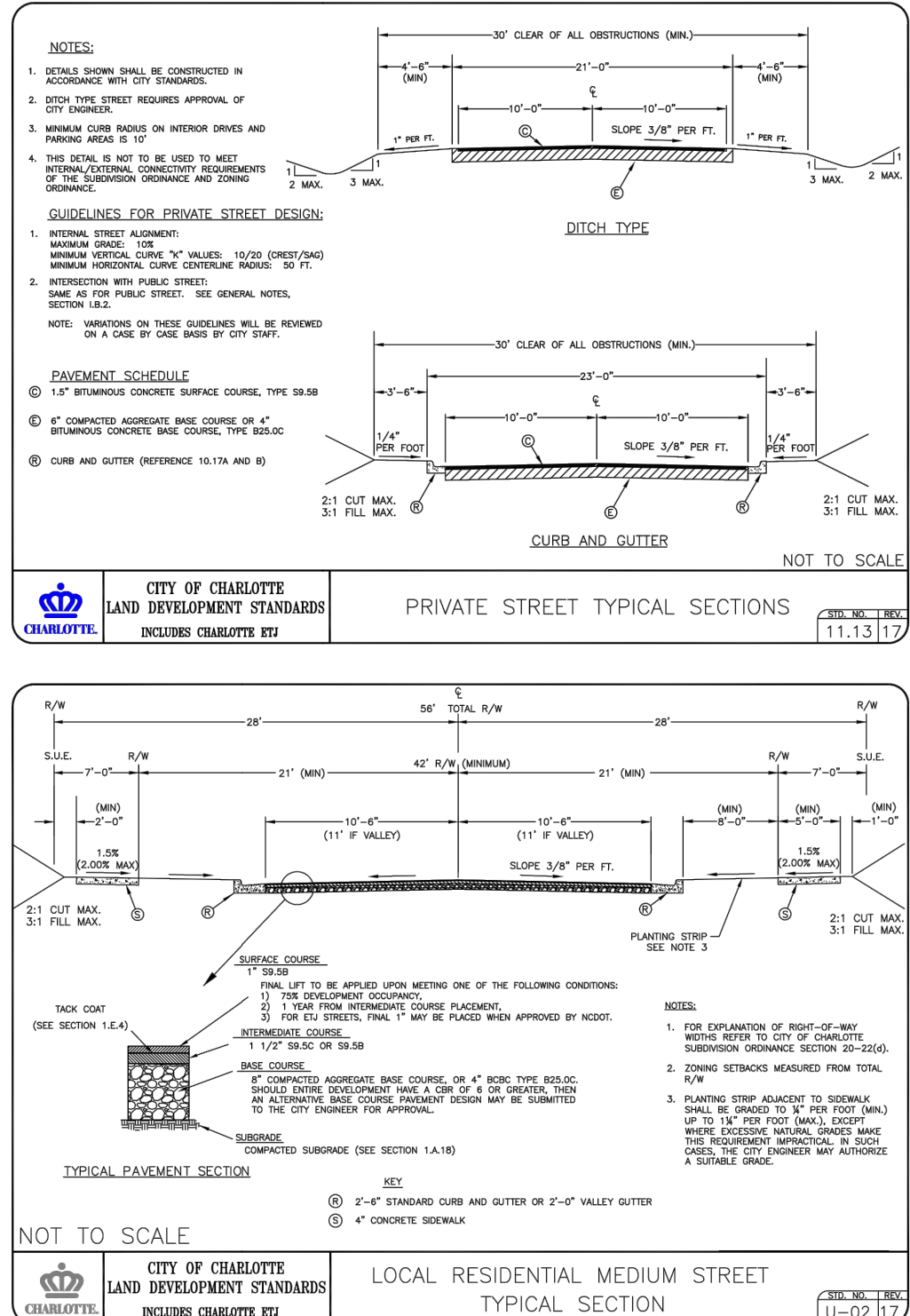
