

# ROGERS PROPERTY

## CONDITIONAL REZONING SITE PLAN

Located In: Town of Troutman, North Carolina

PID:	Owner:	Zoning:
1	4740272418.000 SAM BYERS+SONS MOVING SERVICE INC	RS (TOWN) RA (COUNTY)
2	4740273747.000 SAM BYERS+SONS MOVING SERVICE INC	RS (TOWN) RA (COUNTY)
3	4740283182.000 BYERS EUGENE B JR	RS (TOWN) RA (COUNTY)
4	4740382361.000 BYERS EUGENE B JR	RS (TOWN)
5	4740481002.000 MILLSAPS SHIRLEY B	RA (COUNTY)
6	4740478815.000 MILLSAPS KENNETH L+AMY D	RA (COUNTY)
7	4740570233.000 SOLESBY JAMES C+B RITA	RA (COUNTY)
8	4740465697.000 ROGERS JERRY W+JOYCE M	RA (COUNTY)
9	4740469336.000 ROGERS TERRY M	RA (COUNTY)
10	4740551852.000 NANTIZ BRYAN D+SANDRA Q	RA (COUNTY)
11	4740456917.000 NANTIZ SANDRA Q+B DARRELL	RA (COUNTY)
12	4740453665.000 NANTIZ BRYAN D+SANDRA	RA (COUNTY)
13	4740357636.000 NANTIZ BRYAN D	RA (COUNTY)
14	4740259635.000 NANTIZ BRYAN D+SANDRA	RA (COUNTY)
15	4740148922.000 ENCLAVE AT FALLS COVE COMMUNITY ASSOC INC	CZRS (TOWN)
16	4740165774.000 ENCLAVE AT FALLS COVE COMMUNITY ASSOC INC	CZRS (TOWN)



Vicinity Map  
Not to Scale

7224 Jameson Way  
Stanley, NC 28164  
www.prestigecorporatedevelopment.com

**Development Data:**

<b>Tax Parcels:</b>	4740375206.000 & 4740364298.000
<b>Total Site Acreage:</b>	± 93.528 Acres (per GIS)
<b>Existing Location:</b>	Iredell County, NC
<b>Proposed Location:</b>	Town of Troutman, NC
<b>Proposed Land Use:</b>	Single Family Detached
<b>Zoning:</b>	
Existing:	RA (County)
Proposed:	CZ-RM (Town)
<b>Total Proposed Lots:</b>	Up to 256 Lots (54' x 100')
<b>Proposed Density:</b>	Up to ± 2.74 DU/AC (256 Lots/93.528 AC)
<b>Common Open Space:</b>	
Required:	± 9.35 Acres (10% of Total Site Area) Minimum
Provided:	± 9.35 Acres (10%)

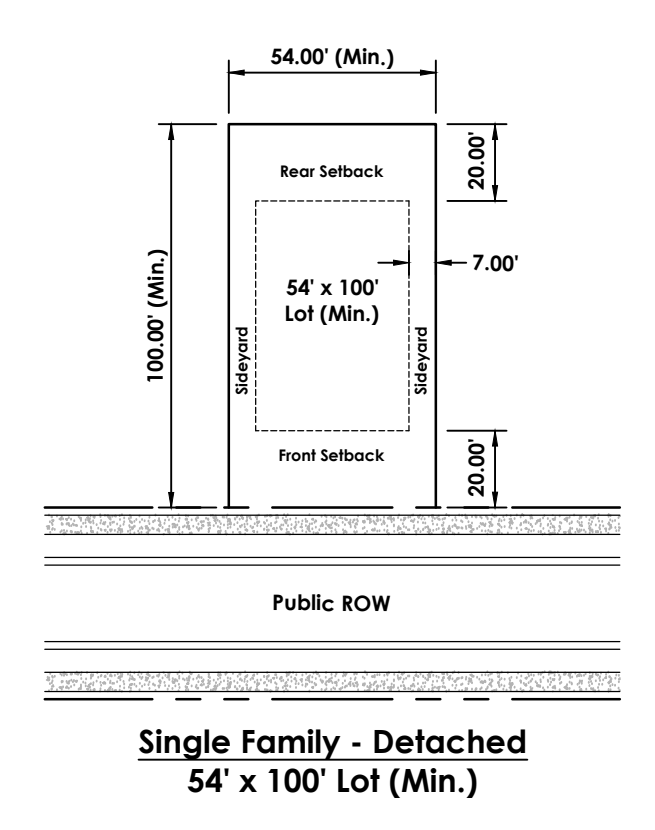
**CZ-RM Minimum Standards:**

<b>Minimum Lot Standards (Single Family Detached):</b>	
Minimum Lot Width:	54'
Minimum Lot Area:	5,400 S.F.
<b>Setbacks:</b>	
Front:	20'
Side:	7'
Side Corner:	10'
Rear:	20'
<b>Max Building Height:</b>	3 Stories at Ground Level (Walk Out Basements Allowed)

