

DEVELOPMENT DATA

CURRENT ZONING: R-17MF PROPOSED ZONING: 0-1CD SITE ACREAGE: 3.850 AC TAX PARCEL NUMBER: 201-123-08 PROPOSED USE: OFFICE CONDOMINIUMS MAXIMUM BUILDING AREA: 36,000 SQ. FT. PARKING REQUIRED: 1 SPACE/300 SF = 120 PARKING PROVIDED: 175

DEVELOPMENT STANDARDS

General Provisions 1. Unless more stringent standards are established by the Technical Data Sheet, or these Development Standards, a development standards established under the City of Charlotte Zoning Ordinance (the "Zoning Ordinance") for the 0-1 zoning district classification shall be followed in connection with development taking place on the Site. For the purposes of this Petition, the "Site" shall mean and refer to the parcel with Tax ID Number 201-123-08, consisting of 3.850 Acres as shown on the Technical Data Sheet and the Schematic Site Plan.

2. The development depicted on these Rezoning Plans, including the Technical Data Sheet and the Schematic Site Plan, is schematic in nature and intended only to illustrate the possible arrangement of the improvements and development of the Site. The exact details of the configuration, placement and size of the individual site elements shall be established during the design phase of the project, and shall be governed by the Zoning Ordinance, all applicable codes, as well as, these Development Standards from the approved Rezoning Plan. The building and parking layout as well as other site facilities may be modified as allowed per 6.206(2) of the Zoning Regulations.

Permitted Uses

1. The site may be devoted to the following uses, all of which are permitted by right in the 0—1 zoning district: office, clinics (medical, dental and optical), financial institutions, laboratories (medical, dental and optical), government buildings and residential uses, as well as any incidental or accessory uses.

1. All buildings, parking, loading areas, solid waste dumpsters and recyclable containers to be located on the Site shall satisfy or exceed the 30 foot Setback, Side Yard and Rear Yard requirements established under the Zoning Ordinance for the O-1 zoning district.

No parking areas, loading zones or solid waste facilities shall be located within the 30 foot front yard setback as depicted on the Technical Data Sheet.

1. The Buffer areas established on the Technical Data Sheet for this Site shall conform to the standards of a Class C Buffer as set out in Section 12.302 of the Zoning Ordinance, subject, however to the provisions of Section 12.304 thereof. Pursuant to Section 12.302(8) of the Zoning Ordinance, Petitioner may reduce the width of the required buffer by 25% by providing a wall, fence or berm that meets or exceeds the standards of Section 12.302(8) of the

No building improvements, parking areas, loading zones or solid waste facilities shall be located within the Buffer as depicted on the Technical Data Sheet.

1. The configurations, placements and sizes of the buildings outlined on the Schematic Site Plan are schematic in nature and subject only to the provisions set forth herein, may be altered or modified during design development and construction document phase within the Parking and Building Envelope lines established on the Technical Data

2. The maximum total gross heated floor area that may be developed on the Site is 36,000 square feet. The gross heated floor area of any single building constructed on the Site may not exceed 10,000 square feet.

3. A maximum of 6 freestanding buildings may be constructed on the Site.

4. The elevation attached to the Technical Data Sheet and Schematic Site Plan as Exhibit A is intended to portray the basic character and quality of any building constructed on the Site. Each building shall adhere to four sided architecture to ensure that the materials and architectural design for the front elevation is carried to the sides and rear of each building.

5. No building constructed on the Site shall contain more than 1 story.

6. No building constructed on the Site shall have roof mounted mechanical equipment.

1. All landscaped areas including setbacks and buffers will meet or exceed the requirements of the Zoning Ordinance

Parking and Loading
1. Off street parking and loading areas will meet the standards established under the Zoning Ordinance.

2. Parking and loading areas will be landscaped in conformance with the minimum standards of the Zoning

Schematic Site Plan and in conformity with Section 12.529 of the Zoning Ordinance.

2. Petitioner will work with the owner of the shopping center that abuts the northern boundary line of the Site to design and construct a pedestrian path connection from the Site to such shopping center.

Storm Water Storm Water

1. The Petitioner shall tie—in to the existing storm water system. The Petitioner shall have the receiving drainage system analyzed to insure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring. Should the existing receiving drainage system be deemed to be out of standard prior to the development of this Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened.