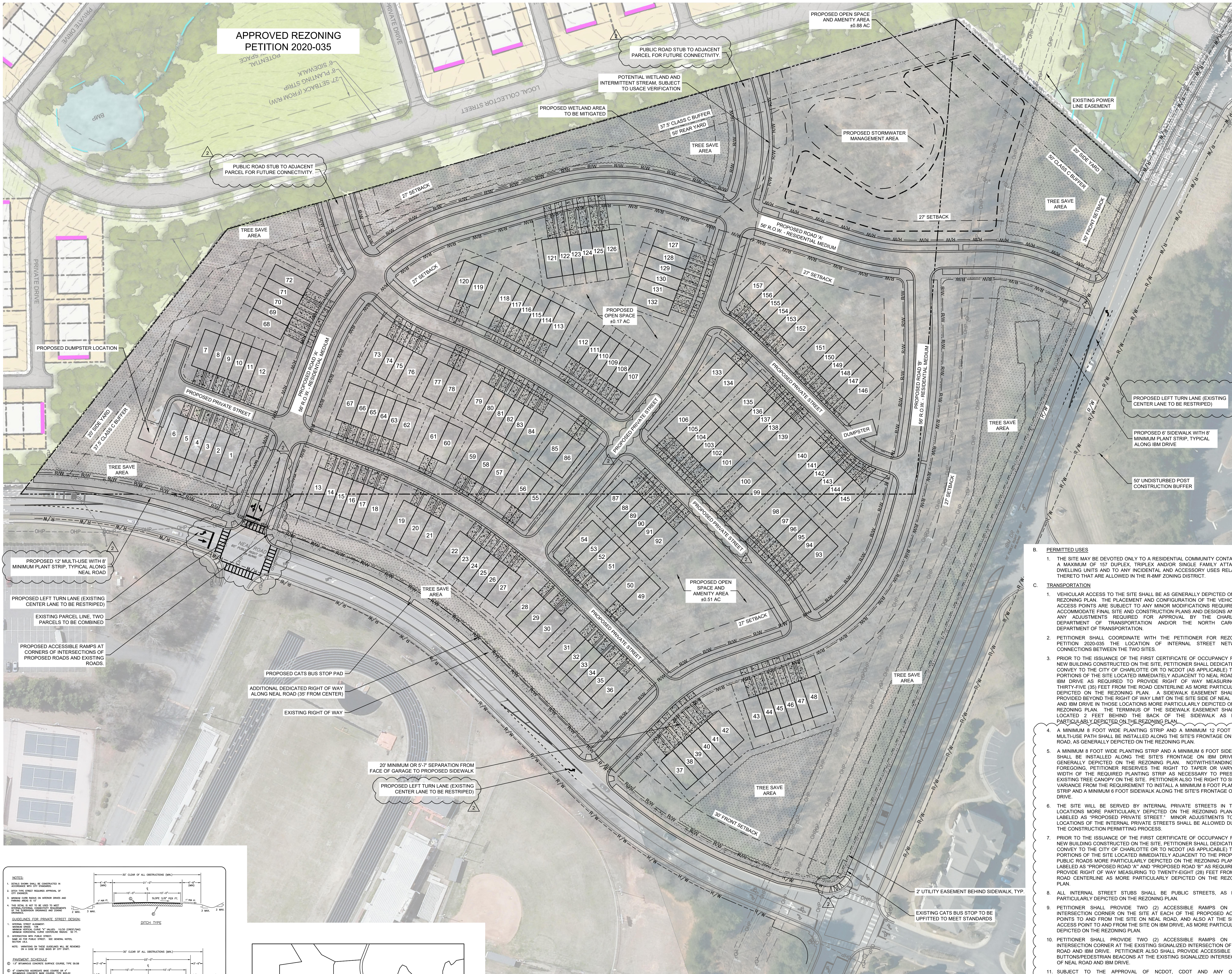




