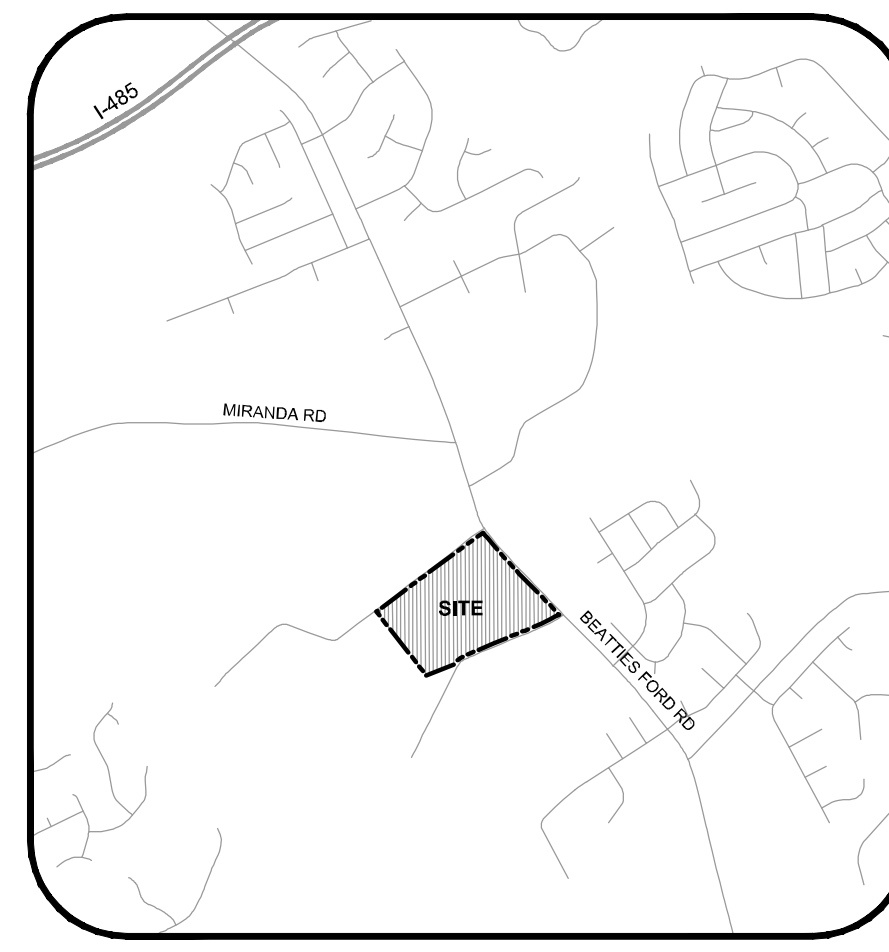


SITE LEGEND

- PROPOSED PUBLIC STREET
- PROPOSED PRIVATE LANE OR ALLEY
- PROPOSED DEVELOPMENT AREA



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 25.71 ACRES
 TAX PARCEL #: 03709205, 03709204
 EXISTING ZONING: R-8MF (CD)
 PROPOSED ZONING: N1-A (CD)
 EXISTING USES: VACANT/SINGLE-FAMILY RESIDENTIAL ACREAGE
 PROPOSED USES: RESIDENTIAL USES CONSISTENT WITH THE N1-A PLACETYPE
 MAXIMUM BUILDING HEIGHT: PER THE ORDINANCE
 PARKING: SHALL MEET OR EXCEED ORDINANCE STANDARDS

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 XXXXX XXXXXXXX REG # 2/20/24
 XXXXX REC #