### REZONING PETITION #



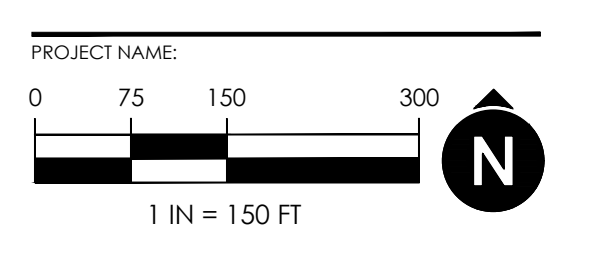
Typical Residential Lot Detail  
Not to Scale



PROJECT NAME:  
**ROGERS PROPERTY**  
TOWN OF TROUTMAN, NC

**REVISIONS**

#	DESCRIPTION	DATE



SHEET TITLE:  
**COND. REZ. SITE PLAN**  
SHEET NUMBER:  
**1**

**ROGERS PROPERTY (CZ-RM) - DEVELOPMENT STANDARDS**

**I. GENERAL PROVISIONS**

THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL REZONING SITE PLAN ASSOCIATED WITH THE CONDITIONAL ZONING PETITION, THE PETITION FILED BY PRESTIGE ACQUISITIONS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 93.528-ACRE SITE LOCATED BETWEEN APPLEHILL ROAD AND STREAMWOOD ROAD, DEPICTED ON THE CONDITIONAL REZONING SITE PLAN (THE "SITE"). THE SITE IS FURTHER DESCRIBED AS TAX PARCEL NUMBERS 4740375206.000 & 4740364298.000.

DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE CONDITIONAL REZONING SITE PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF TROUTMAN UNIFIED DEVELOPMENT ORDINANCE - UDO. (THE "ORDINANCE").

BASE INFORMATION PROVIDED BY IREDELL COUNTY GIS DATA.

**II. TRAFFIC/TRANSPORTATION**

VEHICULAR ACCESS TO THE PROPERTY SHALL BE AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING SITE PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE CONDITIONAL REZONING SITE PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS ALONG WITH ANY ADJUSTMENTS REQUIRED BY THE TOWN AND/OR NCDOT FOR APPROVAL.

AS DEPICTED ON THE CONDITIONAL REZONING SITE PLAN, THE SITE SHALL BE SERVED BY INTERNAL PUBLIC STREETS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PUBLIC STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.

THE PETITIONER SHALL CONSTRUCT INTERNAL PUBLIC STREETS TO MEET TOWN OF TROUTMAN AND/OR NCDOT PUBLIC ROADWAY STANDARDS.

PETITIONER SHALL CONSTRUCT INTERNAL SIDEWALKS FOR PEDESTRIAN USE AND ACCESSIBILITY. SIDEWALKS SHALL MEET ADA REQUIREMENTS. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE.

**STREETScape / LIGHTING / LANDSCAPING / UTILITIES**

STREET LIGHTING, STREET SIGNAGE AND MAIL KIOSKS WITHIN THE PROPOSED COMMUNITY SHALL ADHERE TO THE TOWN OF TROUTMAN UDO. RECOMMENDED SCALING OF STREET LIGHTS IS SUBJECT TO APPROVAL OF ELECTRIC UTILITY PROVIDER AND THE TOWN OF TROUTMAN. THE DEVELOPER SHALL BECOME RESPONSIBLE FOR MONTHLY COSTS ONCE THE PUBLIC ROADWAYS ARE ACCEPTED FOR MAINTENANCE.