Lighting

Lighting 1. The maximum height of any freestanding lighting fixture installed on the Site (including its base) may not exceed 20 feet. No wall pack light fixtures will be installed on the Site.

2. All direct lighting within the Site shall be designed such that the direct illumination does not extend past any exterior property line and particular consideration will be given to redirection of illumination away from the buildings within the existing multifamily property located to the west of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site.

Signage 1. Detached signage on the Site shall be limited to ground mounted signs with a maximum height of 7 feet and fifty (50) sf. in area. No sign may be mounted on the roof of any structure. Building signs may be permitted in accordance with the requirements of the Zoning Ordinance and other applicable Ordinances.

1. The number of vehicular access points into the Site shall be limited to those shown along Township Road on the

2. The location and configuration of the vehicular access points into the Site are subject to modification to accommodate final site design for the project with the understanding that all driveways require permits and are subject to the requirements of the Charlotte Department of Transportation (CDOT) and the Charlotte Engineering an

Storm Water Detention 1. Design and permitting of improvements for the Site, will include storm water detention as required to satisfy the requirements of the Charlotte Engineering and Property Management Department.

Property Management Department Standards.

Fire Protection 1. Adequate fire protection for the Project will be provided that satisfies the standards of the City of Charlotte.

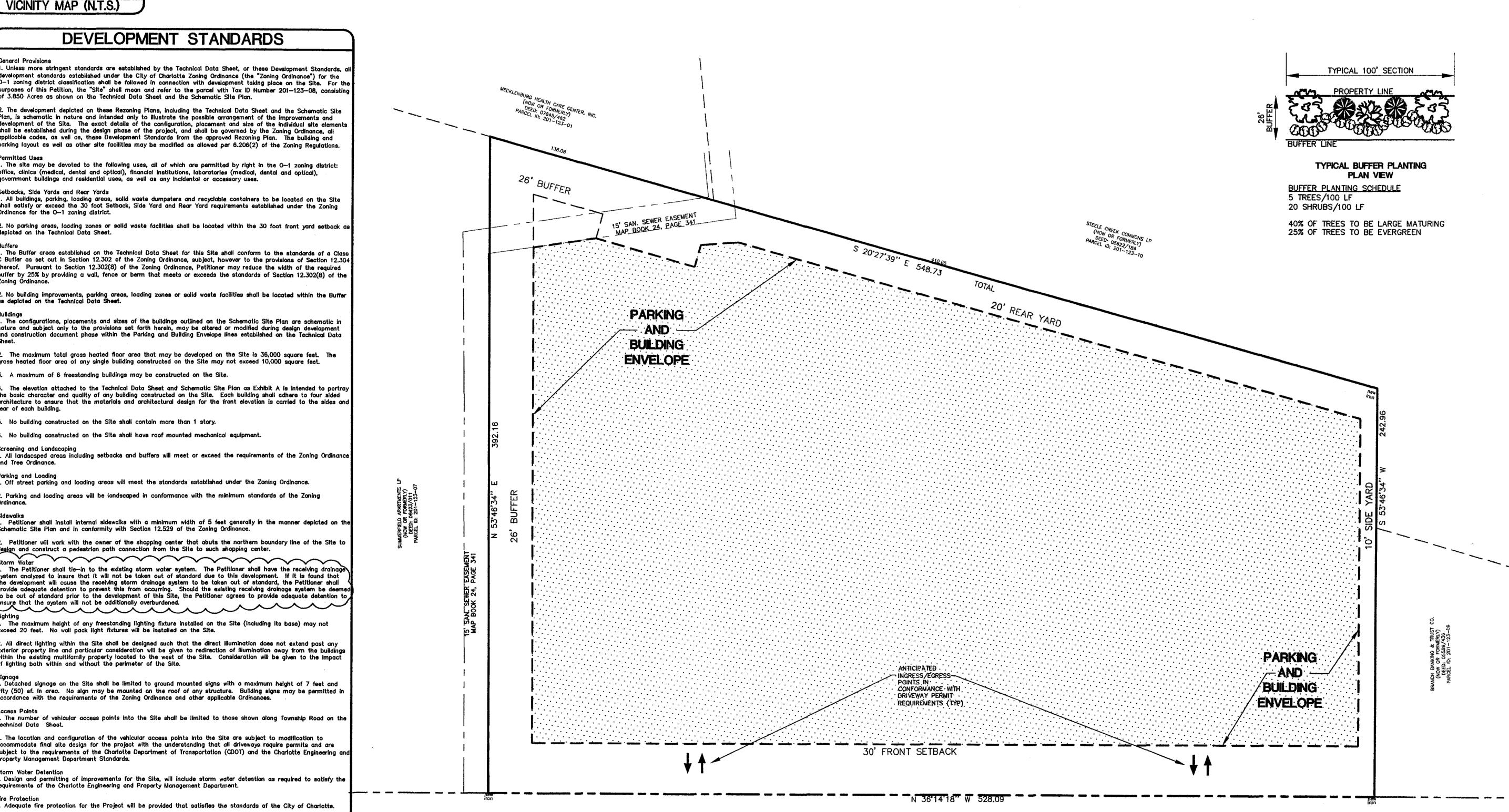
Amendments to Rezoning Plan 1. Future Amendments to the Technical Data Sheet and these Development Standards may be applied for by then

