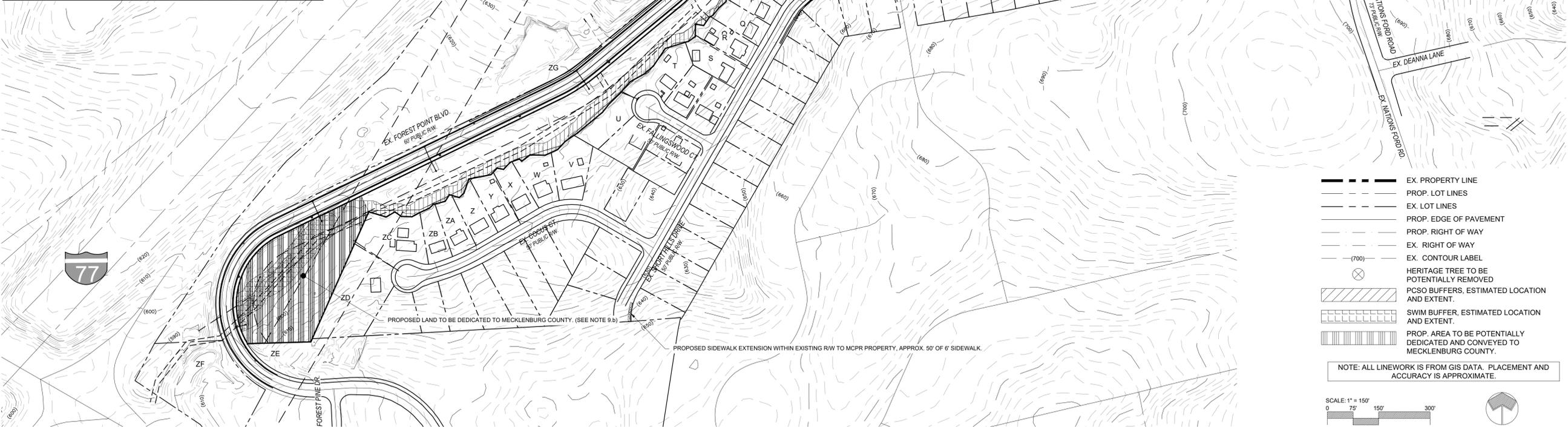
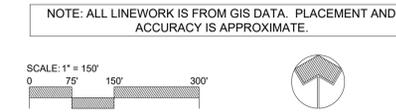


NAME	BK/PG	PARCEL ID	ZONING	USE
JOHNNY MC PESTER INC			R-4	SINGLE FAMILY RESIDENTIAL
ROBERT AVITA BALDWIN	2561-751	16719247	R-4	SINGLE FAMILY RESIDENTIAL
LEIKER FAMILY TRUST	31708-441	16719246	R-4	SINGLE FAMILY RESIDENTIAL
ZACHERY & KERRI BLACKBURN	37229-332	16719245	R-4	SINGLE FAMILY RESIDENTIAL
KRISTEN MARIS	34469-431	16719244	R-4	SINGLE FAMILY RESIDENTIAL
JOHN & REBE BENNETT	34469-431	16719244	R-4	SINGLE FAMILY RESIDENTIAL
JOSE & ROSA FIGUEROA	33964-45	16719243	R-4	SINGLE FAMILY RESIDENTIAL
ALLEN & DEBRA ROSS	06139-153	16719241	R-4	SINGLE FAMILY RESIDENTIAL
YVONNE MILLER	15131-962	16719240	R-4	SINGLE FAMILY RESIDENTIAL
WELKING FINES OULIA	37052-582	16719239	R-4	SINGLE FAMILY RESIDENTIAL
TVM6, LLC	37225-1	16719238	R-4	SINGLE FAMILY RESIDENTIAL
ALEX MAR EVANS	07700-083	16719237	R-4	SINGLE FAMILY RESIDENTIAL
KENIA PINA & ONEYDA BARRERA	37838-407	16719251	R-4	SINGLE FAMILY RESIDENTIAL
LOS LATINOS BEAUTY SALON, LLC	37603-148	16719236	R-4	SINGLE FAMILY RESIDENTIAL
RHONDA TODDLE	05285-789	16719235	R-4	SINGLE FAMILY RESIDENTIAL
CLARENCE BARBER	33425-316	16719234	R-4	SINGLE FAMILY RESIDENTIAL
OXANA MAK FOLDS	33062-768	16719233	R-4	SINGLE FAMILY RESIDENTIAL
LLORD JR. & BESSIE REID	03592-584	16719232	R-4	SINGLE FAMILY RESIDENTIAL
SAM DOM CHARLOTTE BORROWER, LLC	34296-419	16719231	R-4	SINGLE FAMILY RESIDENTIAL
GEORGE & ELIZABETH THORP	29305-744	16719228	R-4	SINGLE FAMILY RESIDENTIAL
KELSEY JENNINGS	34751-243	16719227	R-4	SINGLE FAMILY RESIDENTIAL
RAYTUS WILLIAMS	19911-467	16719220	R-4	SINGLE FAMILY RESIDENTIAL
SAMUEL & BARBARA JOHNSON	04012-007	16719219	R-4	SINGLE FAMILY RESIDENTIAL
DAVID & SARAHLEE STITT	03867-748	16719218	R-4	SINGLE FAMILY RESIDENTIAL
SCOTT & ABIGAIL ALLOCCO	36962-501	16719217	R-4	SINGLE FAMILY RESIDENTIAL
TAH 2017 BORROWER, LLC	32365-9	16719216	R-4	SINGLE FAMILY RESIDENTIAL
JOHN & ANNE GALLIMORE	03612-198	16719215	R-4	SINGLE FAMILY RESIDENTIAL
JUAN GONZALEZ & JOHNNY MARTINEZ	10651-573	16719214	R-4	SINGLE FAMILY RESIDENTIAL
ARTHUR DAVIS	18493-181	16719213	R-4	SINGLE FAMILY RESIDENTIAL
ROBERT & DOROTHY FOUST	03866-799	16719212	R-4	SINGLE FAMILY RESIDENTIAL
MECKLENBURG COUNTY	37845-601	16719101	B-2	OFFICE
FAISON ARROWOOD PROPERTY LTD	09039-117	16719306	B-2 (CD)	COMMERCIAL
FOREST PARK FAMILY APT, LLC	36715-235	16719313	R-17MF (CD)	MULTI FAMILY
BMAC PROPERTIES, LLC	37922-125	16719311	B-1S (CD)	OFFICE
SAMARTAN'S PURSE	16499-502	16719304	I-1 (CD)	INDUSTRIAL
SAMARTAN'S PURSE	24887-973	16719303	O-1	COMMERCIAL
MECKLENBURG COUNTY	03852-1083	16921102	R-4	OTHER COUNTY PROPERTY
TERRY BLACKWELL	17480-637	16921512	R-4	SINGLE FAMILY RESIDENTIAL
JOSHY THOMAS	36646-997	16921513	R-4	SINGLE FAMILY RESIDENTIAL
LACASA RENTALS, LLC	32368-513	16921514	R-4	SINGLE FAMILY RESIDENTIAL
IRAC, LLC DENNIS CONNELL	34885-350	16921515	R-4	SINGLE FAMILY RESIDENTIAL
SHEILA HILL	12551-215	16921516	R-4	SINGLE FAMILY RESIDENTIAL
LEONARD EDWARDS	04019-496	16921517	R-4	SINGLE FAMILY RESIDENTIAL
BG-NC PROPERTIES, LLC	16682-578	16921518	R-4	SINGLE FAMILY RESIDENTIAL
ZHAO CHUN LIN	37740-333	16921519	R-4	SINGLE FAMILY RESIDENTIAL
MARTHA WADON	11053-490	16921520	R-4	SINGLE FAMILY RESIDENTIAL
SANDRA GATHER	11456-897	16921521	R-4	SINGLE FAMILY RESIDENTIAL



