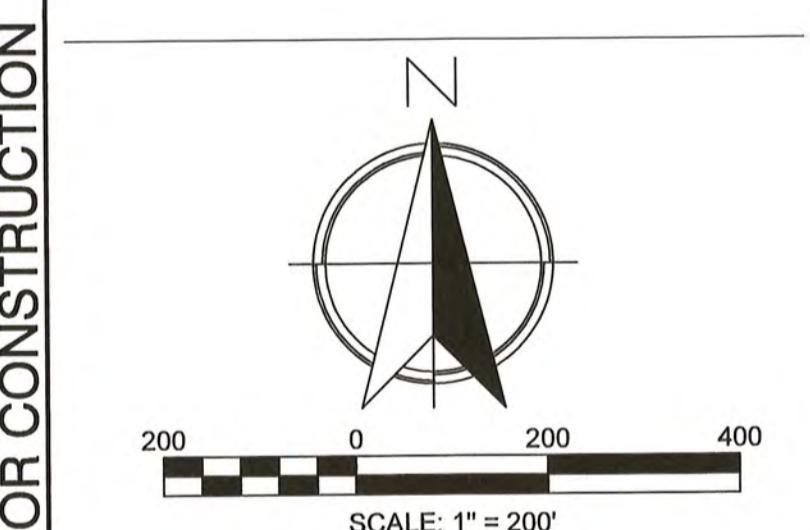


CLIENT:
PROVIDENT BAYARD, LLC

PROJECT:
Riverstone Conditional District

SHEET TITLE:
Site Plan

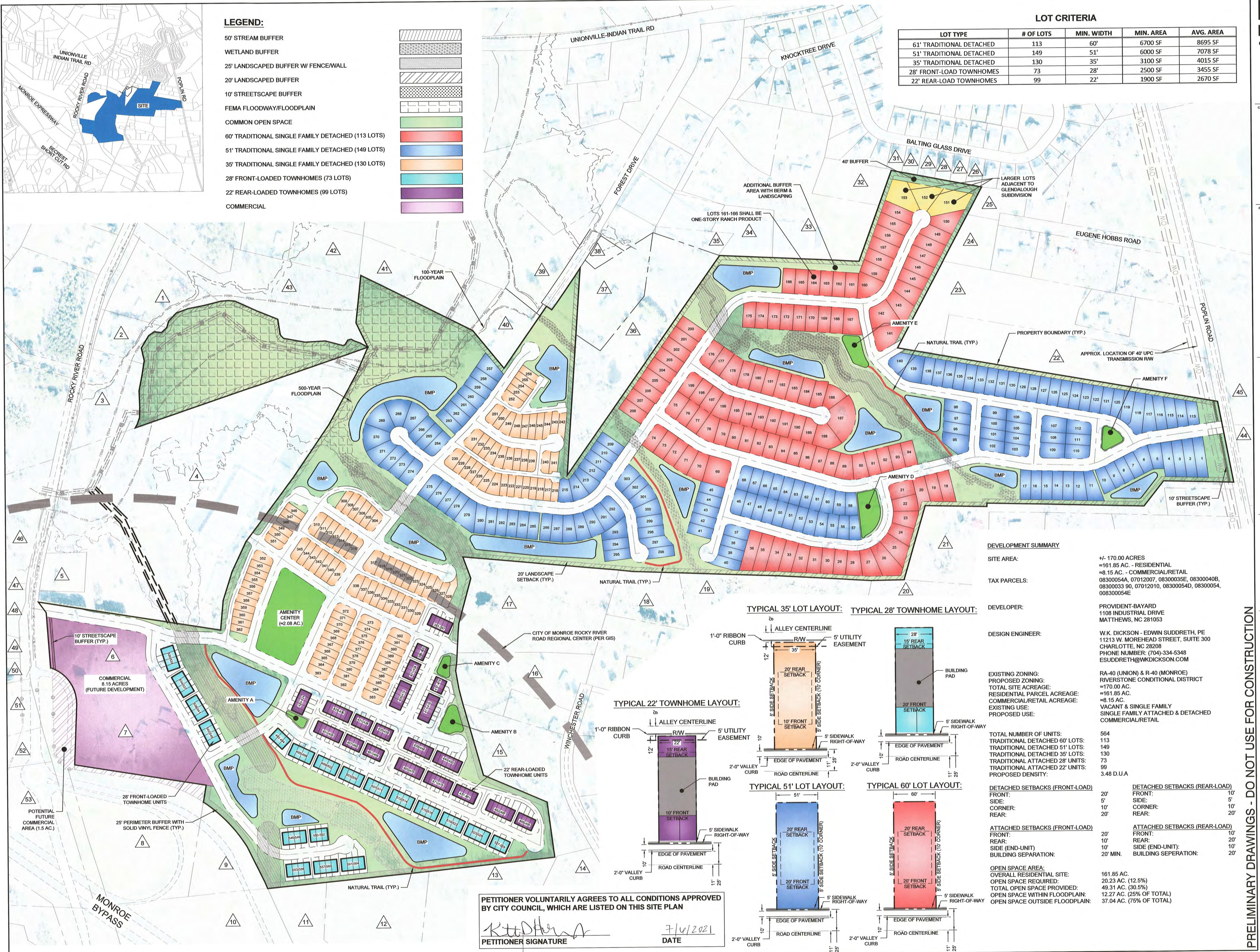
**APPROVED
6/08/21**

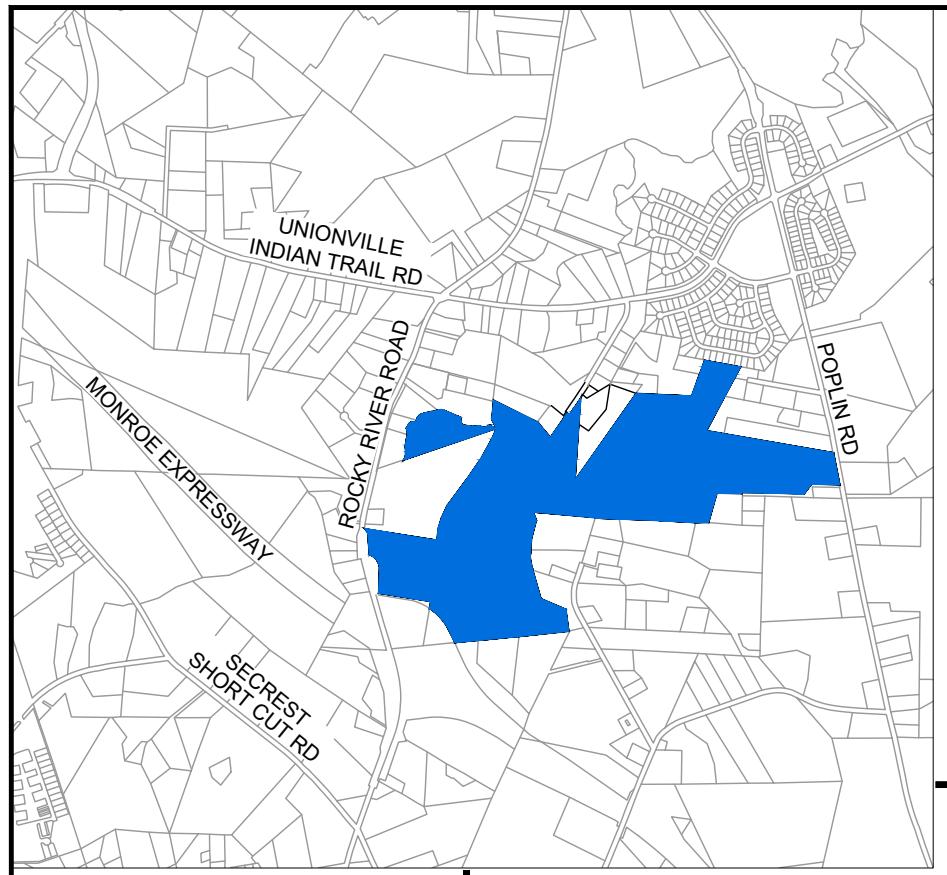


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WKD PROJ. NO.:
20200053.00.CL

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DATE: COMMENT:
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PARKING SUMMARY

DETACHED PRODUCT
60' TRADITIONAL DETACHED: 2 SPACES IN THE GARAGE & 2 SPACES IN THE DRIVEWAY
51' TRADITIONAL DETACHED: 2 SPACES IN THE GARAGE & 2 SPACES IN THE DRIVEWAY
35' REAR-LOAD DETACHED: 2 SPACES IN THE GARAGE & 2 SPACES IN THE DRIVEWAY

ATTACHED PRODUCT
28' FRONT-LOAD TOWNHOME: 2 SPACES IN THE GARAGE & 2 SPACES IN THE DRIVEWAY
4 SPACES/UNIT
22' REAR-LOAD TOWNHOME: 1 SPACES IN THE GARAGE & 2 SPACES IN THE DRIVEWAY
3 SPACES/UNIT

ADDITIONAL PARKING
ON-STREET PARKING: APPROXIMATELY 165 SPACES (THROUGHOUT THE DEVELOPMENT)
AMENITY CENTER PARKING: APPROXIMATELY 35 SPACES

GENERAL NOTE:

SEE SHEET 1.0 FOR DEVELOPMENT SUMMARY



1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28208
(t)(704) 334-5348
(f)(704) 334-0078

WWW.WKDICKSON.COM

NC LICENSE NO.F-0374

111

PROVIDENT BAYARD, LLC

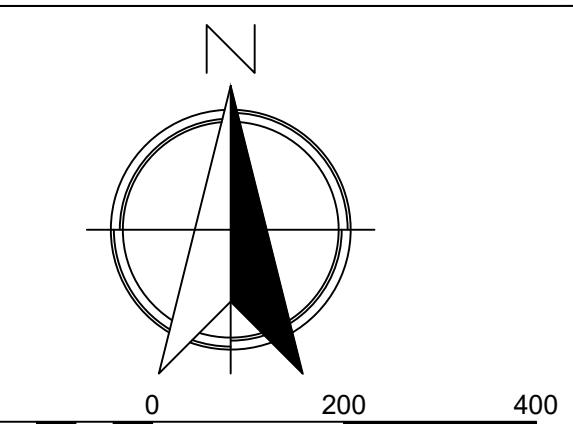
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Riverstone Conditional District

