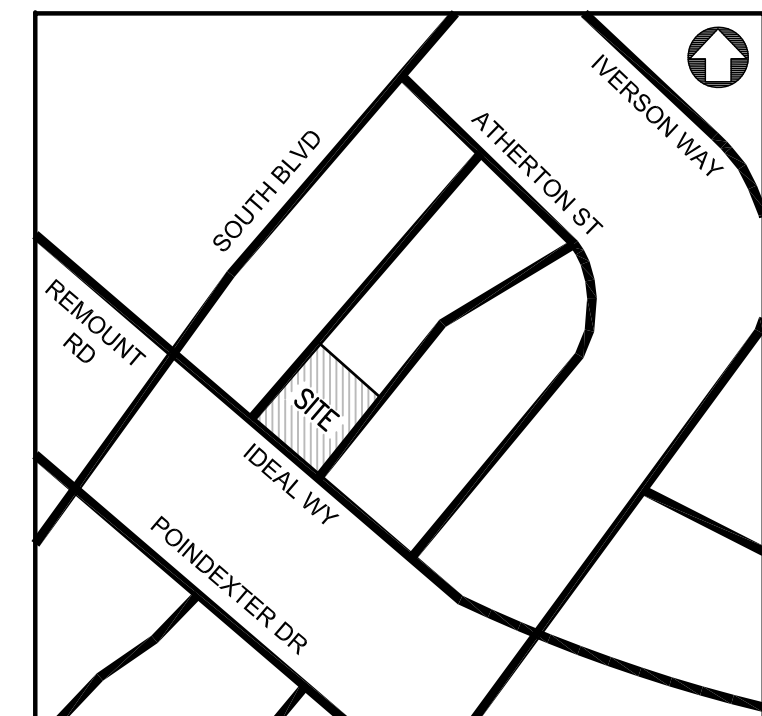
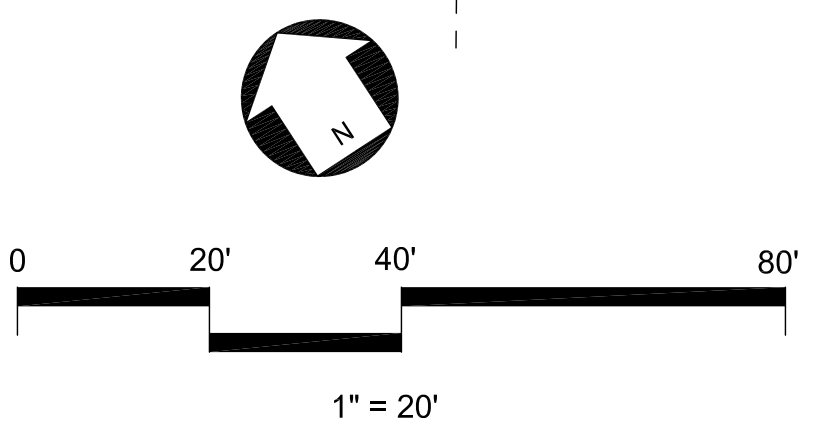