- EX. PROPERTY LINE
- PROP. LOT LINES
- EX. LOT LINES
- PROP. EDGE OF PAVEMENT
- PROP. RIGHT OF WAY
- EX. RIGHT OF WAY
- (700) EX. CONTOUR LABEL
- ⊗ HERITAGE TREE TO BE POTENTIALLY REMOVED
- ▨ PCSO BUFFERS, ESTIMATED LOCATION AND EXTENT.
- ▤ SWIM BUFFER, ESTIMATED LOCATION AND EXTENT.
- ▥ PROP. AREA TO BE POTENTIALLY DEDICATED AND CONVEYED TO MECKLENBURG COUNTY.



GENERAL NOTES FOR PETITION (2023-080)

1. DEVELOPMENT DATA TABLE
 - 1.a. SITE ACREAGE: ± 19.16 AC.
 - 1.b. TAX PARCELS: 167-19-249
 - 1.c. EXISTING ZONING: (INCLUDING OVERLAYS AND VESTING): R-9 (CD), PETITION #90-78.
 - 1.c.a. TREE BUFFER ALONG FOREST POINT DRIVE: 30'
 - 1.c.b. TREESAVE AREA REQUIRED ALONG NATIONS FORD RD.: AREA IS INCLUDED IN THE GREEN SPACE SHOWN.
 - 1.d. PROPOSED ZONING: N2-(CD).
 - 1.e. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: 72 MULTI-FAMILY ATTACHED RESIDENTIAL UNITS ON SUB-LOTS (FOR SALE) AND RELATED ACCESSORY USES.
 - 1.e.a. THE PETITIONER SHALL PLACE A RESTRICTION IN THE HOA COVENANT (PRIVATE AGREEMENT) TO LIMIT THE TOTAL NUMBER OF UNITS WHICH MAY BE RENTED TO 25% OF THE TOTAL NUMBER OF ATTACHED SINGLE FAMILY UNITS.
 - 1.f. RESIDENTIAL DENSITY: 3.8 DU PER AC.
 - 1.g. FLOOR AREA RATIO: MAXIMUM BUILDING COVERAGE ± 50%.
 - 1.h. MAXIMUM BUILDING HEIGHT: 48'
 - 1.i. MAXIMUM NUMBER OF BUILDINGS: 20
 - 1.j. NUMBER AND/OR RATIO OF PARKING SPACES: 108 BASED ON 1.5 OFF-STREET PARKING PER DWELLING UNIT (INCLUDES GARAGES) PER ORDINANCE, MINIMUM.
 - 1.k. AMOUNT OF OPEN SPACE: TOTAL IS SUM OF 250 SF PER DWELLING UNIT PER ORDINANCE. THE TOTAL MAY BE PRIVATE, COMMON, AND/OR PUBLIC OPEN SPACE TYPES, PER ORDINANCE.
2. GENERAL PROVISIONS:
 - 2.a. SITE LOCATION: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TRUE HOMES, LLC, ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 19.6-ACRE SITE GENERALLY LOCATED AT THE INTERSECTION OF NATIONS FORD RD. AND FOREST POINT BLVD. ("THE SITE").
 - 2.b. ZONING DISTRICTS/ORDINANCE: DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THAN THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N2-A ZONING CLASSIFICATION SHALL GOVERN.
 - 2.c. GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS, IF SHOWN, (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS, THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE PROVISIONS OF THESE DEVELOPMENT STANDARDS AS ALLOWED BY SECTION 37.3 OF THE UDO, SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 37.3 OF THE UDO. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THE MINOR AMENDMENT PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 37.3 OF THE UDO; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL.
 - 2.d. RIGHTS SET FORTH IN THE ORDINANCE. THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL BE LIMITED TO 20. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.
 - 2.e. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
3. OPTIONAL PROVISIONS: N/A
4. PERMITTED USES
 - 4.a. THE SITE MAY BE DEVELOPED WITH UP TO 72 SINGLE FAMILY ATTACHED ON SUB-LOTS RESIDENTIAL DWELLINGS UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE N2-A ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.
5. TRANSPORTATION:
 - 5.a. ACCESS TO THE SITE WILL BE FROM FOREST POINT BLVD. AND FAWN DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - 5.b. THE PROPOSED DRIVEWAY CONNECTION(S) TO PUBLIC STREETS WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT (AND NCDOT ON NCDOT-MAINTAINED STREETS) FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION(S) AND TYPE/WIDTH OF THE DRIVEWAY(S) WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY(S) SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
 - 5.c. ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
 - 5.d. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
 - 5.e. CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE, PER THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS.
 - 5.f. ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCE(S). TWO 50' X 50' SIGHT TRIANGLES (AND TWO 10' X 70' SIGHT TRIANGLES ON NCDOT-MAINTAINED STREETS) ARE REQUIRED FOR THE ENTRANCE(S) TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS SHALL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S) AND SHALL BE IDENTIFIED ON THE SITE PLAN.
 - 5.g. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, IF APPLICABLE. THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
 - 5.h. 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. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