owner or owners of the Site in accordance with Chapter 6 of the Zoning Ordinance. Binding Effect of the Rezoning Application
1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development

Standards, the Technical Data Sheet and any other supporting documents shall, unless amended in the manner identified under the Zoning Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest and assigns.

2. Throughout this Rezoning Petition, the terms "Petitioner", "owner" and "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 the Site from time to time who may be involved in any future development thereof.

SAMARITAN'S PURSE (NOW OR FORMERLY)



TOWNSHIP ROAD

60' PUBLIC R/W

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

ATZA LAND HOLDINGS (NOW OR FORMERLY)

DEVELOPED BY: CONSTRUCTION, INC. 9110 HOOD ROAD

CHARLOTTE, NC 28215 (704) 563-0431 TELEPHONE (704) 563-0673 FAX

GREENBRIER DESIGN GROUP, P. C. 2108 South Blvd., Suite 114 Charlotte, North Carolina 28203 (704) 347-4972 Telephone

(704) 347-4973 Fax

REZONING TECHNICAL DATA SHEET TOS1

APPROVED BY CITY COUNCIL

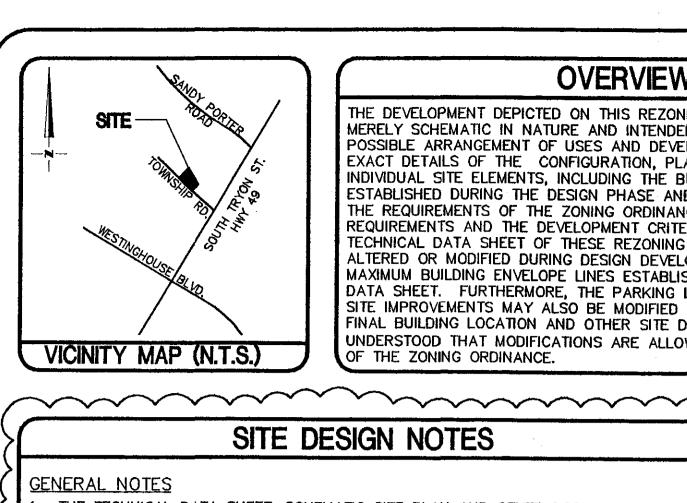
SUNDANCE REAL ESTATE (NOW OR FORMERLY)

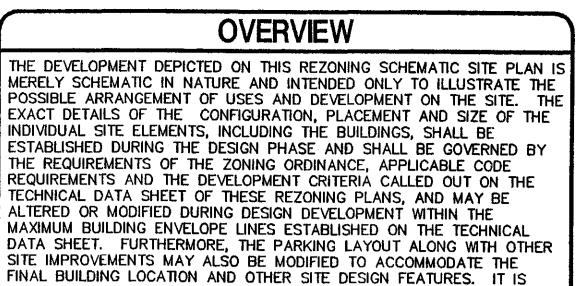
DEED: 09576/114 PARCEL ID: 201-124-50

DATE 3/17/03

NOVEMBER 25, 2002 **REVISED JANUARY 20, 2003** REVISED MARCH 6, 2003

FOR PUBLIC HEARING REZONING PETITION NO. 2003-014





UNDERSTOOD THAT MODIFICATIONS ARE ALLOWED PER SECTION 6.206(2)

TYPICAL PERIMETER PLANTING PERIMETER PLANTING NOTES: PERIMETER PLANTING ALONG TOWNSHIP ROAD WILL INCLUDE BOTH ALONG TOWNSHIP ROAD LARGE MATURING AND SMALL MATURING TREES AS SITE CONDITIONS LARGE MATURING TREE