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BEATTIES FORD REZONING

CLIENT NAME
 7221 BEATTIES FORD RD
 CHARLOTTE, NC 28216

LANDDESIGN PROJ # 1024055

REVISION / ISSUANCE

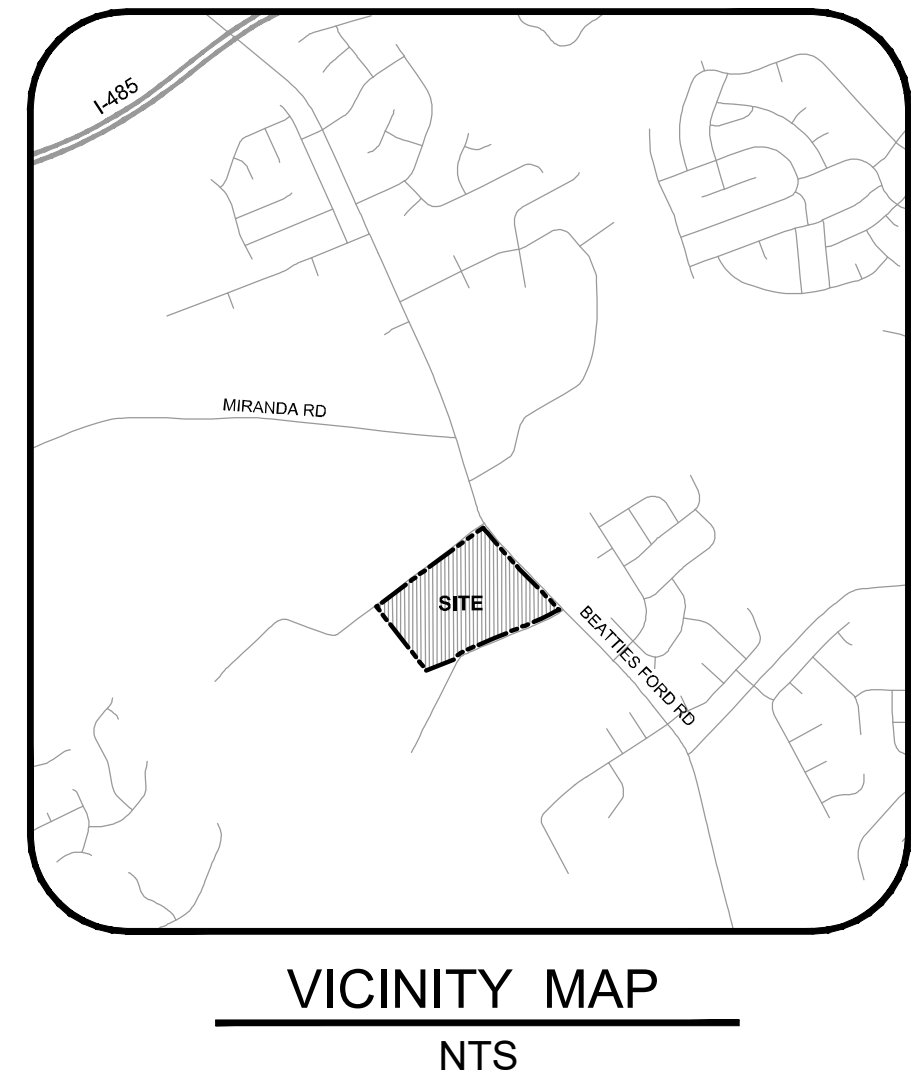
NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	04/01/2024

DESIGNED BY: LD
 DRAWN BY: LD
 CHECKED BY: ST

SCALE
 VERT: N/A
 HORZ: 1" = 60'