 - 5.i. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
 - 5.j. 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/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.
 - 5.k. THE EXISTING BIKE PATH ALONG THE PROJECT'S SIDE OF EX. FOREST POINT BLVD. SHALL BE EXTENDED TO APPROXIMATELY THE INTERSECTION OF NATIONS FORD ROAD.
 - 5.l. TO OBTAIN A STREET AND PEDESTRIAN LIGHTING RECOMMENDATION, THE PETITIONER SHOULD VISIT THE FOLLOWING LINK: [HTTPS://CHARLOTTENC.GOV/TRANSPORTATION/PROGRAMS/PAGES/STREETLIGHTING.ASPX](https://charlottenc.gov/transportation/programs/pages/streetlighting.aspx).
6. ARCHITECTURAL STANDARDS
 - 6.a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OR SINGULAR USE OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK, WOOD, VINYL, AND/OR ALUMINUM FINCEWALL STANDARDS. IF INSTALLED, FENCES GATES, AND/OR WALLS ARE LIMITED TO THESE MATERIALS. TRATED WOOD OR REDWOOD, SIMULATED WOOD, DECORATIVE BRICK, STONE, SIMULATED STONE, FINISHED MASONRY, WROUGHT IRON, ALUMINUM OR STEEL, DESIGNED TO SIMULATE WROUGHT IRON, VINYL, CHAIN LINK (FENCE SLATS ARE PROHIBITED).
 - 6.c. ALL RESIDENTIAL ENTRANCES WITHIN 15' OF THE SIDEWALK SHALL BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
 - 6.b. USABLE PORCHES AND STOOPS, WHEN PROVIDED, 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, SHALL BE COVERED. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.
 - 6.e. ALL CORNER END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL RECEIVE A CORNER TREATMENT (I.E. ENHANCED ARCHITECTURAL ELEMENTS).
 - 6.f. GARAGE DOOR HARDWARE WILL BE PROVIDED.
7. STREETScape AND LANDSCAPING:
 - 7.a. WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
 - 7.b. SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE AND AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - 7.c. THE PETITIONER WILL PROVIDE A 25-FOOT CLASS B LANDSCAPE YARD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE EXISTING VEGETATION WITHIN THE BUFFER WILL BE MAINTAINED AND SUPPLEMENTED TO MEET CLASS B STANDARDS AS NEEDED.
 - 7.d. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE, IF UTILIZED, SHALL BE SCREENED FROM VIEW UTILIZING FENCING.
8. ENVIRONMENTAL FEATURES:
 - 8.a. PROPOSED GREEN SPACE AREA: 15% MINIMUM. 15% OF 19.16 AC. ± 2.88 AC. MINIMUM. THE AREA DEDICATED AND CONVEYED TO MECKLENBURG COUNTY TOWARD THE GREEN SPACE AREA REQUIREMENT. THE AREAS SHOWN ON THIS REZONING PLAN ARE POTENTIAL AREAS, AND NO AREA SHOWN INCLUDING SHAPE/SIZE/LOCATION IS REQUIRED.
 - 8.b. 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.
 - 8.c. DEVELOPMENT WITHIN THE SWIMMPCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORMWATER 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.
 - 8.d. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER REGULATIONS (UDO ARTICLE 25).
 - 8.e. THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORMWATER CONVEYANCE TO THE NEAREST PUBLIC RIGHT-OF-WAY. IF THE EXISTING STORMWATER CONVEYANCE(S) IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE.
 9. PARKS, GREENWAYS, AND OPEN SPACE.
 - 9.a. OPEN SPACE: IMPROVED OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE TOTAL REQUIRED MAY BE PROVIDED AS PRIVATE, COMMON, AND/OR PUBLIC OPEN SPACE TYPES. PRESERVATION/DEDICATION OF PARK AND/OR GREENWAY: ±2.2 AC. TO BE POTENTIALLY DEDICATED AND CONVEYED TO MECKLENBURG COUNTY, APPROXIMATELY AS DEPICTED.
 10. FIRE PROTECTION: N/A.
 11. SIGNAGE: N/A.
 12. LIGHTING.
 - 12.a. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING: ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.
 - 12.b. LOCATION AND HEIGHT OF SPECIAL LIGHTING: FREE STANDING LIGHTING ON THE SITE WILL BE LIMITED TO 28 FEET IN HEIGHT.
 13. PHASING: THIS PROJECT WILL BE DEVELOPED AS PHASES.
 14. OTHER.
 - 14.a. PROPOSED DUMPSTER LOCATIONS: PER ORDINANCES. THIS SITE WILL INITIALLY UTILIZE A PRIVATE ROLLOUT SOLID WASTE AND RECYCLING SERVICE. THE PROPOSED SOLID WASTE AND RECYCLING PAD, AS SHOWN ON THE PLAN, IS SHOWN ONLY TO CLARIFY THAT AN APPROPRIATE AREA IS AVAILABLE IN THE FUTURE IF A SOLID WASTE AND RECYCLING PAD IS DEEMED NECESSARY.
 - 14.b. UNDERGROUND UTILITIES: ALL SUBDIVISION PROPOSED UTILITIES TO BE UNDERGROUND.
 - 14.c. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN 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 HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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704.332.1204 · www.dpr.design
NC Eng. Firm #C-0650 | LA Firm #C-032