R-4 AND RE-2 PARCEL LEGAL DESCRIPTION

BEGINNING AT AN EXISTING PIPE, BEING THE NORTHWESTERLY CORNER OF THE PROPERTY OF J.S. & ASSOCIATES INC. (NOW OR FORMERLY) RECORDED IN DEED BOOK 3334, PAGE 316; THENCE WITH A BEARING OF N 89°28'54" E AND A DISTANCE OF 346.71' TO A POINT ON THE SOUTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF BM DR; THENCE FOLLOWING THE MARGIN THEREOF TWO (2) CALLS: (1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 184.86' AND AN ARC LENGTH OF 88.66'; AND BEING CHORDED BY A BEARING OF S 46°58'11" E AND A DISTANCE OF 88.65' TO A POINT; (2) WITH A BEARING OF S 48°10'52" E AND A DISTANCE OF 97.368' TO A POINT AT THE INTERSECTION OF THE NORTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF NEAL RD; THENCE FOLLOWING THE MARGIN THEREOF NINE (9) CALLS: (1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' AND AN ARC LENGTH OF 47.15'; AND BEING CHORDED BY A BEARING OF S 03°18'32" E AND A DISTANCE OF 42.43' TO A POINT; (2) WITH A BEARING OF S 41°42'29" W AND A DISTANCE OF 38.00' TO A POINT; (3) WITH A BEARING OF S 48°18'52" E AND A DISTANCE OF 10.00' TO A POINT; (4) WITH A BEARING OF S 41°42'29" W AND A DISTANCE OF 73.48' TO A POINT; (5) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 560.00' AND AN ARC LENGTH OF 246.56'; AND BEING CHORDED BY A BEARING OF S 51°39'51" W AND A DISTANCE OF 244.71' TO A POINT; (6) WITH A BEARING OF S 30°20'00" W AND A DISTANCE OF 204.16' TO A POINT; (7) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 713.41' AND AN ARC LENGTH OF 83.89'; AND BEING CHORDED BY A BEARING OF S 34°45'59" W AND A DISTANCE OF 63.97' TO A POINT ON THE EASTERN LINE OF THE PROPERTY OF J.S. & ASSOCIATES INC. (NOW OR FORMERLY) RECORDED IN DEED BOOK 3334, PAGE 316; THENCE FOLLOWING THE COMMON LINE THEREOF WITH A BEARING OF N 18°45'59" E AND A DISTANCE OF 102.07' PASSING AN EXISTING REBAR AT 44.60' TO AN EXISTING PIPE; THENCE CONTINUING WITH THE COMMON LINE THEREOF WITH A BEARING OF N 89°21'02" W AND A DISTANCE OF 574.40' TO AN EXISTING PIPE, BEING THE POINT OF BEGINNING, HAVING AN AREA OF 10.154 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY BY CAROLINA SURVEYORS, INC.

DEVELOPMENT STANDARDS

NOVEMBER 16, 2020

A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY KINGDOM DEVELOPMENT PARTNERS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 23.369 ACRE SITE LOCATED ON NEAL ROAD AT SOUTHWEST CORNER OF ITS INTERSECTION WITH BM DRIVE, CONSISTING OF ALL OF TAX PARCEL NO. 047-112-02 AND A PORTION OF TAX PARCEL NO. 047-112-01, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").
- DEVELOPMENT 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 R-4M 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 STREETS/PRIVATE ALLEYS 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 15 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

B. PERMITTED USES

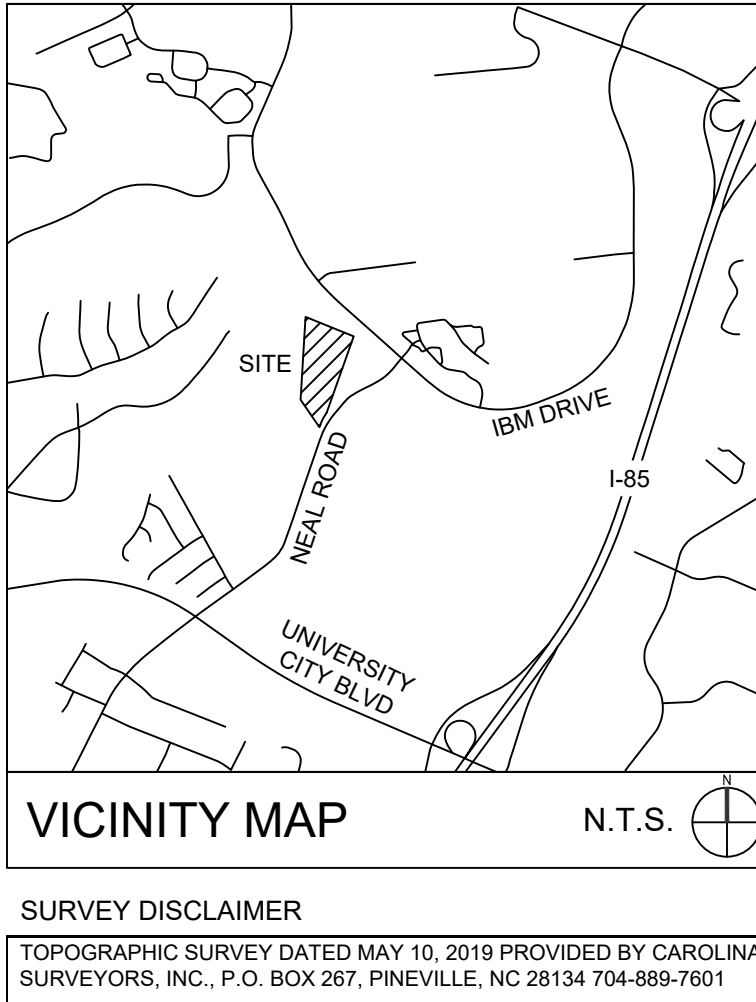
- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 157 DUPLEX, TRIPLEX AND/OR SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-4M ZONING DISTRICT.

C. TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGN AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- PETITIONER SHALL COORDINATE WITH THE PETITIONER FOR REZONING PETITION 2020-025, THE LOCATION OF INTERNAL STREET NETWORK CONNECTIONS BETWEEN THE TWO SITES.
- 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) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO NEAL ROAD AND BM DRIVE AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING TO THIRTY-FIVE (35) FEET FROM THE ROAD CENTERLINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. A SIDEWALK EASEMENT SHALL BE PROVIDED BEYOND THE RIGHT OF WAY LIMIT ON THE SITE SIDE OF NEAL ROAD AND BM DRIVE IN THOSE LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THE TERMINUS OF THE SIDEWALK EASEMENT SHALL BE LOCATED 2 FEET BEHIND THE BACK OF THE SIDEWALK AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTIPLE PATH SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON BM DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON BM DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, PETITIONER RESERVES THE RIGHT TO IMPER OR VARY THE WIDTH OF THE REQUIRED PLANTING STRIP AS NECESSARY TO PRESERVE EXISTING TREE CANOPY ON THE SITE. PETITIONER ALSO THE RIGHT TO SEEK A VARIANCE FROM THE REQUIREMENT TO INSTALL A MINIMUM 8 FOOT PLANTING STRIP AND A MINIMUM 8 FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON BM DRIVE.
- THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS IN THOSE LOCATIONS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND LABELED AS "PROPOSED PRIVATE STREET". MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- 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) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO THE PROPOSED PUBLIC ROADS NEAL ROAD AND BM DRIVE AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING TO TWENTY-EIGHT (28) FEET FROM THE ROAD CENTERLINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- ALL INTERNAL STREET STUBS SHALL BE PUBLIC STREETS, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- PETITIONER SHALL PROVIDE TWO (2) ACCESSIBLE RAMPS ON EACH INTERSECTION CORNER ON THE SITE AT EACH OF THE PROPOSED ACCESS POINTS TO AND FROM THE SITE ON NEAL ROAD, AND ALSO AT THE SINGLE ACCESS POINT TO AND FROM THE SITE ON BM DRIVE, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- PETITIONER SHALL PROVIDE TWO (2) ACCESSIBLE RAMPS ON EACH INTERSECTION CORNER AT THE EXISTING SIGNALIZED INTERSECTION OF NEAL ROAD AND BM DRIVE.
- SUBJECT TO THE APPROVAL OF NCDDOT, CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL CONSTRUCT A WAITING PAD FOR A NEW BUS STOP ON NEAL ROAD ON THE SITE'S FRONTAGE ON NEAL ROAD ACROSS FROM EXISTING STOP #45325 AT THE INTERSECTION OF THE WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS. IN THE EVENT THAT THE ENTIRE WAITING PAD CANNOT BE LOCATED WITHIN RIGHT OF WAY, PETITIONER SHALL GRANT A PERMANENT EASEMENT TO CATS TO ACCOMMODATE ANY PORTION OF THE WAITING PAD THAT CANNOT BE LOCATED IN RIGHT OF WAY. THE WAITING PAD SHALL BE CONSTRUCTED TO LAND DEVELOPMENT STANDARD 60.01A. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE WAITING PAD, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY BENCH OR SHELTER ON THE WAITING PAD.
- SUBJECT TO THE APPROVAL OF NCDDOT, CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL CONSTRUCT A WAITING PAD IN ORDER TO UPDATE EXISTING STOP #45325 AT THE INTERSECTION OF NEAL ROAD AND BM DRIVE. THE ACTUAL LOCATION OF THE WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS. IN THE EVENT THAT THE ENTIRE WAITING PAD CANNOT BE LOCATED WITHIN RIGHT OF WAY, PETITIONER SHALL GRANT A PERMANENT EASEMENT TO CATS TO ACCOMMODATE ANY PORTION OF THE WAITING PAD THAT CANNOT BE LOCATED IN RIGHT OF WAY. THE WAITING PAD SHALL BE CONSTRUCTED TO LAND DEVELOPMENT STANDARD 60.02A. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE WAITING PAD, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY BENCH OR SHELTER ON THE WAITING PAD.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED, AND ALL RIGHT OF WAY SHALL BE DEDICATED AND CONVEYED, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.