LARGE OR SMALL MATURING TREE

SMALL MATURING TREE

2. THE PERIMETER PLANTING ALONG TOWNSHIP ROAD WILL EXCEED THAT REQUIRED BY THE CITY OF CHARLOTTE TREE ORDINANCE. 3. THE PROPOSED PERIMETER PLANTING ALONG TOWNSHIP ROAD WILL INCLUDE THE EXISTING VEGETATION WHERE POSSIBLE. IT IS UNDERSTOOD

THAT EXISTING TREES THAT CAN BE PRESERVED MAY COUNT TOWARD THE PERIMETER PLANTING REQUIREMENTS ALONG TOWNSHIP ROAD. 4. IT IS UNDERSTOOD THAT ANY EXISTING TREES 8" DIAMETER OR LARGER, BREAST HEIGHT, THAT ARE LOCATED IN THE SETBACK ALONG TOWNSHIP ROAD CANNOT BE REMOVED WITHOUT A PERMIT FORM THE

5. PERIMETER PLANTING WILL BE DONE IN CONFORMANCE WITH THE REQUIREMENTS RELATED TO SIGHT TRIANGLES AT DRIVEWAY CONNECTIONS TO TOWNSHIP ROAD.

(A) 35' X 35' SITE TRIANGLE

(B) 10' X 10' SITE TRIANGLE

DEVELOPMENT DATA

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SITE DESIGN NOTES

OF THE ZONING ORDINANCE.

THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER DOCUMENTS IN THE REZONING PETITION ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY DATED NOVEMBER 15, 2002 AS PREPARED BY CAROLINA SURVEYORS, INC., P.O. BOX 267, PINEVILLE, NC 28134-0267, TELEPHONE (704) 889-7601.

- THE SITE CONSISTING OF 3.850 ACRES IS IDENTIFIED AS PARCEL ID # 201-123-08 OR TRACT 2, MAP BOOK 9, PAGE 537, AND IS LOCATED ON TOWNSHIP ROAD IN
- STORM WATER DETENTION FOR THE SITE IS ANTICIPATED TO BE BELOW GRADE AND LOCATED IN THE NORTH PORTION OF THE SITE IN CONFORMANCE WITH THE DRAINAGE DETENTION ORDINANCE, A PORTION OF APPENDIX A OF THE CITY CODE AND THE ZONING ORDINANCE.
- DRIVING AISLES WITHIN THE ONSITE PARKING AREAS WILL BE DESIGNED WITH 30 FOOT INSIDE AND 42 FOOT OUTSIDE TURNING RADII TO ACCOMMODATE TURN MOVEMENTS FOR EMERGENCY VEHICLES AS REQUIRED BY THE FIRE DEPARTMENT.
- 5. THE PROPOSED DRIVEWAY CONNECTIONS TO TOWNSHIP ROAD WILL REQUIRE DRIVEWAY PERMITS ISSUED BY CDOT.
- 6. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- 7. 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. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY COOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S).
- 8. IT IS UNDERSTOOD THAT A GRADING PERMIT IN ACCORDANCE WITH CHAPTER 18 OF THE CITY CODE WILL BE REQUIRED FOR PROJECT.
- 9. THE SITE WILL COMPLY WITH CHAPTER 21 SECTION 45 OF THE CHARLOTTE CITY CODE. TREES 8 INCH IN DIAMETER OR LARGER, BREAST HEIGHT, THAT ARE LOCATED IN THE SETBACK WILL BE SHOWN ON THE GRADING AND/OR SITE PLAN WITH TREE PROTECTION DETAILS AND NOTES. THESE TREES CANNOT BE REMOVED WITHOUT A PERMIT FROM THE URBAN FORESTRY STAFF.
- 10. THE SITE WILL COMPLY WITH CHAPTER 21 OF THE CHARLOTTE CITY CODE. PROPOSED PLANTING SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON ACTUAL SITE CONDITIONS AND URBAN FORESTRY STAFF APPROVAL.
- 11. EXISTING TREES THAT ARE DAMAGED OR IMPACTED BY CONSTRUCTION MAY REQUIRE MITIGATION AND/OR MONETARY FINES.