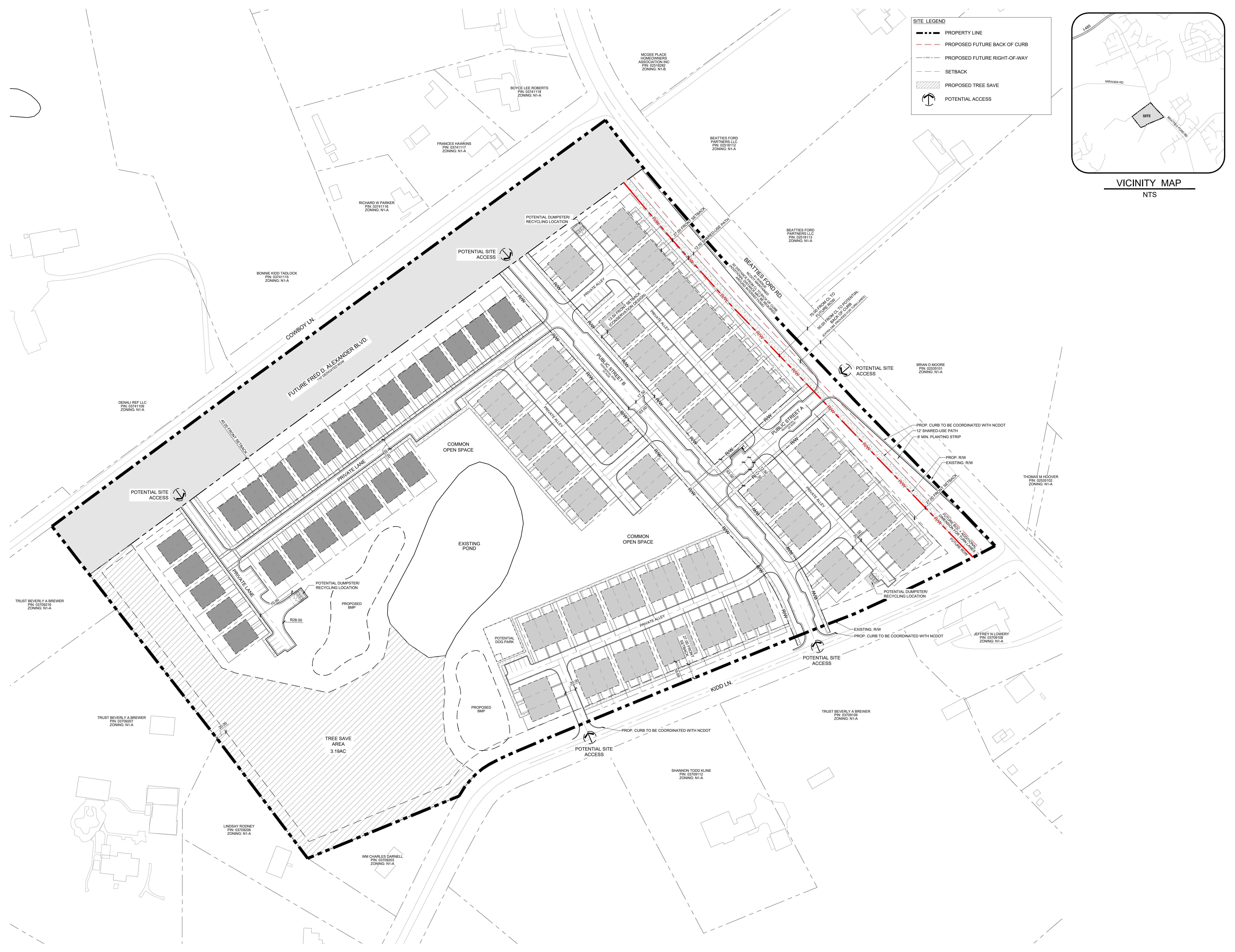
TECHNICAL DATA SHEET

SHEET NUMBER **RZ-1**



SITE LEGEND

- PROPERTY LINE
- - - PROPOSED FUTURE BACK OF CURB
- - - PROPOSED FUTURE RIGHT-OF-WAY
- SETBACK
- ▨ PROPOSED TREE SAVE
- ⬆ POTENTIAL ACCESS



KEY MAP

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XXXXX XXXXXXXX XXXX 3/28/24
REGISTERED PROFESSIONAL ENGINEER

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BEATTIES FORD REZONING

CLIENT NAME
 7221 BEATTIES FORD RD
 CHARLOTTE, NC 28216

LANDDESIGN PROJ# 1024055

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NO.	DESCRIPTION	DATE
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DESIGNED BY: LD
 DRAWN BY: LD
 CHECKED BY: ST

SCALE

VERT: N/A
 HORZ: 1" = 60'

