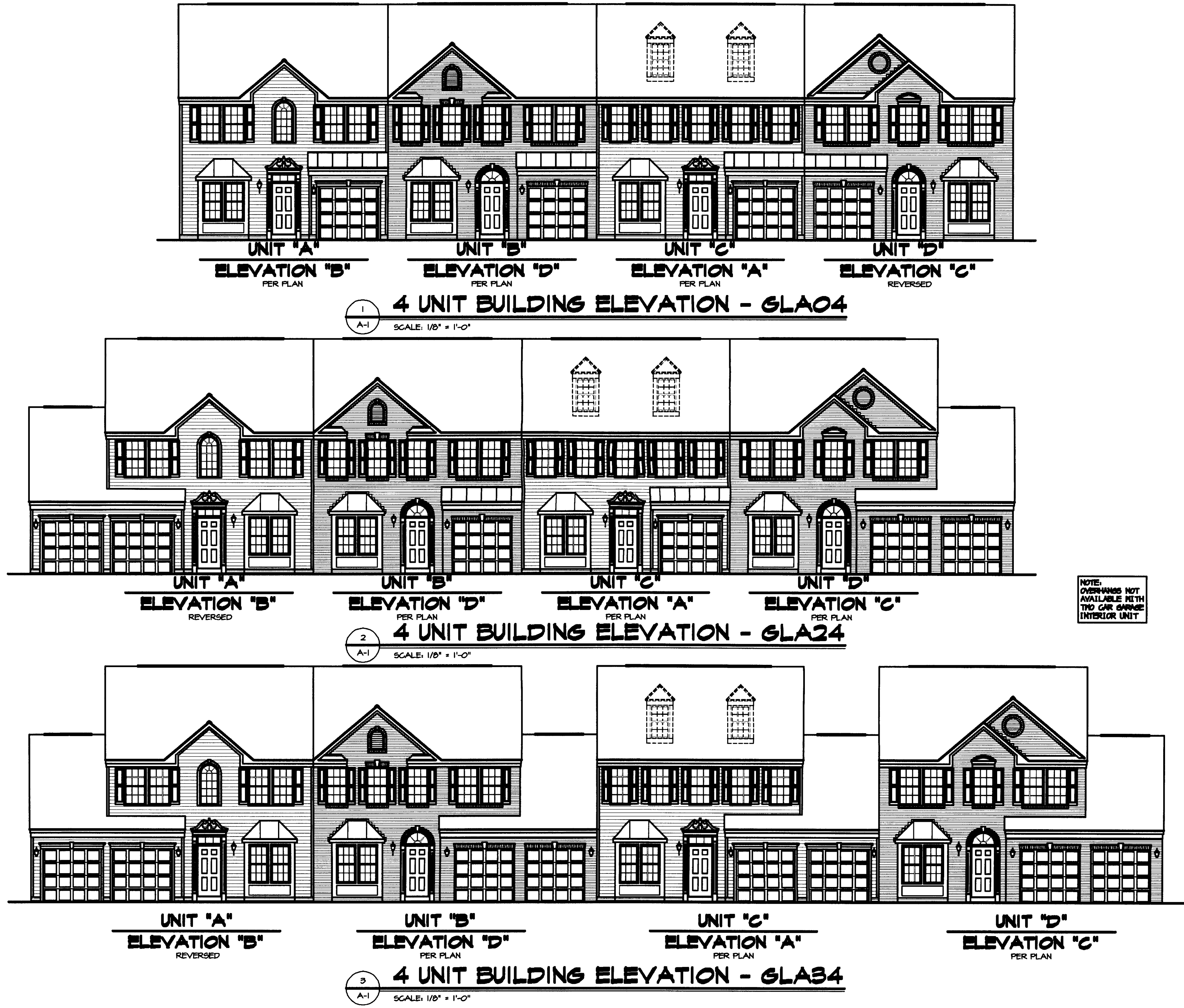
RENDERING OF CHILD CARE CENTER  
NOT TO SCALE

DATE: JULY 25, 2008  
DESIGNED BY: NA/CH  
DRAWN BY: NA/CH  
CHECKED BY: AP  
Q.C. BY: AP  
SCALE: 1" = 50'-0"  
PROJECT #: 018470

