

CITY OF CHARLOTTE SITE DEVELOPMENT DATA TABLE:

PARCEL SUMMARY:
 TAX PARCELS: 037-14104, 037-14103, 037-14102, & 037-14101
 SITE ADDRESS: 6328 BEATTIES FORD RD CHARLOTTE, NC
 TOTAL SITE AREA: 16.384 ACRES PER GIS
 EXISTING PARCEL ZONING: NU-4 & CD-2
 PROPOSED PARCEL ZONING: R2-2 (CD)
 EXISTING USE: DWELLING - SINGLE-FAMILY & WAREHOUSE - SERVICE GARAGE
 DETAILED PERMITTED USE PER UDD:
 DWELLING - DUPLEX (ON SUBLOTS); DWELLING - TRIPLEX (ON SUBLOTS);
 DWELLING - QUADAPLEX (ON SUBLOTS); DWELLING - LIVE WORK (ON SUBLOTS);
 MULTIFAMILY ATTACHED DWELLING (ON SUBLOTS)

ZONING AND BUILDING SUMMARY:
 MAXIMUM NUMBER OF RESIDENTIAL UNITS: 147
 MINIMUM NUMBER OF RESIDENTIAL UNITS: 147
 LOT WIDTH REQUIRED: 50'
 BUILDING COVERAGE ALLOWED: 60%
 FRONT SETBACK (LISTED BY STREET / STREET CLASSIFICATION):
 PROPOSED INTERNAL ROAD (OTHER PRIMARY) = 20'
 PROPOSED INTERNAL ROAD (OTHER SECONDARY) = 20'
 BEATTIES FORD ROAD (TRINITY AVENUE/BOULEVARD) = 24'
 REAR SETBACK: 10' (20' ABUTTING NEIGHBORHOOD 1 PLACE TYPE)
 BUILD-TO-NEED (LISTED BY STREET):
 PROPOSED INTERNAL ROAD - N/A
 TRINITY ROAD - N/A
 BEATTIES FORD ROAD - N/A
 BUILT-TO-NEED (LISTED BY STREET):
 PROPOSED INTERNAL ROAD - N/A
 TRINITY ROAD - N/A
 BEATTIES FORD ROAD - N/A
 MINIMUM BUILDING LENGTH AS PERCENTAGE OF LOT WIDTH: N/A
 BUILDING LENGTH PROPOSED AS A PERCENTAGE OF LOT WIDTH: N/A
 LONGEST BUILDING LENGTH (IN FEET): 400'
 MINIMUM BUILDING HEIGHT REQUIRED: N/A
 MAXIMUM HEIGHT ALLOWED: 48'
 BUILDING HEIGHT PROPOSED: MAX 48' PER THE ORDINANCE
 OUTDOOR STORAGE (PERCENTAGE OF BUILDING AREA): N/A

PARKING SUMMARY:
 PARKING TIER DESIGNATION: TIER 2
 REGULAR: 152 SPACES
 DWELLING - LIVEWORK: 1 SPACE PER UNIT = 5 SPACES
 1 SPACE PER 1,000 SF OF COMMERCIAL = 5 SPACES

EV CAPABLE: N/A
 EVSE INSTALLED: N/A
 MAXIMUM PARKING ALLOWED:
 REGULAR GARAGE + NO LIMIT, UNENCLOSED + 2 PER UNIT
 COMPACT: N/A
 ON-STREET: N/A
 EV CAPABLE: N/A
 EV READY: N/A
 EVSE INSTALLED: N/A
 EV CAPABLE: N/A
 EV READY: N/A

PROPOSED VISITOR PARKING: MINIMUM OF 20 SPACES
 REQUIRED LOADING QUANTITY AND SIZE: NONE REQUIRED
 PROPOSED LOADING QUANTITY AND SIZE: NONE REQUIRED
 REQUIRED BICYCLE PARKING:
 SHORT TERM: NONE REQUIRED
 LONG TERM: NONE REQUIRED
 PROPOSED BICYCLE PARKING:
 SHORT TERM: 0 SPACES
 LONG TERM: 0 SPACES

