

A map showing the location of the site in Weddington, NC. The site is marked with a red polygon and labeled "Site" with a black arrow. The map includes several roads: Marvin School Rd, Weddington Rd (NC 84), Providence Rd, New Town Rd, and New Town Rd (NC 16). Two lakes are labeled: Aero Plantation Lake Number One and Aero Plantation Lake Number Two. The map also shows other roads like 1316 and 16, and a road labeled "ane Rd".

NORTH ORIENTED TO

U:\2023 Projects (U\23-00757 - Beckingham (Provident))\Submittals Working Drawings\2023-09-07_1st Conditional Zoning Submittal\Sheets\JPA3-DATA.dwg Details, along

Development Standards:

Site Development Data:

--Acreage: ± 62.45 acres

--Tax Parcel #: 06153016 & 06153054A

--Existing Zoning: R-CD & R-40

--Proposed Zoning: CZ

--Existing Uses: Vacant

--Proposed Uses: Up to 42 single-family detached dwelling units as allowed by right and under prescribed conditions in the CZ zoning district as further described in Section 2 below.

1. General Provisions:

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Provident Land Services, Inc. ("Petitioner") to accommodate the development of up to forty-two (42) single-family detached dwelling units as generally depicted on the Rezoning Plan. The proposed development will be on an approximately 62.45 acre site located on Lochaven Road (the "Site").

b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Weddington Land Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the CZ zoning classification shall govern.

c. **Graphics and Alterations.** The schematic depictions lots, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (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 Rezoning Plan will be reviewed and approved as allowed by Section D-607(C)(10) of the Ordinance.

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 per Section D-607(C)(10)(b) of the Ordinance. 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 and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow Section D-607(C)(10)(a) of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

2. Permitted Uses:

The Site may be developed with up to forty-two (42) single-family residential units.

3. Access and Transportation:

I. Proposed Access.

- a. Access to the Site will be from Lochaven Road as generally depicted on the Rezoning Plan.
- b. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Town of Weddington and/or NCDOT in accordance with applicable published standards.
- c. The overall street network is conceptual in nature and may be adjusted during the permitting process subject to the standards and approvals of NCDOT and the Town of Weddington as applicable.

II. Standards, Phasing and Other Provisions.

a. **Weddington and NCDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of the Town of Weddington and/or NCDOT (as it relates 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 area, by way of a private/public partnership effort or other public sector project support.

b. **Substantial Completion.** Reference to "substantial completion" for certain improvements as set forth above shall mean completion of the roadway improvements in accordance with the applicable standards. Provided however, in the event certain non-essential roadway improvements (as reasonably determined by the Town of Weddington) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Town of Weddington will instruct applicable authorities and/or departments to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

c. **Right-of-way Conveyance.** Subject to the provisions above regarding Right-of-Way above, 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, the additional right-of-way will be dedicated when the development plans are platted.

For example, transportation improvements may be substituted and/or payment in lieu for other improvements in the overall area of the rezoning may be implemented as described in subsection (c) above.

4. Architectural Standards:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.
- b. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements.
- c. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.
- d. All residential units shall include side load or center court drive three car garages as a minimum with the following garage door treatments

- ii. windows and/or a vent detail above the garage door,
- iv. a minimum of two siding materials on the façade, and
- vi. windows

5. Streetscape, Setbacks, Buffers, and Yards:

- a. A fifty (50) foot perimeter buffer shall be provided to support the overall character of the community as generally depicted on the Rezoning Plan. Grading and clearing within the fifty (50) foot buffer is permitted subject to approval by applicable regulatory agencies and contingent upon replanting, as needed.
- b. A minimum fifteen (15) foot side yard shall be provided.
- c. Due to topographic constraints and existing features on the site, the minimum block length of 334' may be exceeded as generally depicted on the Rezoning Plan.
- d. Street trees shall be provided on each side of the street spaced forty (40) feet on center or based on tree species in compliance with Section D-917(Q)(1).