Engineering Plan

**APPROVED
6/08/21**

7

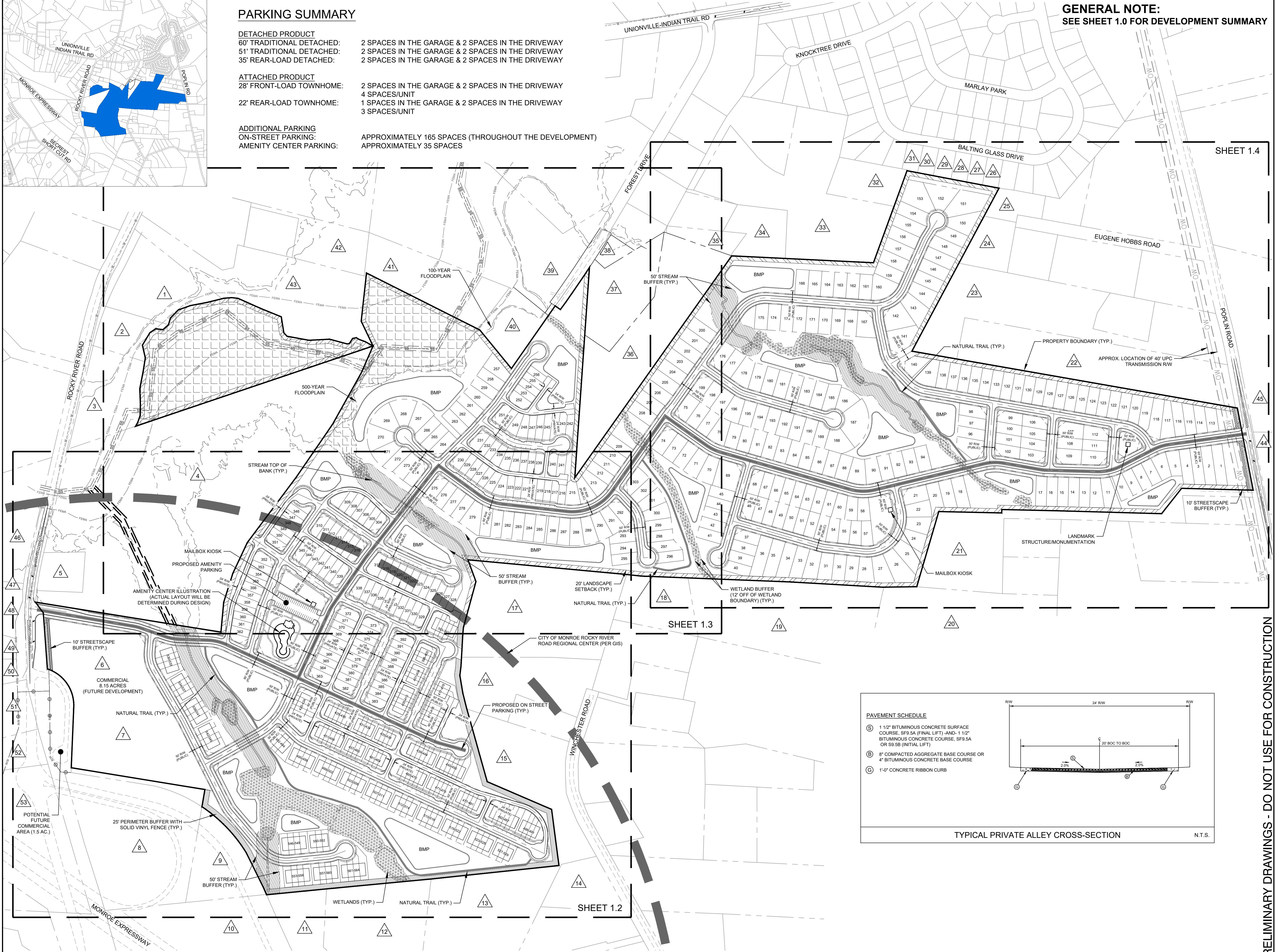


PROJ. MGR.:	WGB
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	FEB. 2021

WKD PROJ. NO.: 20200053 00 CI

REVISED: _____

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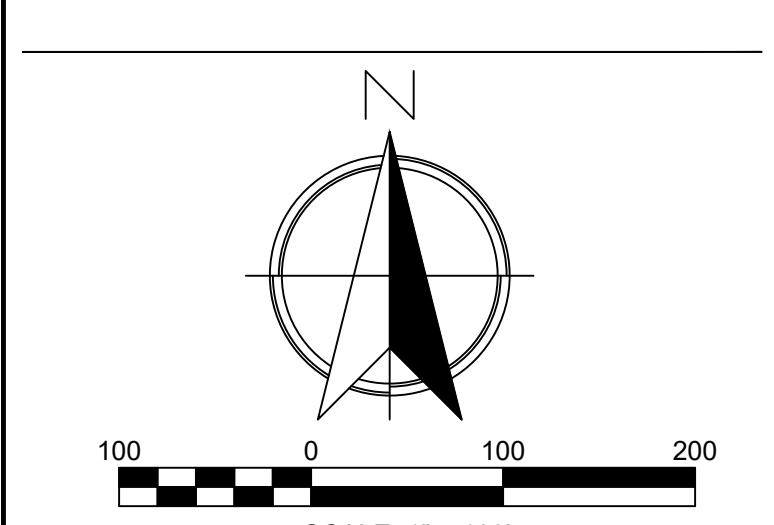


CLIENT:
**PROVIDENT
BAYARD, LLC**

PROJECT:
**Riverstone
Conditional
District**

SHEET TITLE:
Engineering Plan

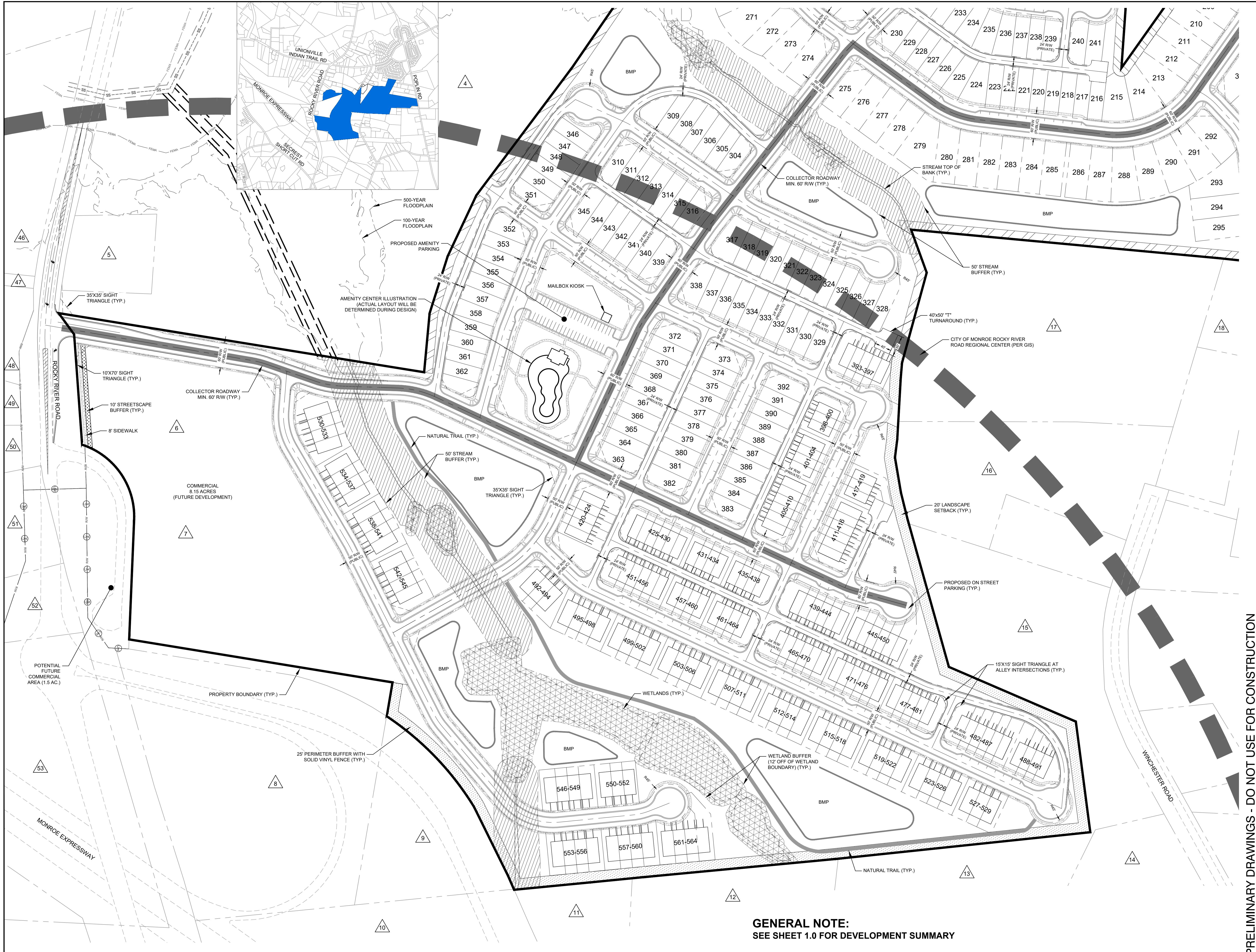
SEAL:
**APPROVED
6/08/21**



SCALE: 1" = 100'
PROJ. MGR.: WGB
DESIGN BY: ETS
DRAWN BY: ESL
PROJ. DATE: FEB. 2021
DRAWING NUMBER: 1.2

WKD PROJ. NO.: 20200053.00.CL
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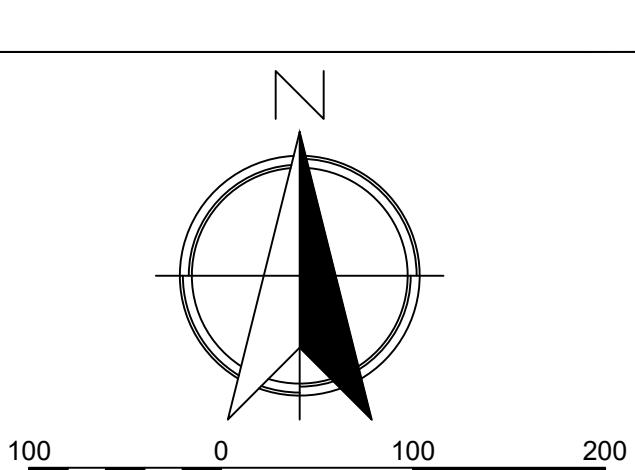