SHEET TITLE
SCHEMATIC SITE PLAN

SHEET NUMBER
RZ-2

ORIGINAL SHEET SIZE: 30" X 42"

LENNAR CAROLINAS, LLC
REZONING PETITION NO. 2024-[XXX]
4.1.2024

DEVELOPMENT DATA TABLE:

SITE AREA: +/- 26 ACRES
TAX PARCEL: 037-092-04 AND 037-092-05
EXISTING ZONING: R-8M(CD)
PROPOSED ZONING: NI-1(CD)
EXISTING USE: VACANT/SINGLE-FAMILY RESIDENTIAL ACREAGE
PROPOSED USES: RESIDENTIAL USES CONSISTENT WITH NI-1A PLACETYPE
MAXIMUM BUILDING HEIGHT: PER THE ORDINANCE
PARKING: SHALL MEET OR EXCEED ORDINANCE STANDARDS

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LENNAR CAROLINAS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED AND/OR DETACHED RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 26-ACRE SITE ON THE WEST SIDE OF BEATTIES FORD ROAD AND NORTH SIDE OF KIDD LANE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 037-092-04 AND 037-092-05.
2. 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").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NI-1A ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
4. 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.
5. 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 ARTICLE 37 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO ARTICLE 37.3 OF THE ORDINANCE.

II. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 161 SINGLE-FAMILY ATTACHED AND/OR DETACHED DWELLING UNITS (INCLUDING DUPLEX AND TRIPLEX UNITS) AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE NI-1A ZONING DISTRICT, INCLUDING AS A CONSERVATION DEVELOPMENT.

III. TRANSPORTATION

1. 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 DESIGNS AND AS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND/OR PRIVATE STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH CDOT.
3. 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 ENCRACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
4. PETITIONER SHALL CONSTRUCT A MINIMUM TWELVE (12) FOOT WIDE SHARED-USE PATH AND EIGHT (8) FOOT WIDE PLANTING STRIP ALONG THE SITES FRONTAGE OF BEATTIES FORD ROAD AND MINIMUM SIX (6) FOOT WIDE SIDEWALKS AND EIGHT (8) FOOT WIDE PLANTING STRIPS ON INTERNAL PUBLIC STREETS.
5. PETITIONER SHALL RESERVE 110' OF DEDICATED RIGHT-OF-WAY FOR THE FUTURE FRED D. ALEXANDER BOULEVARD IN COORDINATION WITH CDOT, AS GENERALLY DEPICTED ON THE REZONING PLAN.
6. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITES FIRST BUILDING CERTIFICATE OF OCCUPANCY. RIGHT-OF-WAY SHALL BE SET AT TWO (2) FEET BEHIND THE BACK OF SIDEWALK WHERE FEASIBLE.
7. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL OFF-SITE TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITES FIRST (1ST) BUILDING CERTIFICATE OF OCCUPANCY.
8. ON STREET PARKING SHALL MEET PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) REQUIREMENTS.

IV. ARCHITECTURAL STANDARDS

1. SHALL MEET ALL UDO STANDARDS.

V. ENVIRONMENTAL FEATURES

1. PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION STORMWATER REGULATIONS (UDO ARTICLE 25).
2. PETITIONER SHALL COMPLY WITH CONSERVATION RESIDENTIAL DEVELOPMENT PROVISIONS UNDER THE UDO SECTION 4.5A FOR REDUCED LOT SIZES AND ADDITIONAL OPEN SPACE, IF APPLICABLE.

VI. 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.

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XXXXX XXXXXXXX #000 3/29/24
REGISTERED PROFESSIONAL ENGINEER

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PROJECT

BEATTIES FORD REZONING

CLIENT NAME

7221 BEATTIES FORD RD

CHARLOTTE, NC 28216

LANDDESIGN PROJ #

1024055

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	04/01/2024

DESIGNED BY: AR
DRAWN BY: AR
CHECKED BY: AR

SCALE: NORTH

VERT: N/A
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3