RUCKUS HOUSE  
REZONING PETITION NUMBER 2008-111  
RWB PROPERTIES  
ARCHITECTURAL RENDERINGS

Kimley-Horn and Associates, Inc.  
4651 Charlotte Park Drive, Suite 300  
Charlotte, NC 28217  
(P) 704-333-5131 (F) 704-333-0845

SHEET #  
C.3.0

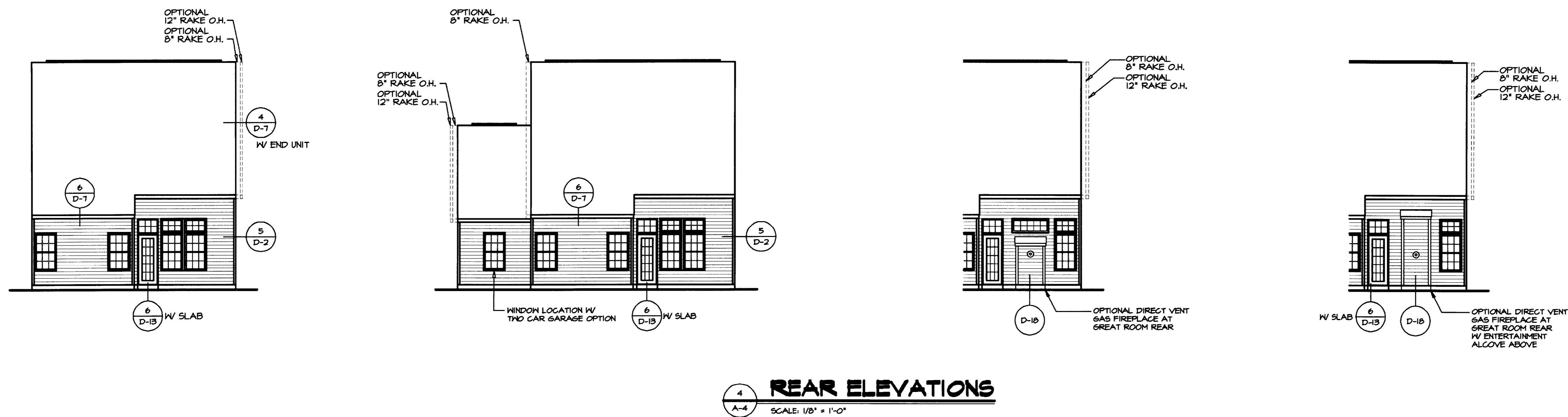
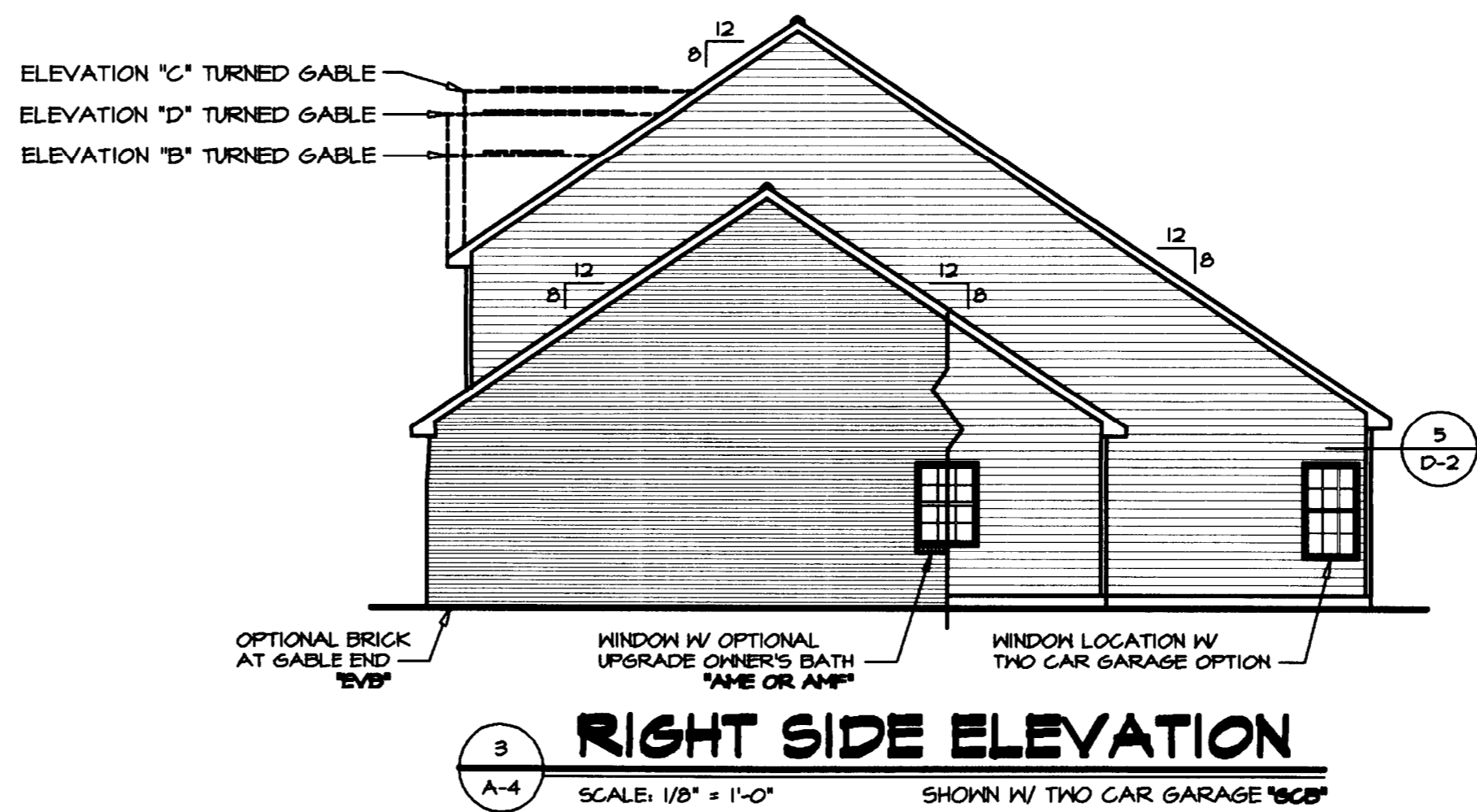
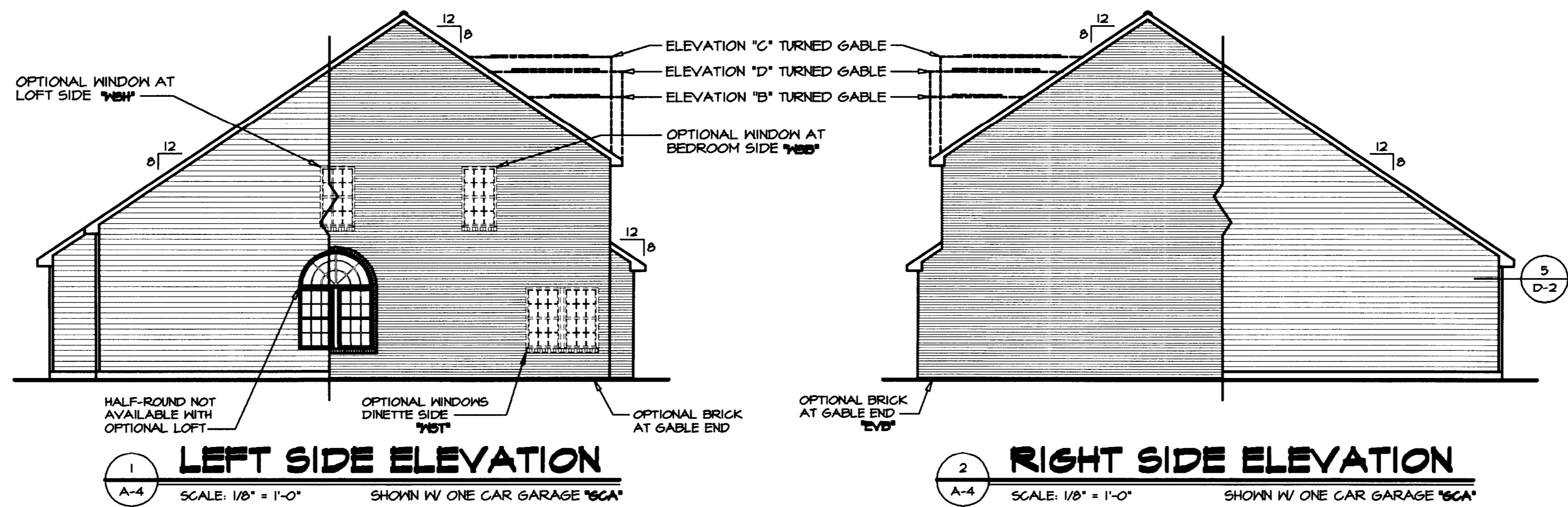