CLIENT:
**PROVIDENT
BAYARD, LLC**

PROJECT:
**Riverstone
Conditional
District**

SHEET TITLE:
Engineering Plan

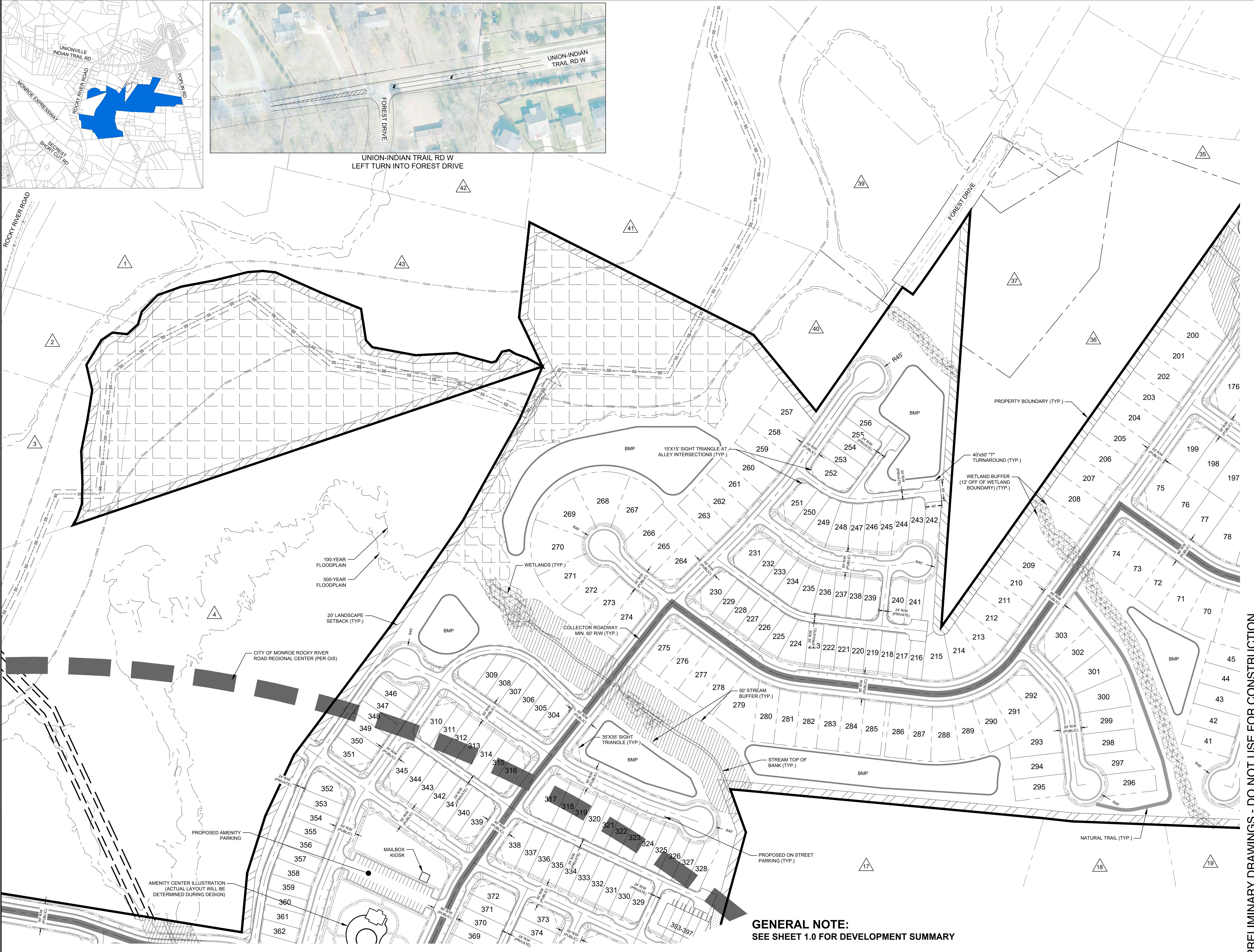
SEAL:
**APPROVED
6/08/21**

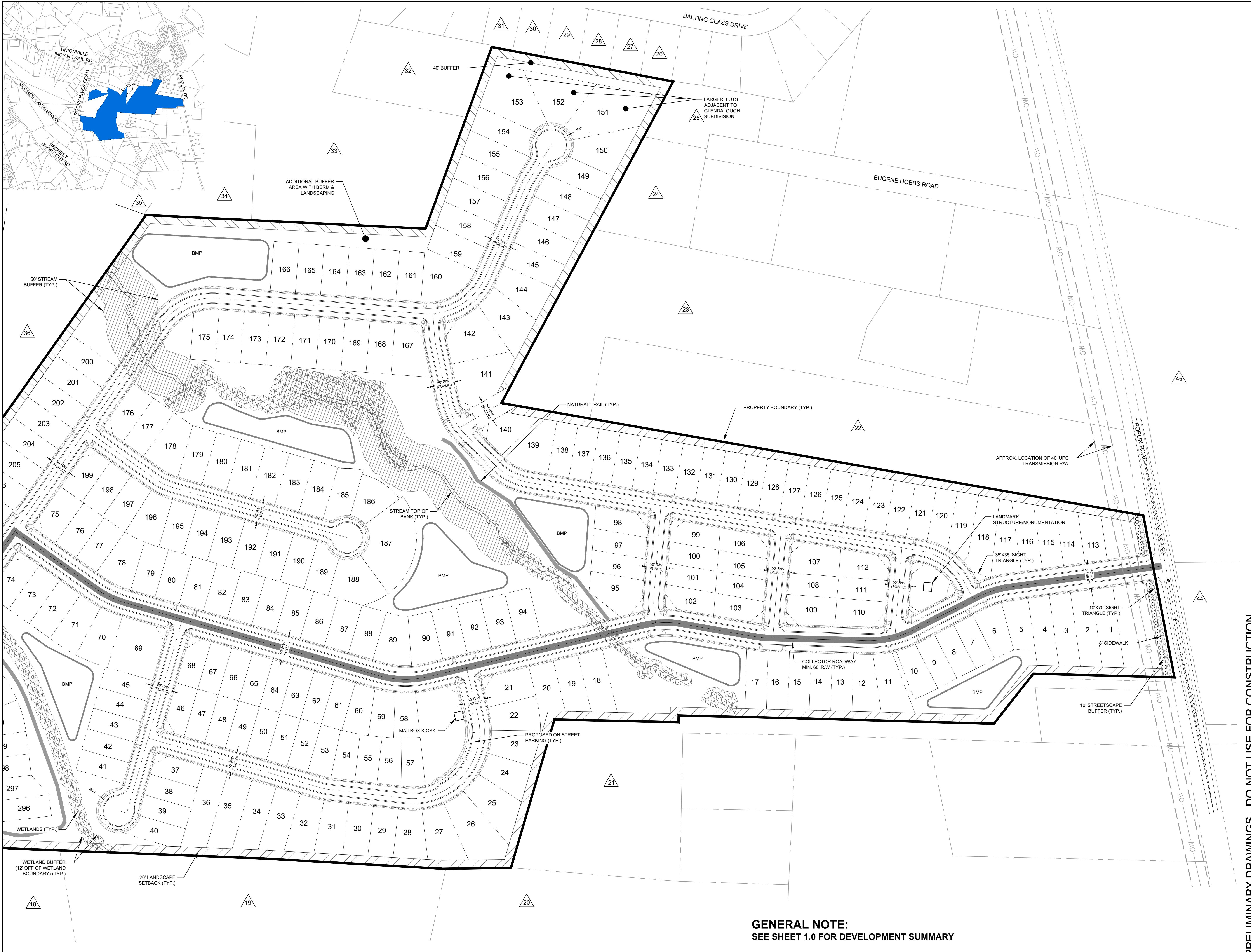


SCALE: 1" = 100'
PROJ. MGR.: WGB
DESIGN BY: ETS
DRAWN BY: ESL
PROJ. DATE: FEB. 2021
DRAWING NUMBER: 1.3

WKD PROJ. NO.: 20200053.00.CL
REVISED: DATE: COMMENT:

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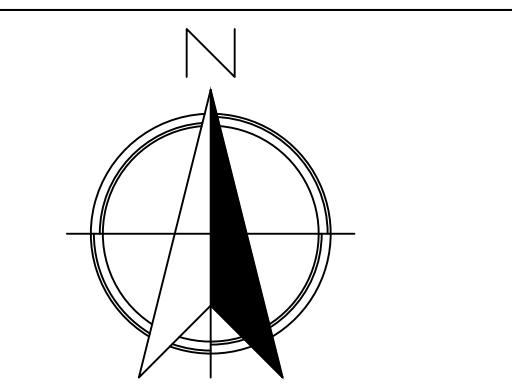
The logo for WK DICKSON consists of a large, bold, black 'WK' monogram where the 'W' is a stylized 'D' shape. To the right of the monogram, the word 'DICKSON' is written in a large, bold, black sans-serif font. Below the monogram and the company name, the words 'community infrastructure consultants' are written in a smaller, bold, black sans-serif font.

PROVIDENT BAYARD, LLC

Riverstone Conditional District

Engineering Plan

APPROVED
6/08/21



DRAWINGS - 2011

GENERAL NOTE:

SEE SHEET 1.0 FOR DEVELOPMENT SUMMARY

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**Riverstone
Conditional
District**

Lot Size Table

**APPROVED
6/08/21**

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

PROJ. MGR.:	WGB
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	FEB. 2021

1.5

WKD PROJ. NO.:	20200053.00.CL
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REvised:	COMMENT:
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Parcel Table		
PARCEL #	SQ. FT.	ACRES
1	9,863	0.23
2	9,432	0.22
3	9,001	0.21
4	8,569	0.20
5	7,007	0.16
6	7,487	0.17
7	6,120	0.14
8	6,120	0.14
9	6,121	0.14
10	6,780	0.16
11	9,050	0.21
12	8,014	0.18
13	7,105	0.16
14	7,105	0.16
15	7,106	0.16
16	7,116	0.16
17	7,208	0.17
18	8,988	0.21
19	8,043	0.18
20	7,725	0.18
21	8,794	0.20
22	8,275	0.19
23	8,184	0.19
24	8,193	0.19
25	10,791	0.25
26	13,556	0.31
27	9,868	0.23
28	8,194	0.19
29	7,219	0.17
30	7,417	0.17
31	8,074	0.19
32	8,796	0.20
33	9,083	0.21
34	9,943	0.23
35	10,824	0.25
36	11,705	0.27
37	6,634	0.15
38	6,120	0.14
39	6,120	0.14
40	6,548	0.15
41	6,120	0.14
42	6,120	0.14
43	6,120	0.14
44	6,120	0.14
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52	6,120	0.14
53	6,334	0.15
54	6,134	0.14
55	6,012	0.14
56	6,044	0.14
57	6,079	0.14
58	6,136	0.14
59	6,129	0.14
60	6,631	0.15
61	6,118	0.14
62	6,120	0.14
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65	6,120	0.14
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94	7,200	0.17
95	10,093	0.23
96	6,661	0.15
97	6,661	0.15
98	7,246	0.17
99	6,644	0.15
100	6,149	0.14
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102	6,738	0.15
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117	9,090	0.21
118	11,029	0.25
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140	7,476	0.17
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142	13,161	0.30
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144	9,378	0.22
145	8,140	0.19
146	8,394	0.19
147	8,649	0.20
148	8,842	0.20
149	9,670	0.22
150	10,372	0.24
151	8,900	0.20
152	11,931	0.27
153	17,832	0.41
154	15,407	0.35
155	11,047	0.25
156	8,638	0.20
157	8,386	0.19
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161	7,200	0.17
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166	7,200	0.17
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178	9,787	0.22
179	7,800	0.18
180	7,800	0.18
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183	7,800	0.18
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207	7,800	0.18
208	7,800	0.18
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213	7,234	0.17
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215	6,600	0.15

CLIENT:

**PROVIDENT
BAYARD, LLC**

PROJECT:

Riverstone Conditional District

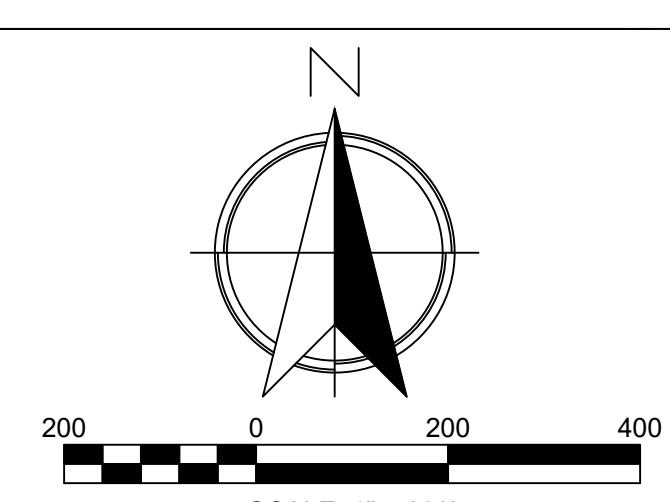
SHEET TITLE:

Landscape Plan

SEAL:

**APPROVED
6/08/21**

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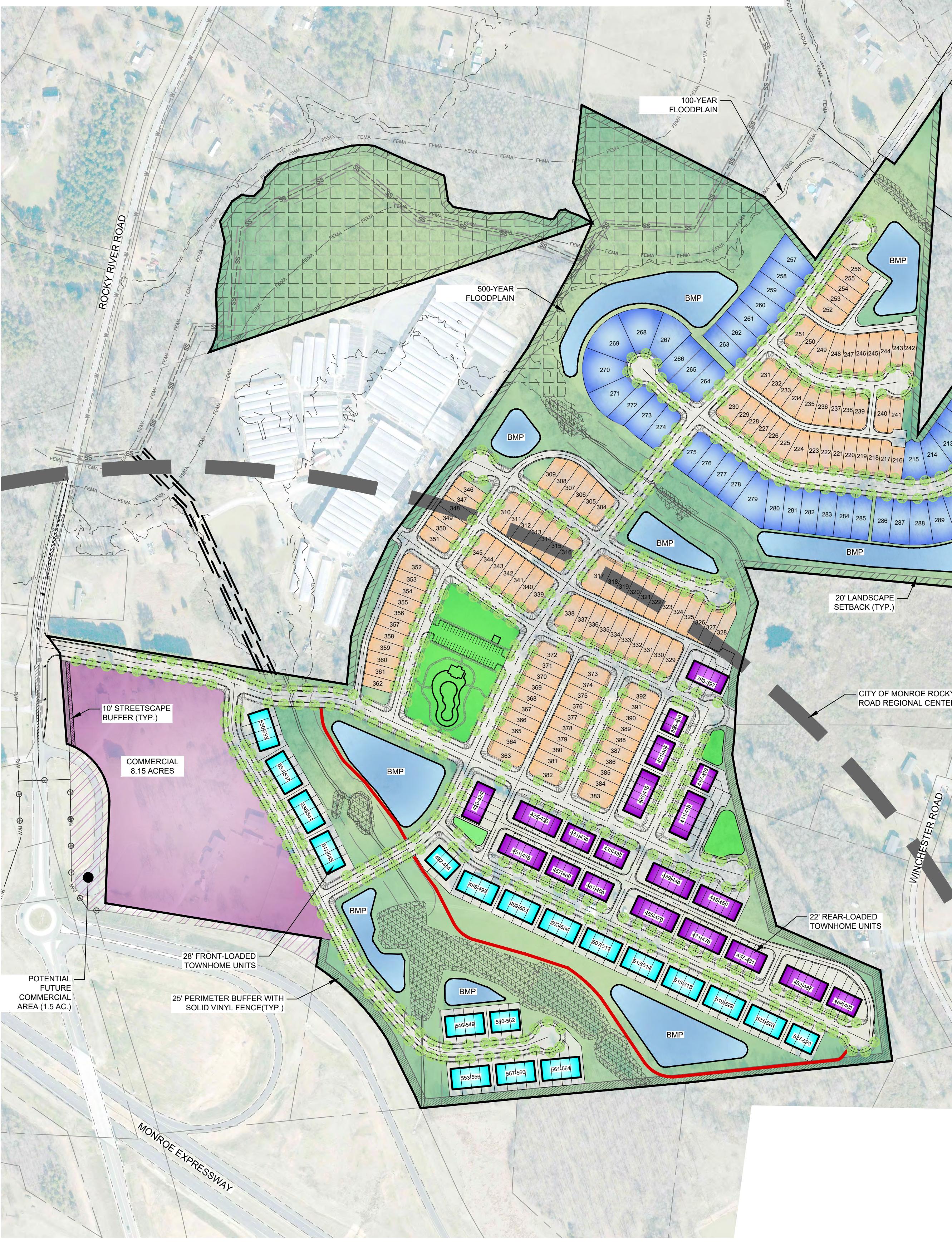
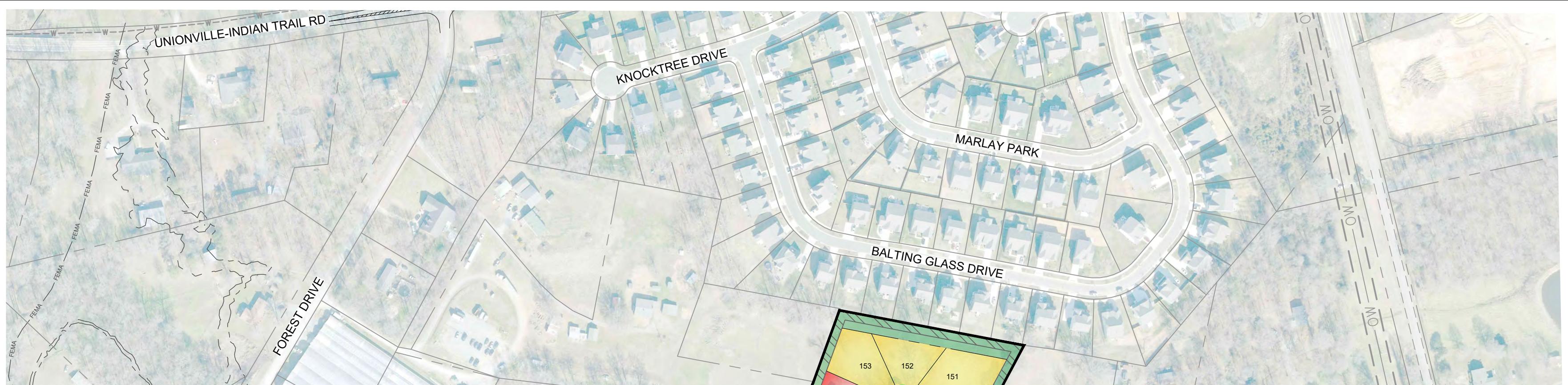
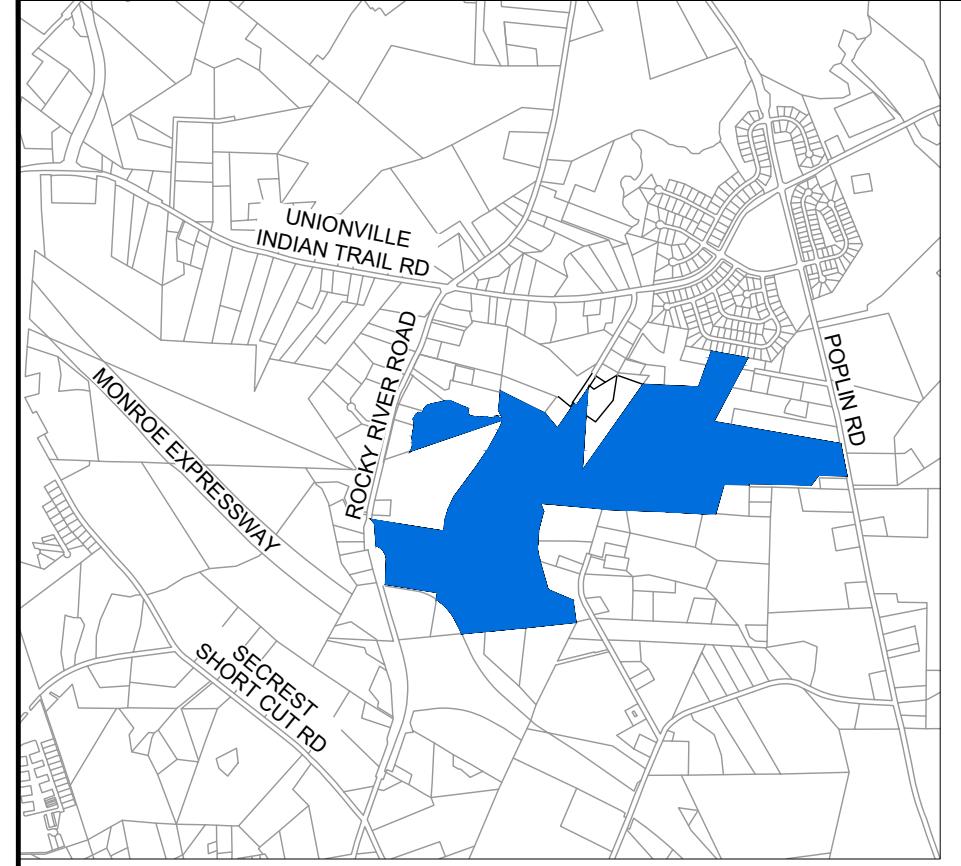