LANDSCAPE SUMMARY:
 ZONING TIER DESIGNATION: TIER 3
 LANDSCAPE YARDS: 25' CLASS "B" FOR THROUGH LOTS ALONG AVENUE (842.50 LF)
 SHRUBS: 1 EVERGREEN PER 1 LF
 LARGE/MEDIUM MATURING TREES: 1 PER 30 LF
 % EVERGREEN TREES: 40%
 SMALL MATURING SUBSTITUTION: 1 LARGE = 2 SMALL
 FENCEWALL: OPTIONAL
 SCREENING: NONE REQUIRED

FRONTAGE PLANTING:
 1 LARGE MATURING TREE PER 40 LF OF FRONTAGE OR:
 1 SMALL MATURING TREE PER 30 LF OF FRONTAGE

INTERNAL PLANTING:
 1% OF SITE AREA REQUIRED: 67,892.30 SF (1.558 AC)
 1 LARGE MATURING TREE PER 10,000 SF BUA; 29 TREES (282,672.91 SF BUA)

SOLID WASTE SUMMARY:
 TRASH REQUIRED: 5.07 CUMESTER PER 30 UNITS (5 REQUIRED)
 TRASH PROPOSED: INDIVIDUAL UNIT ROLL OUT TRASH CANS (96-GAL)
 RECYCLING REQUIRED: 2 RECYCLING STATION (288 SF) (110 (96-GAL)
 RECYCLING PROPOSED: INDIVIDUAL UNIT ROLL OUT RECYCLING CANS (96-GAL)

OPEN SPACE SUMMARY:
 OPEN SPACE REQUIRED: 150 SF PER DWELLING UNIT = 21,000 SF
 OPEN SPACE PROVIDED: 233,167 SF
 PUBLIC OPEN SPACE (IF APPLICABLE):
 REQUIRED: N/A
 PROVIDED: 10 SF
 USABLE COMMON OPEN SPACE (IF APPLICABLE):
 REQUIRED: N/A
 PROVIDED: 333,167 SF
 PRIVATE OPEN SPACE (IF APPLICABLE):
 REQUIRED: N/A
 PROVIDED: 10 SF

GREEN AREA SUMMARY:
 ZONING TIER DESIGNATION: TIER 3 PLACE TYPE
 REQUIRED AREA: 15% NET PARCEL (=101,651 SF)
 PARCEL AREA: 670,690
 DEDICATED RIGHT OF WAY: 128,022 SF
 NET PARCEL AREA: 477,668 SF
 PROVIDED AREA: MIN. 15% (101,651 SF)

CR Assessment Report

Land Use	Proposed			Existing			Net Trip
	Area	Daily/Trip/Week	Peak Hour	Area	Daily/Trip/Week	Peak Hour	
1. SINGLE FAMILY ATTACHED/TOWNHOMES	N/A	1,065	31	TO BE REMOVED	N/A	N/A	1,065
2. OTHER RESIDENTIAL	N/A	N/A	3	TO BE REMOVED	N/A	N/A	3
3. COMMERCIAL	N/A	N/A	3	TO BE REMOVED	N/A	N/A	3
Totals							

DEVELOPMENT STANDARDS

1. **GENERAL PROVISIONS**
 A. SITE: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CH LAND COMPANY, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 16.384 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF BEATTIES FORD ROAD AND TRINITY ROAD AND MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPOSED OF TAX PARCELS NOS. 037-141-01, 037-141-02, 037-141-03 AND 037-141-04.

B. **ZONING DISTRICT/ORDINANCE:** THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N2-B ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

C. **GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, SIDEWALKS, DRIVEWAYS, INTERNAL STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS" SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS, THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ARTICLE 37 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER ARTICLE 37 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- (1) MINOR AND DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- (2) THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PURSUANT TO THIS AMENDMENT PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA PRESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PURSUANT TO ARTICLE 37 OF THE ORDINANCE IN EACH INSTANCE. HOWEVER, SUBJECT TO PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.
- (3) AMENDMENTS, 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 ARTICLE 37 OF THE ORDINANCE.

