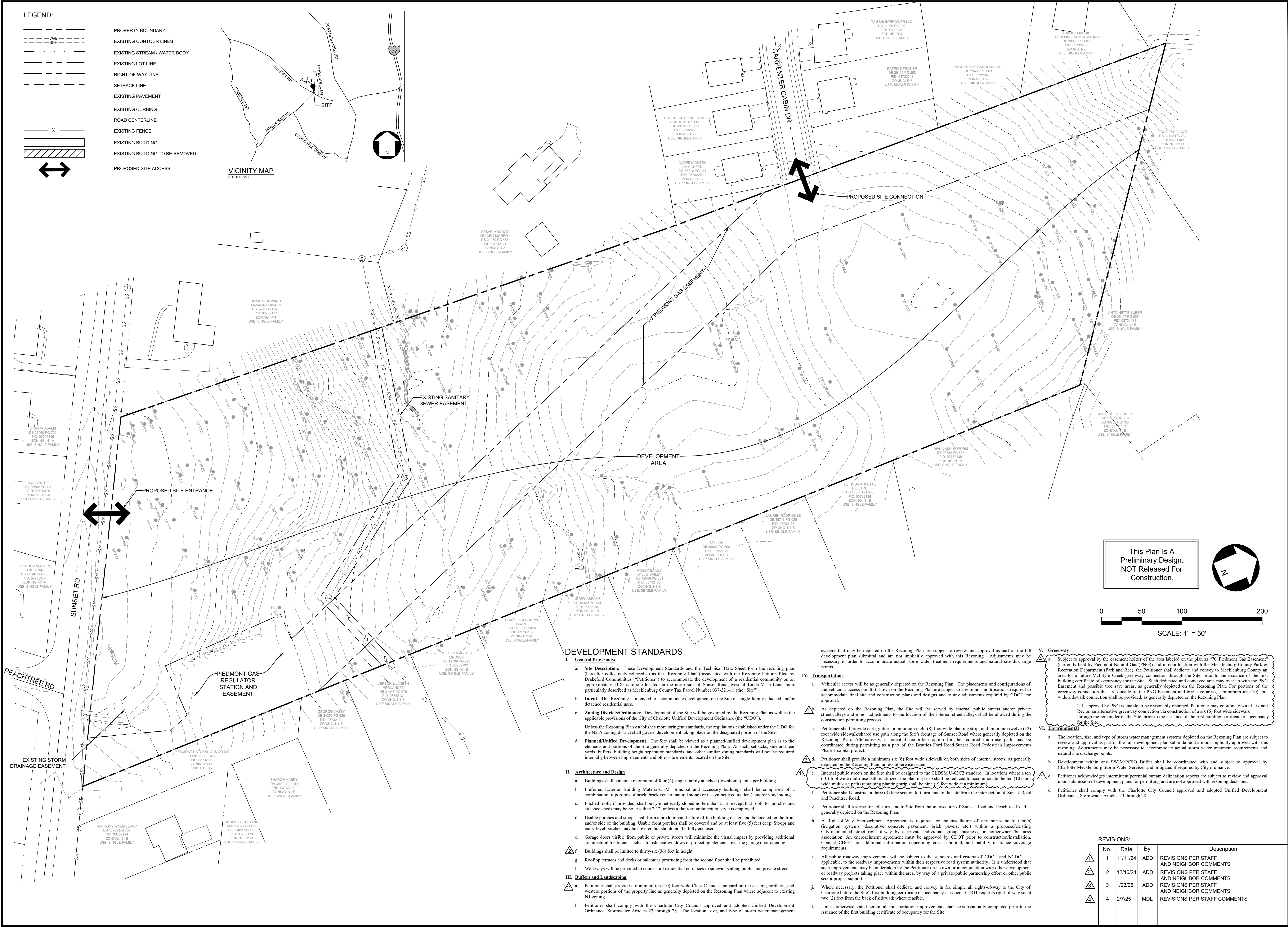
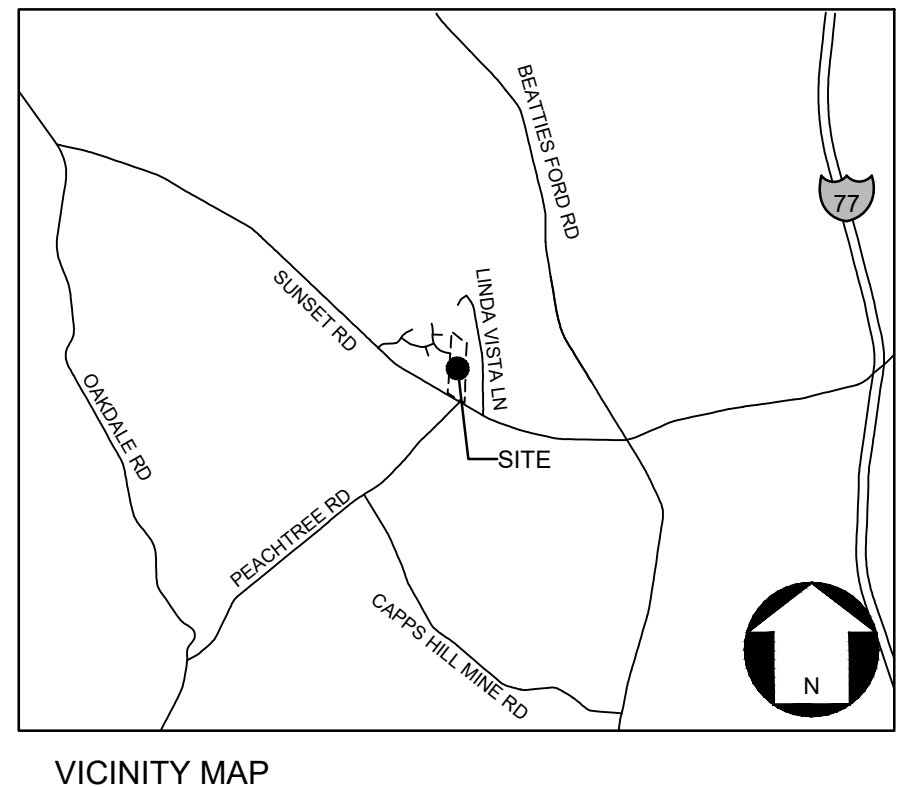
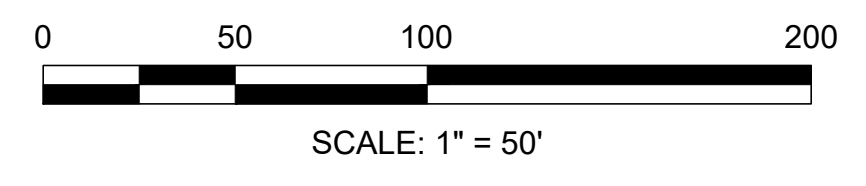
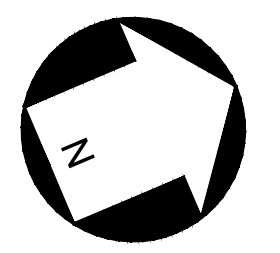