SURVEY KEY

SURVEY

ABBREVIATIONS

.....CENTERLINE CM.....CONCRETE MONUMENT

DI.....DROP INLET
DIP....DUCTILE IRON PIPE

EIP.....EXISTING IRON PIN EP.....EDGE OF PAVEMENT

FES.....FLARED-END SECTION
FTE.....FINISHED FLOOR ELEVATION

PK.....PARKER KALON NAIL PLE....PRIVATE LATERAL EASEMENT PPAD....POWER PAD

PSDE....PUBLIC STORM DRAIN EASEMENT PVC.....POLYVINYL CHLORIDE

RCP....REINFORCED CONCRETE PIPE R/W....RIGHT OF WAY SP.....SERVICE POLE

TELP....TELEPHONE POLE VCP.....VITRIFIED CLAY PIPE YI.....YARD INLET

BC.....BACK OF CURB BLDG....BUILDING BM.....BENCH MARK BSL.....BUILDING SETBACK LINE

CMP.....CORRUGATED METAL PIPE
CMUD....CHARLOTTE-MECKLENBURG UTILITY DEPT

SURVEY LEGEND GM GAS METER

SIGN

P POWER VAULT

CONIFER

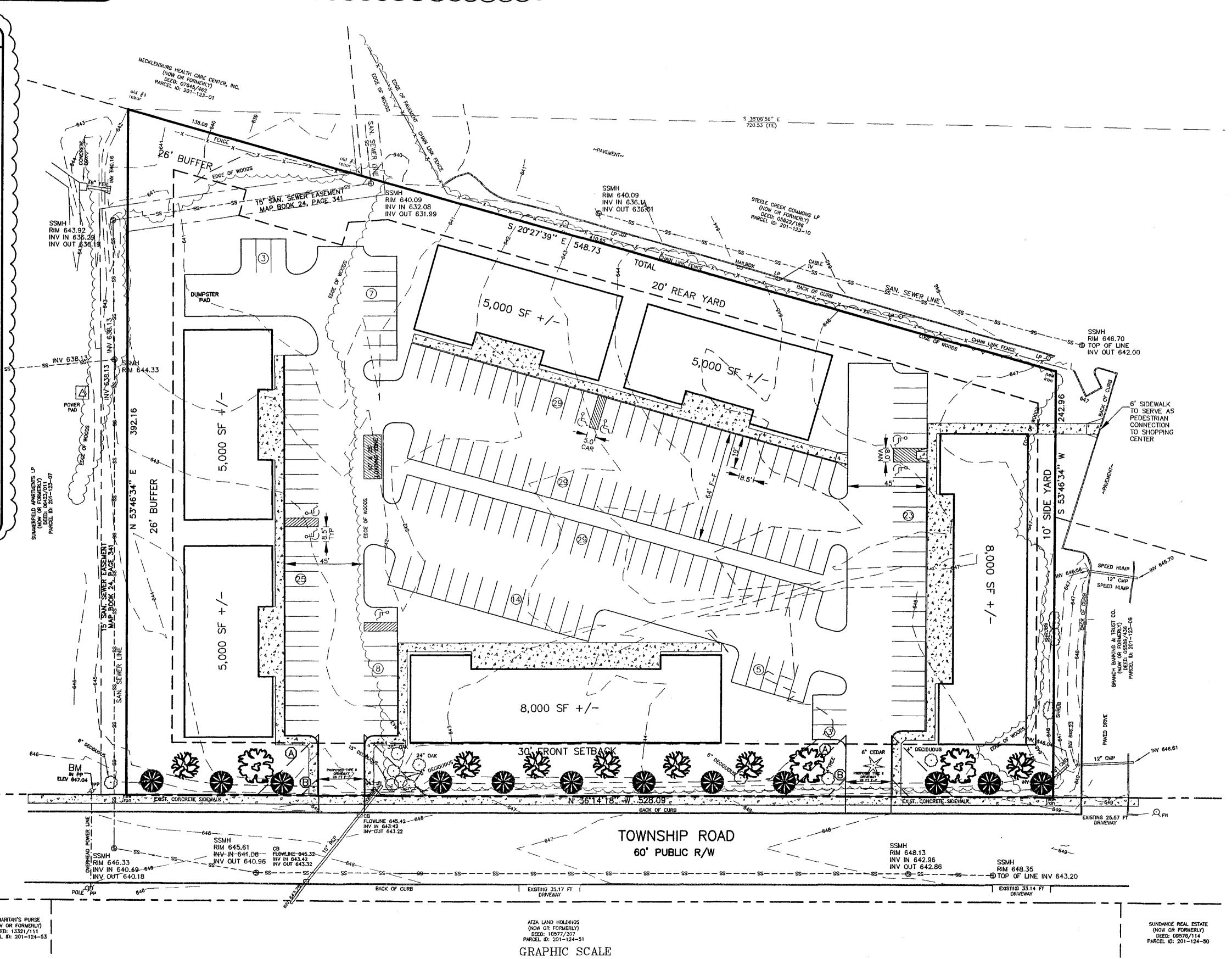
SURVEY NOTES

WATER METER

1) TAX LOT 201-123-08
