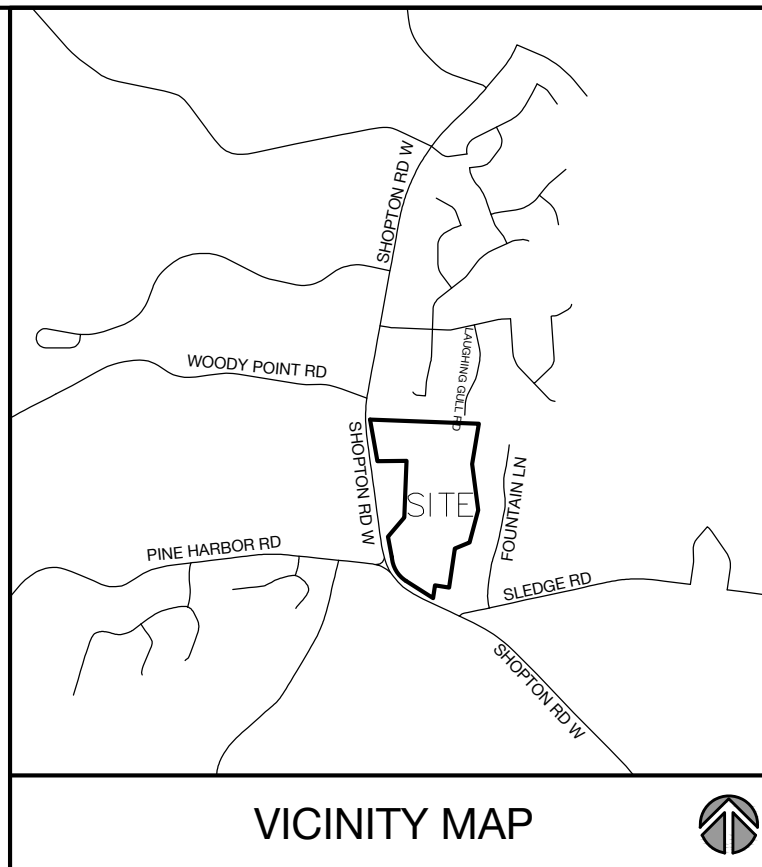
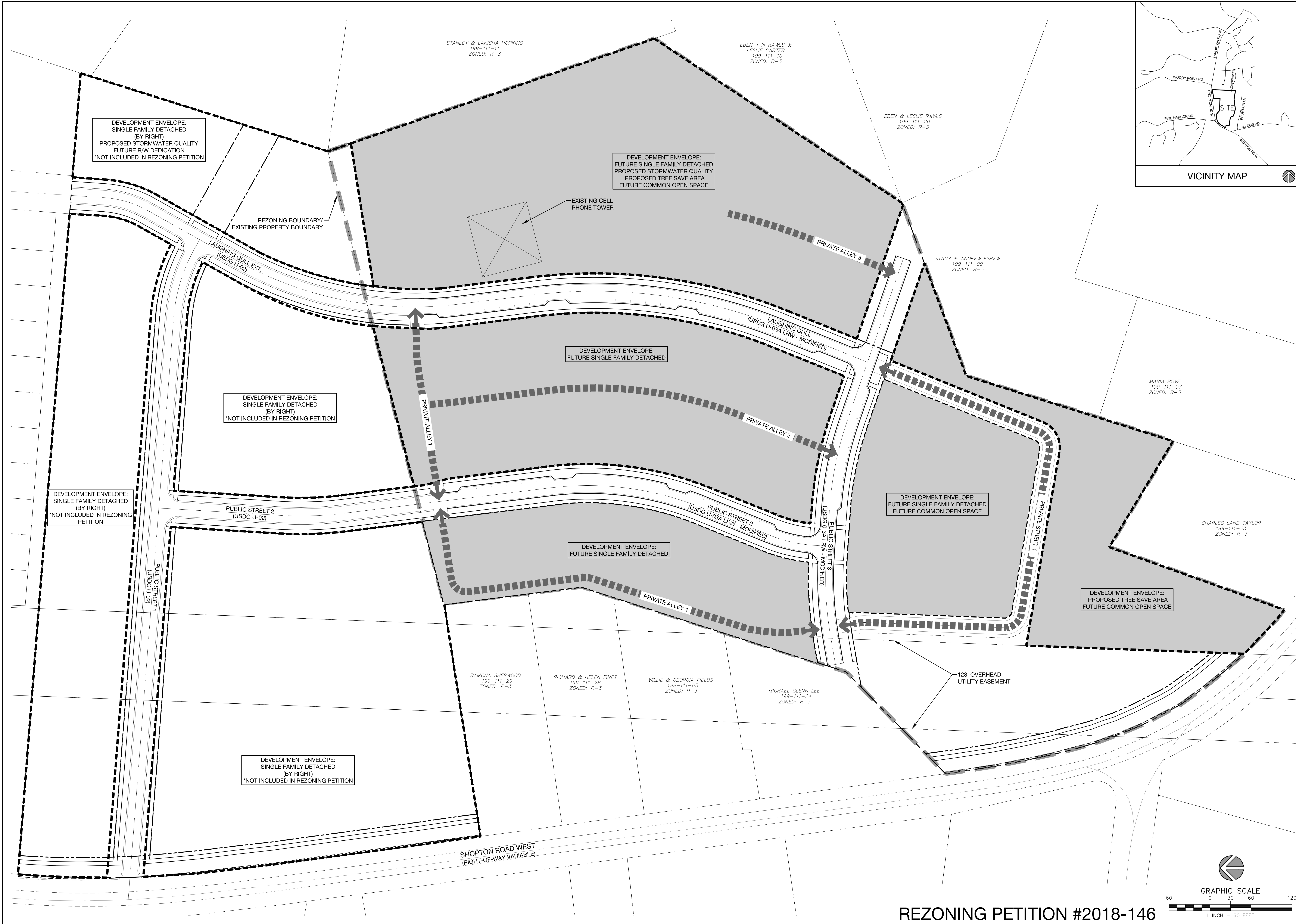