SHEET NO. <b>A-1</b>	MODEL <b>GLADSTONE</b>	SET NO. <b>GLA04/24/34</b>	REV. NO. 1	DATE 1-23-04	REMARKS JES - ADDED ELEVATION GLA34
	DRAWING TITLE <b>STRIP ELEVATION PLAN</b>	VERSION <b>04</b>	2	3-22-05	MBT - CREATED VERSION 03
	OPTION DESCRIPTION <b>4 UNIT ELEVATION</b>	DRAWN BY <b>MRG/JES</b>	3	1-8-06	BRJ - ADDED OPTIONAL DOORERS
		DATE: <b>9-26-02</b>	4	9-17-07	DRA - CREATED VERSION 04
			ISSUED FOR CONSTRUCTION		
			BY: _____		
			BY: _____		

**Ryan**  
Homes

MRG, Inc.  
Architectural Services  
2110 S. Main Street  
Frederick, MD 21702

07/23/08 - 4245 dm

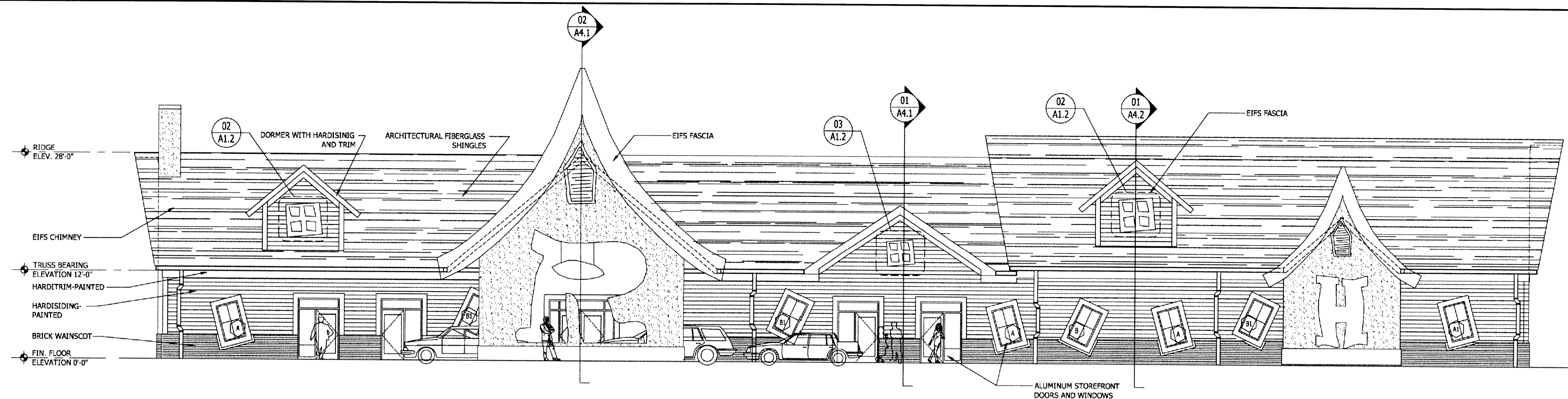


SHEET NO.	MODEL	DRAWING TITLE	SET NO.	DATE	REV. NO.	DATE	REMARKS
A-4	GLADSTONE	SIDE AND REAR ELEVATION PLAN	6-LA00	2-1-00	5	1-20-03	HMS - ADDED FRIEZE TO SIDE ELEVATIONS
27			DRAWN BY	DEB	6	12-15-03	LMS - ADDED OPTIONAL RAKE
			DATE	OPTION	7	1-20-04	LMS - ADJUSTED DETAIL BUBBLES
					8	9-10-03	RLS - REMOVED MASONRY FIREPLACE
					9	9-10-03	HET - REVISED VERSION 03
					10	1-10-04	LMS - REVISED DETAIL BUBBLES
					11	4-14-07	DRA - CREATED VERSION 04
					12	5-4-08	DRA - REVISED SIDE AND REAR ELEVATIONS
					13	6-5-08	BLK - BRICK SLIP PROJECT (20044)