CLIENT/OWNER: TRUE HOMES, LLC
2849 BREKONRODGE CENTER DR.
MONROE, NC 28110
704-271-1191

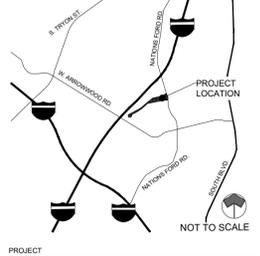
SURVEYOR:

WETLANDS:

GEOTECH:

FEMA:

KEY MAP:



THE TOWNES AT SOUTH POINT

8114 NATIONS FORD RD.
CHARLOTTE, NC.

PROJECT NUMBER: 22093
DATE: 04/20/2023

STAFF REVIEW

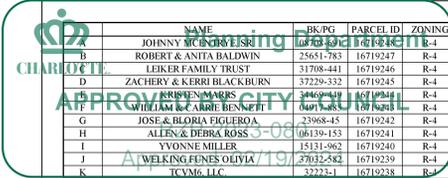
NO.	DATE	DESCRIPTION
1	09/11/23	REZONING 2ND SUBMITTAL PER 1ST REVIEW COMMENTS
2	10/16/23	REZONING 3RD SUBMITTAL PER 2ND REVIEW COMMENTS
3	11/22/23	REZONING 4RD SUBMITTAL PER 3RD REVIEW COMMENTS
4	01/17/24	REZONING 5TH SUBMITTAL PER STAFF REVIEW COMMENTS

PROJ. MANAGER: HY V. NGUYEN
DRAWN BY: JMM
CHECKED BY: HN

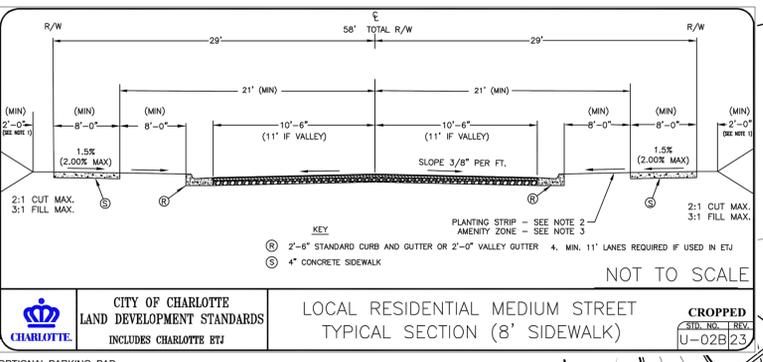
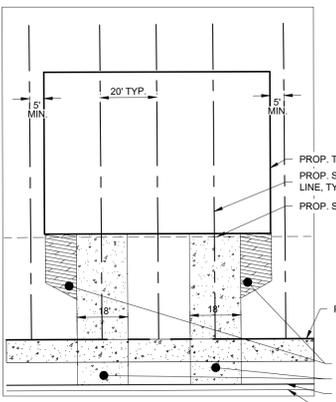
SCALE: AS INDICATED