STREET SIGNS SHALL BE CONSISTENT WITH TOWN OF TROUTMAN STANDARDS OR APPROVED EQUIVALENT. DECORATIVE STREET SIGNS MAY BE INSTALLED (IF DESIRED) AS LONG AS THEY MEET OR EXCEED THE MINIMUM SPECIFICATION ESTABLISHED BY THE TOWN. DETAILS SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE. DECORATIVE STREET SIGNS SHALL REQUIRE APPROVAL BY TOWN ENGINEERING FOR PLACEMENT IN THE STREET RIGHT-OF-WAY.

TRAFFIC SIGNS AND TRAFFIC CONTROL DEVICES PLACED ON THE MUNICIPAL STREET SYSTEM MUST CONFORM TO THE APPEARANCE CRITERIA OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (GEN. STATUTE 136-30).

ENTRANCE MONUMENTATION SHALL MEET UDO REQUIREMENTS.

ENTRANCE MONUMENTATION AND ON-SITE SIGNS SHALL BE PERMITTED SEPARATELY.

WATER AND SEWER CONNECTIONS TO BE COORDINATED WITH TOWN OF TROUTMAN UTILITIES DEPARTMENT.

SIDEWALK AND UTILITY PLACEMENT SHALL BE IN ACCORDANCE WITH THE TOWN'S STANDARD SPECIFICATIONS AND DETAILS.

**IV. LANDSCAPING & BUFFERING**

SITE LANDSCAPING TO MEET MINIMUM ORDINANCE REQUIREMENTS, AS OUTLINED IN CHAPTER 5 OF THE UDO.

EACH HOME SHALL BE LANDSCAPED WITH A MINIMUM OF 1 CANOPY TREE.

WHEN PRACTICAL AND POSSIBLE EXISTING TREES SHALL BE USED IN THE 25' PERIMETER BUFFERS. ANY BUFFER CLEARED DURING THE CONSTRUCTION PROCESS SHALL BE REPLANTED WITH CANOPY TREES AT A RATE OF 1 TREE PER 40 LINEAR FEET.

AT THE TIME OF PLANTING TREES SHALL BE A MINIMUM OF 2.5" IN CALIPER.

INDIVIDUAL LOT LANDSCAPING SHALL BE REVIEWED BY THE TOWN PRIOR TO RELEASING A CERTIFICATE OF OCCUPANCY FOR EACH HOME. THE TOWN SHALL HAVE NO FURTHER RESPONSIBILITY FOR ENFORCEMENT OF THIS LANDSCAPING PROVISION.

STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER EVERY 40 LINEAR FEET OF ROAD FRONTAGE ON EACH SIDE OF THE STREET. EACH STREET TREE SHALL HAVE A MINIMUM CALIPER OF 2.5 INCHES AT THE TIME OF INSTALLATION.

PRESERVATION OF EXISTING TREES IN OPEN SPACE AREAS AND BUFFERS SHALL BE DELINEATED AND FINALIZED DURING CONSTRUCTION DOCUMENTATION.

**V. OPEN SPACE**

THE PETITIONER SHALL PROVIDE COMMON OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING SITE PLAN, AND THAT MEETS THE REQUIREMENTS OUTLINED IN THE TOWN OF TROUTMAN UDO, CHAPTER 7.

**VI. ENVIRONMENTAL FEATURES**

THE PETITIONER SHALL COMPLY WITH TOWN OF TROUTMAN STORMWATER MANAGEMENT STANDARDS. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE CONDITIONAL REZONING SITE 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.

NO FLOODPLAIN ON SITE. FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL #3710474000J.

STREAM/WETLAND INFORMATION BASED ON PRELIMINARY INFORMATION OBTAINED FROM IREDELL COUNTY GIS DATA.

**VII. ARCHITECTURE**

MATERIALS MAY INCLUDE, BUT ARE NOT LIMITED TO, WOOD SIDING, WOOD SHINGLES, BRICK, STONE, STUCCO, FIBER-CEMENT/CEMENTITIOUS SIDING, OR SIMILAR MATERIALS. VINYL SHALL ONLY BE USED ON WINDOWS, SOFFITS, AND TRIM. VINYL SHALL NOT BE USED AS A PRIMARY SIDING MATERIAL ON ANY HOUSE WITHIN THE DEVELOPMENT.

IF ANY NEW SIDING MATERIAL IS INTRODUCED, IT MUST HAVE PRIOR APPROVAL BY TOWN OF TROUTMAN DESIGN REVIEW BOARD.

FRONT FACADES SHALL DIFFER WITH EACH HOUSE SO THAT NO TWO UNITS BESIDE EACH OTHER ARE THE SAME.

