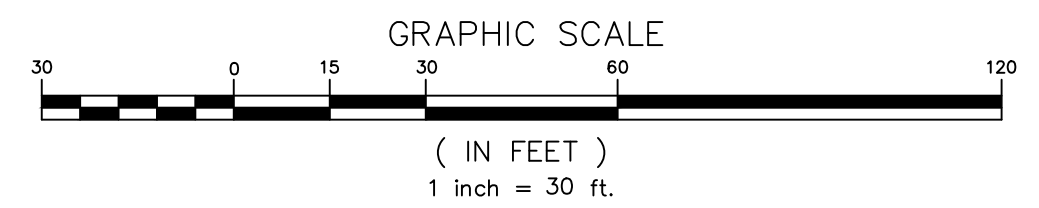
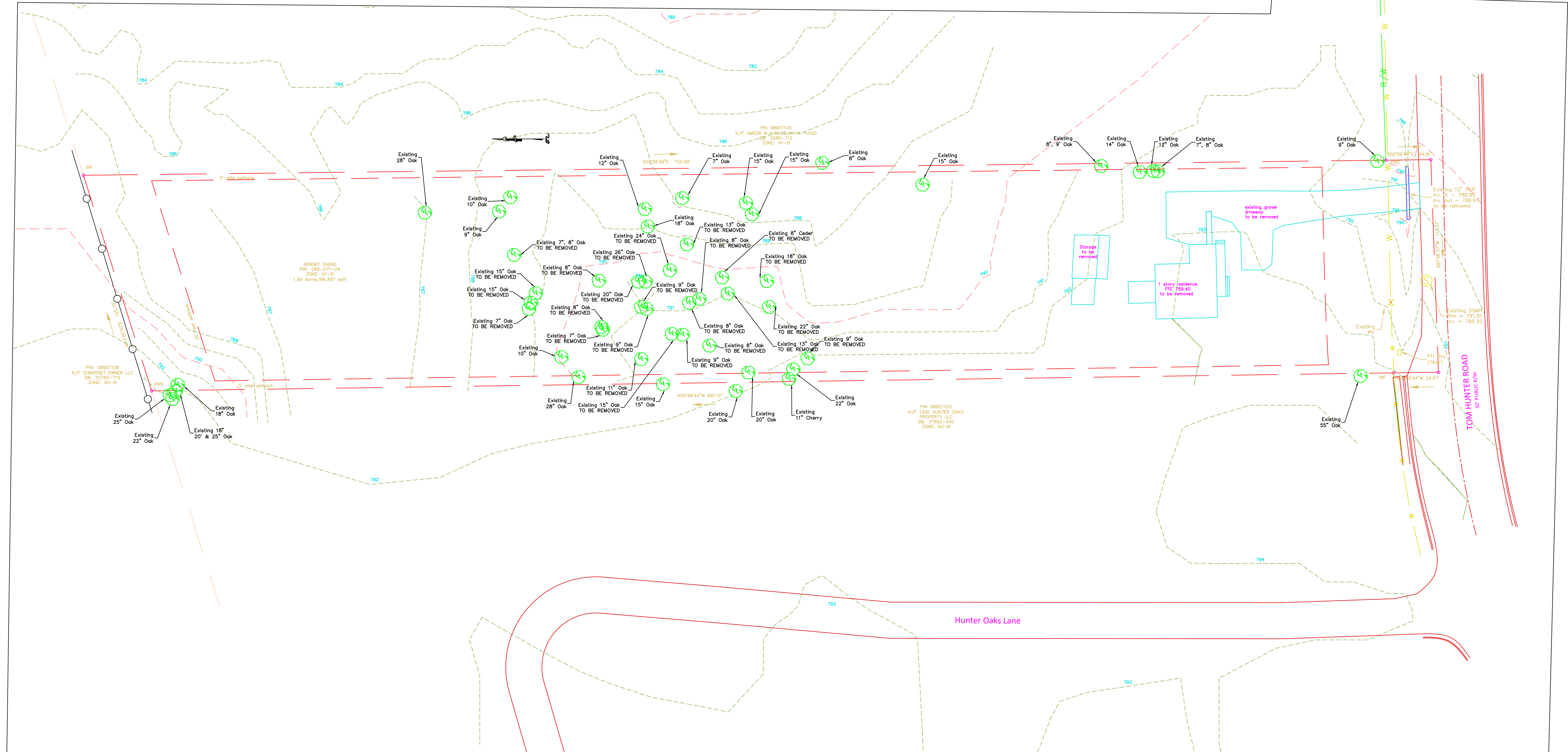