TECHNICAL DATA SHEET
PETITION RZP-2023-080

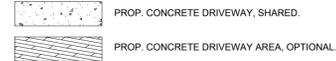
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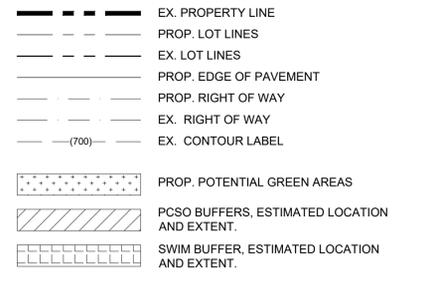
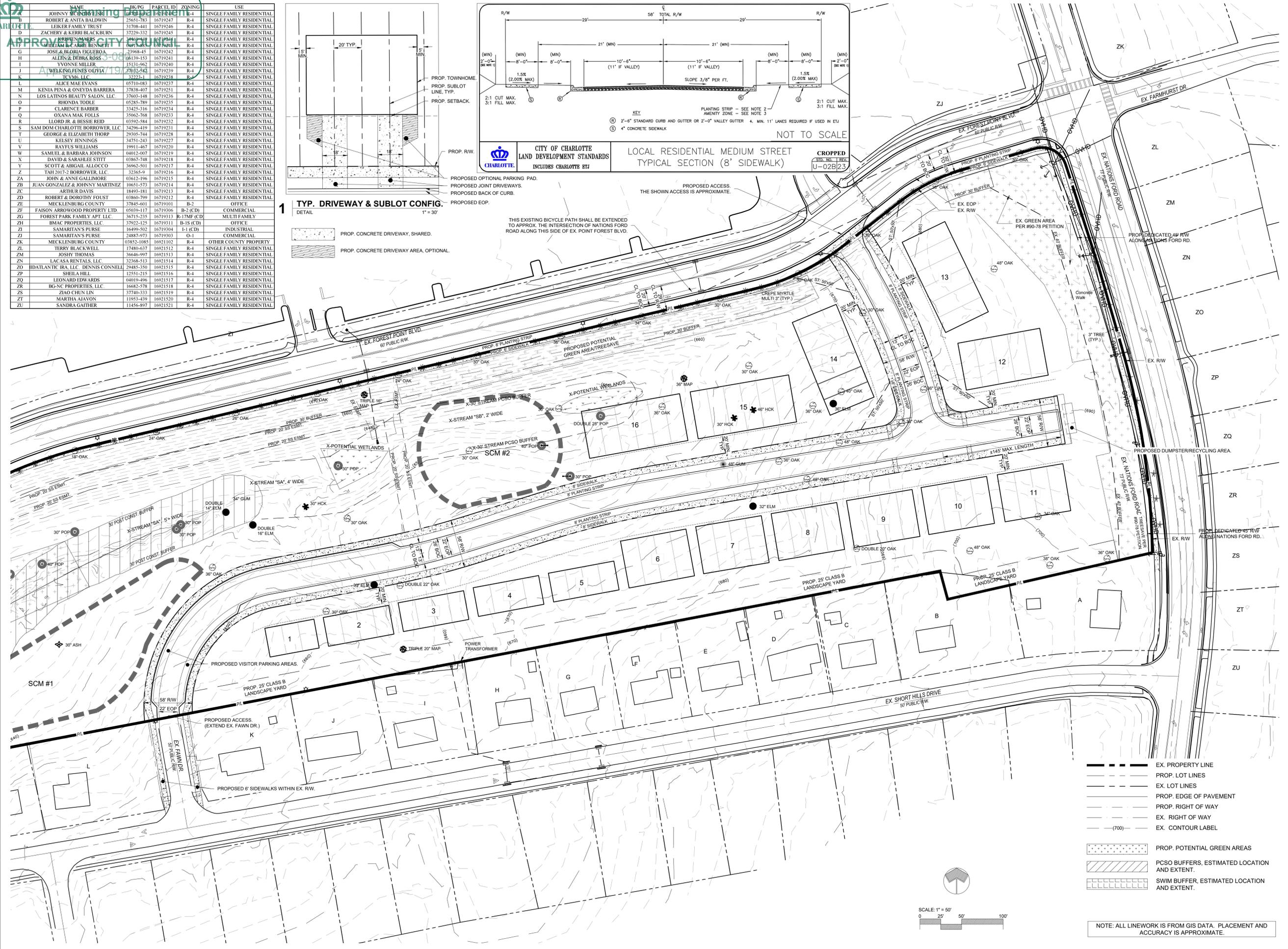
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LOS LATINOS BEAUTY SALON, LLC	05285-789	16719234	R-4	SINGLE FAMILY RESIDENTIAL
RHONDA TODD	33425-316	16719233	R-4	SINGLE FAMILY RESIDENTIAL
CLARENCE BARBER	35062-768	16719232	R-4	SINGLE FAMILY RESIDENTIAL
OXANA MAK FOLLS	05592-584	16719231	R-4	SINGLE FAMILY RESIDENTIAL
LORD R. & BESSIE REID	34296-419	16719230	R-4	SINGLE FAMILY RESIDENTIAL
SAM DOM CHARLOTTE BORROWER, LLC	29305-744	16719229	R-4	SINGLE FAMILY RESIDENTIAL
GEORGE & ELIZABETH THORP	34751-243	16719228	R-4	SINGLE FAMILY RESIDENTIAL
KELSEY JENNINGS	19911-467	16719227	R-4	SINGLE FAMILY RESIDENTIAL
RAYFUS WILLIAMS	04012-007	16719219	R-4	SINGLE FAMILY RESIDENTIAL
SAMUEL & BARBARA JOHNSON	03863-748	16719218	R-4	SINGLE FAMILY RESIDENTIAL
DAVID & SARAH TITTE	36962-501	16719217	R-4	SINGLE FAMILY RESIDENTIAL
SCOTT & ABIGAIL ALLOCCO	32365-9	16719216	R-4	SINGLE FAMILY RESIDENTIAL
TAH 2017-2 BORROWER, LLC	03612-196	16719215	R-4	SINGLE FAMILY RESIDENTIAL
JOHN & ANNE GALLIMORE	10651-573	16719214	R-4	SINGLE FAMILY RESIDENTIAL
JUAN GONZALEZ & JOHNNY MARTINEZ	18493-181	16719213	R-4	SINGLE FAMILY RESIDENTIAL
ARTHUR DAVIS	03860-799	16719212	R-4	SINGLE FAMILY RESIDENTIAL
ROBERT & DOROTHY FOUST	37845-601	16719101	B-2	OFFICE
MECKLENBURG COUNTY	05039-117	16719306	B-2 (CD)	COMMERCIAL
FAISON ARROWOOD PROPERTY LTD	36715-235	16719313	R-17M (CD)	MULTI FAMILY
FOREST PARK FAMILY APT LLC	37922-125	16719311	B-1S (CD)	OFFICE
BMAC PROPERTIES, LLC	16496-502	16719304	E-1 (CD)	INDUSTRIAL
SAMARITAN'S PURSE	24887-973	16719303	O-1	COMMERCIAL
MECKLENBURG COUNTY	03852-1085	16921102	R-4	OTHER COUNTY PROPERTY
TERRY BLACKWELL	17480-637	16921512	R-4	SINGLE FAMILY RESIDENTIAL
ROBYN THOMAS	36646-997	16921513	R-4	SINGLE FAMILY RESIDENTIAL
LACASA RENTALS, LLC	32268-512	16921514	R-4	SINGLE FAMILY RESIDENTIAL
IDATLANTIC IRA, LLC DENNIS CONNELL	29485-350	16921515	R-4	SINGLE FAMILY RESIDENTIAL
SHELLA HILL	12551-215	16921516	R-4	SINGLE FAMILY RESIDENTIAL
LEONARD EDWARDS	04019-496	16921517	R-4	SINGLE FAMILY RESIDENTIAL
BG-NC PROPERTIES, LLC	16682-578	16921518	R-4	SINGLE FAMILY RESIDENTIAL
ZAO CHEN LN	37740-533	16921519	R-4	SINGLE FAMILY RESIDENTIAL
MARITHA AJAVON	11953-439	16921520	R-4	SINGLE FAMILY RESIDENTIAL
SANDRA GAITHER	11456-897	16921521	R-4	SINGLE FAMILY RESIDENTIAL



