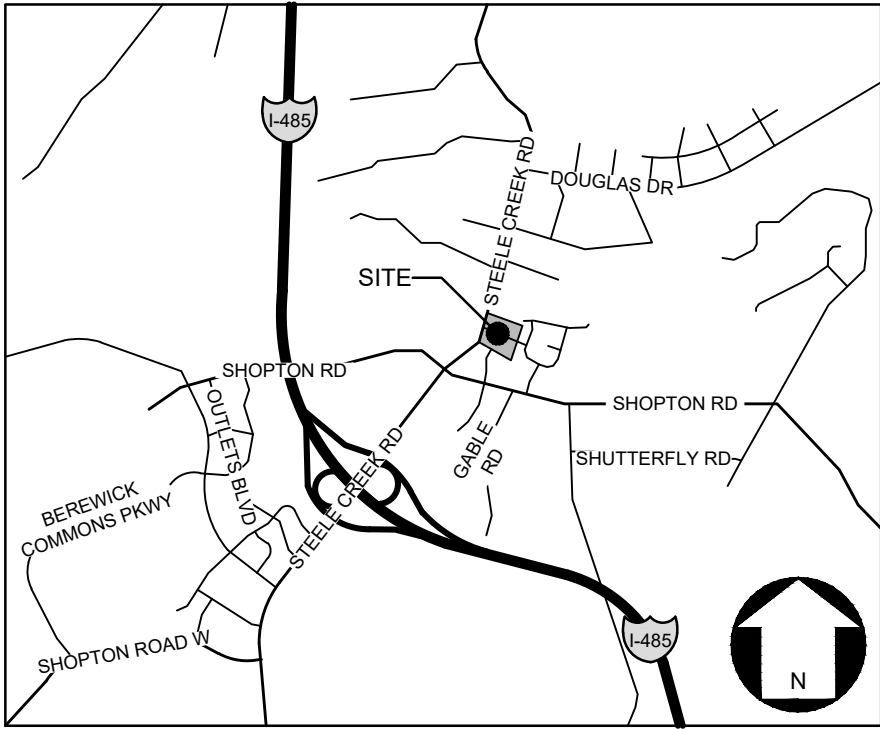
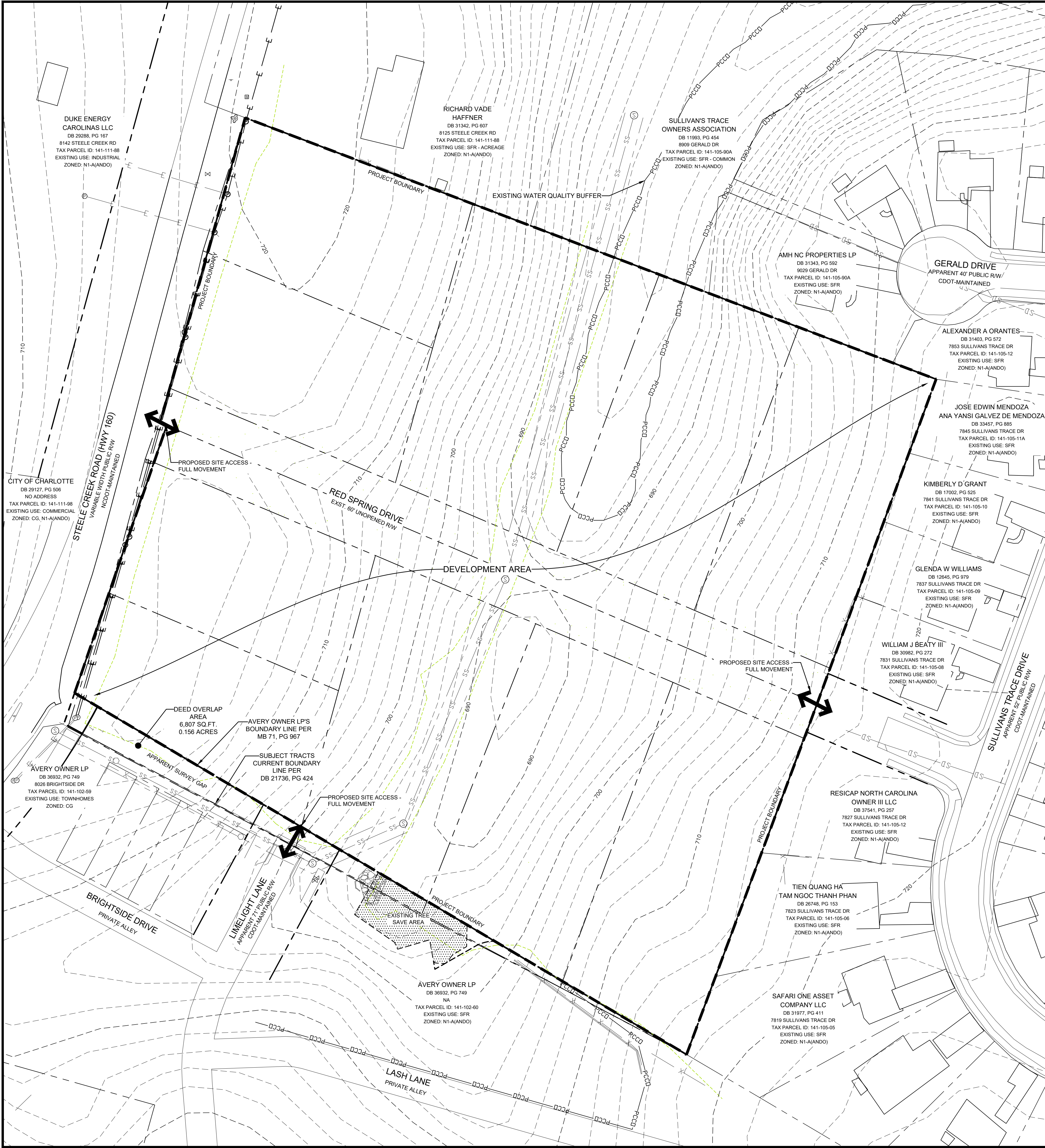