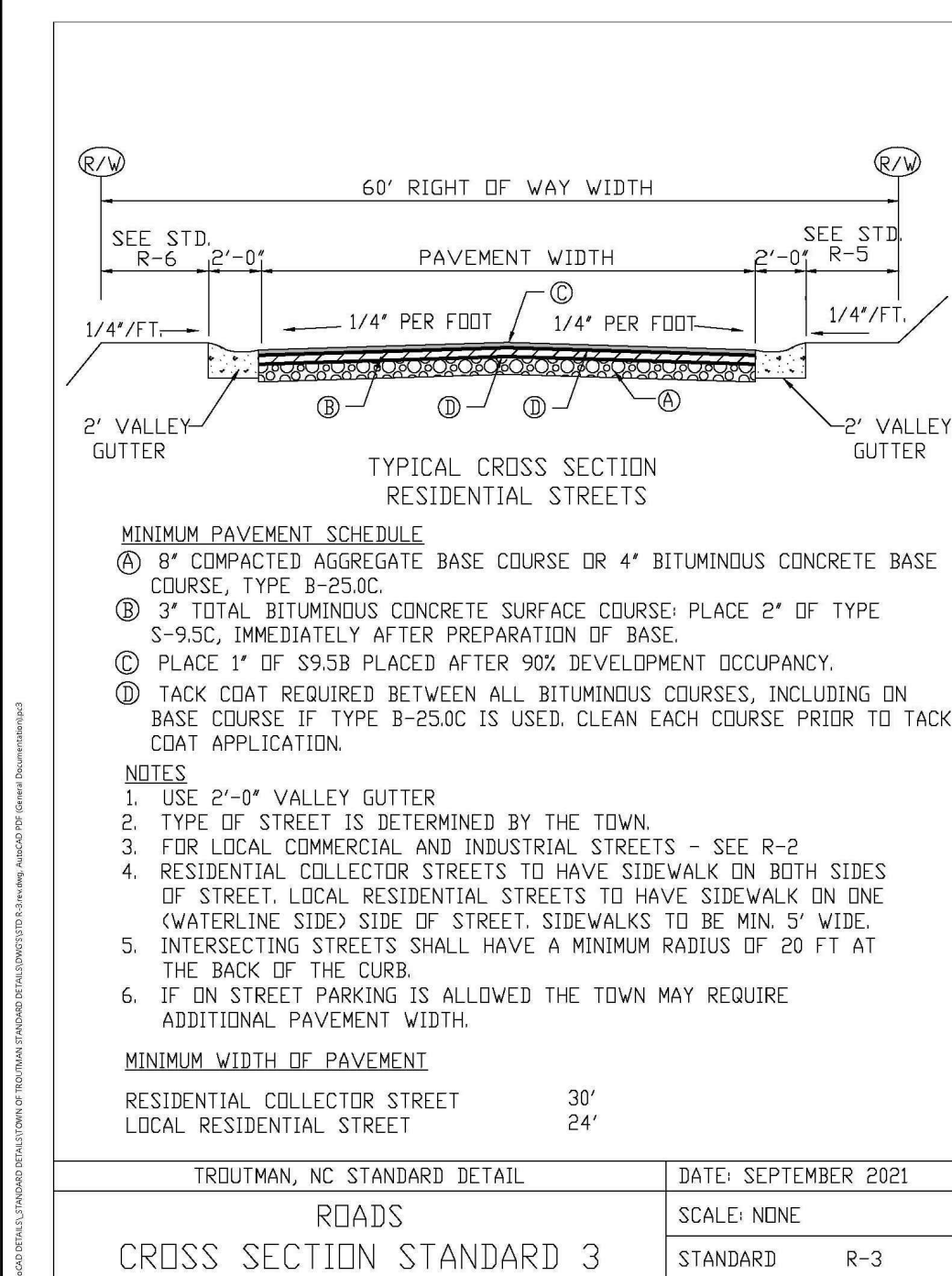
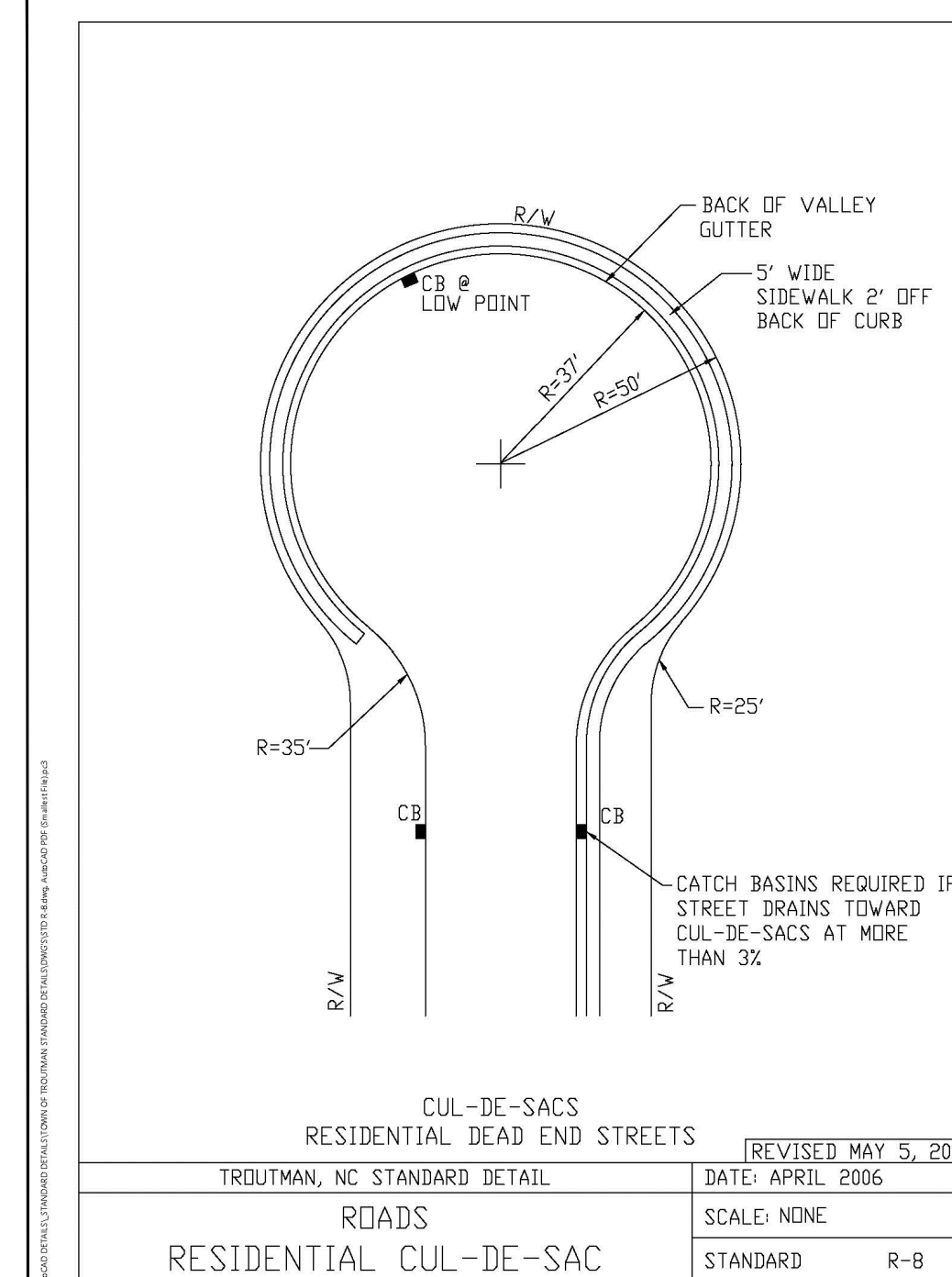
**AMENDMENTS TO REZONING PLAN**

FUTURE AMENDMENTS TO THE CONDITIONAL REZONING SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS IN THE ORDINANCE.

**BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

IF THIS CONDITIONAL REZONING PETITION IS APPROVED, CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE SITE PLAN AND THESE DEVELOPMENT STANDARDS SHALL, 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.



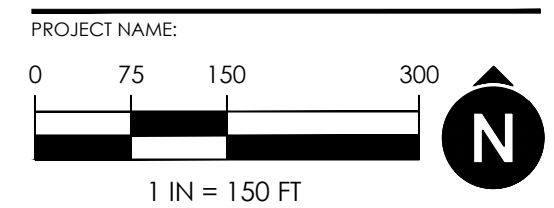
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**DEVELOPMENT STANDARDS**

SHEET NUMBER:  
**2**