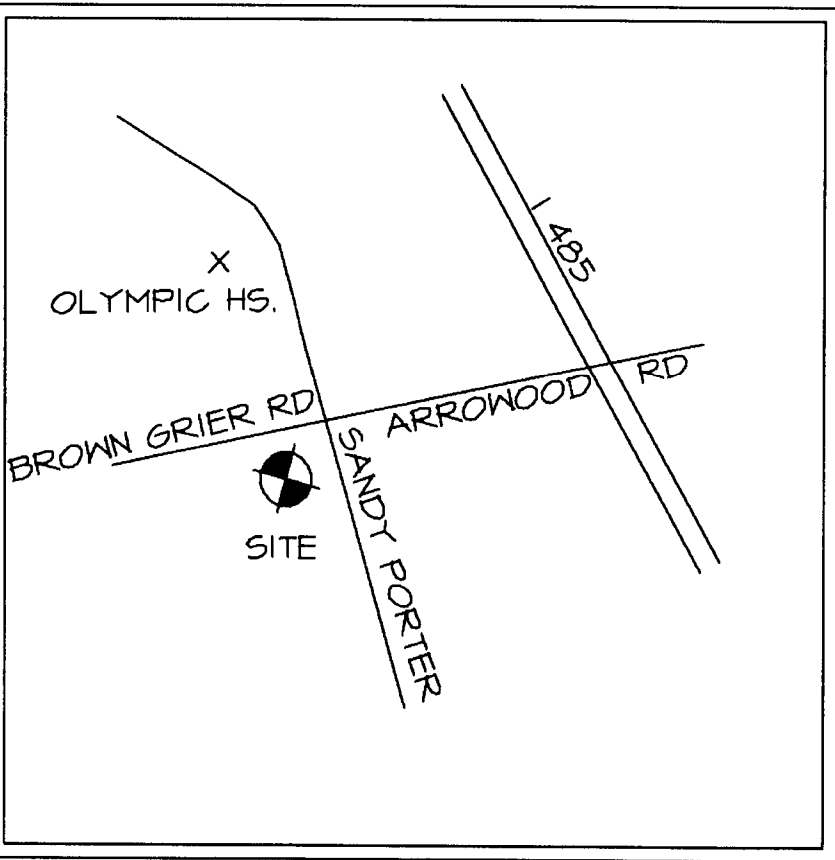


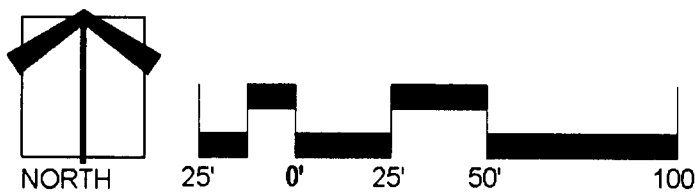
Ruckus House Development Standards

- 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. The Petitioner will coordinate with CATS on a location and construction of a waiting pad on Brown Grier Road.
- 10. A six-foot wide sidewalk shall be provided and located along the southern portion of 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.
- 11. 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.
- 12. 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.
- 13. The Petitioner has provided building elevations for the structures 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.
- 14. 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.
- 15. 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.

