

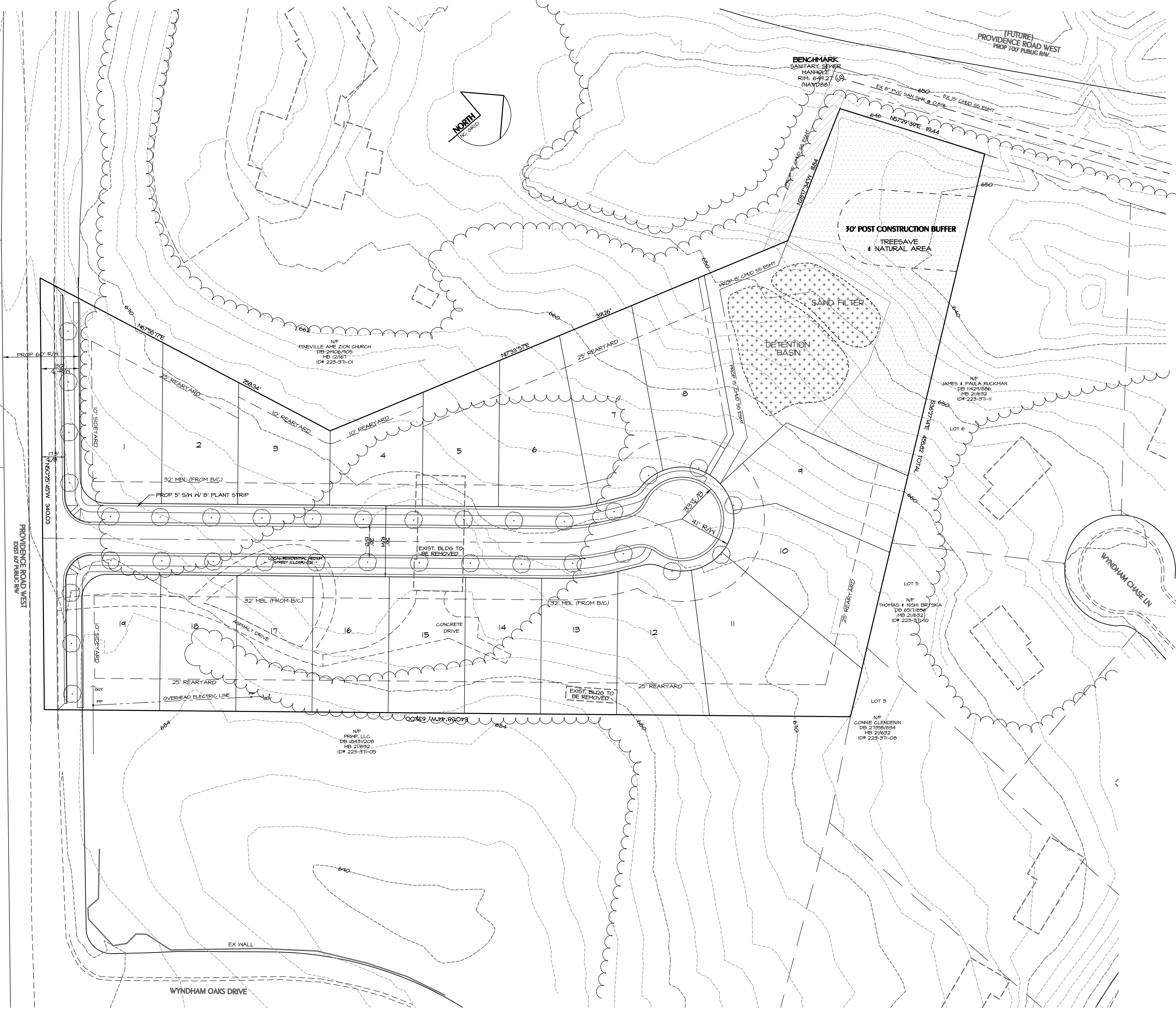
VICINITY MAP NTS

DEVELOPMENT STANDARDS

TAX PARCEL NO.: 223-371-04  
EXIST ZONING CLASSIFICATION: R-3  
PROP. ZONING CLASSIFICATION: UR-1 (CD)  
EXIST & PROP USE: SINGLE FAMILY DETACHED  
SITE ACREAGE: 5.00 AC  
MAX. NO. OF UNITS PROPOSED: 18  
MAX. PROPOSED DENSITY: 4.2 DUA

UR-1 (CD) LOT DATA:  
MIN. LOT SIZE = 3,000 SF  
MIN. LOT WIDTH = 50'  
MIN. SETBACK = 30' FROM B/C  
MIN. SIDE YARD = 5'  
MIN. REAR YARD = 10'  
MAX. BUILDING HEIGHT = 40'