D. ARCHITECTURAL STANDARDS

- THE MAXIMUM HEIGHT IN FEET OF THE DWELLING UNITS TO BE LOCATED ON THE SITE SHALL BE AS MEASURED UNDER THE ORDINANCE.



ZONING SUMMARY:

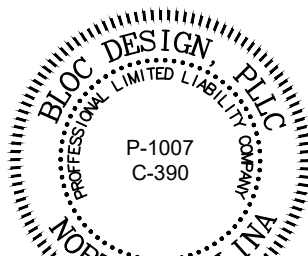
OWNER: J.S. & ASSOC., INC.
OWNER ADDRESS: 3206 ADDISON DR., CHARLOTTE, NC 28211
CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
BLOC DESIGN PHONE # 704-940-2883
ZONING DESIGNATION (EXISTING): R-4, RE-2, AND R-4M(CD)
ZONING DESIGNATION (PROPOSED): R-4M(CD) PARCEL SIZE: 23.369 ACRES
JURISDICTION: CITY OF CHARLOTTE
PARCEL NUMBER: 04711202
SETBACK AND YARD REQUIREMENTS
FRONT: 27' SETBACK ALONG PROPOSED R.O.W., 30' SETBACK ALONG EXISTING R.O.W.
FACE OF GARAGES MUST BE SET BACK AT LEAST 20' OR 5'-7" FROM PROPOSED SIDEWALK.
SIDE YARD: 20' AGAINST SINGLE FAMILY
10' AGAINST MULTI-FAMILY
REAR YARD: 50'
BUFFERS REQUIRED
CLASS C BUFFER: 50' (REDUCE TO 37.5' WITH FENCE)
BUILDING SEPARATION
MINIMUM 10' BUILDING SEPARATION REQUIRED
PARKING SUMMARY
DUPLEX: REQUIRED: 2 SPACES PER UNIT
TRIPLEX AND TOWNHOMES: REQUIRED: 1.5 SPACES PER UNIT
PROVIDED: 2 SPACES PER UNIT
DEVELOPMENT SUMMARY:
DUPLEX UNITS: 18 UNITS
TRIPLEX UNITS: 9 UNITS
TOWNHOMES UNITS: 13 UNITS
PROPOSED DENSITY: 6.72 DUA
LOT MIN. REQUIRED: 400 SF
LOT MIN. PROVIDED: 347 SF
MINIMUM 2.34 AC (10% X 23.369 AC) COMMON OPEN SPACE PROVIDED
50% REQUIRED OPEN SPACE = 588,077 SF (11.38 AC)
508,977 SF + 4,452 SF = 513,429 SF REQUIRED
MIN. PROVIDED: 513,429 SF
TREE SAVE AREA
REQUIRED: 15% (15 X 23.369 AC) = 3.51 ACRES
PROVIDED: 3.51 ACRES MINIMUM

REVISIONS

NO.	DATE	DESCRIPTION
1	09/14/20	REZONING COMMENTS
2	11/16/20	REZONING COMMENTS

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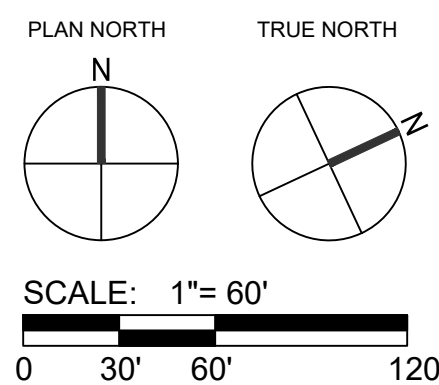


FOR REVIEW ONLY

REZONING PETITION 2020-102

The Vision at Neal
Duplex, Triplex, and Townhome
Subdivision

8001 Neal Road
Charlotte, NC 28262



DATE: 06/12/20

MPIC: WLL

DRAWN BY: LWH

CHECKED BY: WLL

PROJECT NUMBER: 00627.01

SCALE: 1" = 60'

TITLE: CONCEPTUAL SITE PLAN

SHEET NO.:

RZ-1