PROJ. MGR.: WGB
DESIGN BY: ETS
DRAWN BY: ESL
PROJ. DATE: FEB. 2021
DRAWING NUMBER:

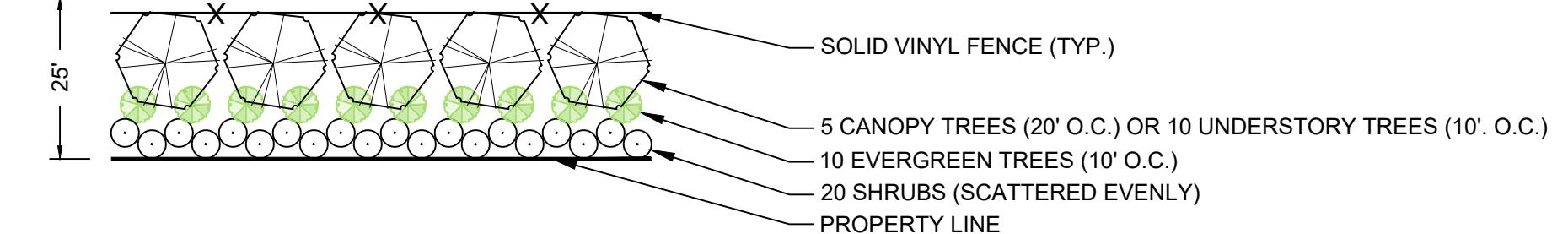
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WKD PROJ. NO.: 20200053.00.CL
REVISED: DATE: COMMENT:

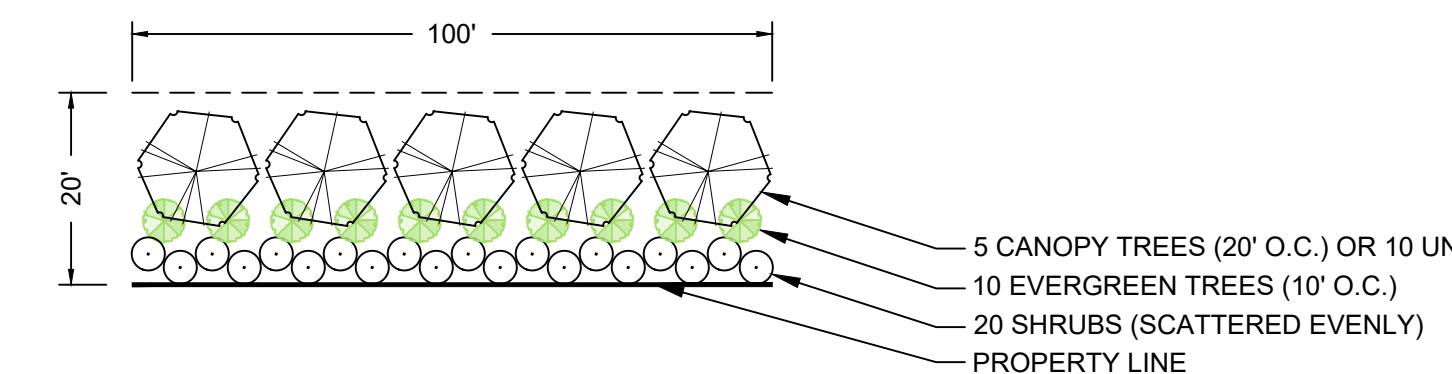
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25' PERIMETER BUFFER DETAIL PERIMETER OF TOWNSCAPE AREA

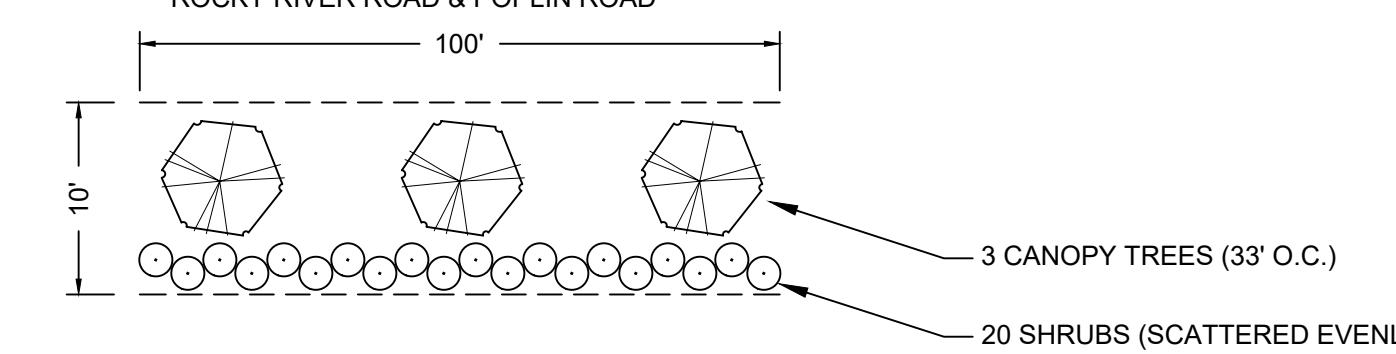


20' LANDSCAPE BUFFER DETAIL



20' LANDSCAPE BUFFER NOTE:
- NO PLANTINGS (TREES AND SHRUBS) ARE REQUIRED IF EXISTING VEGETATION IS PRESENT WITHIN THE BUFFER AFTER CONSTRUCTION.

10' STREETSCAPE BUFFER DETAIL ROCKY RIVER ROAD & POPLIN ROAD



Riverstone Conditional District

Conditional Notes

APPROVED
6/08/21

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PROJ. MGR.:	WGB
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	FEB. 2021
DRAWING NUMBER:	

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DEVELOPMENT DATA TABLE:

SITE AREA: +/- 170.00 ACRES (161.85 AC - RESIDENTIAL & 8.15 AC COMMERCIAL/RETAIL)
TAX PARCELS: 08300054A, 07012007, 08300035E, 08300040B, 08300033 90, 07012010, 08300054D, 08300054, 008300054E
EXISTING ZONING: RA-40 (UNION) & R-40 (MONROE)
PROPOSED ZONING: RIVERSTONE CONDITIONAL DISTRICT
EXISTING USE: SINGLE FAMILY/VACANT
PROPOSED USES: COMMERCIAL/RETAIL OUTPARCELS
UP TO 564 SINGLE-FAMILY (ATTACHED AND/OR DETACHED) DWELLING UNITS

I. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL REZONING PLAN ASSOCIATED WITH THE CONDITIONAL REZONING PETITION. THE PETITION FILED BY PROVIDENT BAYARD, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MIXED USE DEVELOPMENT ON AN APPROXIMATELY 170.00 ACRE SITE LOCATED WITH FRONTAGE ALONG N. ROCKY RIVER ROAD & POPLIN ROAD, DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS FURTHER DESCRIBED AS A COMBINATION OF TAX PARCEL NUMBERS 08300054A, 07012007, 08300035E, 08300040B, 08300033 90, 07012010, 0830054, 08300054, 008300054E.
- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE CONDITIONAL REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE - UDO. (THE "ORDINANCE").

II. PERMITTED USES

- THE SITE SHALL BE DEVOTED TO A MIXED USED DEVELOPMENT CONTAIN +/- 564 UNIT SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL DWELLINGS INCLUDING ATTACHED AND DETACHED DWELLINGS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN RESIDENTIAL ZONING DISTRICT(S).
- GRADING AND LOCATION OF RETAINING WALLS SHALL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTATION PHASE AS NEEDED

III. TRANSPORTATION

- VEHICULAR ACCESS TO THE PROPERTY SHALL BE AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE CONDITIONAL REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS ALONG WITH ANY ADJUSTMENTS REQUIRED BY THE CITY AND/OR NC DOT FOR APPROVAL.
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THESE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- THE PETITIONER SHALL CONSTRUCT INTERNAL STREETS TO MEET CITY OF MONROE PUBLIC ROADWAY STANDARDS.
- A MAXIMUM OF ONE (1) ACCESS POINT SHALL BE PROVIDED ROCKY RIVER ROAD AND ONE (1) ACCESS POINT POPLIN ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PETITIONER SHALL PROVIDE, OR ALLOW TO BE PROVIDED, TWENTY-FIVE (25) MILES PER HOUR (MPH) SPEED LIMIT SIGNS ON ALL NEWLY CONSTRUCTED STREETS WITHIN THE SITE.
- ROCKY RIVER ROAD ACCESS POINT:
 - PETITIONER SHALL PROVIDE A NORTHBOUND RIGHT TURN LANE ON ROCKY RIVER ROAD AT THE PROPOSED ACCESS POINT INTO THE SITE WITH ONE HUNDRED (100) FEET OF STORAGE AND APPROPRIATE TAPER.
 - PETITIONER SHALL PROVIDE A SOUTHBOUND LEFT TURN LANE ON ROCKY RIVER ROAD AT THE PROPOSED ACCESS POINT INTO THE SITE WITH ONE HUNDRED (100) FEET OF STORAGE AND APPROPRIATE TAPER.
 - PETITIONER SHALL PROVIDE THE PROPOSED ACCESS ROAD WITH ONE (1) INGRESS AND TWO (2) EGRESS LANES (ONE (1) LEFT OUT AND ONE (1) RIGHT OUT).
 - PETITIONER SHALL PROVIDE A TWO HUNDRED & FIFTY FOOT (250) INTERNAL PROTECTIVE STEM ON THE PROPOSED ACCESS ROAD STARTING AT THE EDGE OF PAVEMENT ON ROCKY RIVER ROAD.
- POPLIN ROAD ACCESS POINT:
 - PETITIONER SHALL PROVIDE THE PROPOSED ACCESS ROAD WITH ONE (1) INGRESS AND ONE (1) EGRESS LANES.
 - PETITIONER SHALL PROVIDE A ONE HUNDRED FOOT (100') INTERNAL PROTECTIVE STEM ON THE PROPOSED ACCESS ROAD STARTING AT THE EDGE OF PAVEMENT ON POPLIN ROAD.
 - PETITIONER SHALL PROVIDE A NORTHBOUND LEFT TURN LANE ON POPLIN ROAD AT THE PROPOSED ACCESS POINT INTO THE SITE WITH ONE HUNDRED (100) FEET OF STORAGE AND APPROPRIATE TAPER.