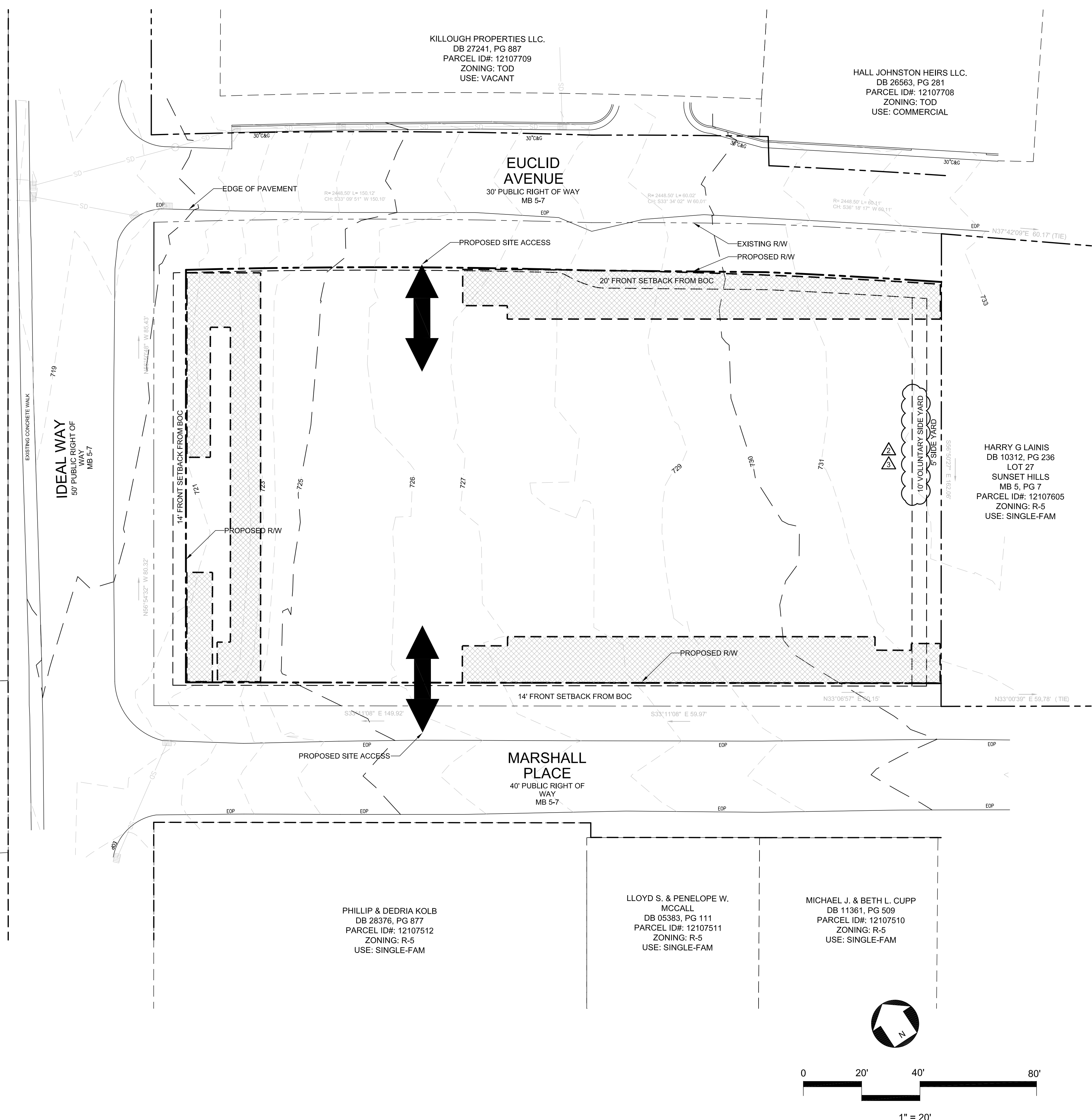