- LEGEND:**
- PROPERTY BOUNDARY
 - EXISTING CONTOUR LINES
 - EXISTING STREAM / WATER BODY
 - EXISTING LOT LINE
 - RIGHT-OF-WAY LINE
 - SETBACK LINE
 - EXISTING PAVEMENT
 - EXISTING CURBING
 - ROAD CENTERLINE
 - EXISTING FENCE
 - EXISTING BUILDING
 - EXISTING BUILDING TO BE REMOVED
 - PROPOSED SITE ACCESS



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



DEVELOPMENT STANDARDS

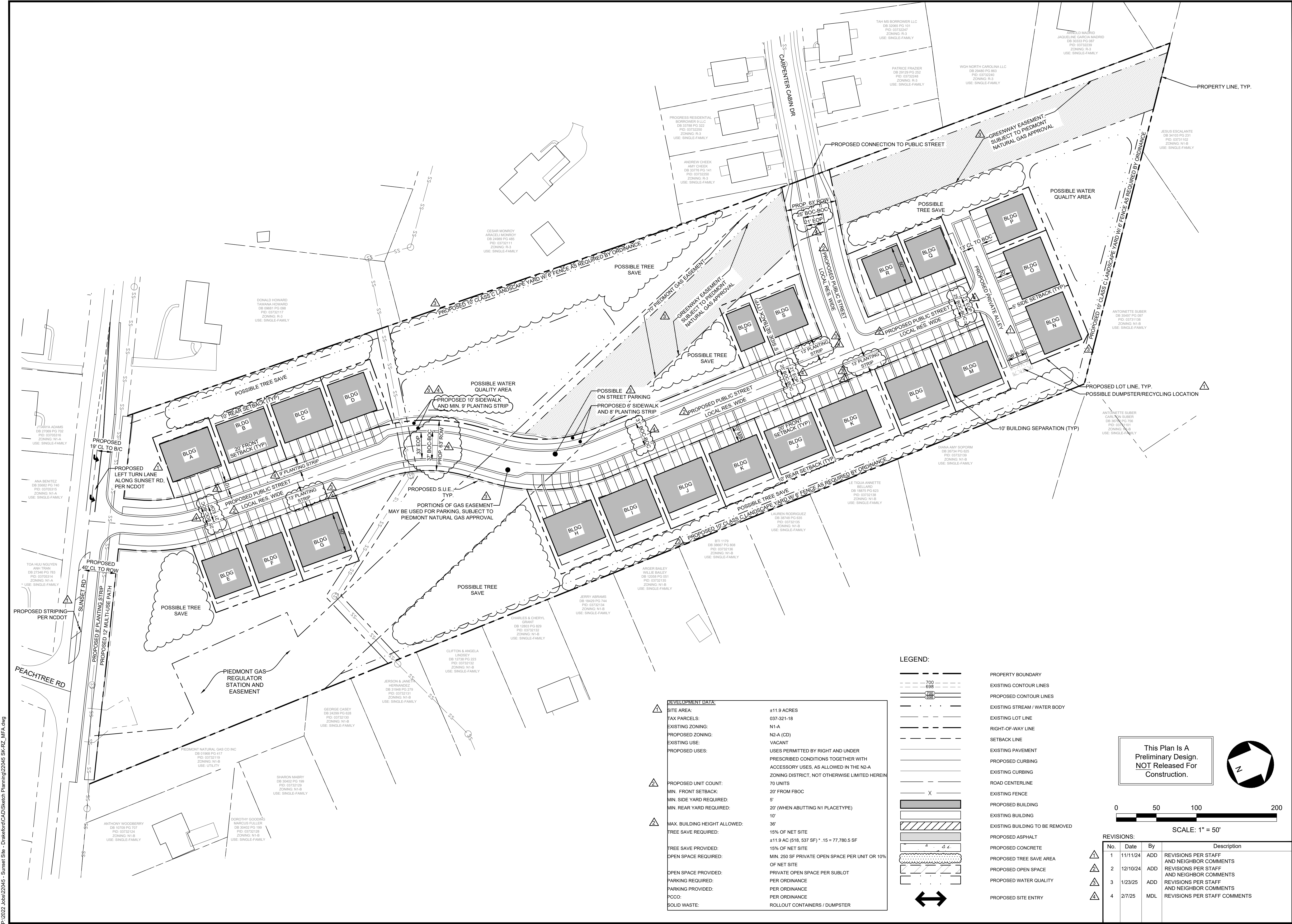
- I. General Provisions:**
- Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Drakeford Communities ("Petitioner") to accommodate the development of a residential community on an approximately 11.85-acre site located on the north side of Sunset Road, west of Linda Vista Lane, more particularly described as Mecklenburg County Tax Parcel Number 037-321-18 (the "Site").
 - Intent.** This Rezoning is intended to accommodate development on the Site of single-family attached and/or detached residential uses.
 - Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the "UDO"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the N2-A zoning district shall govern development taking place on the designated portion of the Site.
 - Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site.
- II. Architecture and Design**
- Buildings shall contain a maximum of four (4) single-family attached (townhome) units per building.
 - Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or vinyl siding.
 - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 - Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches shall be covered and be at least five (5) feet deep. Stoops and entry-level porches may be covered but should not be fully enclosed.
 - Garage doors visible from public or private streets will minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
 - Buildings shall be limited to thirty-six (36) feet in height.
 - Rooftop terraces and decks or balconies protruding from the second floor shall be prohibited.
 - Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.
- III. Buffers and Landscaping**
- Petitioner shall provide a minimum ten (10) foot wide Class C landscape yard on the eastern, northern, and western portions of the property line as generally depicted on the Rezoning Plan where adjacent to existing N1 zoning.
 - Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management