IV. STREETSCAPE, LANDSCAPING & UTILITIES

- STREET LIGHTING, STREET SIGNAGE AND MAIL KIOSKS WITHIN THE PROPOSED DEVELOPMENT SHALL ADHERE TO THE CITY OF MONROE UDO. RECOMMENDED SCALING OF STREET LIGHTS IS SUBJECT TO APPROVAL OF THE ENGINEERING DEPARTMENT. THE CITY OF MONROE SHALL BECOME RESPONSIBLE FOR MONTHLY COSTS ONCE THE ROADWAYS ARE ACCEPTED FOR MAINTENANCE.
- LANDSCAPING TO MEET MINIMUM ORDINANCE REQUIREMENTS.
- 5' SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF INTERNAL STREETS. SIDEWALKS SHALL MEET ADA REQUIREMENTS AND INCLUDE CURB RAMPS, LANDING, FLARES, AND TRUNCATED DOMES. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE.
- STREET SIGNS SHALL BE CONSISTENT WITH CITY OF MONROE STANDARD DETAIL OR APPROVED EQUIVALENT. DECORATIVE STREET SIGNS MAY BE INSTALLED (IF DESIRED) AS LONG AS THEY MEET OR EXCEED THE MINIMUM SPECIFICATION ESTABLISHED BY CITY OF MONROE. DETAILS SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE. DECORATIVE STREET SIGNS SHALL REQUIRE APPROVAL BY CITY ENGINEERING FOR PLACEMENT IN THE STREET RIGHT-OF-WAY.
- A: 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. STATUE 136-30).
- THE DECORATIVE POSTS SHOULD BE OF A SUITABLE BREAKAWAY OR YIELDING DESIGN.
- A PLAN SHALL BE PREPARED AND SUBMITTED SHOWING LOCATIONS, SIGN DESIGN, LETTERING, INSTALLATION DETAILS, ETC. FOR APPROVAL BY THE ENGINEERING DEPARTMENT.
- INSTALLATION OF THE DECORATIVE SIGNS (IF DESIRED) SHALL BE THE RESPONSIBILITY OF THE PETITIONER AND COORDINATED WITH THE CITY'S CONSTRUCTION INSPECTOR.
- IF THE DECORATIVE POSTS SHOULD BECOME DAMAGED OR BECOME IN NEED OF REPAIR/MAINTENANCE, IT SHALL BE THE HOMEOWNER'S ASSOCIATION'S RESPONSIBILITY TO CORRECT AT THEIR COST. THE CITY RESERVES THE RIGHT TO RE-INSTALL ANY SIGN WITH A GALVANIZED POST UNTIL REPLACEMENT DECORATIVE POST(S) CAN BE INSTALLED BY THE HOMEOWNER'S ASSOCIATION.
- PROJECT SHALL FOLLOW SIGN REGULATIONS FOR RESIDENTIAL ZONING DISTRICTS.
- ENTRY MONUMENTATION SHALL BE PERMITTED SEPARATELY.
- FIRE HYDRANTS SHALL BE SPACED AN AVERAGE OF 500 FEET, PER TABLE C105.1 IN APPENDIX C OF THE NORTH CAROLINA STATE BUILDING CODE: FIRE PREVENTION CODE. FIRE HYDRANTS SHALL MEET NORTH CAROLINA FIRE CODE AT TIME OF CONSTRUCTION.
- WATER AND SEWER CONNECTIONS TO BE COORDINATED WITH CITY OF MONROE WATER RESOURCES DEPARTMENT.
- SIDEWALK AND UTILITY PLACEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MONROE'S STANDARD SPECIFICATION AND DETAILS MANUAL.

- STREET TREES SHALL BE PROVIDED BY BUILDER ON BOTH SIDES OF PUBLIC STREETS AT A RATE OF ONE (1) PER FIFTY (50) LINEAR FEET WITH A CALIPER OF 1.5 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES AND LOCATED IN ACCORDANCE WITH THE CITY OF MONROE'S STANDARD SPECIFICATION AND DETAILS MANUAL. STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH DETAILS 02.01.03A RESIDENTIAL STREET WITH STREET TREES FOR 50' RIGHT-OF-WAY.
- PRESERVATION OF EXISTING TREES IN OPEN SPACE AREAS AND REQUIRED BUFFERS SHALL BE DELINEATED AND FINALIZED DURING CONSTRUCTION DOCUMENTATION.
- EACH SINGLE FAMILY DETACHED HOME CONSTRUCTED BY BUILDER SHALL HAVE AT LEAST TWO (2) FRONT YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A MINIMUM CALIPER OF 1 1/2 INCHES MEASURED 6 INCHES ABOVE GRADE. EACH SINGLE FAMILY ATTACHED HOME SHALL HAVE AT LEAST ONE (1) FRONT YARD TREES PER BUILDING, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A MINIMUM CALIPER OF 1 1/2 INCHES MEASURED 6 INCHES ABOVE GRADE. DEVELOPMENT SHALL COMPLY WITH PARAGRAPH 156.221 OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE. TREES THAT ARE 75' OR GREATER IN DIAMETER SHALL BE EVALUATED FOR HEALTH BY A CERTIFIED ARBORIST AND THEIR EXACT LOCATION SHOWN ON CONSTRUCTION PLANS FOR PRESERVATION PURPOSES. TREES THAT FALL WITHIN REQUIRED UTILITY AND TRANSPORTATION RIGHT-OF-WAYS AND EASEMENTS MAY BE REMOVED.
- FRONT YARDS SHALL BE SODDED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
- A TREE SURVEY SHALL BE REQUIRED WITH CONSTRUCTION PLAN SUBMITTAL.

V. OPEN SPACE

- THE PETITIONER SHALL PROVIDE COMMON OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING PLAN.
- COMMON OPEN SPACE SHALL BE RECORDED AND DEEDED TO THE HOMEOWNERS ASSOCIATION FOR THE RIVERSTONE COMMUNITY.
- SPECIFIC DESIGN DETAILS OF THE AMENITY AREA ARE TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE. COMMUNITY MAIL KIOSKS SHALL BE COORDINATED WITH THE USPS FOR APPROVED LOCATION(S).
- COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S HAVE BEEN ISSUED.

VI. ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE CITY OF MONROE'S ADOPTED STORMWATER MANAGEMENT ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE CONDITIONAL 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.
- HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
- FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 3710542800J. EFFECTIVE DATE OF STUDY 10/16/2008.
- STREAM/WETLAND INFORMATION BASED ON PRELIMINARY INFORMATION PROVIDED TO WK. DICKSON BY WEPG DATED 06/19/2020.

VII. LIGHTING

- PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURES SHALL BE INSTALLED THROUGHOUT THE SITE ALONG ALL INTERNAL ROADS. LIGHTING FIXTURES SHALL BE UNIFORM IN DESIGN, SPACING OF STREET LIGHTS TO BE COORDINATED WITH CITY OF MONROE ENGINEERING DEPARTMENT. CITY OF MONROE SHALL BE RESPONSIBLE FOR MONTHLY COSTS WHEN ROADWAYS ARE ACCEPTED FOR MAINTENANCE.
- THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED TWENTY-FIVE (25) FEET.

VIII. HOUSING

- HOME BUILDING ELEVATION MATERIALS SHALL BE COMPRISED OF FIBER CEMENT BOARD (I.E.: HARDIPLANK OR SIMILAR MATERIAL), AND/OR CONCRETE FIBER CEMENT BOARD WITH SHAKE ACCENTS. THE FRONT FAÇADE OF THE HOMES, ON A PER FRONT ELEVATION BASIS, MAY BE COMPRISED OF FIBER CEMENT BOARD (I.E.: HARDIPLANK OR SIMILAR MATERIAL) OR, ALTERNATIVELY, CONTAIN A COMBINATION OF EITHER BRICK OR STONE, OR STUCCO IN CONJUNCTION WITH FIBER CEMENT BOARD (I.E.: HARDIPLANK OR SIMILAR MATERIAL) AS THE PREDOMINANT BUILDING ELEVATION MATERIAL. AT LEAST 25% OF THE FRONT ELEVATION OF BOTH THE ATTACHED TOWNHOME AND SINGLE FAMILY DETACHED LOTS SHALL CONSIST OF BRICK OR STONE. SIDE AND REAR ELEVATIONS SHALL CONSIST OF CONCRETE FIBER CEMENT BOARD (I.E.: HARDIPLANK OR SIMILAR TYPE MATERIAL), VINYL OR METAL (ALUMINUM) BUILDING MATERIAL PRODUCTS MAY BE UTILIZED AS AN EXTERIOR BUILDING MATERIAL OR WINDOWS, CASINGS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND/OR RAILINGS. GARAGE DOORS SHALL CONTAIN, BUT NOT BE LIMITED TO CARRIAGE HARDWARE.
- IN ADDITION, EACH DETACHED HOME SHALL HAVE:
 - A MINIMUM OF 3,100 SF OF LOT AREA
 - A MINIMUM OF 1,600 SF OF HEATED FLOOR AREA
 - A TWO (2) CAR GARAGE
 - A PAVED DRIVEWAY.
 - ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE AND SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
- IN ADDITION, EACH ATTACHED HOME SHALL HAVE:
 - A MINIMUM OF 1,900 SF OF LOT AREA
 - A MINIMUM OF 1,400 SF OF HEATED FLOOR AREA
 - A ONE (1) CAR GARAGE MINIMUM
 - A PAVED DRIVEWAY.
 - ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE AND SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
 - ALL TOWNHOME UNITS WILL BE 3 BEDROOM UNITS.
- THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
- ALL EXPOSED CHIMNEYS SHALL BE HARDIEPLANK, STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE OF THE HOMES. THIS SHALL NOT APPLY TO VENTS.
- THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
- ACCESSORY STRUCTURES SHALL HAVE A SETBACK OF 3' FROM LOT LINE.
- ALL SIDES ON A SLAB FOUNDATION SHALL HAVE A MINIMUM OF FOUR (4) COURSES OF BRICK OF STANDARD SIZE EXTENDING UP THE FACE OF THE SLAB ON BOTH THE ATTACHED TOWNHOME AND SINGLE FAMILY DETACHED LOTS.

IX. PHASING

- THE SITE SHALL BE CONSTRUCTED IN A SERIES OF PHASES WHICH COULD INVOLVE UP TO 6 OR 7 PHASE COMPONENTS. THE PHASING AND CONSTRUCTION SCHEDULE MAY BE MODIFIED AND SHALL BE DETERMINED BY THE DEVELOPER AS NECESSARY DURING THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL COMMUNITY.

X. AMENDMENTS TO REZONING PLAN

- FUTURE AMENDMENTS TO THE CONDITIONAL REZONING 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.

XI. 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 REZONING 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.
- ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIALS SUBMITTED TO STAFF, PLANNING BOARD, AND CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN; MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESIGNEE.
- 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.