MARSH REALTY CO INC
 PARCEL ID#: 14703102
 ZONING: R-5 & B-2
 USE: OFFICE

THOMAS GIBSON
 DB 20207, PG 367
 PARCEL ID#: 14703125
 ZONING: R-5
 USE: SINGLE-FAM



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA:

TAX PARCEL ID: 12107601, 12107602, 12107603, 12107604
 EXISTING SITE AREA: 1.028 AC
 EXISTING ZONING: MUDD (CD), R-5

PROPOSED R/W DEDICATION: 0.188 AC (To be dedicated and conveyed to the City of Charlotte)
 PROPOSED ZONING: UR-2 (CD)
 PROPOSED USE: Single-Family attached (For Sale)

UNITS PROPOSED: 21 Units
 DENSITY PROPOSED: 20.4 UNITS / AC

FRONT YARD: 20' from BOC (Euclid) per adopted streetscape plan, 14' from BOC (Ideal Way & Marshall Place)
 MIN. SIDE YARD: 5'
 PROPOSED BUILDING HEIGHT: 40' Max.
 PARKING REQUIRED: Min. = 1 Per Unit; Max. = 2 Per Unit
 PARKING PROVIDED: 2 Car attached garage at each unit, plus 4 on-street parallel spaces.

TREE SAVE REQUIRED: 36 Trees/Ac (Less than 15% of Site has existing trees)
 0.84 Ac X 15% = 0.125 Ac x 36 = 5 trees required

MAX. FLOOR RATIO AREA: 1.0
 WASTE MANAGEMENT: ROLLOUT CONTAINER

Ideal Way Development Standards

General Provisions.

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.207 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the development of a single family attached community. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition will be residential single family attached dwelling units and related residential accessory uses as are permitted in the UR-2 district.

Transportation

- The site will have access via a driveways to Euclid Avenue and Marshall Place as generally identified on the concept plan for the site.
- Parking areas, including two parking spaces per unit in garages and on street parking, are generally indicated on the concept plan for the site.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and by the scale and character represented by the building elevations attached as part of the plan. The Petitioner has also provided typical elevation images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building design but the overall design and construction character will be as illustrated. Each residential unit will be provided with a minimum of 400 square feet of private open space as generally depicted on the site plan and may be composed of a combination of landscape and hardscape elements. The Petitioner reserves the right to install ornamental fencing on the site for decoration and to aid in delineating the areas devoted to private open space. Any such fencing will not exceed 4 feet in height and will not be opaque. The buildings finished will include brick, stone and/or other masonry products and Hardy Plank or other similar durable siding materials. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted for the two end units that have a side along Euclid Avenue. The Petitioner will observe a 10' side yard on the east end of the site adjacent the existing single family home but reserves the right to reduce that yard to 5' if the adjoining property is rezoned to something other than a single family zoning district or if the adjacent property is used or developed for any non-residential use allowed in a single family district. This area will be landscaped with a privacy fence and landscaping.

Streetscape and Landscaping

Reserved

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

a. Freestanding lighting on the site will utilize full cut-off luminaires.

Phasing

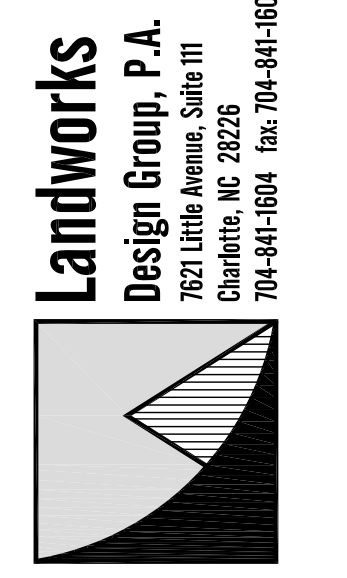
Reserved

Initial Submission- 10-28-13
 Revised per staff comments- 12-20-13
 Revised per staff analysis- 1-24-14, 1.3
 Revised per community comments and unit reduction 2-21-14

This Plan Is A
 Preliminary Design.
 NOT Released For
 Construction.

REVISIONS:

| No. | Date | By | Description |
|-----|----------|-----|---|
| 1 | 12/20/13 | YHP | Per Planning Dept. Comments |
| 2 | 1/24/14 | MDL | Per Planning Dept. Analysis |
| 3 | 1/27/14 | MDL | Corrected terminology from setback to side yard. |
| 4 | 2/21/14 | MDL | Revised density and unit count along Marshall Place |