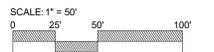
1 TYP. DRIVEWAY & SUBLOT CONFIG. DETAIL 1" = 30'



THIS EXISTING BICYCLE PATH SHALL BE EXTENDED TO APPROX. THE INTERSECTION OF NATIONS FORD ROAD ALONG THIS SIDE OF EX. POINT FOREST BLVD.



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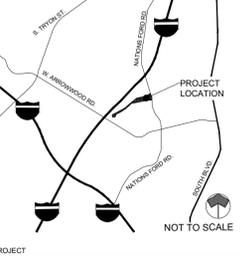
CLIENT OWNER: TRUE HOMES, LLC
2849 BREKONRIDGE CENTER DR.
MONROE, NC 28110
704-271-1191

SURVEYOR: [Signature]

WETLANDS: [Symbol]

GEOTECH: [Symbol]

FEMA: [Symbol]



THE TOWNES AT SOUTH POINT

8114 NATIONS FORD RD.
CHARLOTTE, NC

PROJECT NUMBER: 22093
DATE: 04/20/2023

ISSUED FOR: STAFF REVIEW

NO.	DATE	DESCRIPTION
1	09/11/23	REZONING 2ND SUBMITTAL PER 1ST REVIEW COMMENTS
2	10/16/23	REZONING 3RD SUBMITTAL PER 2ND REVIEW COMMENTS
3	11/22/23	REZONING 4RD SUBMITTAL PER 3RD REVIEW COMMENTS
4	01/17/24	REZONING 5TH SUBMITTAL PER STAFF REVIEW COMMENTS