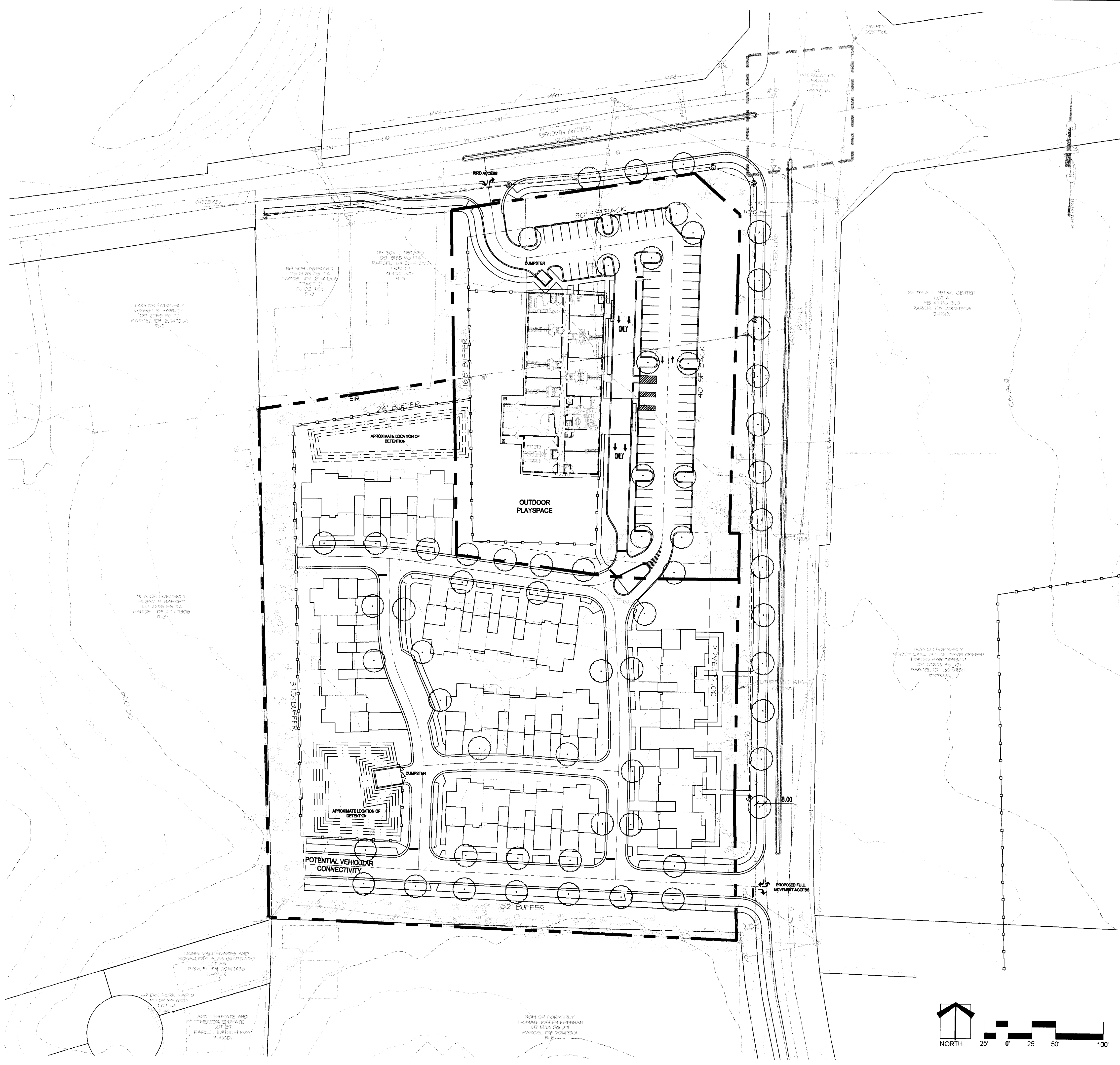
April 21, 2008, Initial submission.
Revised Submission: June 23, 2008



VICINITY MAP (N.T.S)



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

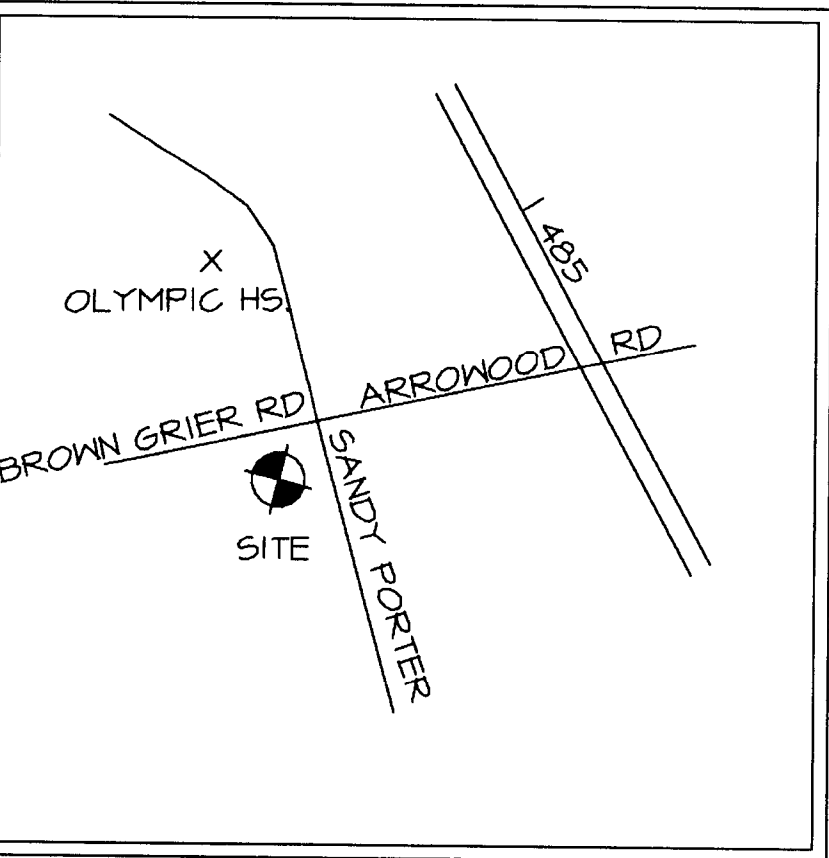


**Ruckus House and Townhome Community
Site Data Table**

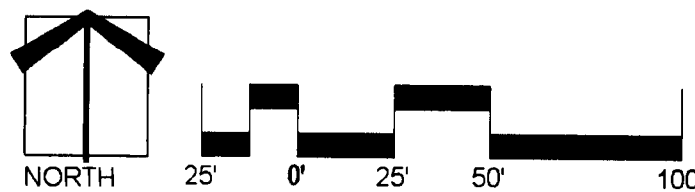
Tax Parcels: 201-47-105, 201-47-104, 201-47-103, 201-47-302
Total Site Area: 7.8 +/- acres
Existing Zoning: R-3
Proposed Zoning: INST (CD) and R8-MF (CD)
Proposed Uses: Large Child Care Facility: 19,500 square feet
Single Family Attached: 31 units

