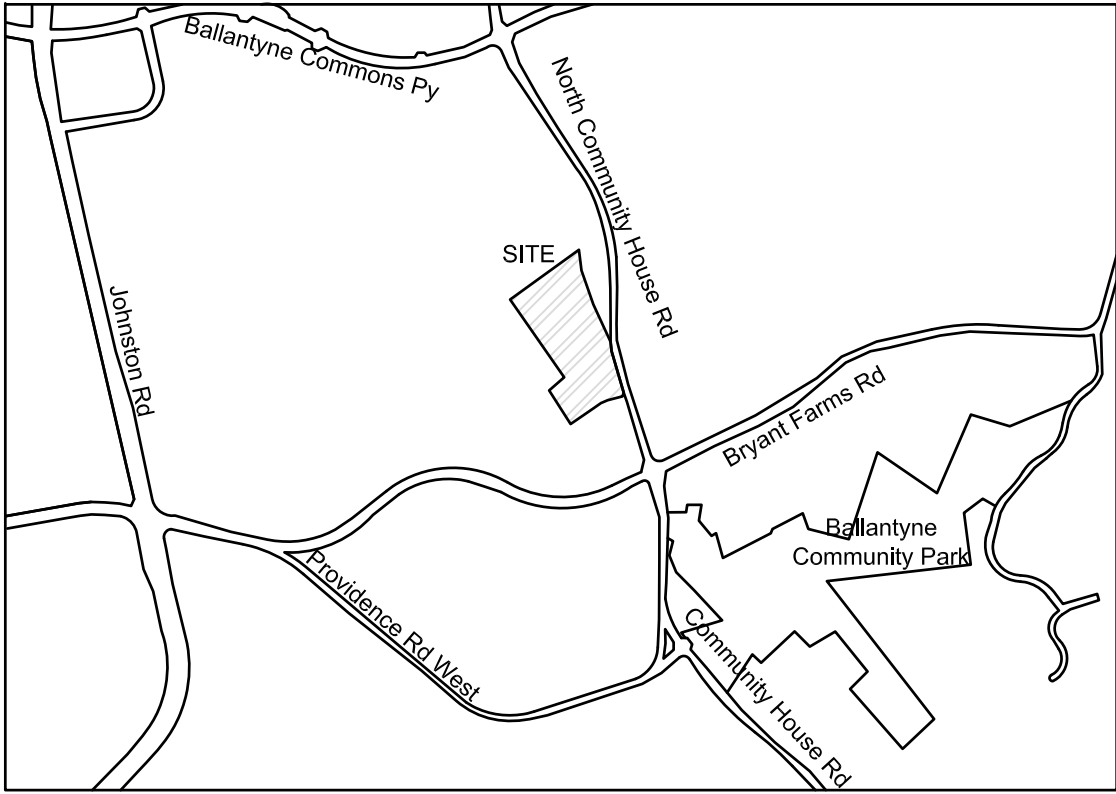
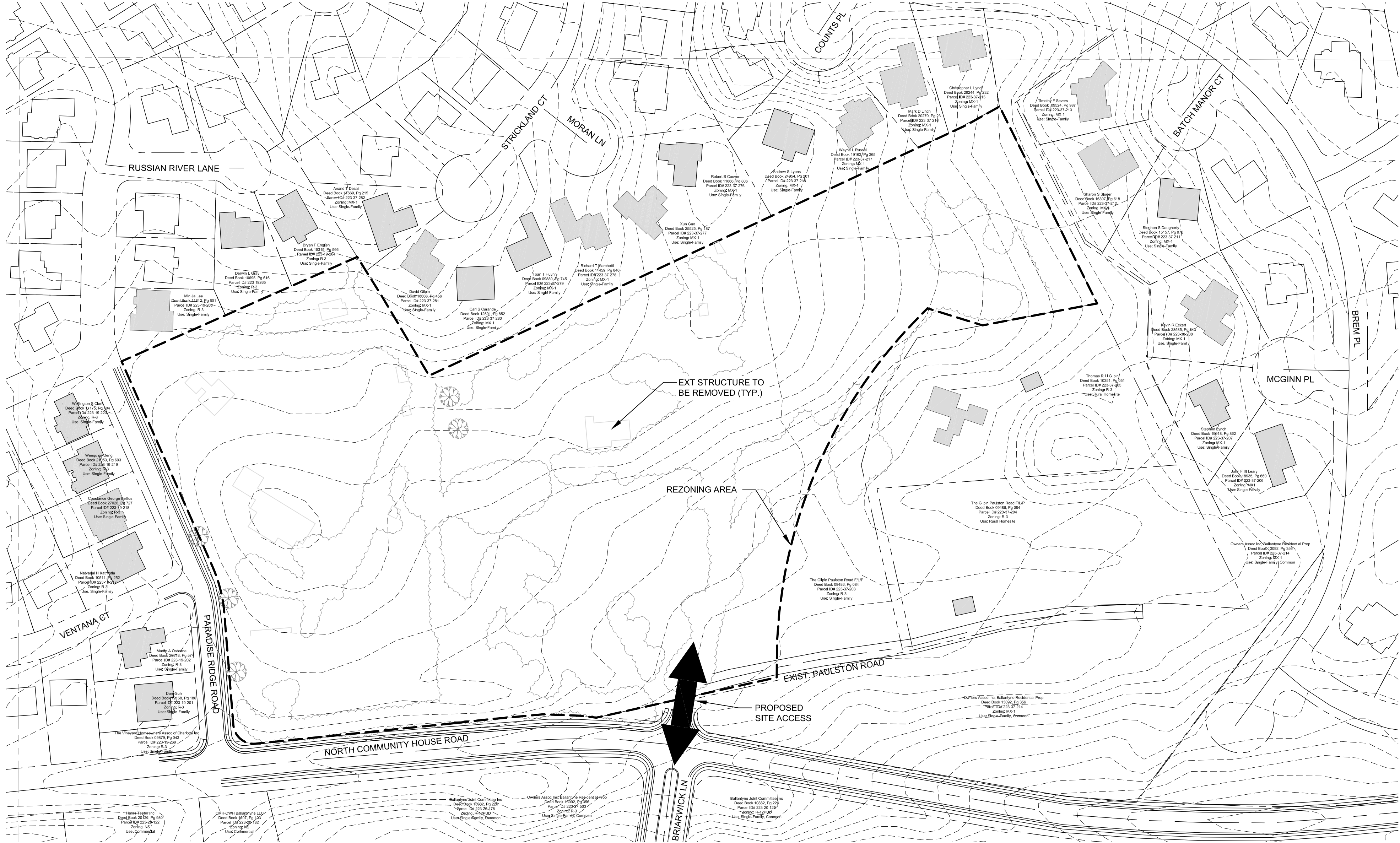