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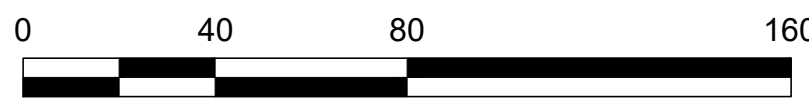
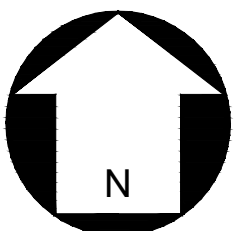
VICINITY MAP
NOT TO SCALE

6. OPEN SPACE/GREEN AREA
- A. Development of the Site shall comply with the open space and green area requirements of the Ordinance.
- B. The common open space area designated on the Rezoning Plan as Common Open Space Area A shall contain a minimum of four (4) of the improvements set out below. The common open space areas designated as Common Open Space Area B and Common Open Space Area C on the Rezoning Plan shall each contain a minimum of two (2) of the improvements set out below.
- (1) Shading elements such as shade structures or large maturing trees.
- (2) Seating options such as moveable chairs, seating benches) or seat walls.
- (3) Enhanced landscaping in excess of the minimum standards of the Ordinance.
- (4) Specialty paving materials (not including standard finished concrete or asphalt).
- (5) Decorative lighting elements such as tree uplighting, bollard lighting, pedestrian scale pole lighting or other lighting elements that will enhance the space.
7. ENVIRONMENTAL FEATURES
- A. Development of the Site shall comply with the requirements of Article 20 of the Ordinance.
- B. 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.
- C. Development within any Post-Construction Stormwater Stream Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.
- D. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
8. LANDSCAPE YARDS
- A. A minimum 10-foot-wide Class C Landscape Yard planted to the standards of a Class B Landscape Yard with a 6-foot-tall opaque wooden fence shall be established along the Site's eastern boundary line as more particularly depicted on the Rezoning Plan.
- B. A minimum 10-foot-wide Class C Landscape Yard planted to the standards of a Class B Landscape Yard with a 6-foot-tall opaque wooden fence shall be established along a portion of the Site's northern boundary line as more particularly depicted on the Rezoning Plan.
- C. A minimum 25-foot-wide Class B Landscape Yard with a 6-foot-tall opaque wooden fence shall be established along a portion of the Site's northern boundary line as more particularly depicted on the Rezoning Plan.
9. AIRPORT NOISE DISCLOSURE OVERLAY DISTRICT NOTICE
- A. In addition to any other requirements of the Airport Noise Disclosure Overlay District (ANDOT) that apply to the Site and the proposed development, in the event that any of the multi-family dwelling attached units constructed on the Site are leased or rented, the residential lease agreement for such dwelling unit shall contain the Airport Noise Disclosure Overlay District Notice described in Section 14.9.B.3 of the Ordinance.
10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
- A. 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.
- B. 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.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING 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
- EXISTING BUILDING
- PROPOSED SITE ENTRY