6. Environmental Features and Open Space:

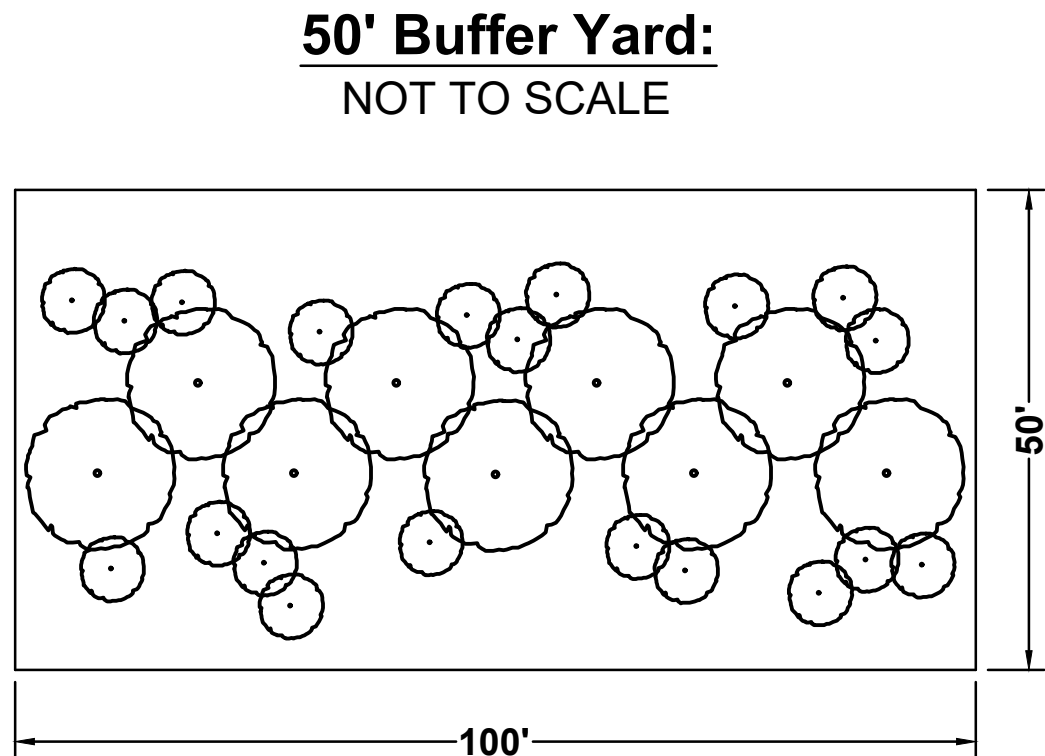
- a. The Site shall comply with the minimum Stormwater and Water Quality requirements as set forth in the Land Development Ordinance and municipal code.
- b. The location of the proposed stormwater areas are conceptual in nature and the exact size and location of these areas are subject to change depending upon final layout, product allocation, and/or other site plan elements. The overall layout and unit count may be altered as a result of final stormwater locations.
- c. The Site shall comply with the minimum Open Space and Tree Save requirements as set forth in Section D-917(P) and (Q) of the Ordinance. The Open Space and Tree Save areas generally depicted on the Rezoning Plan are conceptual in nature and subject to change depending upon final layout, product allocation, and other spatially dependent project components such as but not limited to stormwater areas, wetland areas, utilities, and buffers (as applicable).
- d. The Petitioner shall provide third party inspection of site development construction activities to occur after each ½" (or greater) rainfall event.

7. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of the Ordinance.

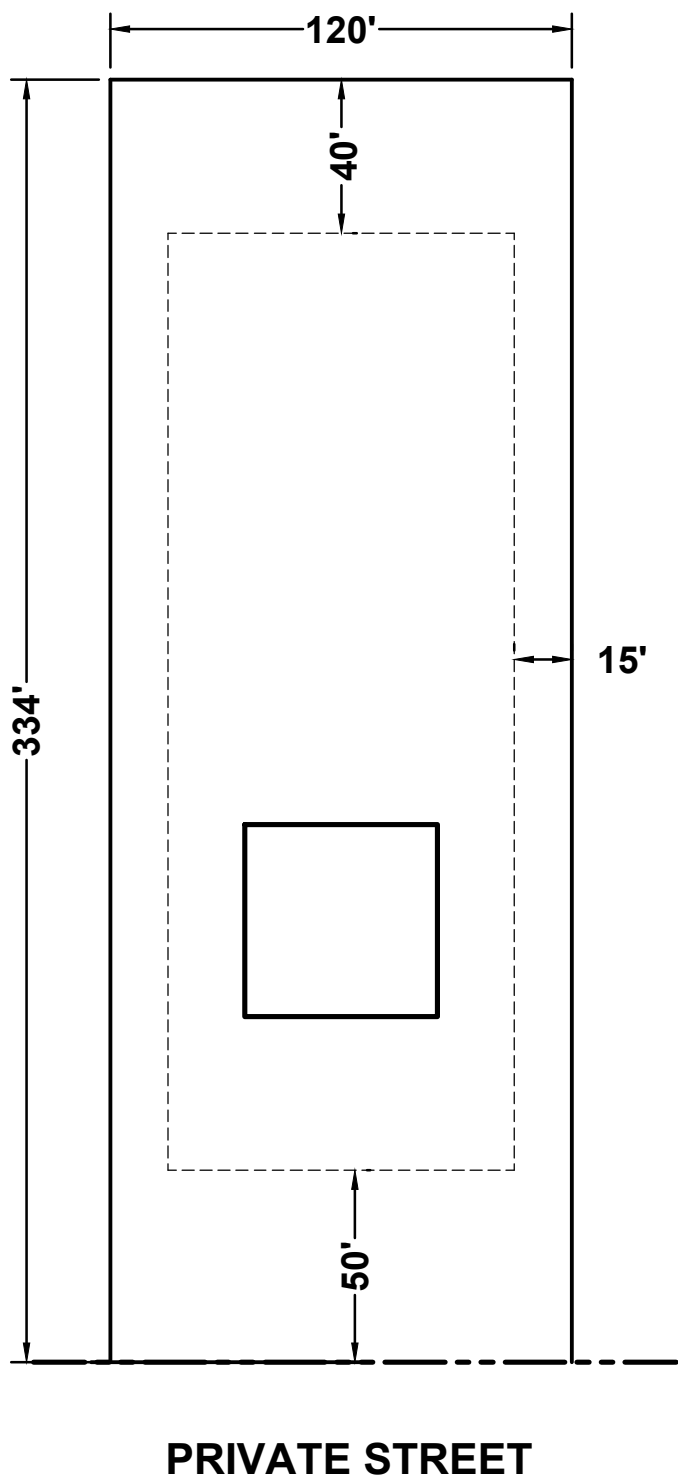
8. Binding Effect of the Rezoning Application:

- a. 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 insure to the benefit of the Petitioner and subsequent owners of the Site and their respective



*NOTE: Buffer to be designed in Construction Document Phase

Typical Lot Detail:
NOT TO SCALE



120' x 334' Lot

Setbacks

F: 50'

S: 15'

R: 40'

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1949 (NC)
803-582-2440 (SC)
www.espasociates.com

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION	BY

CONDITIONAL ZONING PLAN
DETAILS SHEET (2 OF 4)

BECKINGHAM

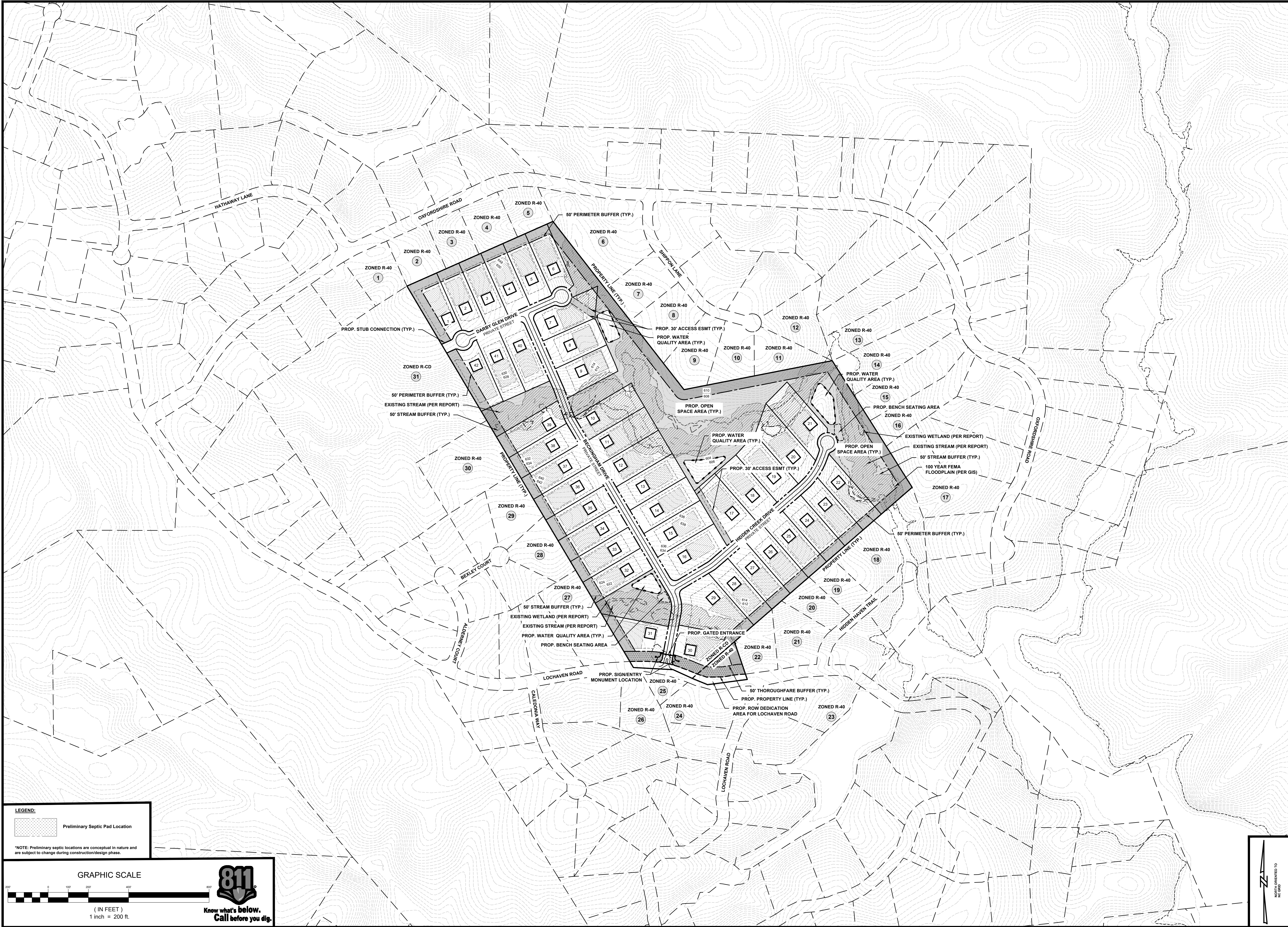
TOWN OF WEDDINGTON, NC
PROVIDENT LAND SERVICES, INC.