D. **PERMITTED USES DEVELOPMENT LIMITATIONS**
 A. SUBJECT TO PARAGRAPH B BELOW, THE SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 147 DWELLING UNITS TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE N2-B ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR THE RESIDENTS SUCH AS A DOG PARK, PLAYGROUND AND GATHERING AREAS.

B. THE DWELLING UNITS DEVELOPED ON THE SITE SHALL BE COMPRISED OF QUADAPLEXES, TRIPLEXES AND DUPLEXES. NOTWITHSTANDING THE FOREGOING, ONE BUILDING CONTAINING UP TO A MULTI-FAMILY ATTACHED DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE AT THE LOCATION

DEVELOPMENT STANDARDS (CONTINUED)

1. **GENERAL PROVISIONS**
 A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, THE LOCATION AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. THE ALIGNMENTS OF THE INTERNAL PUBLIC STREETS, INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES TO TRAFFIC PATTERNS AND THE SITE LAYOUT AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY VARY FROM THE DEPICTED TO SAVE EXISTING TREES.

D. PROPOSED INDIVIDUAL DRIVEWAYS TO BE PERMITTED AS SHOWN ON REZONING PLAN. DRIVEWAY WIDTHS TO BE 10' AND MAINTAIN 20' BEHIND PROPOSED SIDEWALKS.

E. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY OR DESIRABLE UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO BEATTIES FORD ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 50 FEET FROM THE EXISTING CENTERLINE OF BEATTIES FORD ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

F. 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 (SUBJECT TO A RESERVATION FOR ANY NECESSARY OR DESIRABLE UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO TRINITY ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 33 FEET FROM THE EXISTING CENTERLINE OF TRINITY ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

G. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (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'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.

H. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT A SOUTHBOUND LEFT TURN LANE WITH 160 FEET OF STORAGE ON BEATTIES FORD ROAD AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM BEATTIES FORD ROAD.

ROAD AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM BEATTIES FORD ROAD. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT A NORTHBOUND LEFT TURN LANE WITH 160 FEET OF STORAGE ON BEATTIES FORD ROAD AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM BEATTIES FORD ROAD. PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE ANY DESIRABLE UTILITY EASEMENTS, AND THE ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED (SUBJECT TO A RESERVATION FOR ANY NECESSARY OR DESIRABLE UTILITY EASEMENTS, 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. PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY PROPOSED SIDEWALK LOCATED ALONG A PUBLIC STREET LOCATED OUTSIDE OF THE RIGHT OF WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET WITH THE SIDEWALK WHERE FEASIBLE.

K. ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY PETITIONER WILL BE PROVIDED AND FINANCED BY PETITIONER. THE LOCATION OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.

L. 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 PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROADWATER NORTHWESTER MECKLENBURG AREA, BY WAY OF A PRIVATE PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

M. SUBJECT TO THE APPROVAL OF CDOT AND/OR NCDOT AND ANY OTHER APPLICABLE GOVERNMENTAL AGENCIES, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, UPGRADE THE EXISTING BUS STOP WAITING PAD LOCATED ALONG THE SITES FRONTAGE ON TRINITY ROAD RELATED TO BUS STOP #356 TO BE A STANDARD WAITING PAD WITH THE IMPROVEMENTS THAT WILL BE LOCATED ENTIRELY WITHIN RIGHT OF WAY. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO UPGRADE THE EXISTING BUS STOP WAITING PAD RELATED TO BUS STOP #356, THEN PETITIONER SHALL HAVE NO OBLIGATION TO DO SO.

4. **ARCHITECTURAL AND DESIGN STANDARDS**
 A. THE MAXIMUM BUILDING DEVELOPED ON THE SITE SHALL BE GOVERNED BY THE ORDINANCE.
 B. THE PRIMARY EXTERIOR BUILDING MATERIALS WILL BE ONE OR MORE OF THE FOLLOWING: BRICK, VENEER OR SIMILAR MASONRY PRODUCTS, STONE, PRECAST, STONE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING AND WOOD.
 C. VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, GARBAGE DOORS, SCREENS AND GALLERIES.
 D. THE DWELLING UNITS ADJACENT TO BEATTIES FORD ROAD SHALL FRONT AN INTERNAL STREET.
 E. THE DWELLING UNITS ADJACENT TO TRINITY ROAD SHALL FRONT AN INTERNAL STREET.
 F. THE ACTUAL WIDTHS OF THE DWELLING UNITS CONSTRUCTED ON THE SITE MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
 G. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 8:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SIENES MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
 H. ALL CORNERED UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL HAVE A PORCH OR PORCH WITH A PORTION OF THE EXISTING BUS STOP WAITING PAD OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSURE TO 15 FEET ON ALL BUILDING LEVELS.
 I. THE FRONT ELEVATION OF EACH DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSURE TO 15 FEET ON EACH LEVEL OF THE DWELLING UNIT.