IDEAL WAY TOWNHOMES
 WEEKLEY HOMES, LP
 CHARLOTTE, NC
 REZONING PETITION: 2014-001

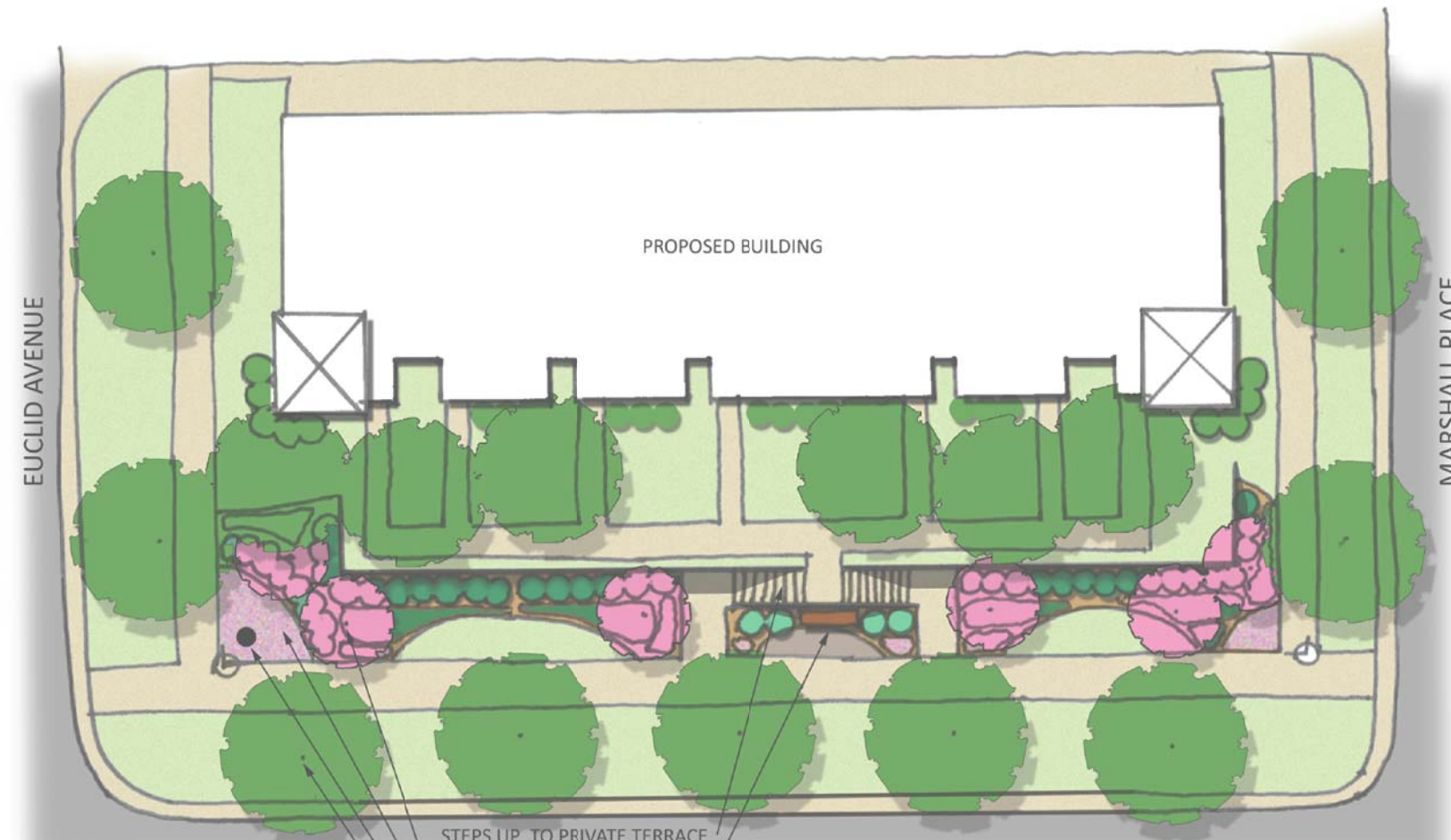
TECHNICAL
 DATA SHEET

seals

