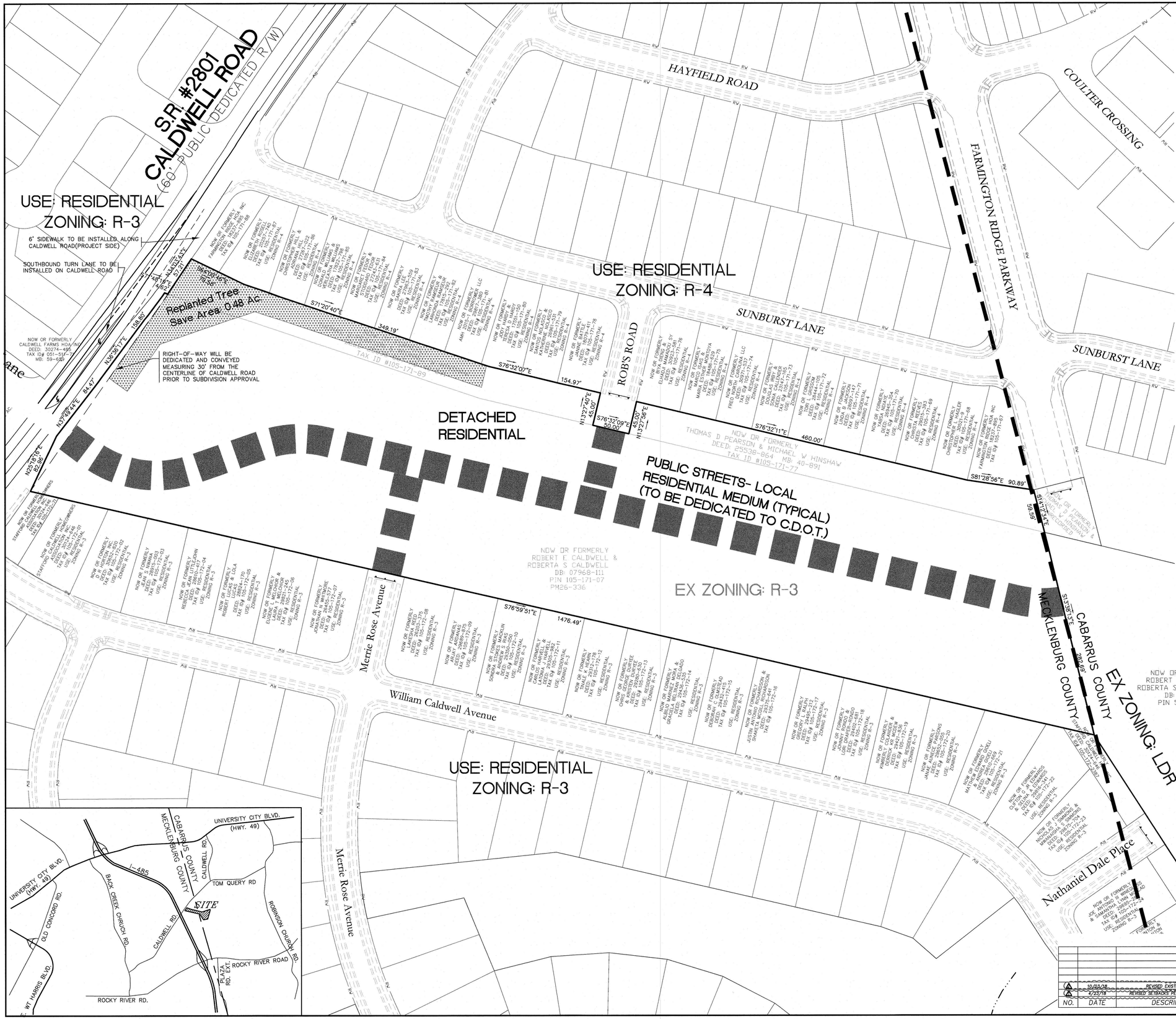

CALDWELL ROAD Development Standards

1.) Development Data Table

a. Site Acreage: 9.54 acres
b. Tax Parcels: 10517107, 10517189, 10517177
c. Existing Zoning: R-5(CD)
d. Proposed Zoning: R-5(CD) SPA