VICINITY MAP NOT TO SCALE



REVISION

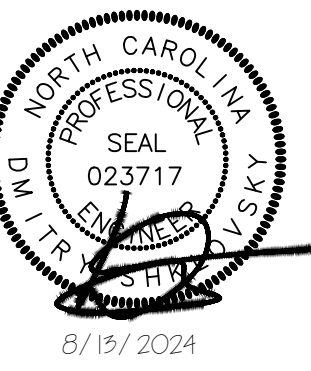
ALL PRO DEVELOPMENT INC  
Mr. Angelo Tillman  
4331 Rolling Acres Road,  
Charlotte, NC 28213  
Phone: (704) 605-3047  
Email: angeltillman@bellsouth.net

Zheng Development, Rezoning petition # 2024-105

Tom Hunter Rd.,  
Charlotte, NC  
PIN 089-071-04

EXISTING SITE PLAN

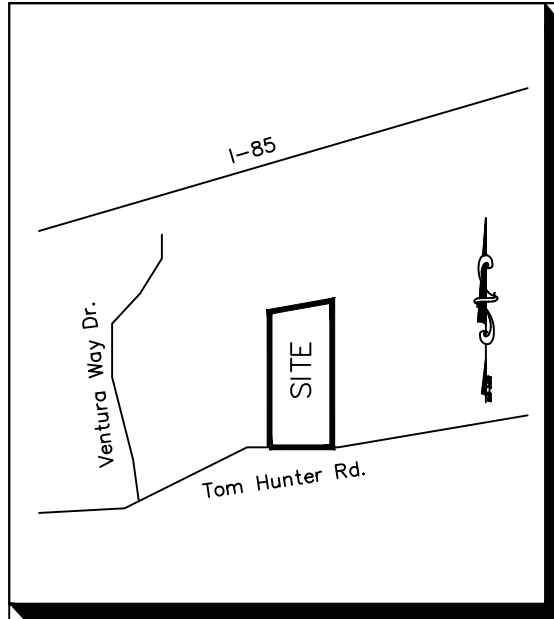
SCALE: H: 1" = 30'  
V: = N/A  
DATE: June, 2024  
SHEET: 1 of 2



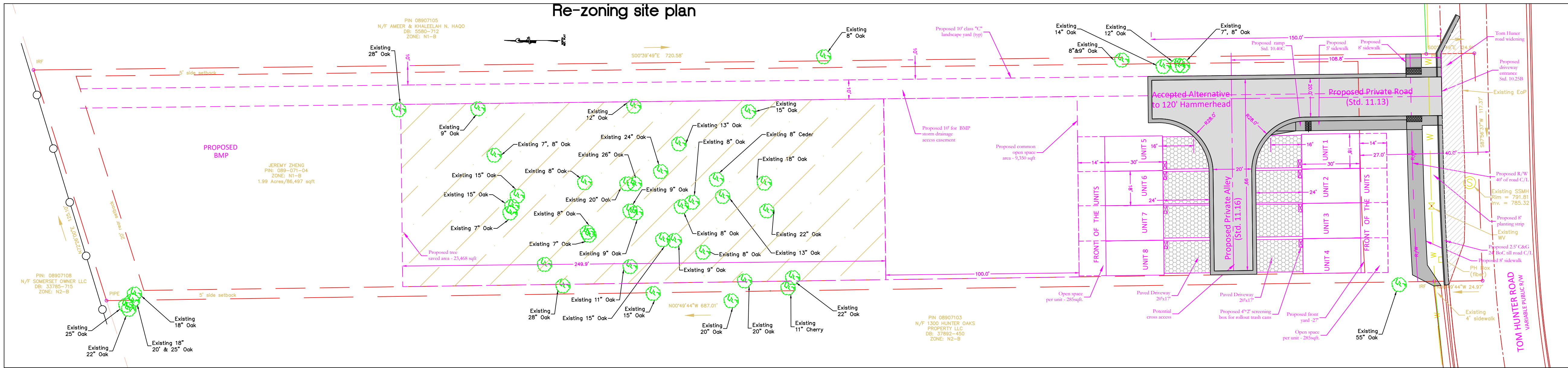
Dmátriy Shklouksky, PE  
4 Dartmoor Dr., Manalapan, NJ 07726  
E-mail: davshtk@gmail.com  
ph. 704/497-0081  
fax 1-206/888-4992