1. GENERAL PROVISIONS  
THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY CELEDON DEVELOPMENT LLC TO REZONE AN .500 ACRE SITE LOCATED ON PROVIDENCE ROAD WEST, EAST OF PROP. BRYANT FARM INTERSECTION (THE "SITE"). THE PURPOSE OF THIS PETITION IS TO REQUEST REZONING OF THE SITE (THE SITE) TO THE UR-1 (CD) TO REDUCE THE SETBACKS TO ALLOW THE CONSTRUCTION OF SINGLE FAMILY DETACHED HOMES. TAX PARCEL 223-371-04 IS CURRENTLY ZONED R-3. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE DEVELOPMENT DEPICTED ON THE TECHNICAL DATA SHEET IS INTENDED TO REFLECT THE ROADWAY AND LOT CONFIGURATION PROPOSED FOR THE SITE. AREAS DEPICTED ARE SCHEMATIC AND ARE SUBJECT TO REPERMITS AS PART OF THE TOTAL DESIGN PROCESS. THEY MAY THEREFORE BE MODIFIED DURING DESIGN SO LONG AS THE MAXIMUM DENSITY OF FOUR HOMES PER ACRE IS NOT VIOLATED.
2. PERMITTED USES  
THE SITE WILL BE DEVOTED TO RESIDENTIAL SINGLE-FAMILY DWELLING UNITS AS PERMITTED UNDER THE ORDINANCE.
3. TRANSPORTATION  
VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE LOCATION OF VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS NECESSARY TO MEET THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) REQUIREMENTS FOR APPROVAL. DEDICATION OF 30' FROM THE CENTERLINE OF PROVIDENCE ROAD WEST WILL BE PROVIDED WITH THE FINAL PLATTING OF THE SITE.
4. ARCHITECTURAL STANDARDS  
EXTERIOR WALLS, EXCLUSIVE OF WINDOWS AND DOORS, SHALL BE CONSTRUCTED WITH MINIMUM OF 30% MASONRY MATERIALS (BRICK, STONE, ARCHITECTURAL BLOCK, STUCCO OR OTHER MASONRY MATERIALS).
5. STREETScape AND LANDSCAPING  
THE STREETScape TREATMENT ALONG THE NEW PUBLIC STREETS WILL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE AND INCLUDE LARGE MATURING TREES, SIDEWALKS OF AT LEAST FIVE FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH. ANY OTHER SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
6. ENVIRONMENTAL FEATURES  
(A) A MINIMUM OF 10 PERCENT TREESAVE WILL BE PROVIDED IN COMMON OPEN SPACE AS PROVIDED FOR IN THE CHARLOTTE TREE ORDINANCE.  
(B) APPROXIMATELY 0.75 ACRES OF OPEN SPACE SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. INCLUDED WITHIN THE OPEN SPACE SHALL BE A 30' POST CONSTRUCTION BUFFER, THE REQUIRED POST CONSTRUCTION WATER QUALITY TREATMENT FEATURES AND THE TREESAVE BUFFER.  
(C) THE PETITIONER SHALL COMPLY WITH THE ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEM AS DEPICTED ON THE TECHNICAL DATA SHEET IS SUBJECT TO REVIEW AND APPROVAL IN CONJUNCTION WITH THE SUBDIVISION REVIEW PROCESS. MODIFICATIONS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL DESIGN REQUIREMENTS AND THE LOCATION OF THE DISCHARGE.
7. AMENDMENTS TO REZONING PLAN  
FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, OTHER SHEETS ACCOMPANYING THE PETITION AND THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND NURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS  
(A) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND NURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.  
(B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONERS" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONERS OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.  
(C) ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

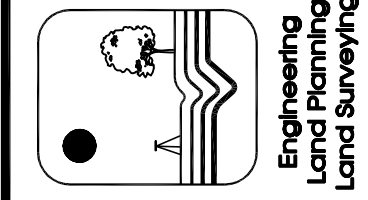


'TECHNICAL DATA SHEET'  
REZONING PETITION # 2013-\_\_



Public Hearing Map for Rezoning Petition #2013-\_\_  
**Providence Road West Property**  
City of Charlotte, Mecklenburg County, North Carolina  
Celedon Development LLC, PO Box 77001, Charlotte NC 28271

**KENNEY DESIGN GROUP, PA**  
C-1986  
1316 GREENWOOD CLIFF  
CHARLOTTE, NORTH CAROLINA 28204  
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Scale:	1"=40'
Date:	6/14/13
Drawn By:	MJK
Designed By:	MJK
Job No.:	0613