min. lot area:	6,000 s.f.
min. lot width:	50'
min. front setback:	23' (50' R/W)
min. sideyard:	5'
min. sideyard corner lot:	13' (50' R/W)
min. rearyard:	35'

e. Number of residential units: 41
f. Residential Density: 4.30
g. Amount of Open Space: 1.10 acres
h. 5% Replanting Tree Save area: 0.48 Ac. (5% of 9.54 acres)

2.) General Provisions.

a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

3.) Purpose

The purpose of this Rezoning application is to provide for the development of a residential community composed of single family detached dwellings. To achieve this purpose, the application seeks the rezoning of the site to the R-5 (CD) district.

4.) Permitted Uses

Uses allowed on the property included in this Petition will be single family detached dwelling units and related accessory uses as are permitted in the R-5(CD) District.

5.) Transportation

a. The site will have access via new Public Streets connecting to Caldwell Road and by future public street connections to adjoining property as generally identified on the concept plan for the site.

b. No driveways serving individual residences will be permitted to connect to Caldwell Road.

c. If not already present, the Petitioner will dedicate and convey a right of way to N.C.D.O.T. along the entire Caldwell Road frontage of 30' measured from the centerline of the existing Caldwell Road right of way.

d. Petitioner agrees to install a south bound left turn lane on Caldwell Road to access the site

e. Petitioner agrees to install a 6' sidewalk along caldwell road to connect to existing sidewalk north and south of site activating this entire block for sidewalk connectivity

f. Petitioner agrees to dedicate fee simple conveyance of all rights-of-way to the city

g. All transportation improvements will be approved and constructed or bonded before the site's first building certificate of occupancy is issued or phased per the site's development plan.

6.) Architectural Standards

The development of the site will be governed by the District Regulations of the Zoning Ordinance for the R-5 district and by the conditions included as part of this Rezoning Site Plan.

a. Principal roof pitch will be no less than 5:12.

b. Roofing materials will be architectural fiberglass composite shingles and roof vents and features will be painted to match the roof color.

c. No vinyl siding as will be used for siding materials but vinyl may be used for soffit and trim including window and door trim.

7.) Streetscape and Landscaping

The Petitioner reserves the right to install an entrance feature at the driveway connection to Caldwell Road and an ornamental fence along the frontage of Caldwell Road, subject to all sight distance restrictions in the location generally depicted on the site plan.

8.) Features

The location, size and type of storm water management systems depicted on the Rezoning Plan and 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 discharge points.

9.) Parks, Greenways, and Open Space
Reserved

10.) Fire Protection
No on-street parking on roads less than 26' clear width.

11.) Signage
Reserved

12.) Lighting

a. Freestanding lighting on the site will utilize full cut-off luminaries and be limited to 21' of total height.

13.) Phasing
Reserved

Initial Submission- 3/23/17

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TECHNICAL DATA SHEET

CALDWELL ROAD PROPERTY

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC

FOR: Stolz Partners

DATED: 3/21/17

SCALE: 1' =60'

FOR PUBLIC HEARING
REZONING PETITION #2017-85

NO.	DATE	DESCRIPTION	BY
2	10/31/18	REVISED EXISTING ZONING	BTG
1	4/23/18	REVISED SETBACKS PER NCS STANDARDS	BTG

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ◦ Surveying ◦ Engineering
(shipping) 750 Windsor Oak Court Charlotte, North Carolina, 28273
(mailing) P.O. Box 1198 Pineville, North Carolina, 28134
704.556.1990 704.556.0505(fax)
NC Corporate Registration #C-0475