PROJ. MANAGER: HY V. NGUYEN
DRAWN BY: JMM
CHECKED BY: HN

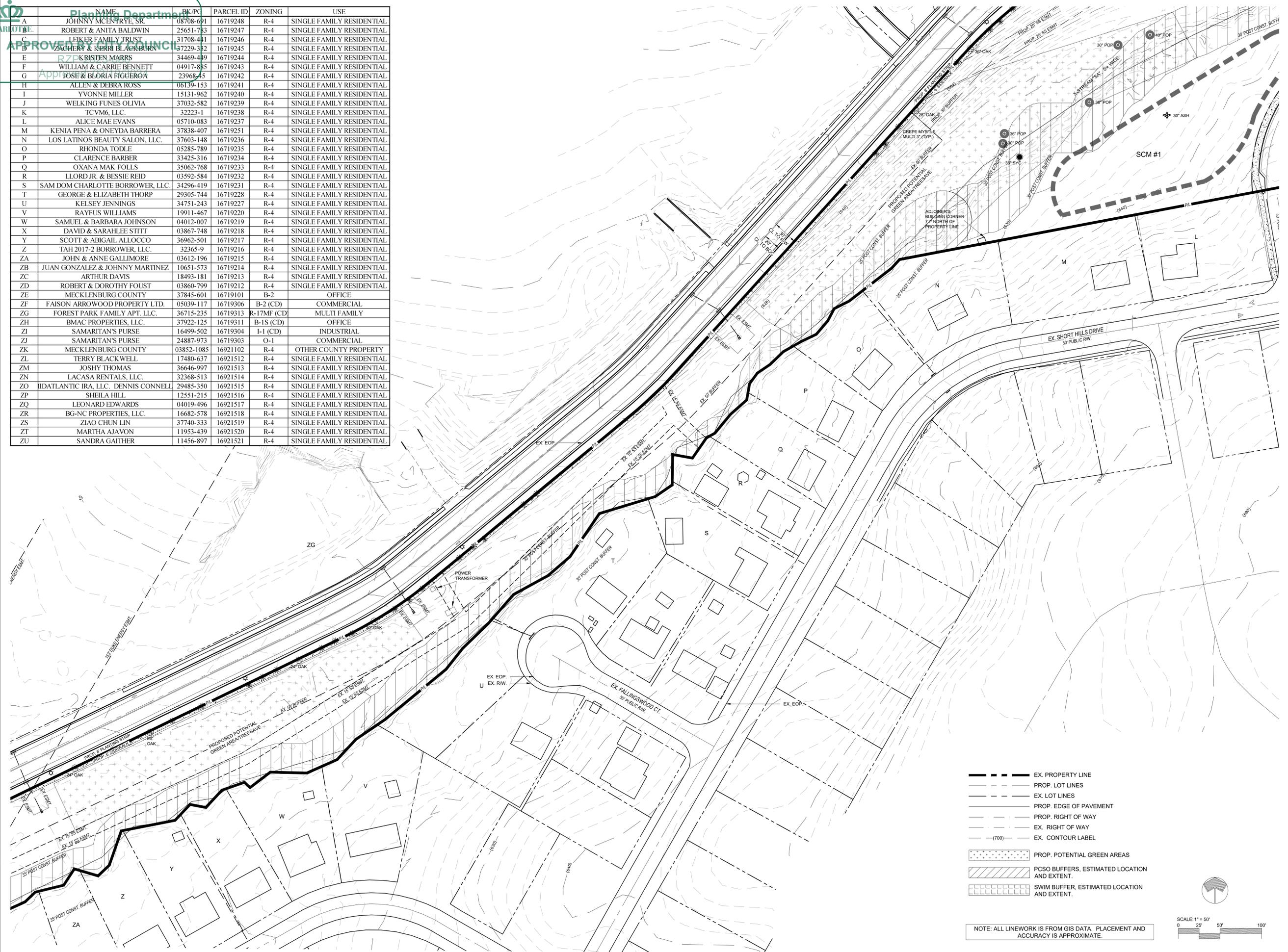
SCALE: AS INDICATED
DRAWING: SCHEMATIC ILLUSTRATIVE PLAN
PETITION RZP-2023-080

RZ-2.0

22093_REZONING.dwg / 1/17/2024 5:44 PM

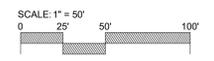


	Plan Name	Department	BK/PC	PARCEL ID	ZONING	USE
A	JOHNNY MCENTRYE, SR		08708-691	16719248	R-4	SINGLE FAMILY RESIDENTIAL
B	ROBERT & ANITA BALDWIN		25651-783	16719247	R-4	SINGLE FAMILY RESIDENTIAL
C	LEIKER FAMILY TRUST		31708-441	16719246	R-4	SINGLE FAMILY RESIDENTIAL
D	ZACHERY & KERRI BLACKBURN		47229-382	16719245	R-4	SINGLE FAMILY RESIDENTIAL
E	RIZK RISTEN MARRS		34469-499	16719244	R-4	SINGLE FAMILY RESIDENTIAL
F	WILLIAM & CARRIE BENNETT		04917-885	16719243	R-4	SINGLE FAMILY RESIDENTIAL
G	JOSE & BLORIA FIGUEROA		23968-45	16719242	R-4	SINGLE FAMILY RESIDENTIAL
H	ALLEN & DEBRA ROSS		06139-153	16719241	R-4	SINGLE FAMILY RESIDENTIAL
I	YVONNE MILLER		15131-962	16719240	R-4	SINGLE FAMILY RESIDENTIAL
J	WELKING FUNES OLIVIA		37032-582	16719239	R-4	SINGLE FAMILY RESIDENTIAL
K	TCVM6, LLC.		32223-1	16719238	R-4	SINGLE FAMILY RESIDENTIAL
L	ALICE MAE EVANS		05710-083	16719237	R-4	SINGLE FAMILY RESIDENTIAL
M	KENIA PEÑA & ONEYDA BARRERA		37838-407	16719251	R-4	SINGLE FAMILY RESIDENTIAL
N	LOS LATINOS BEAUTY SALON, LLC.		37603-148	16719236	R-4	SINGLE FAMILY RESIDENTIAL
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ZF	FAISON ARROWOOD PROPERTY LTD.		05039-117	16719306	B-2 (CD)	COMMERCIAL
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ZI	SAMARITAN'S PURSE		16499-502	16719304	I-1 (CD)	INDUSTRIAL
ZJ	SAMARITAN'S PURSE		24887-973	16719303	O-1	COMMERCIAL
ZK	MECKLENBURG COUNTY		03852-1085	16921102	R-4	OTHER COUNTY PROPERTY
ZL	TERRY BLACKWELL		17480-637	16921512	R-4	SINGLE FAMILY RESIDENTIAL
ZM	JOSHY THOMAS		36646-997	16921513	R-4	SINGLE FAMILY RESIDENTIAL
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ZO	ATLANTIC IRA, LLC. DENNIS CONNELL		29485-350	16921515	R-4	SINGLE FAMILY RESIDENTIAL
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ZQ	LEONARD EDWARDS		04019-496	16921517	R-4	SINGLE FAMILY RESIDENTIAL
ZR	BG-NC PROPERTIES, LLC.		16682-578	16921518	R-4	SINGLE FAMILY RESIDENTIAL
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ZU	SANDRA GAITHER		11456-897	16921521	R-4	SINGLE FAMILY RESIDENTIAL



- EX. PROPERTY LINE
- PROP. LOT LINES
- EX. LOT LINES
- PROP. EDGE OF PAVEMENT
- PROP. RIGHT OF WAY
- EX. RIGHT OF WAY
- (700) EX. CONTOUR LABEL
- [Pattern] PROP. POTENTIAL GREEN AREAS
- [Pattern] PCSO BUFFERS, ESTIMATED LOCATION AND EXTENT.
- [Pattern] SWIM BUFFER, ESTIMATED LOCATION AND EXTENT.