2) PROPERTY ZONED R-17MF
3) REFERENCE MAPS: BOOK 24, PAGE 341 AND BOOK 9, PAGE 537
4) IRON PINS AT ALL CORNERS AS SHOWN
5) THIS PROPERTY DOES NOT LIE IN ANY FLOOD-PRONE HAZARD AREA.

POWER PAG

12. THE URBAN FORESTRY STAFF WILL DETERMINE THE NUMBER AND TYPE OF TREES REQUIRED FOR THIS SITE DURING LANDSCAPE PLAN REVIEW. 13. PLANTED TREES IN THE RIGHT-OF-WAY THAT ARE 1 INCH IN DIAMETER OR LARGER REQUIRE A PERMIT FROM THE CITY ARBORIST BEFORE REMOVAL







REZONING SCHEMATIC SITE PLAN

> NOVEMBER 25, 2002 REVISED JANUARY 20, 2003 **REVISED MARCH 6, 2003**

FOR PUBLIC HEARING APPROVED BY CITY COUNTEZONING PETITION NO. 2003-014

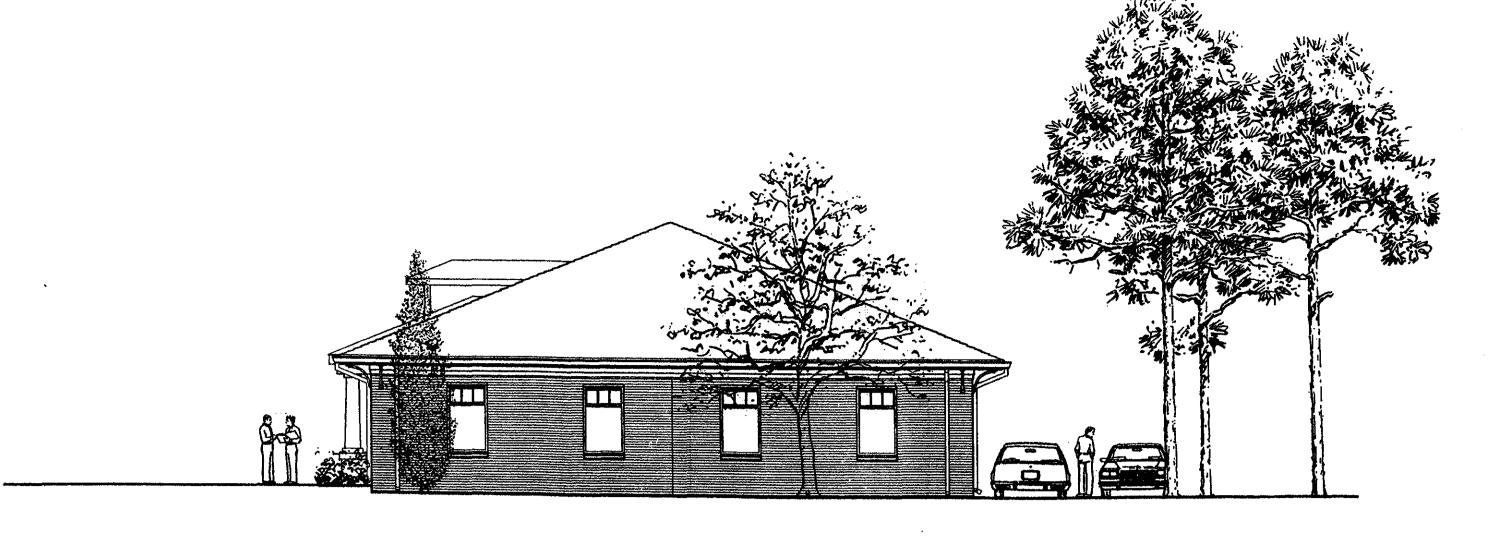
(IN FEET)

SAMARITAN'S PURSE (NOW OR FORMERLY) DEED: 13321/111 PARCEL ID: 201-124-53

____ N_36'14'03<u>" ү</u> 388.06

(tic to old #4 rebar on R/W)

1 inch = 30 ft.