INST (CD):
Front Setback (Sandy Porter Road): 40'
Side Yard (Brown Grier Road): 30'
Side Yard (Proposed Residences): 20'
Rear Yard: 60'

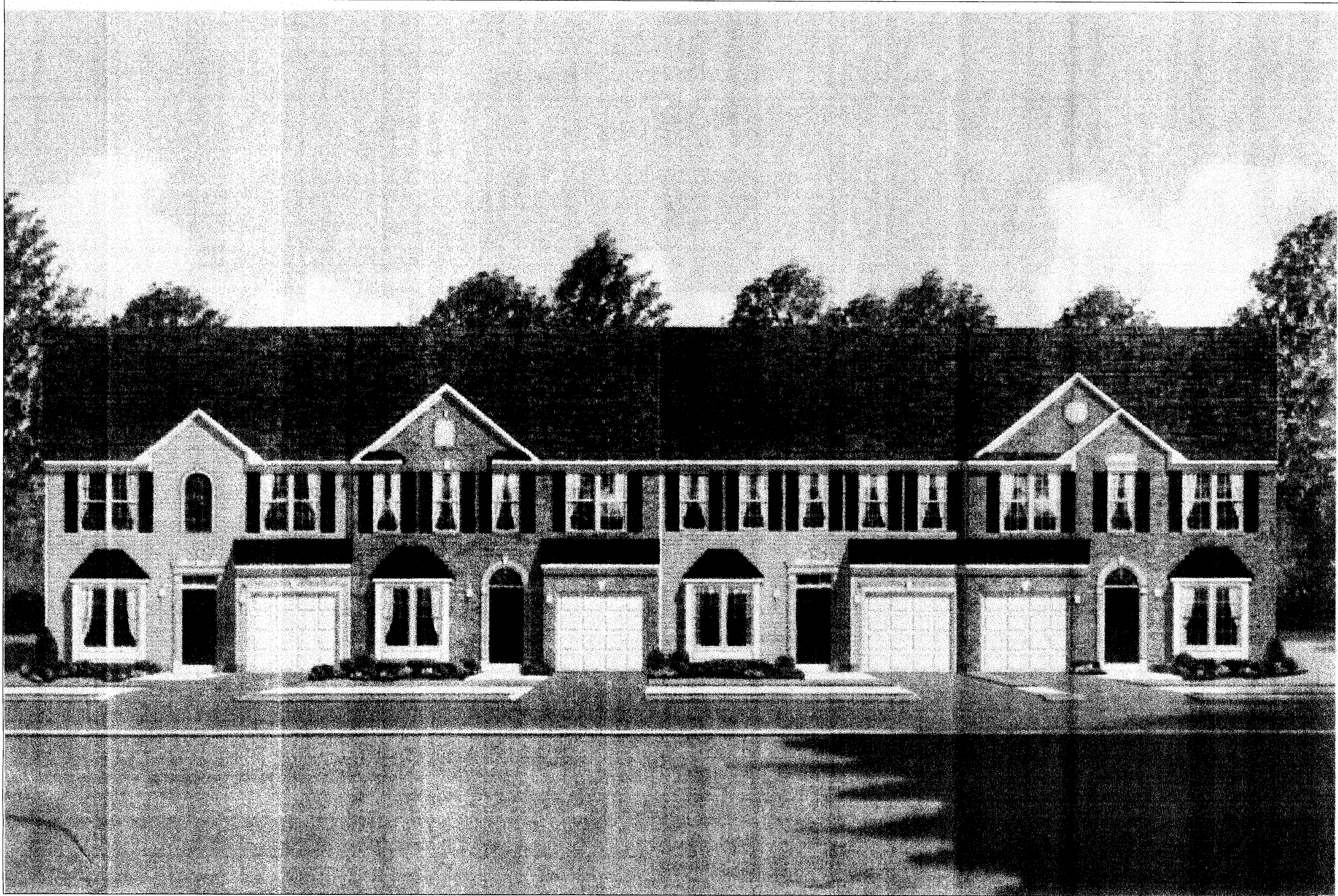
R8-MF (CD):
Front Setback: 30'
Side Yard: 20'
Rear Yard: 50'



VICINITY MAP (N.T.S.)



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



ELEVATIONS FOR TOWNHOME UNITS
NOT TO SCALE



RENDERING OF CHILD CARE CENTER
NOT TO SCALE

DATE: JUNE 23, 2008
DESIGNED BY: RWH
DRAWN BY: MGH
CHECKED BY: MGH
Q.C. BY: AP
SCALE: 1" = 50'-0"
PROJECT #: 015470

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

Kimley-Horn and Associates, Inc.
4851 Charlotte Park Drive, Suite 300
Charlotte, NC 28217
(P) 704-333-5131 (F) 704-333-0845

SHEET #
C.3.0