Sheet #

C1.0



VICINITY MAP NOT TO SCALE



### General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by **Jeremy Zheng** (the "Petitioner") to accommodate the development of a townhouse residential community on that approximately 1.99-acre site located at 930 Tom Hunter Road, as more particularly depicted on the Rezoning Plan (the "Site "). The Site is comprised of Tax Parcel Numbers **089-071-04** .
- Development of the Site will be governed by the Rezoning Plan, these Development Standards 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 N1-F zoning district shall govern the development and use of the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Article 37 of the Ordinance.

### Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of eight (8) attached units within a multi-dwelling development in two (2) buildings and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the N1-F zoning district.

### Open Space, Buffering and Amenities

- Petitioner shall provide a ten (10) foot wide C Landscape Yard along the Eastern Property Line as depicted on the Rezoning Plan.
- Sidewalk is designed along the proposed road to provide access to the public sidewalk along the Tom Hunter Road.
- On the Common open space should be located two picnic tables, benches and outdoor playground complex for kids.

### Environmental Features

- The Petitioner shall comply with Article 25 of the Ordinance. The location, size, and type of stormwater 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.
- The Petitioner shall comply with Article 20 of the Ordinance.

### Lighting

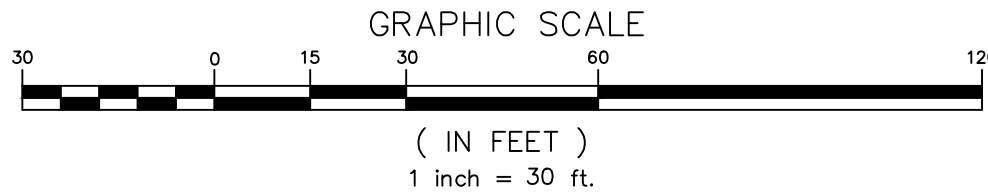
All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

### Architectural standards.

- To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 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 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, when 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 should 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 expanse to 10 feet on all building levels.
- Garage doors proposed along public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

### Development Data

Site area: ±1.99 acres  
Tax parcel: **089-071-04**  
Existing zoning: n1-b  
Proposed zoning: n1-f (cd)  
Existing use: single-family residential  
Proposed uses: eight (8) attached units within multi-dwelling development.  
Front setback: 27' from future RoW  
Side setback required: 5'; Rear setback required: 20'  
Maximum building height: Maximum height allowed: 48'; Maximum height proposed: 40'.  
Minimum building separation: 10'  
Tree save required: 12,975 sf (15% of site); Tree save provided: 22,468 sf  
Min open space required: 250 s.f. per dwelling unit; Min open space provided: 285 s.f.  
Parking required: per ordinance  
Solid waste: roll out containers (private hauler)  
Space will be reserved to meet minimum ordinance requirements



### Transportation notes

- 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'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.
- The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
- All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
- As depicted on the Rezoning Plan, the Site will be served by Private Road, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
- Petitioner shall provide a minimum five to seven (5-7) foot driveway apron for each unit. The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- 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.

### Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner "and "Owner"or "Owners"shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

REVISION	
1	10.28.2024
2	12.19.2024
3	01.02.2025

ALL PRO DEVELOPMENT INC  
Mr. Angelo Tillman  
3557 N. Sharon Amity Road,  
Charlotte, NC 28205  
Phone:(704) 605-3047  
Email: angeltillman@bellsouth.net

Tom Hunter Rd., Charlotte, NC PIN 089-071-04  REZONING SITE PLAN	DATE: October, 2024	SHEET: 2 of 2



**Dmatry Shklovsky, PE**  
4 Dartmoor Dr., Manalapan, NJ 07726  
E-mail: davshki@gmail.com  
ph. 704/497-0081  
fax 1-206/888-4992