**Ryan Homes**  
 NVR, Inc.  
 Architectural Services  
 21 Bayview Court  
 Frederick, MD 21702

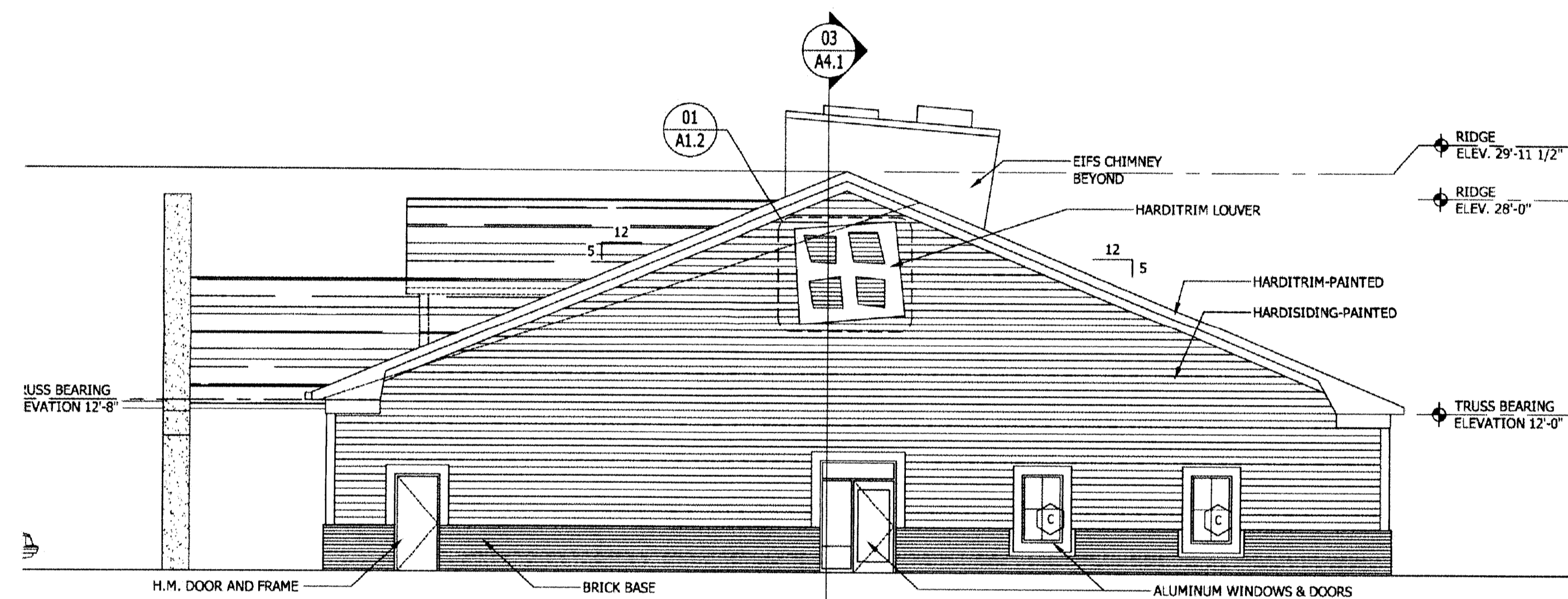
SET NO. 6-LA00  
 VERSION 04  
 DRAWN BY DEB  
 DATE: 2-1-00  
 OPTION

OPTION DESCRIPTION  
 27



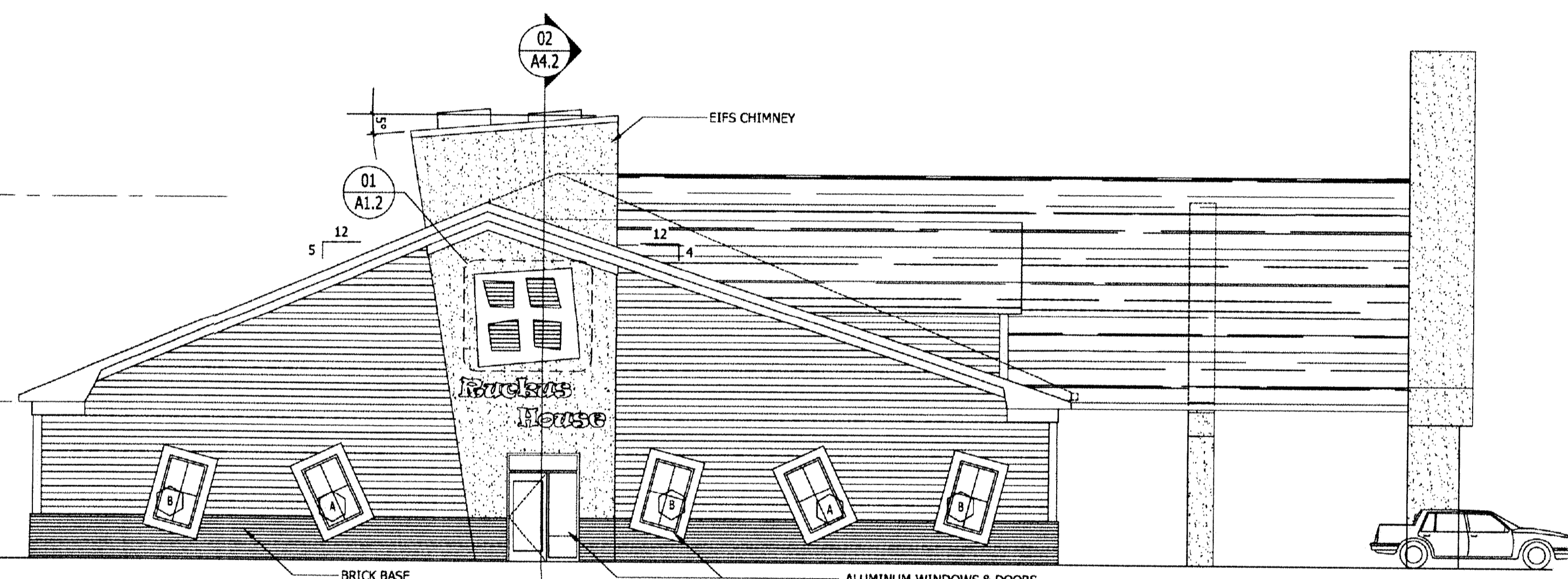
