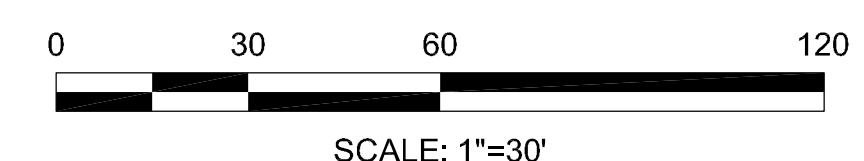
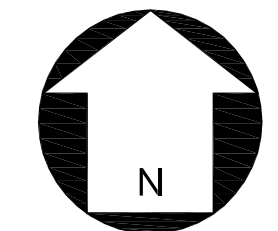


LEGEND:

---	PROPERTY BOUNDARY
- - - -	EXISTING CONTOUR LINES
- . - . -	EXISTING LOT LINE
---	RIGHT-OF-WAY LINE
---	SETBACK LINE
---	EXISTING PAVEMENT
---	PROPOSED CURBING
---	EXISTING CURBING
---	ROAD CENTERLINE
X	EXISTING FENCE
□	EXISTING BUILDING

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



REVISIONS:

No.	Date	By	Description
1	5/12/23	LHS	STAFF COMMENTS
2	8/8/23	MMS	STAFF COMMENTS

KINGMAN TOWNHOMES
CHARLOTTE, NC
THE ARDENT COMPANIES
3565 PIEDMONT RD NE
BUILDING 1, SUITE 200
ATLANTA, GA 30305

EXISTING CONDITIONS PLAN & TECHNICAL DATA SHEET

RZP 2022-198

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SCL A: NO. 211

Project Manager: MDL

Drawn By: LHS

Checked By: MDL

Date: 10/10/2023

Project Number: 22058

Sheet Number:

RZ-1

DEVELOPMENT AREA (B) DATA:

SITE AREA:	±2.73 ACRES
TAX PARCELS:	167-012-33
EXISTING ZONING:	R-4
PROPOSED ZONING:	UR-2 (CO)
EXISTING USE:	SINGLE FAMILY, UNDEVELOPED
PROPOSED USES:	TOWNHOMES
PROPOSED UNIT COUNT:	33 UNITS
MAXIMUM FAR:	1.0
PROPOSED FAR:	1.0 MAX
MIN. FRONT SETBACK:	27' FROM FUTURE BACK OF CURB, WHERE ROW LINE EXCEEDS THE SETBACK. THE ROW LINE SHALL BECOME THE SETBACK.
MIN. SIDE YARD:	5'
MIN. REAR YARD REQUIRED:	10'
MAX. BUILDING HEIGHT ALLOWED:	16,196 SF (15% OF SITE)
TREE SAVE REQUIRED:	PER ORDINANCE
TREE SAVE PROVIDED:	400 S.F. PER UNIT POS OR 10% UCOS
OPEN SPACE REQUIRED:	PER ORDINANCE
PARKING PROVIDED:	1 SPACES PER UNIT MIN / 2 SPACES MAX.
PCCO:	PER ORDINANCE
SOLID WASTE:	ROLL-OUT CONTAINERS / DUMPSTER

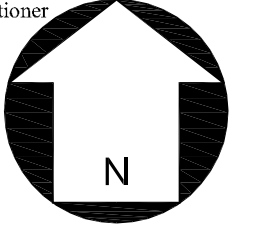
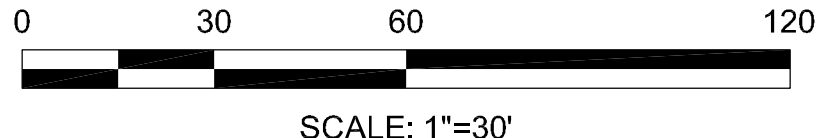
DEVELOPMENT STANDARDS:

- A. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Ardent Acquisitions LLC (the "Petitioner") to accommodate the development of that approximately 2.73 acre site located on the east side of South Tryon Street between Kingman Drive and Southwood Drive, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 167-012-33.
 - The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
 - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
 - The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal private alleys/private drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
 - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- B. Permitted Uses/Development Limitations**
- The Site may be developed only to a residential community containing a maximum of 33 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.
- C. Transportation**
- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
 - The vehicular access point into the Site on South Tryon Street shall be restricted to right-in, right-out movements.
 - As depicted on the Rezoning Plan, the Site will be served by internal private alleys/private drives, and minor adjustments to the locations of the internal private alleys/private drives shall be allowed during the construction permitting process.
 - Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
 - Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT as applicable (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to South Tryon Street as required to provide right-of-way from the existing centerline of South Tryon Street to that point on the Site that is located 2 feet behind the multi-use path to be installed along the Site's frontage on South Tryon Street to the extent that such right-of-way does not already exist.
 - A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (mitigation 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's 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.
 - Petitioner will dedicate to the City of Charlotte or to NCDOT as applicable via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy for a new building constructed on the Site. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of 20 feet behind the sidewalk, where feasible.
 - All transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.
 - 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 broad southeastern Charlotte area by way of private-public partnership efforts or other public sector programs.
 - Subject to the approval of CDOT, NCDOT and any other governmental agencies, Petitioner shall, prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, construct an ADA compliant bus waiting pad in accordance with CATS detail 60.02A on the Site's frontage on South Tryon Street. The exact location of the bus waiting pad shall be determined during the site design and permitting process, and the bus waiting pad shall be located entirely within right-of-way and/or a sidewalk utility easement. In the event that Petitioner cannot obtain all approvals and permits required to construct the bus waiting pad, then Petitioner shall have no obligation to construct the bus waiting pad. CATS shall be responsible for the installation and maintenance of a bench or shelter on the bus waiting pad.
- D. Architectural Standards**
- The front elevations of the single family attached dwelling units adjacent to South Tryon Street shall face South Tryon Street.
 - The primary exterior building materials for the single family attached dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
 - Vinyl, EIFS or masonry may not be used as an exterior building material on any building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
 - The actual widths of the single family attached dwelling units constructed on the Site may vary from the widths depicted on the Rezoning Plan.
 - The maximum height of any building constructed on the Site shall be governed by the Ordinance. Notwithstanding the foregoing, the maximum height of any building constructed on the Site shall be 49 feet as measured under the Ordinance if such height is permitted under Table 9.096(C)(A) of the Ordinance.
 - To provide privacy, all residential entrances within 15 feet of the public sidewalk must be raised or lowered from the average sidewalk grade a minimum of 12 to 24 inches.
 - 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 or stoops shall form a predominant feature of the building design and be located on the front or side of the building. Usable front porches, if provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
 - All corner/end units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall exposure to 10 feet on all building levels.
 - The maximum number of single family attached dwelling units that may be located in a building shall be 4.
 - Each single family attached dwelling unit shall have a two car garage. The two car garages may be tandem two car garages.
 - Garage doors shall contain translucent windows and decorative hardware.
 - Walkways shall be provided to connect all residential entrances to sidewalks along a public street or private alleys/drives.
- E. Streetscape and Landscaping**
- A minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path shall be installed along the Site's frontage on South Tryon Street.
 - The sidewalk described above in paragraph 1, or portions thereof, may be located in a sidewalk utility easement.
 - A minimum 18 foot wide landscape area with a minimum 6 foot wooden screen fence shall be established along the Site's boundary lines as more particularly depicted on the Rezoning Plan. At a minimum, this 18 foot wide landscape area shall meet the tree requirements of a Class C buffer. If existing trees located within this 18 foot wide landscape area do not meet the tree requirements of a Class C buffer, then Petitioner shall plant and install supplemental trees to bring the 18 foot wide landscape area into compliance with the tree requirements of a Class C buffer.
- F. Environmental**
- Development of the Site shall comply with the City of Charlotte Tree Ordinance.
 - Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- G. Lighting**
- All freestanding lighting fixtures installed on the Site (excluding street lights and lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination directed so that direct illumination does not extend past any property line of the Site.
 - The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.
- H. Open Space**
- The site shall comply with the open space requirements of the Ordinance.
- I. Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
 - Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date of this Re

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

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2	8/7/23	MMS	STAFF COMMENTS



LEGEND:

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	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING FENCE
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED TREE SAVE AREA
	PROPOSED OPEN SPACE
	PROPOSED CONCRETE