5. **STREETSCAPE**
 A. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTIPLE USE PATH ALONG THE SITES FRONTAGE ON BEATTIES FORD ROAD, EXCEPT THAT PORTIONS OF THE FRONT AND SIDE OF PORTIONS THEROF MAY BE LOCATED IN A PUBLIC ACCESS EASEMENT.
 B. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE SIDEWALK ALONG THE SITES FRONTAGE ON TRINITY ROAD. THE MINIMUM 8 FOOT WIDE SIDEWALK OR PORTIONS THEROF MAY BE LOCATED IN A PUBLIC ACCESS EASEMENT.

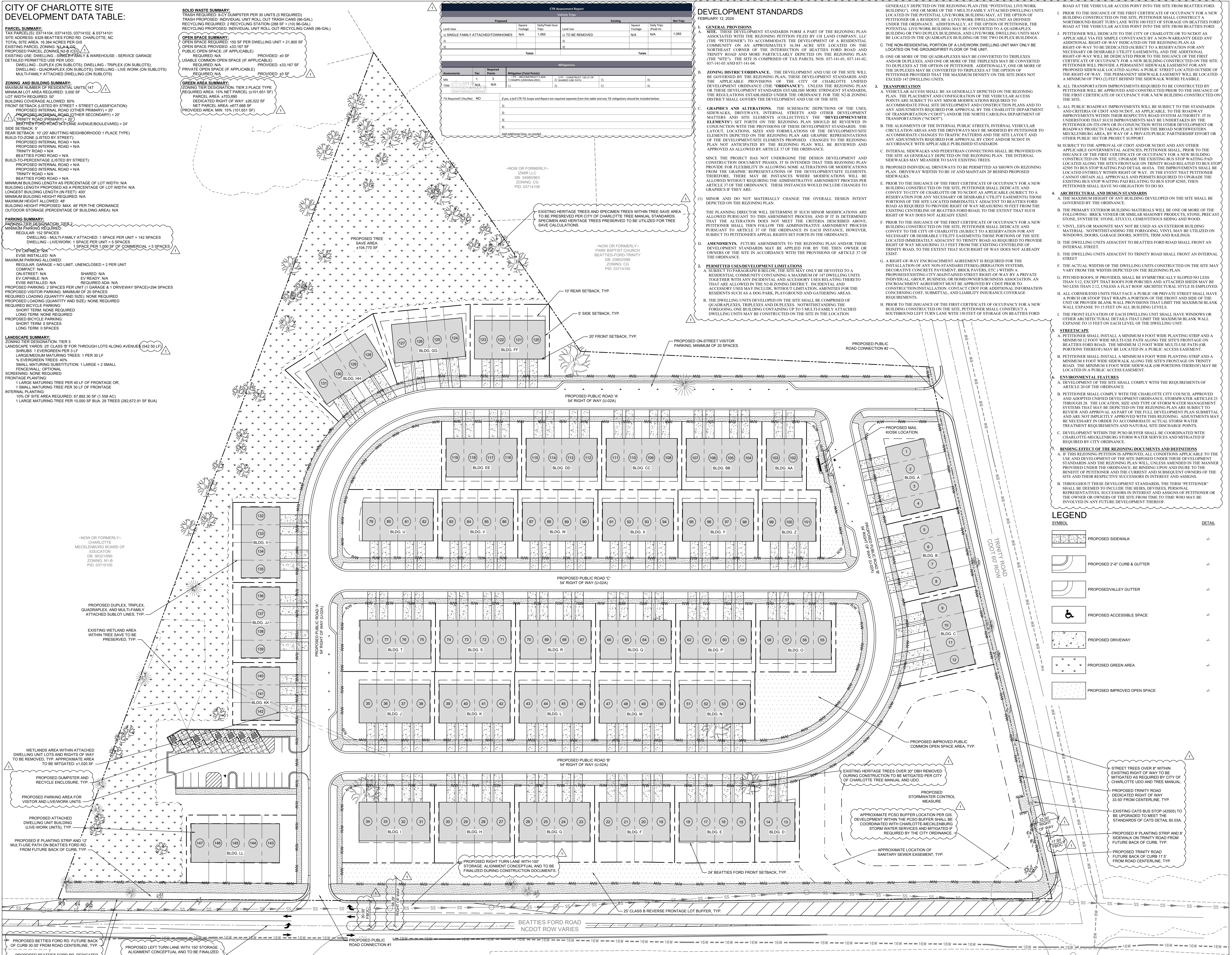
6. **ENVIRONMENTAL FEATURES**
 A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 20 OF THE ORDINANCE.
 B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 22 THROUGH 24. THE LOCATION, SIZE AND TYPE OF 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.
 C. DEVELOPMENT WITHIN THE PCSO BUFFER SHALL BE COORDINATED WITH CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