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VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA:	
TAX PARCEL ID:	22319270, 22337501, 22337502, 22337203 (portion)
REZONING SITE AREA:	±15.2 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	MX-2
PROPOSED USE:	Single-Family attached Single-Family detached
UNITS PROPOSED:	95 UNITS
DENSITY PROPOSED:	±68 Townhomes 27 Single Family Residences 6.25 UNITS / AC
FRONT YARD:	As Prescribed in the Zoning Ordinance
MIN. SIDE YARD:	As Prescribed in the Zoning Ordinance
REAR YARD:	As Prescribed in the Zoning Ordinance
MAX. FAR:	As Prescribed in the Zoning Ordinance
PROPOSED BUILDING HEIGHT:	As Prescribed in the Zoning Ordinance
PARKING REQUIRED:	As Prescribed in the Zoning Ordinance
OPEN SPACE:	As Prescribed in the Zoning Ordinance
WASTE MANAGEMENT:	ROLLOUT CONTAINER

DEVELOPMENT STANDARDS

General Provisions.

- 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 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 as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, 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.
- 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.

Purpose

The purpose of this Rezoning application is to provide for the development containing both single family detached and single family attached homes in a gated community. To achieve this purpose, the application seeks the rezoning of the site to the MX-2 district.

Permitted Uses

Uses allowed on the property included in this Petition will be residential single family attached and detached dwelling units and related accessory uses as are permitted in the MX-2 district.

Transportation

- The site will have access via a driveway connection to North Community House Road at a location reviewed by CDOT as generally identified on the concept plan for the site.
- Parking areas, including parking spaces in garages and on street parking, are generally indicated on the concept plan for the site.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the MX-2 district

Streetscape and Landscaping

Reserved

Environmental Features

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. Storm water and water quality facilities will be designed as part of the overall site landscaping plan.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

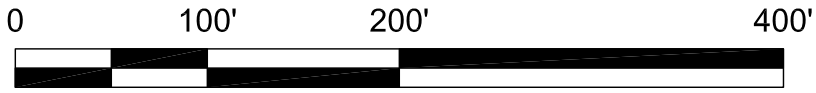
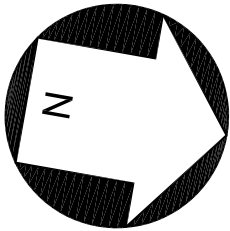
Lighting

- Freestanding lighting on the site will utilize full cut-off luminaries.

Phasing

Reserved

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



SCALE: 1"=100'

REVISIONS:

No.	Date	By	Description



PAULSTON ROAD SITE
DAVID WEEKLEY HOMES
CHARLOTTE, 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: AHM

Checked By:

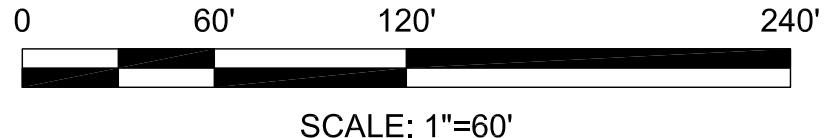
Date: 8/12/15

Project Number: 14058

Sheet Number:

RZ-1
PETITION#: 2015-XXX
SHEET # 1 OF 2

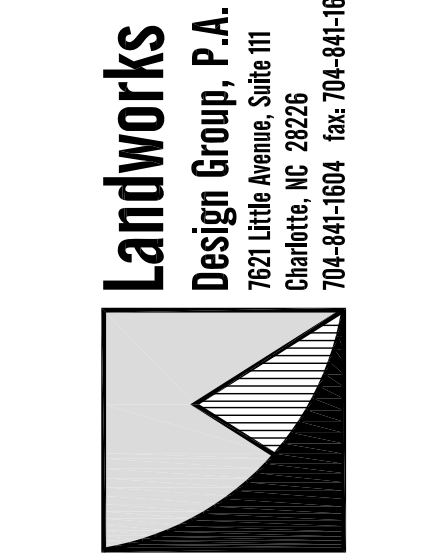
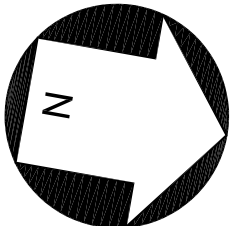
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REVISIONS:

No.	Date	By	Description

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



PAULSTON ROAD SITE
DAVID WEEKLEY HOMES
CHARLOTTE, 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: AHM

Checked By:

Date: 8/12/15

Project Number: 14058

Sheet Number:

RZ-2
PETITION#: 2015-XXX
SHEET # 2 OF 2