NUMBER	PROPERTY OWNER (NOW OR FORMERLY)	PIN	DEED		PLAT	ZONING	CURRENT PROPERTY USAGE
			BOOK	PAGE			
1	CLARANCE D BELK	07009001				R-40	SINGLE FAMILY HOME
2	ENDEAVOR MBS LLC	07009001A	7587	456		R-40	SINGLE FAMILY HOME
3	JOE C LITTLE	07009001C	1973	050		R-40	SINGLE FAMILY HOME
4	LEONARD RENTAL LLC	07012007A	6436	121		R-40	FARM
5	LEONARD RENTAL LLC	07027034C	6436	121		R-40	SINGLE FAMILY HOME
6	LEONARD RENTAL LLC	07012007	6436	121		R-40	SINGLE FAMILY HOME
7	COSTEL SCHERBAN	07012010	6038	721		R-40	SINGLE FAMILY HOME
8	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	07012003A	6491	265		R-40	RIGHT-OF-WAY
9	COSTEL SCHERBAN	08300054D	6732	301		RA-40	VACANT
10	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	08303004A	6479	491		RA-40	RIGHT-OF-WAY
11	SHEPLEY MARY ANN ET AL	08303006	5926	523		RA-40	VACANT
12	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	08303006B	6298	604		RA-40	VACANT
13	LORENZO CONSTRUCTION LLC	08303006A	7191	567		RA-40	VACANT
14	FERNEST AND DORIS MILLER	08300052	7255	234		RA-40	VACANT
15	MARA EVANGELIC CH						