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



SCALE: 1" = 40'

REVISIONS:

No.	Date	By	Description

RED SPRING DR TOWNS
STEELE CREEK ROAD
CHARLOTTE, NC

EXISTING
CONDITIONS PLAN
& TECHNICAL DATA
SHEET

PETITION NO. RZP-2025-091

CORPORATE CERTIFICATIONS
NC PE: C-2630 NC LA: C-263
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ENLS

Checked By: MDL

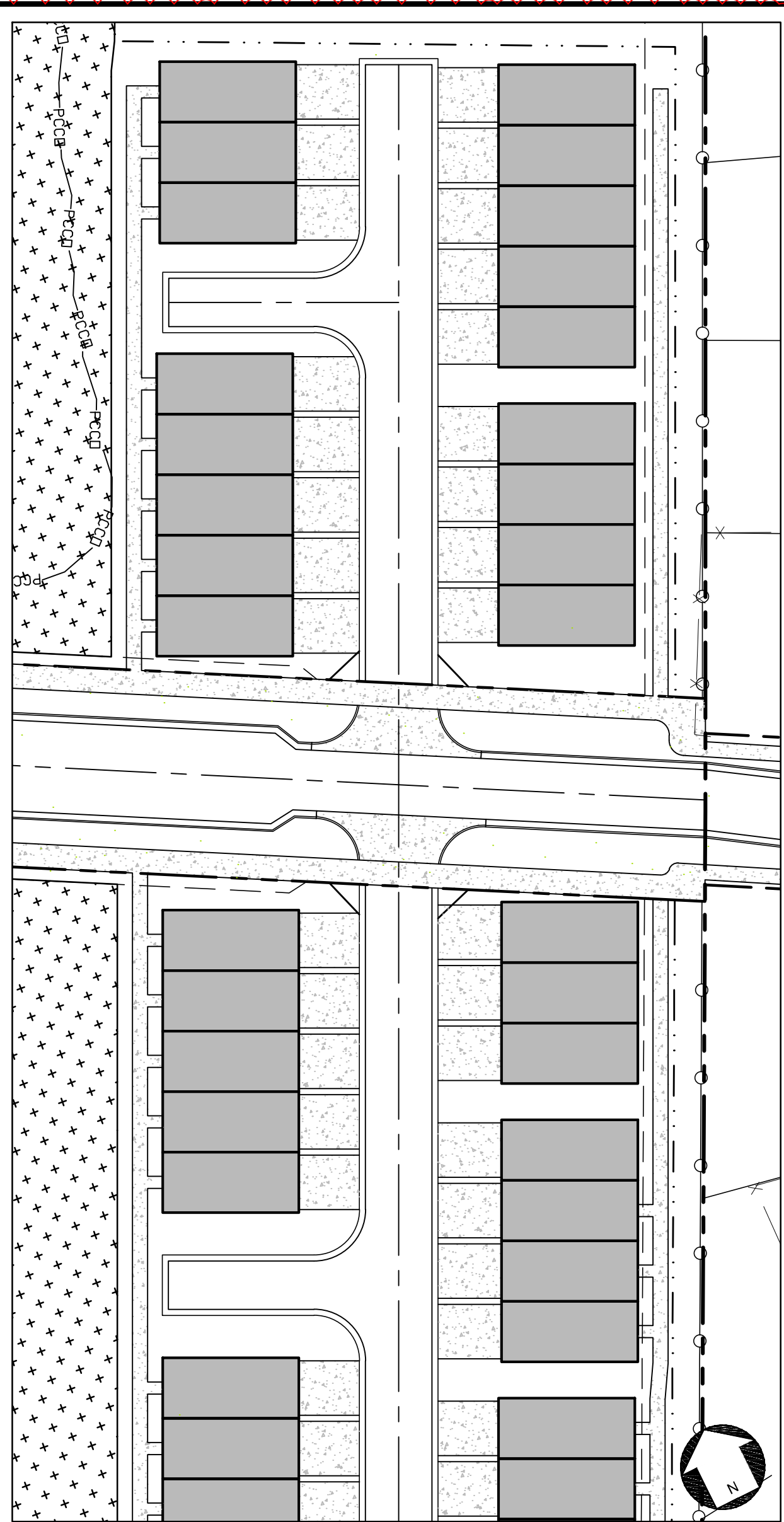
Date: 11/10/2025

Project Number: 25003

Sheet Number:

RZ-1

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DEVELOPMENT DATA:

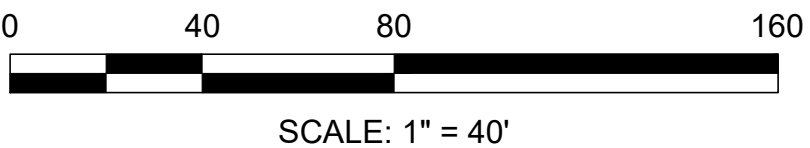
SITE AREA:	#8.97 ACRES
TAX PARCELS:	141-101-07, 141-101-013
EXISTING ZONING:	O-2 (CD)
PROPOSED ZONING:	N2-A (CD)
EXISTING USE:	VACANT
PROPOSED USES:	SINGLE-FAMILY ATTACHED
PROPOSED UNIT COUNT:	68 UNITS (SEE DEVELOPMENT STANDARDS)
DENSITY PROPOSED:	9.76 DUA
MIN. FRONT SETBACK:	24' FROM FBOC ALONG STEELE CREEK RD, 20' FROM BOC ALONG RED SPRING RD
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	20'
MAX. BUILDING HEIGHT ALLOWED:	48'
TREE SAVE REQUIRED:	39,389.09 SF (15% OF SITE)
TREE SAVE PROVIDED:	PER ORDINANCE
OPEN SPACE REQUIRED:	23,479.05 SF (10% OF SITE)
OPEN SPACE PROVIDED:	PER ORDINANCE