Overcash • Demmitt

Architects

1520 south boulevard suite 200 charlotte north carolina 28203 voice • 704.332.1615 fax • 704.332.0117 web • w w w . o d a r c h . c o m



BUILDING PROTOTYPE

7,000 Square Feet

OFFICE CONDOS at Township Road

date: JAN 06 2003

revisions:

APPROVED BY CITY COUNCIL

Copyright 2001, Overcash*Demmitt Architects

EXTERIOR BUILDING ELEVATIONS

Δ2(

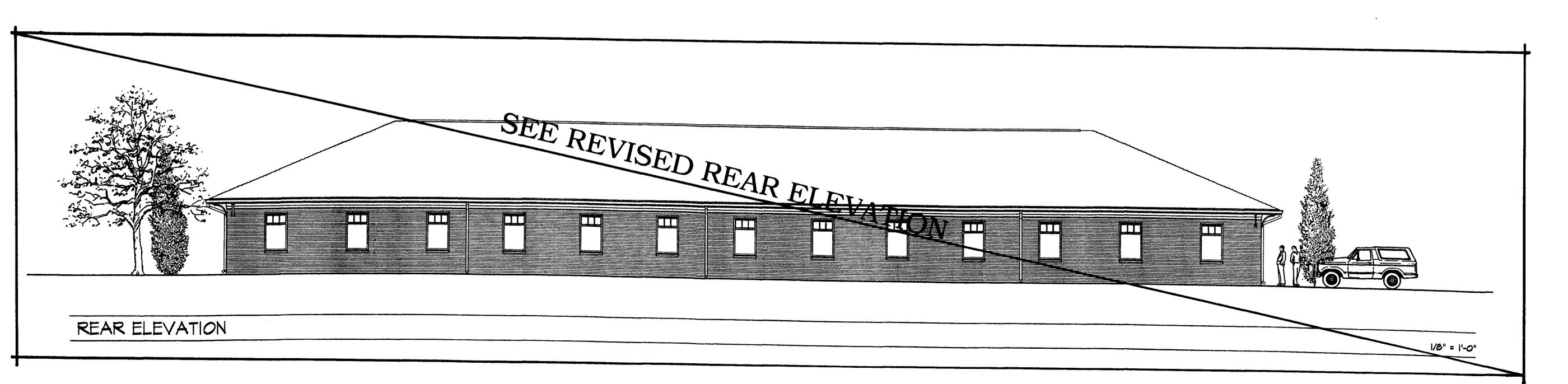
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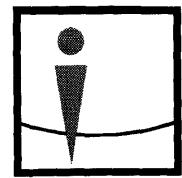
SIDE ELEVATION



FRONT ELEVATION

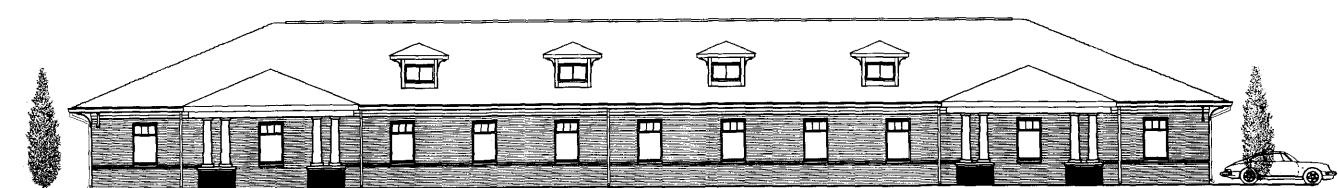
1/8" = 1'-0"





Overcash Demmitt

1520 south boulevard sulta 200 charlotte north carolina 28203 voice 704.332.1615 fax 704.332.0117 web www.odarch.com





APPROVED BY CITY COUNCIL

3/17/03

Date: March 17, 2003

REAR ELEVATION

A2.0a

REFERENCE DETAIL XX/XXX

ODA No. 021669/01

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