CLIENT: _____

PROJECT: _____

Riverstone Conditional District

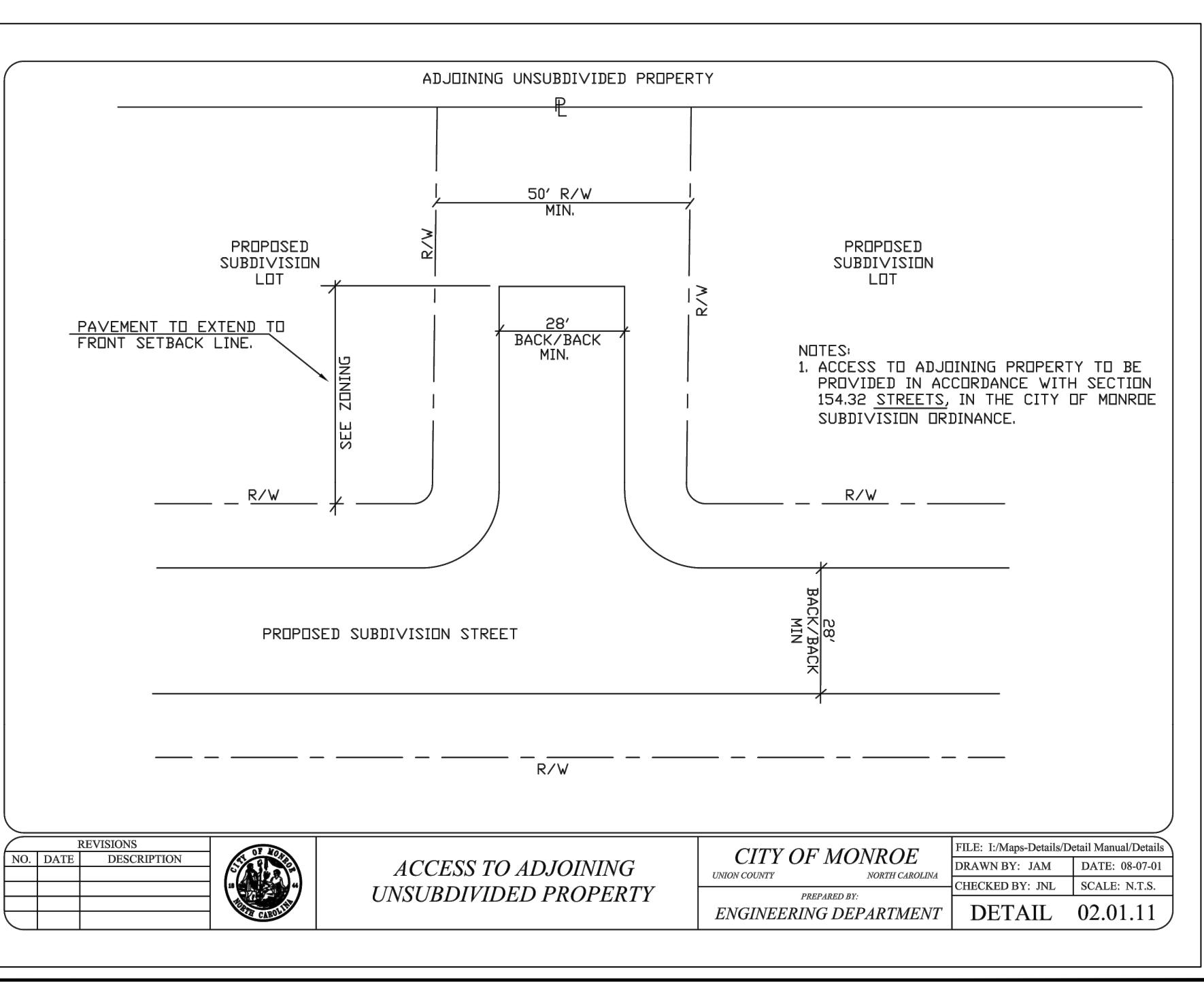
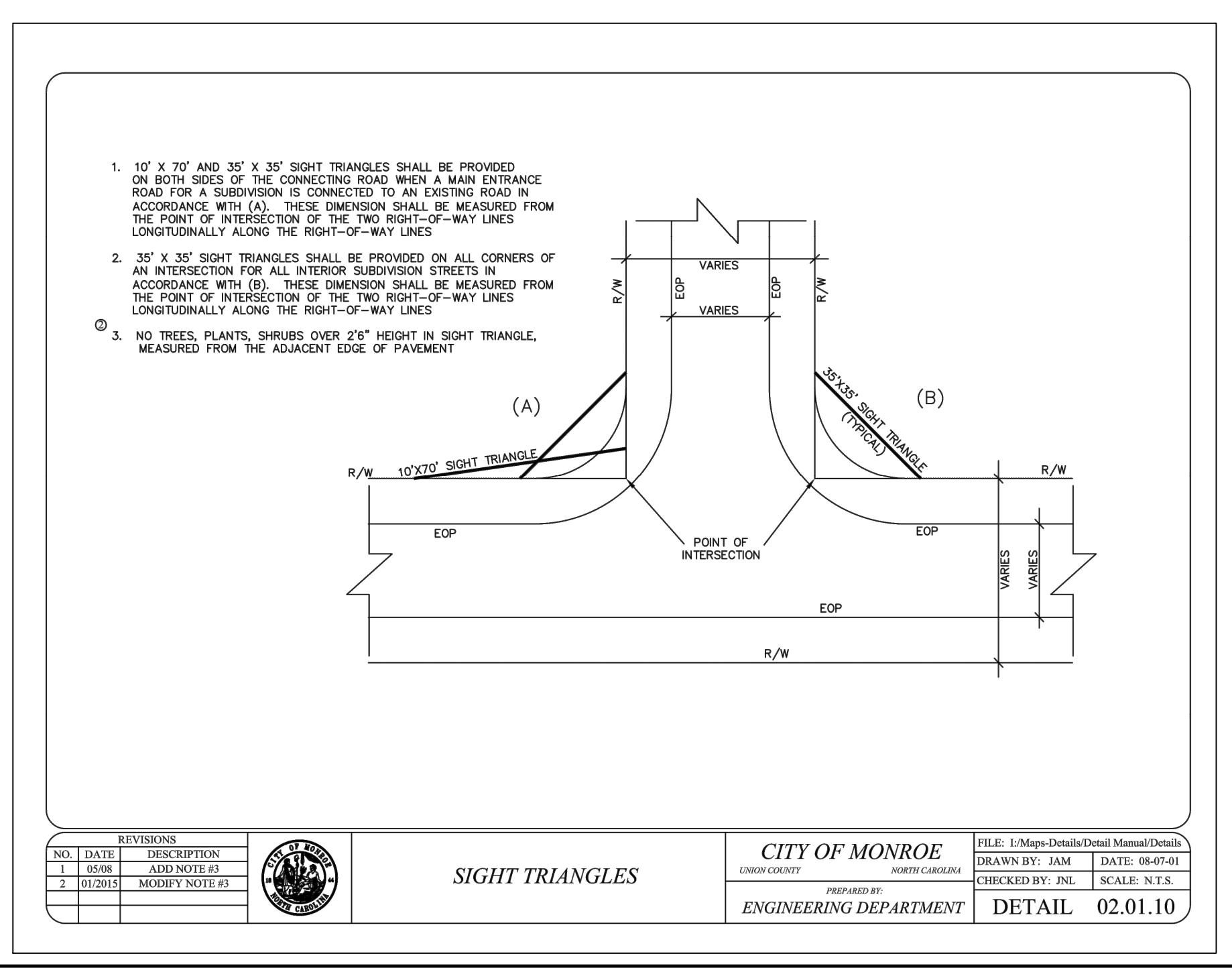
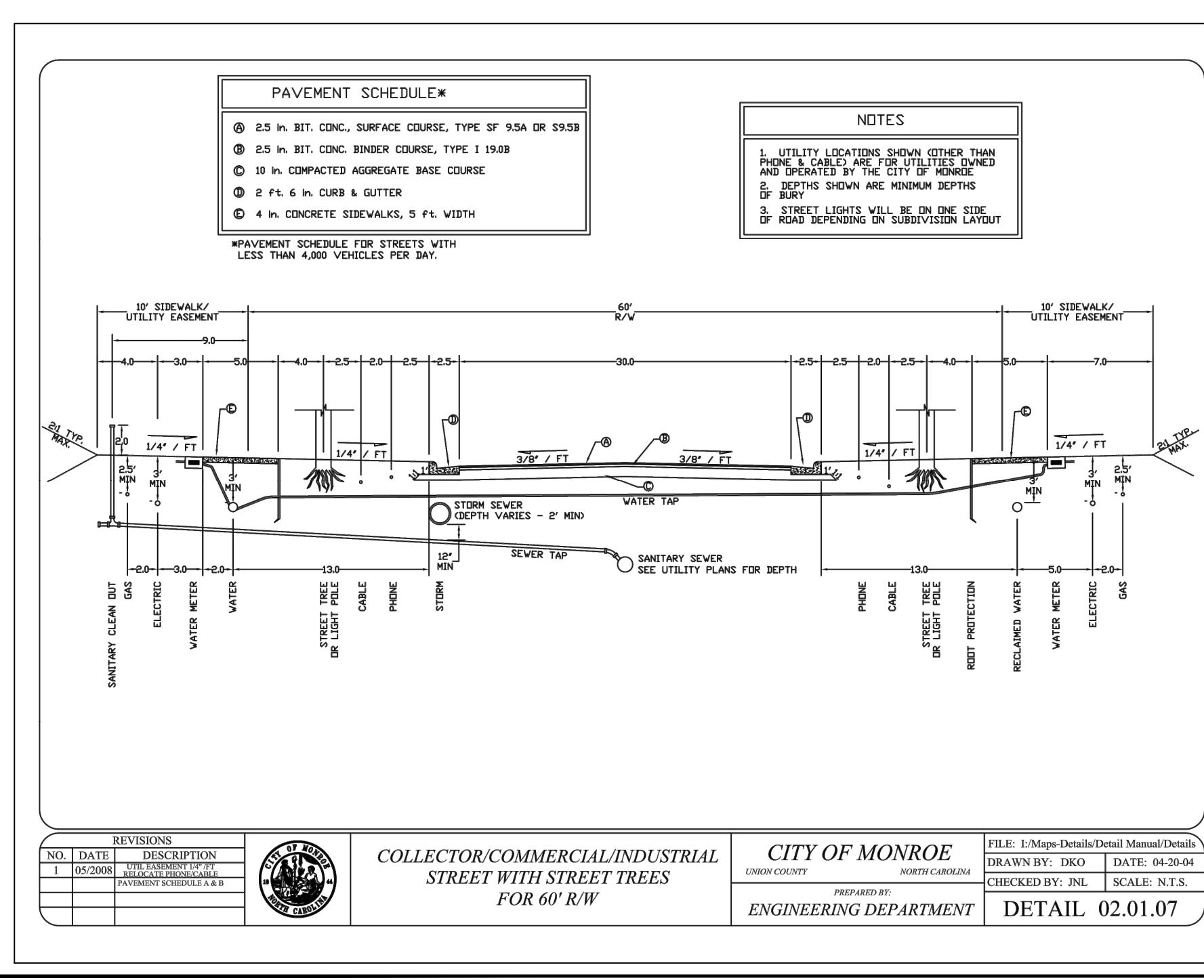
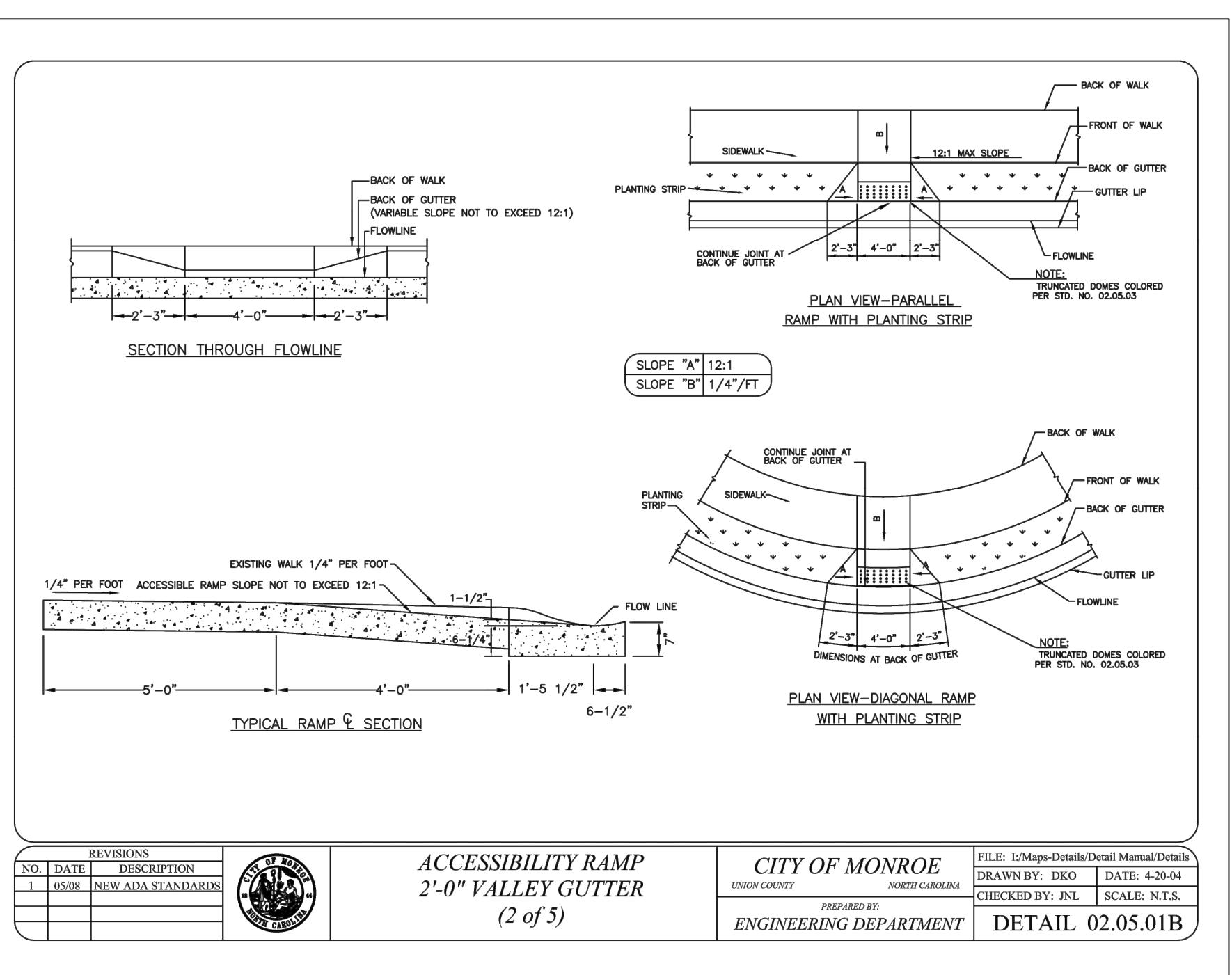
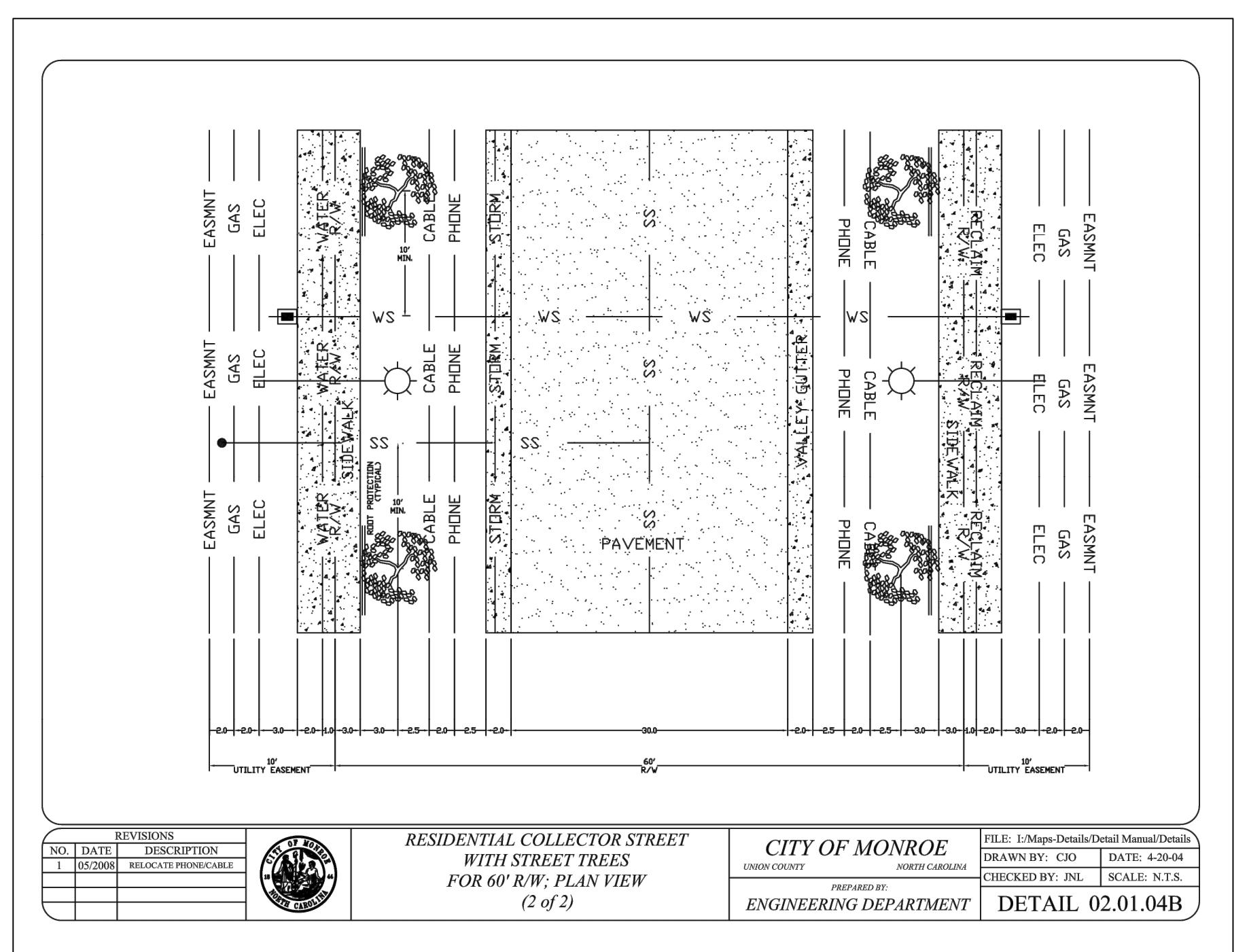
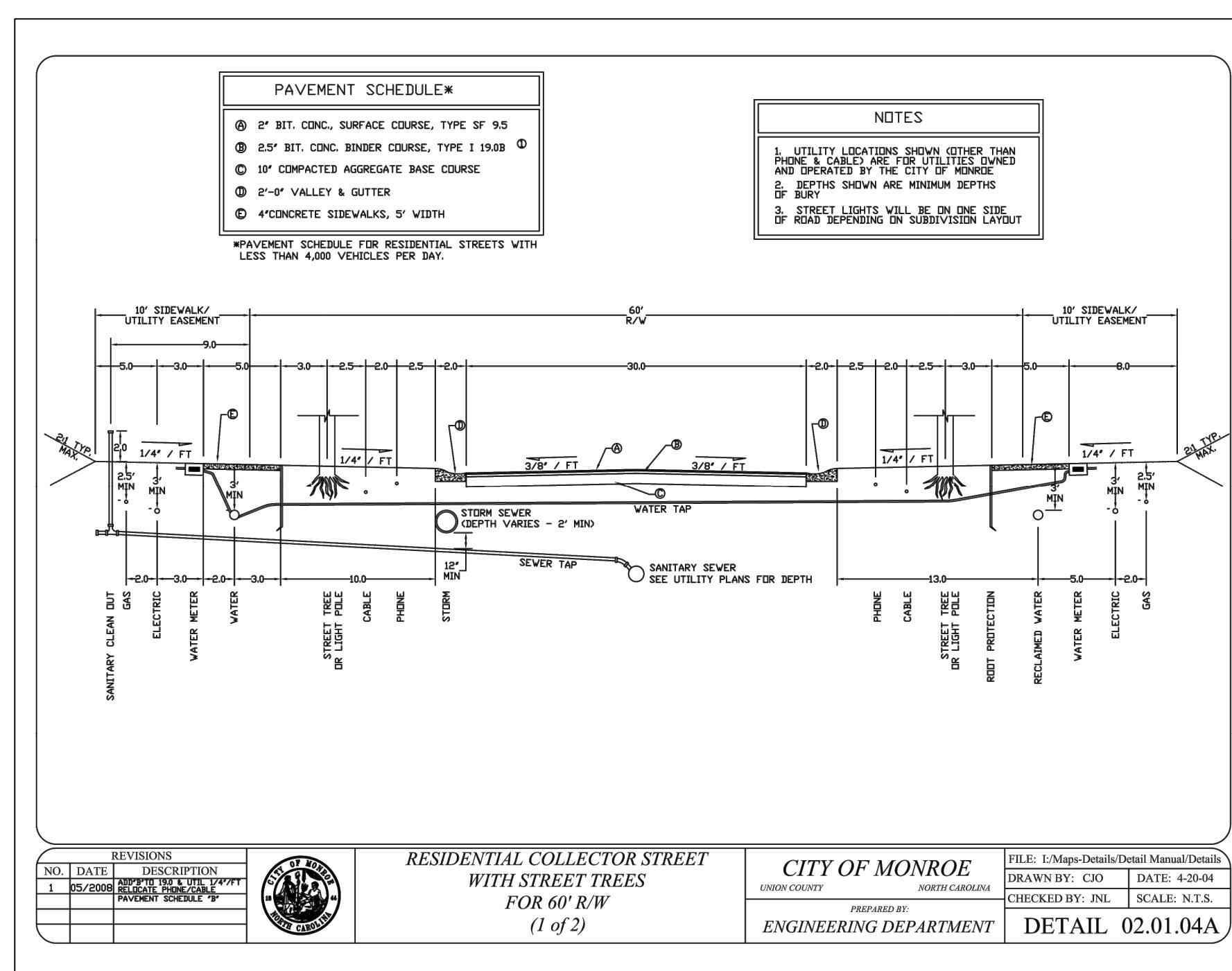
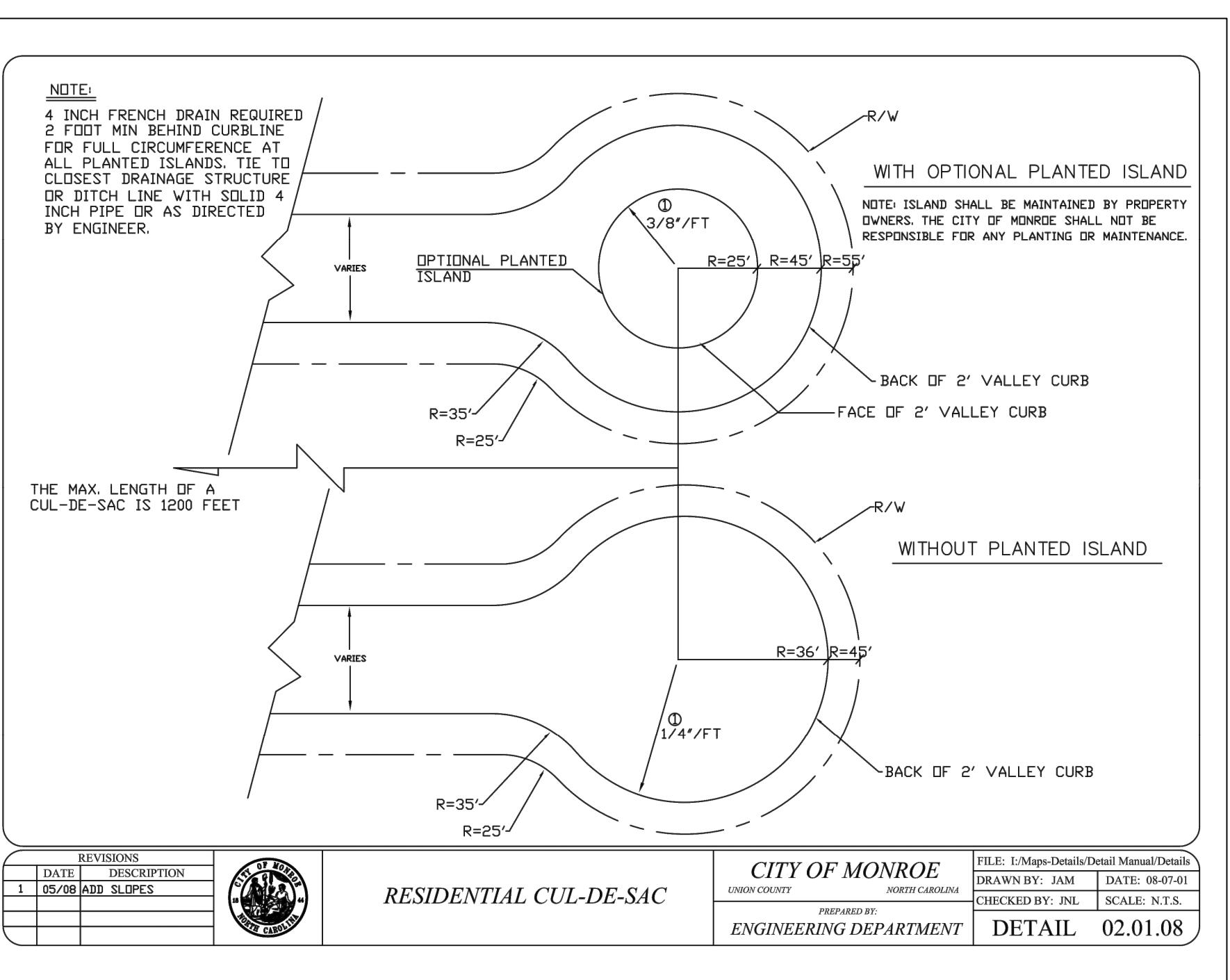
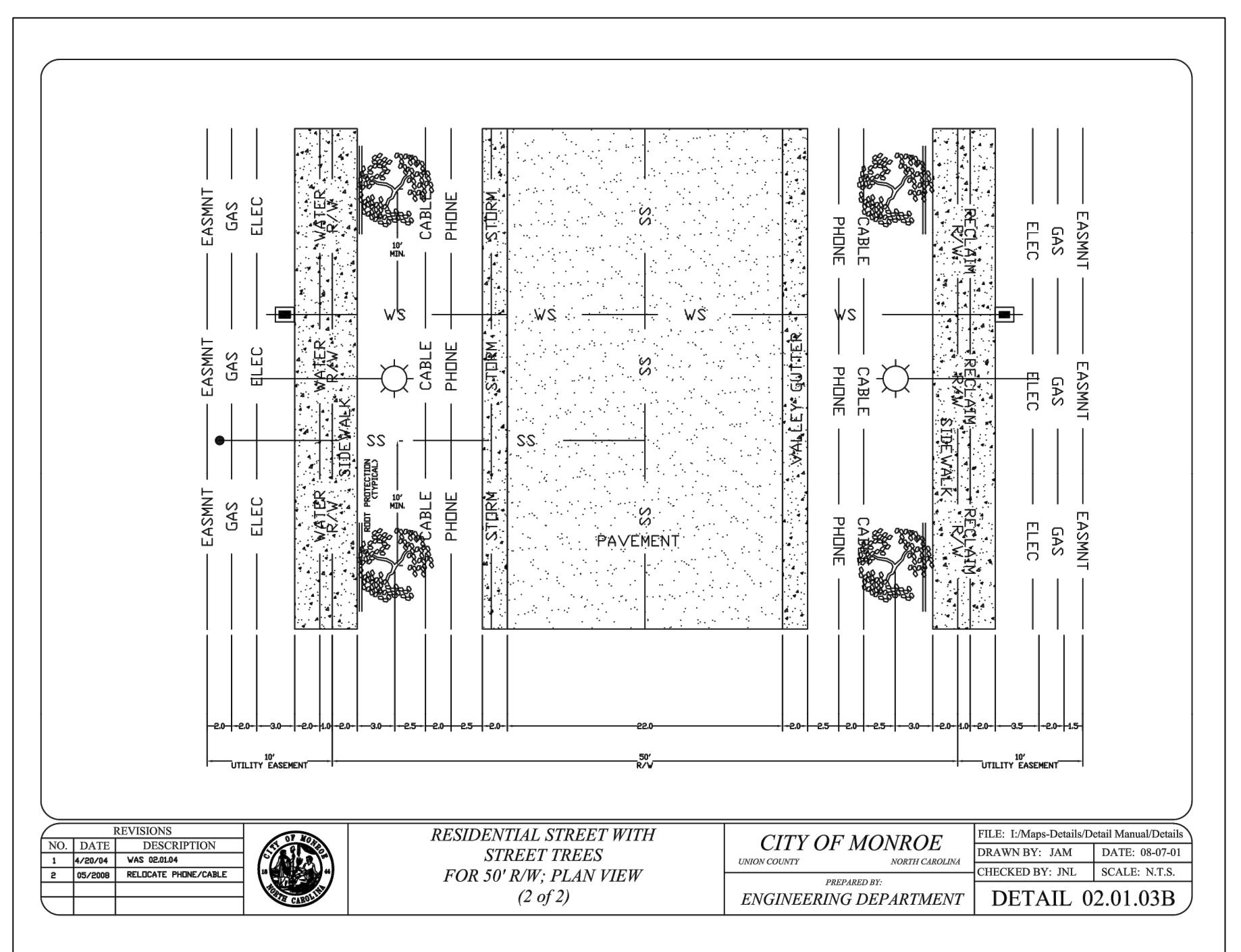
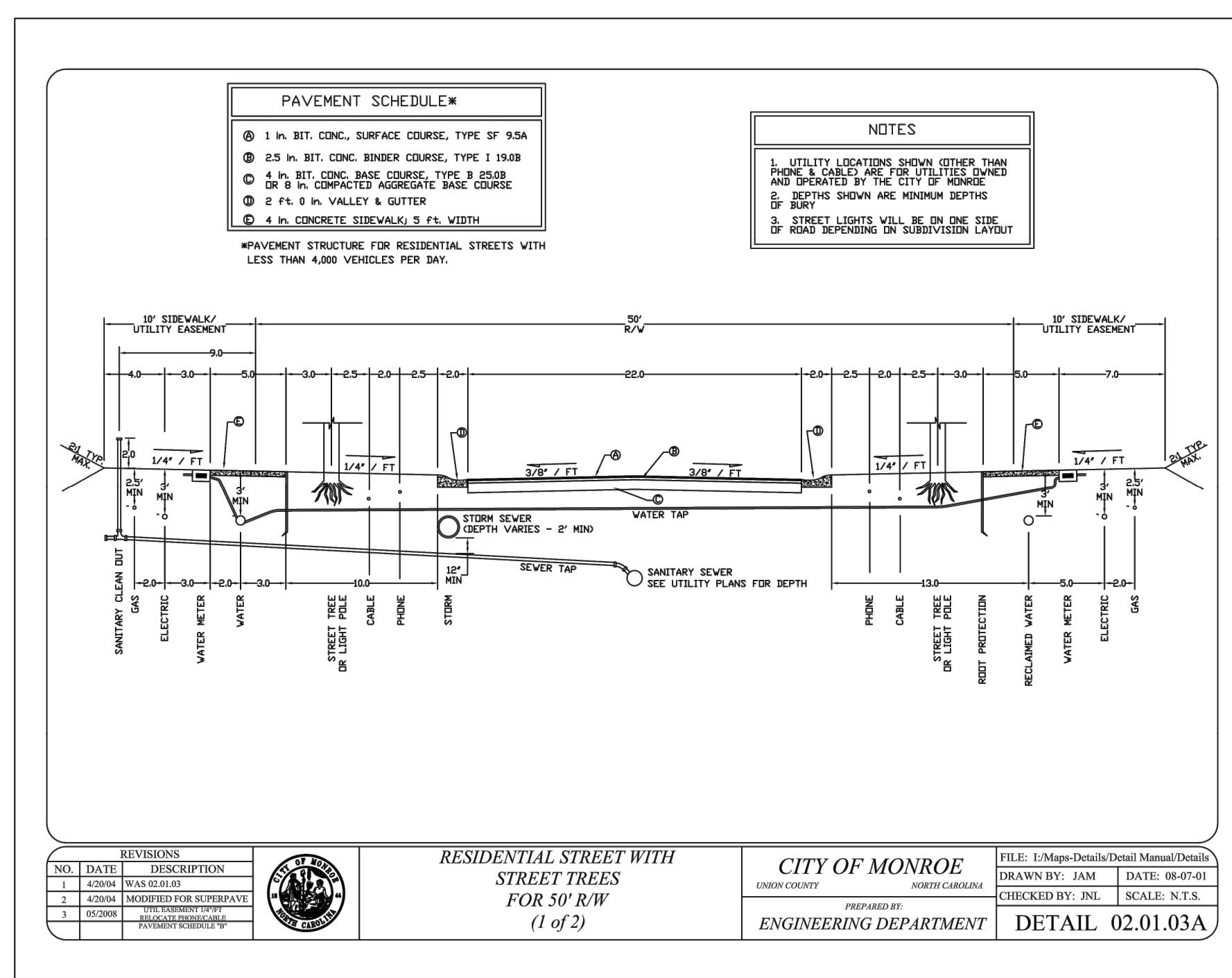
Details