PROJECT INFORMATION


PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	23-00757
ORIGINAL DATE:	09/08/2023

SHEET:
2 OF 4

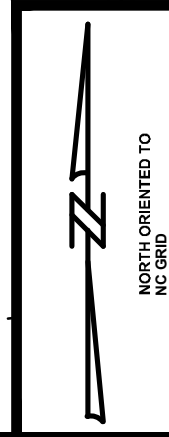
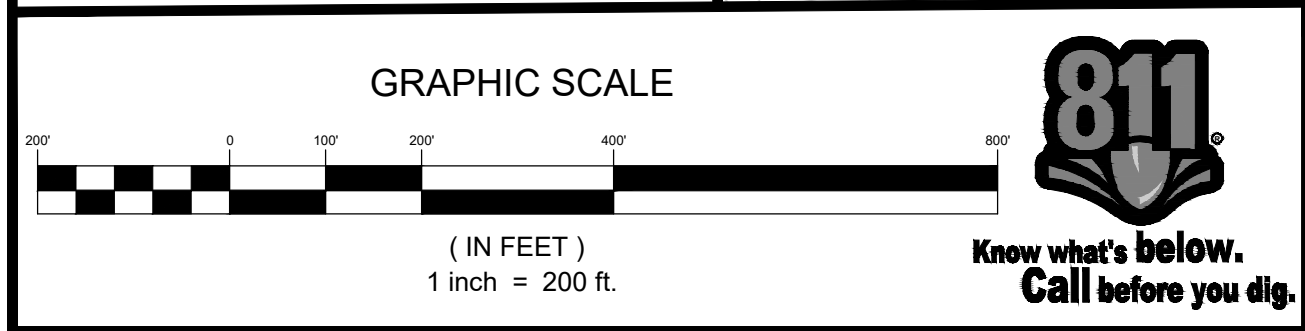
U:\2023 Projects\U\23-00757 - Beckingham (Provident)\Summits Working Drawings\2023-08-07 - 1st Conditional Zoning\Summits\Sheets\JPA3-SEPTIC.dwg, Septic, along



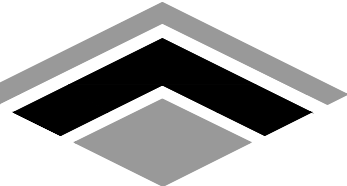
LEGEND:

 Preliminary Septic Pad Location

*NOTE: Preliminary septic locations are conceptual in nature and are subject to change during construction/design phase.



ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1949 (NC)
803-502-2440 (SC)
www.espasociates.com



PRELIMINARY
NOT FOR
CONSTRUCTION

BY

DATE

REVISION

NO.

CONDITIONAL ZONING PLAN
PRELIMINARY SEPTIC LOCATION PLAN (3 OF 4)

BECKINGHAM

PROVIDENT LAND SERVICES, INC.

PROJECT INFORMATION

PROJECT MANAGER:

MM

DESIGNED BY:

EL

DRAWN BY:

EL

PROJECT NUMBER:

23-00757

ORIGINAL DATE:

09/08/2023

SHEET:

3 OF 4

TOWN OF WEDDINGTON, NC