PARKING REQUIRED:	1.5 SPACES PER UNIT MIN. (105 SPACES)
PARKING PROVIDED:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	ROLLOUT CONTAINERS / DUMPSTER

LEGEND:

- PROPERTY BOUNDARY
- EXISTING STREAM / WATER BODY
- EXISTING LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PAVEMENT
- PROPOSED CURBING
- EXISTING CURBING
- ROAD CENTERLINE
- EXISTING FENCE
- EXISTING PCCO BUFFER
- PROPOSED BUILDING
- PROPOSED CONCRETE
- EXISTING BUILDING
- EXISTING TREE SAVE AREA
- PROPOSED TREE SAVE AREA
- PROPOSED SITE ENTRY

- PROPOSED CURBING
- EXISTING CURBING
- ROAD CENTERLINE
- EXISTING FENCE
- EXISTING PCCO BUFFER
- PROPOSED BUILDING
- PROPOSED CONCRETE
- EXISTING BUILDING
- EXISTING TREE SAVE AREA
- PROPOSED TREE SAVE AREA
- PROPOSED SITE ENTRY

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



REVISIONS:

No.	Date	By	Description
1	11/10/25	ENLS	REVISIONS PER CITY COMMENTS

RED SPRING DR TOWNS
STEELE CREEK ROAD
CHARLOTTE, NC

REZONING
SITE PLAN

PETITION NO. RZP-2025-091

CORPORATE CERTIFICATIONS
NC PE: C-2630 NC LA: C-263
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ENLS

Checked By: MDL

Date: 11/10/2025

Project Number: 25003

Sheet Number:

RZ-2

SHEET # 02 OF 02