APPROVED
6/08/21

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DESIGN BY: ETS
DRAWN BY: ESL
PROJ. DATE: FEB. 2021
DRAWING NUMBER: 1.8
WKD PROJ. NO.: 20200053.00.CL
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DATE: _____
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Riverstone Conditional District

STREETSCAPE EXAMPLES

**APPROVED
6/08/21**

PROJ. MGR.:	WGB
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	FEB. 2021

DRAWING NUMBER:

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WKD PROJ. NO.:
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Riverstone Conditional District

MONUMENTATION & AMENITY EXAMPLES

**APPROVED
6/08/21**

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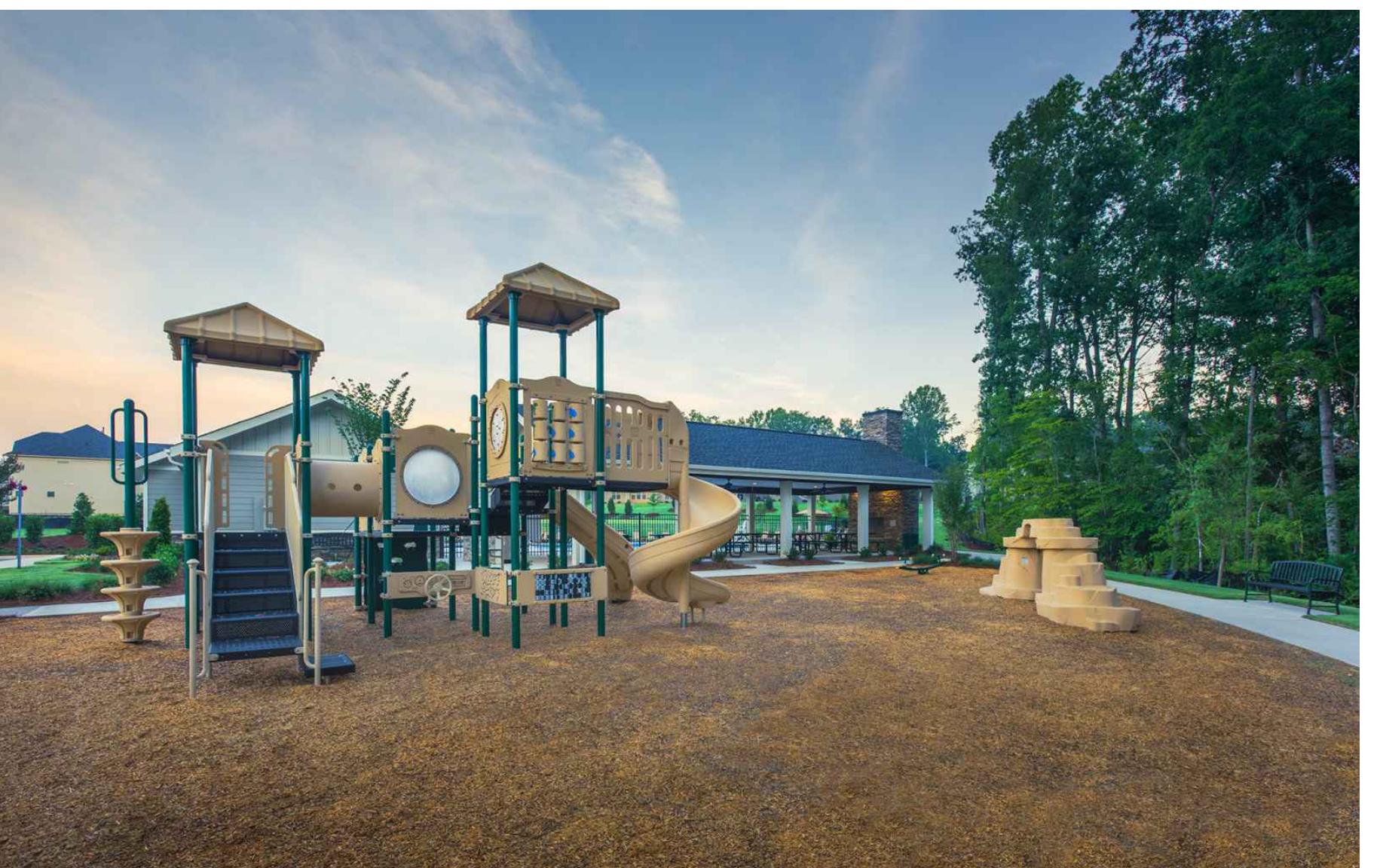
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