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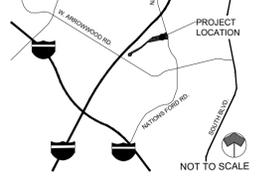
SURVEYOR

WETLANDS

GEOTECH

FEMA

KEY MAP



THE TOWNES AT SOUTH POINT

8114 NATIONS FORD RD.
CHARLOTTE, NC.

PROJECT NUMBER
22093
DATE
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STAFF REVIEW

NO.	DATE	DESCRIPTION
1	09/11/23	REZONING 2ND SUBMITTAL PER 1ST REVIEW COMMENTS
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PROJ. MANAGER: HY V. NGUYEN
DRAWN BY: JMM
CHECKED BY: HN

SCALE

SCALE
AS INDICATED

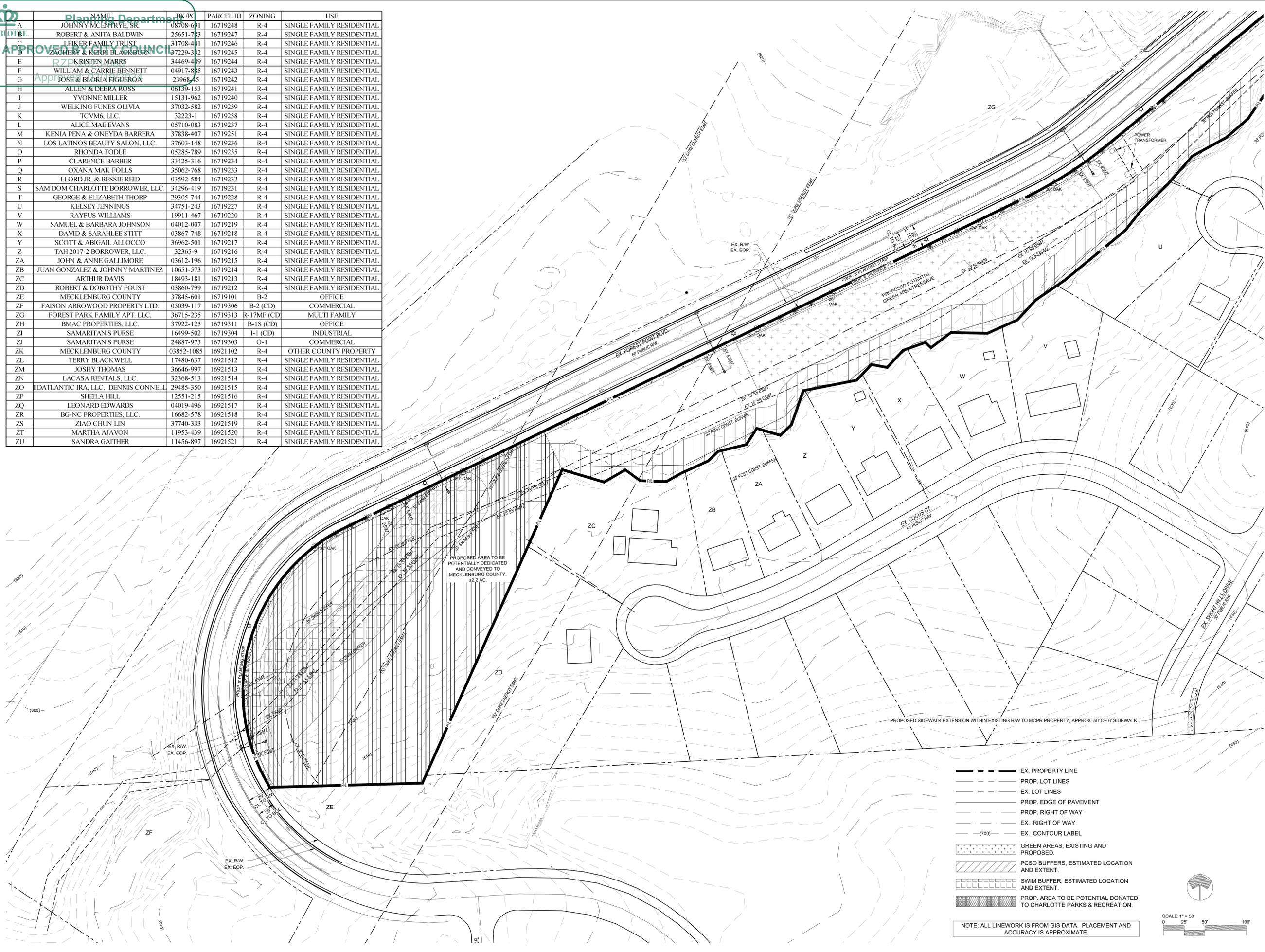
DRAWING
SCHEMATIC ILLUSTRATIVE PLAN
PETITION RZP-2023-080

RZ-2.1

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	Plan NAME	Department	BK/PC	PARCEL ID	ZONING	USE
A	JOHNNY MCENTRIVE, SR		08708-691	16719248	R-4	SINGLE FAMILY RESIDENTIAL
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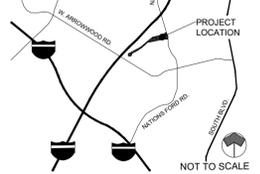
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PROJ. MANAGER: HY V. NGUYEN
DRAWN BY: JMM
CHECKED BY: HN

SCALE

SCALE
AS INDICATED
DRAWING
SCHEMATIC ILLUSTRATIVE PLAN
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RZ-2.2

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