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nc firm no: P-0418
sc cda no: C-03044

Madison Simmons
Homes & Communities, LLC
16930 W. Catawba Ave., Ste 205
Cornelius, NC 28031

Shopton Road West

Technical Data Sheet

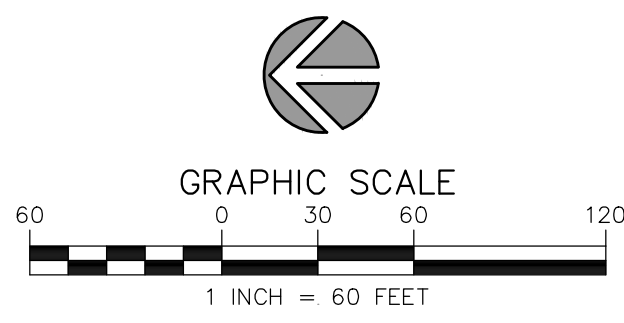
Charlotte, NC

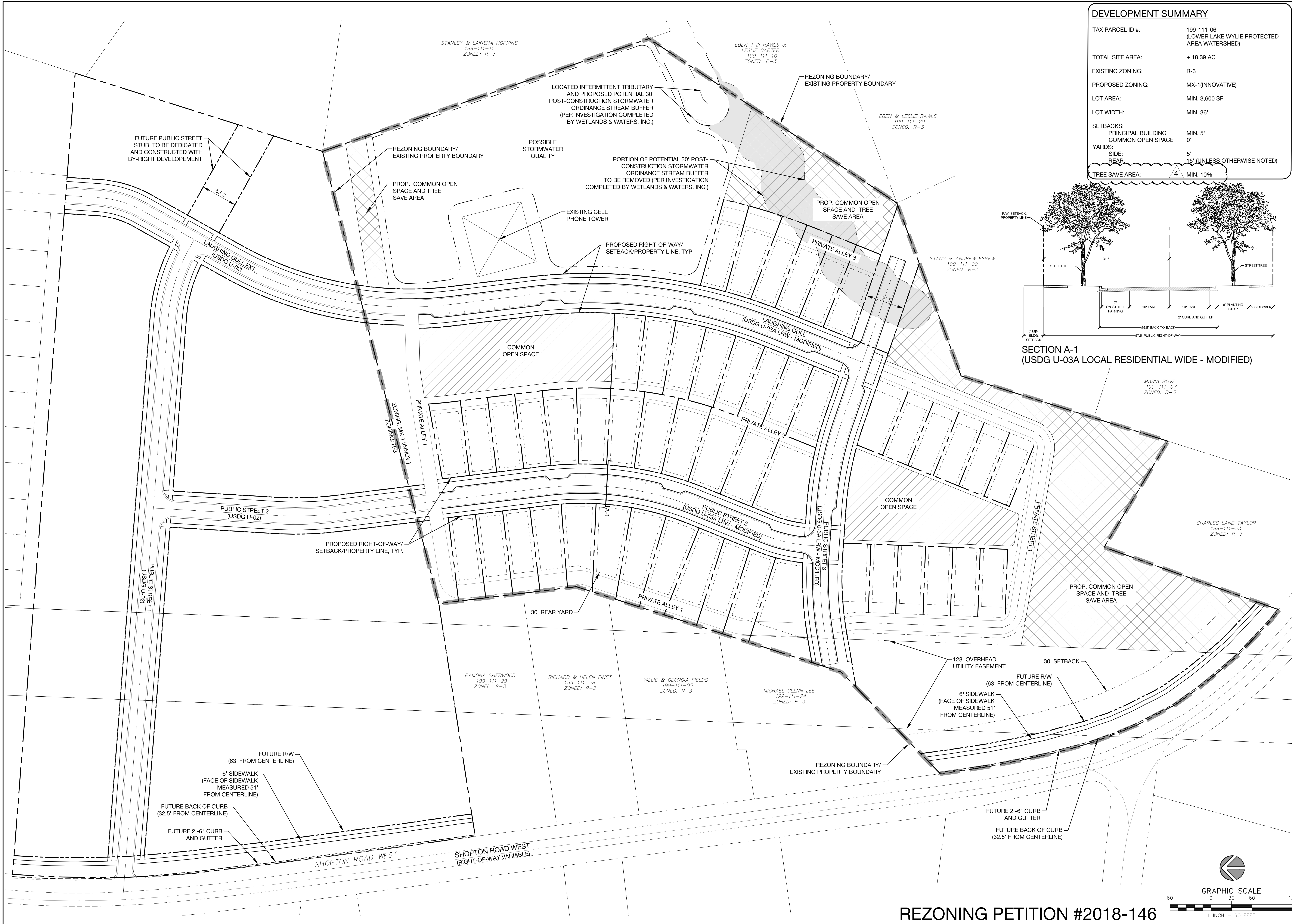
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1	01.14.19	UDP	PER CITY COMMENTS
2	02.15.19	UDP	PER CITY COMMENTS
3	03.11.19	UDP	PER CITY COMMENTS
4	04.22.19	UDP	PER CITY COMMENTS

Project No: 18-138
Date: 11.26.2018
Designed by: UDP
Drawn By: UDP
Sheet No:

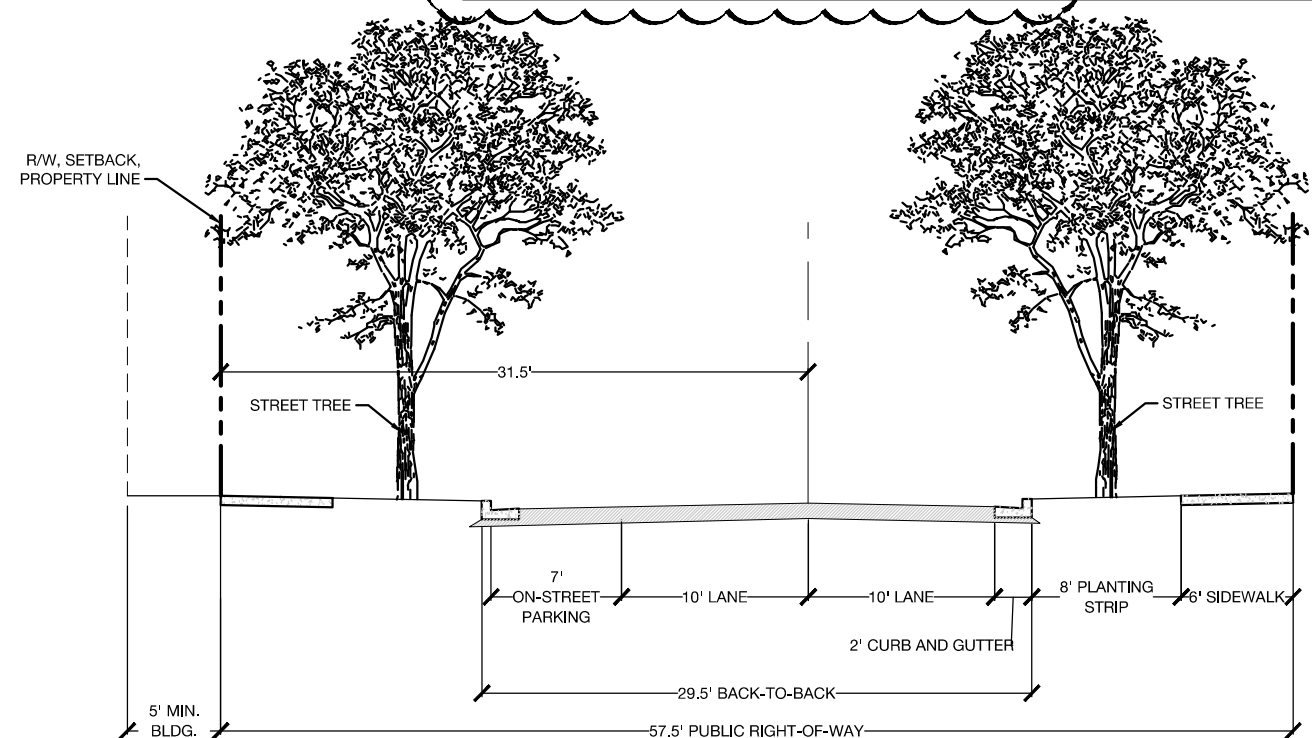
RZ-1.0

REZONING PETITION #2018-146

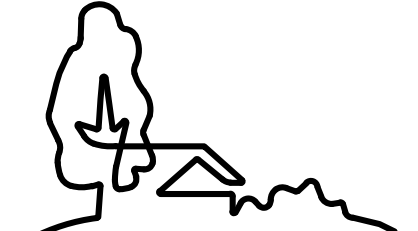




DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	199-111-06 (LOWER LAKE WYLIE PROTECTED AREA WATERSHED)
TOTAL SITE AREA:	± 18.39 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	MX-1(INNOVATIVE)
LOT AREA:	MIN. 3,600 SF
LOT WIDTH:	MIN. 36'
SETBACKS:	PRINCIPAL BUILDING MIN. 5'
COMMON OPEN SPACE	0'
YARDS:	
SIDE:	5'
REAR:	15' (UNLESS OTHERWISE NOTED)
TREE SAVE AREA:	4 MIN. 10%



SECTION A-1
(USDG U-03A LOCAL RESIDENTIAL WIDE - MODIFIED)



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Shopton Road West

Rezoning Site Plan

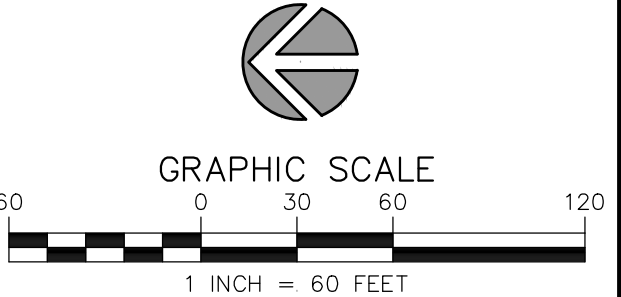
Charlotte, NC

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Project No: 18-138
Date: 11.26.2018
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-2.0

REZONING PETITION #2018-146



Acreage:	+/- 18.39 AC
Tax Parcel:	199-111-06
Existing Zoning:	R-3
Proposed Zoning:	MX-1 (Innovative)
Existing Uses:	Single Family Detached
Proposed Uses:	Single Family Detached
Overlay District:	Lower Lake Wylie Watershed Protected Area
Max Density:	Up to (55) Dwelling Units (Approximately 3.0 DUA)

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by North State Development, LLC (the "Petitioner") to accommodate the development of a single family detached residential community located just north of the intersection of Shopton Road West and Pine Harbor Road, more specifically identified on the Rezoning Plan (the "Site"). The Site includes tax parcel 199-111-06.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MX-1 Zoning District shall govern all development taking place on the Site.

Permitted Uses and Maximum Development

- ### Innovative Development Standards:

- Transportation

- ### Architectural Standards and General Design Guidelines:

- ### Amenities, Streetscape and Common Open Space:

- Environmental Features:

1. The Petitioner shall comply with the Post Construction Stormwater Ordinance (PCSO) and tree save requirements. 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 stormwater treatment requirements and natural site discharge points.

5. A minimum of 10% land area shall be set aside as common open space and tree save area.
6. Development within the PCSO buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Documents and Definitions:

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

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Development Notes & Standards

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Drawn By: UDF

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