7. **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 SUCCESSOR 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, DEVICES, 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.

1. **GENERAL PROVISIONS**
 A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, THE LOCATION AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

LEGEND

SYMBOL	DESCRIPTION	DETAIL
(Symbol)	PROPOSED SIDEWALK	+
(Symbol)	PROPOSED 2'-6" CURB & GUTTER	+
(Symbol)	PROPOSED VALLEY GUTTER	+
(Symbol)	PROPOSED ACCESSIBLE SPACE	+
(Symbol)	PROPOSED DRIVEWAY	+
(Symbol)	PROPOSED GREEN AREA	+
(Symbol)	PROPOSED IMPROVED OPEN SPACE	+



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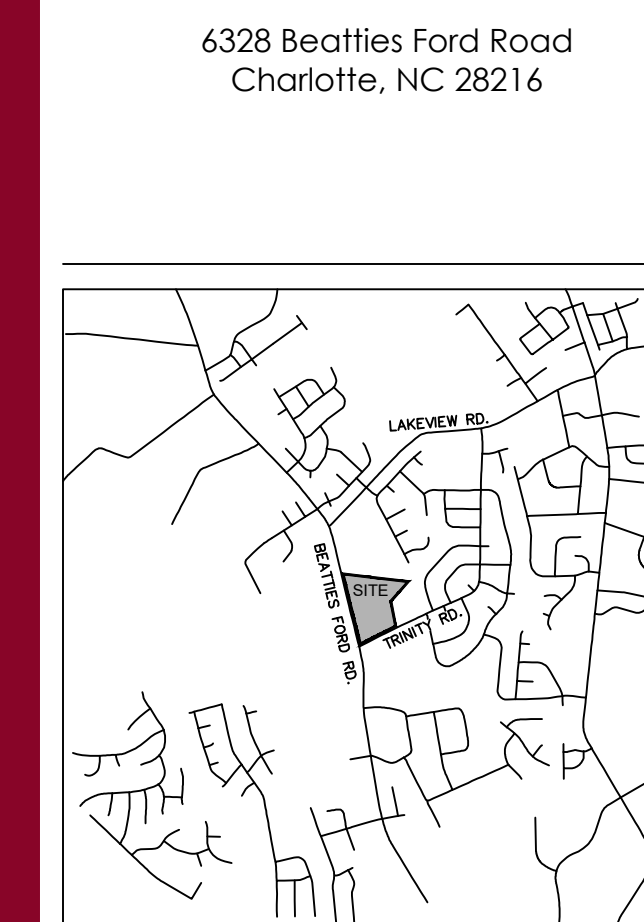
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DATE: 11.17.23
 DRAWN BY: LWK
 PROJECT NUMBER: 230558

CONCEPTUAL SITE PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	02.12.24	1ST CITY COMMENTS

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