04 FRONT ELEVATION

SCALE: 1/8" = 1'-0"



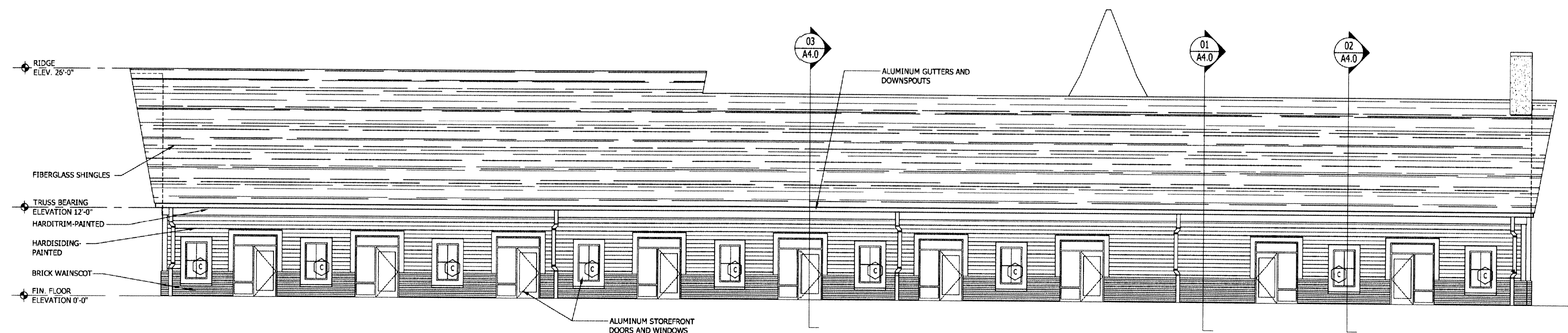
01 LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



02 RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



01 REAR ELEVATION

SCALE: 1/8" = 1'-0"