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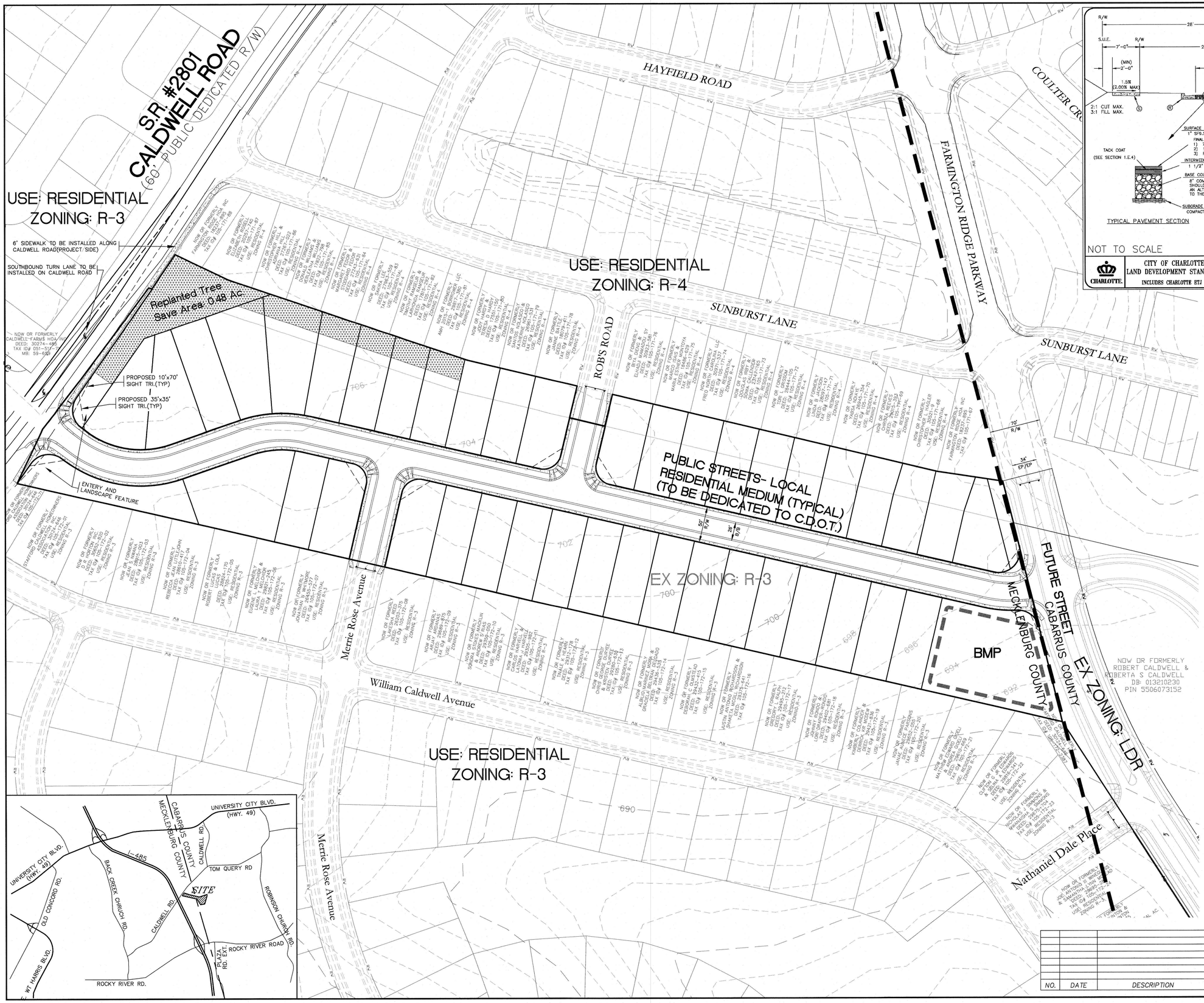

SCHEMATIC SITE PLAN

CALDWELL ROAD PROPERTY

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC

FOR: Stolz Partners

DATED: 3/21/17

SCALE: 1" =60'

FOR PUBLIC HEARING
REZONING PETITION #2017-85

NO.	DATE	DESCRIPTION	BY

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