- systems that may be 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.
- IV. Transportation**
- Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
 - As depicted on the Rezoning Plan, the Site will be served by internal public streets and/or private streets/alleys and minor adjustments to the location of the internal streets/alleys shall be allowed during the construction permitting process.
 - Petitioner shall provide curb, gutter, a minimum eight (8) foot wide planting strip, and minimum twelve (12) foot wide sidewalk/shared use path along the Site's frontage of Sunset Road where generally depicted on the Rezoning Plan. Alternatively, a potential fee-in-lieu option for the required multi-use path may be coordinated during permitting as a portion of the Beaties Ford Road/Sunset Road Pedestrian Improvements Phase 1 capital project.
 - Petitioner shall provide a minimum six (6) foot wide sidewalk on both sides of internal streets, as generally depicted on the Rezoning Plan, unless otherwise stated.
 - Internal public streets on the Site shall be designed to the CDOT DSM UAD-C2 standard. In locations where a ten (10) foot wide multi-use path is utilized, the planting strip shall be reduced to accommodate the ten (10) foot wide multi-use path (remaining planting strip shall be nine (9) feet wide at a minimum).
 - Petitioner shall construct a three (3) lane section left turn lane to the site from the intersection of Sunset Road and Peachtree Road.
 - Petitioner shall restripe for left turn lane to Site from the intersection of Sunset Road and Peachtree Road as generally depicted on the Rezoning Plan.
 - A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed existing City-maintained street right-of-way by a private individual, group, business, or homeowner/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
 - All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private-public partnership effort or other public sector project support.
 - Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
 - Unless otherwise stated herein, all transportation improvements shall be substantially completed prior to the issuance of the first building certificate of occupancy for the Site.

- V. Greenway**
- Subject to approval by the easement holder of the area labeled on the plan as "70' Piedmont Gas Easement" (currently held by Piedmont Natural Gas (PNG)) and in coordination with the Mecklenburg County Park & Recreation Department (Park and Rec), the Petitioner shall dedicate and convey to Mecklenburg County an area for a future McIntyre Creek greenway connection through the Site, prior to the issuance of the first building certificate of occupancy for the Site. Such dedicated and conveyed area may overlap with the PNG Easement and possible tree save areas, as generally depicted on the Rezoning Plan. For portions of the greenway connection that are outside of the PNG Easement and tree save areas, a minimum ten (10) foot wide sidewalk connection shall be provided, as generally depicted on the Rezoning Plan.
 - If approval by PNG is unable to be reasonably obtained, Petitioner may coordinate with Park and Rec on an alternative greenway connection via construction of a six (6) foot wide sidewalk through the remainder of the Site, prior to the issuance of the first building certificate of occupancy for the Site.
- VI. Environmental**
- 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 to accommodate actual storm water treatment requirements and natural site discharge points.
 - Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
 - Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
 - Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

REVISIONS:

No.	Date	By	Description
1	11/11/24	ADD	REVISIONS PER STAFF AND NEIGHBOR COMMENTS
2	12/16/24	ADD	REVISIONS PER STAFF AND NEIGHBOR COMMENTS
3	1/23/25	ADD	REVISIONS PER STAFF AND NEIGHBOR COMMENTS
4	2/7/25	MDL	REVISIONS PER STAFF COMMENTS



DEVELOPMENT DATA:

△ SITE AREA:	±11.9 ACRES
TAX PARCELS:	037-321-18
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-A (CD)
EXISTING USE:	VACANT
PROPOSED USES:	USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE N2-A ZONING DISTRICT, NOT OTHERWISE LIMITED HEREIN
△ PROPOSED UNIT COUNT:	70 UNITS
MIN. FRONT SETBACK:	20' FROM FB0C
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	20' (WHEN ABUTTING N1 PLACETYPE)
△ MAX. BUILDING HEIGHT ALLOWED:	10'
△ TREE SAVE REQUIRED:	36'
TREE SAVE PROVIDED:	15% OF NET SITE
OPEN SPACE REQUIRED:	±11.9 AC (518, 537 SF) * .15 = 77,780.5 SF
OPEN SPACE PROVIDED:	MIN. 250 SF PRIVATE OPEN SPACE PER UNIT OR 10% OF NET SITE
PARKING REQUIRED:	PRIVATE OPEN SPACE PER SUBL0T
PARKING PROVIDED:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	ROLL-OUT CONTAINERS / DUMPSTER

LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED TREE SAVE AREA
	PROPOSED OPEN SPACE
	PROPOSED WATER QUALITY
	PROPOSED SITE ENTRY

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

0 50 100 200
SCALE: 1" = 50'

REVISIONS:

No.	Date	By	Description
1	11/11/24	ADD	REVISIONS PER STAFF AND NEIGHBOR COMMENTS
2	12/10/24	ADD	REVISIONS PER STAFF AND NEIGHBOR COMMENTS
3	1/23/25	ADD	REVISIONS PER STAFF AND NEIGHBOR COMMENTS
4	2/7/25	MDL	REVISIONS PER STAFF COMMENTS

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