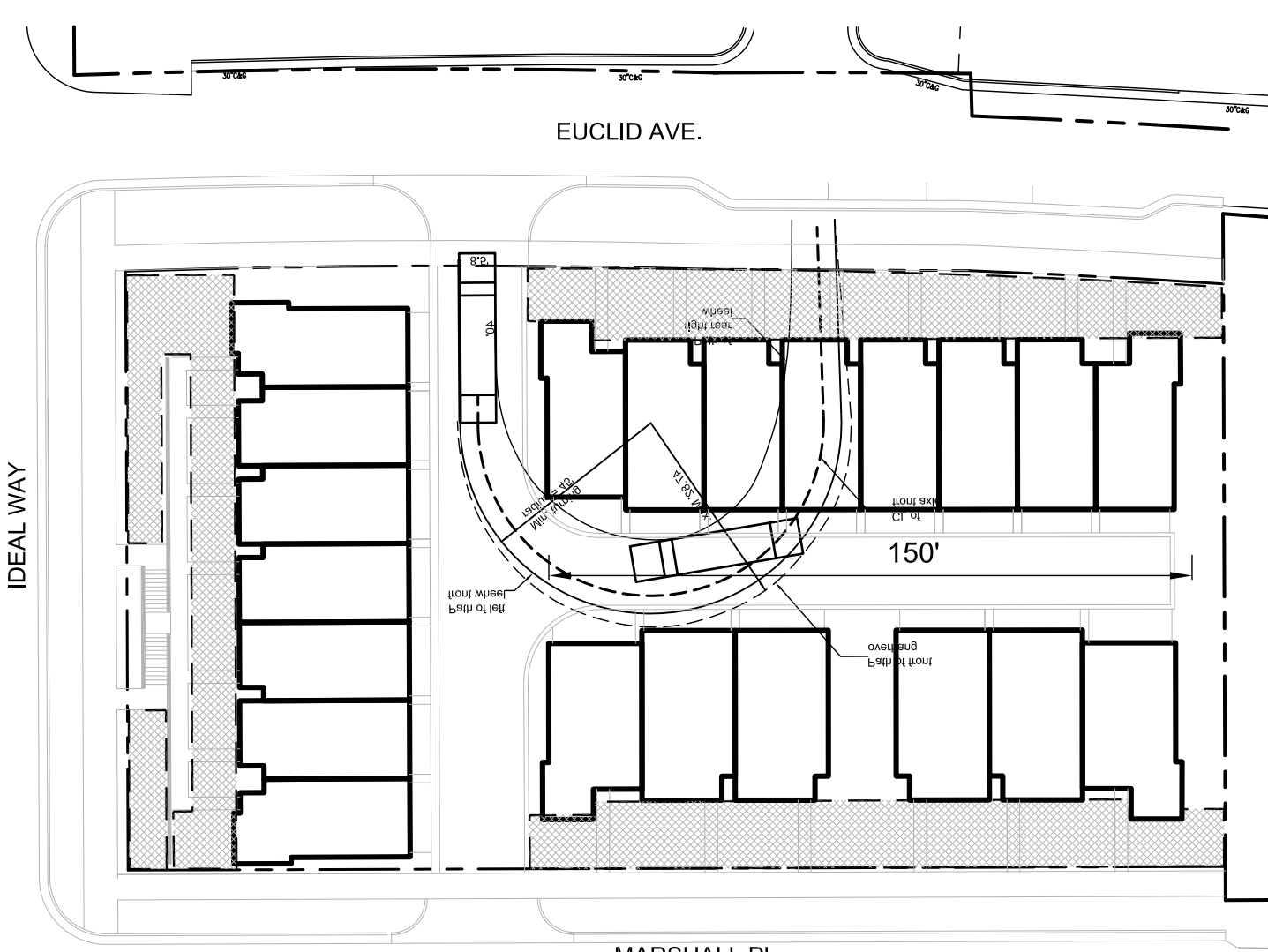
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 Drawn By: YHP
 Checked By: MDL
 Date: 10/28/13
 Project Number: 12033

Sheet Number:

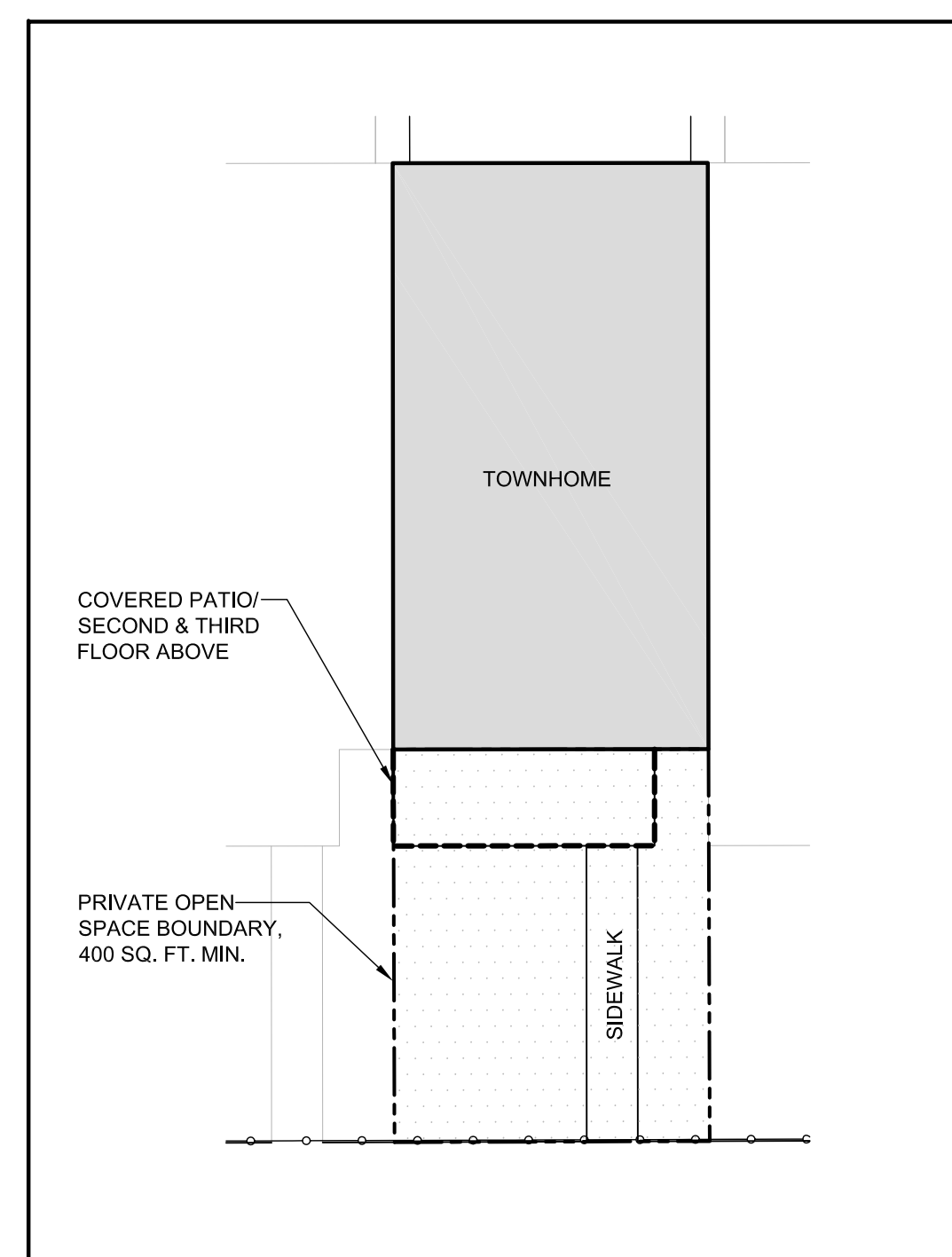
RZ-1



1 IDEAL WAY STREET PARK
RZ2 SCALE= NTS



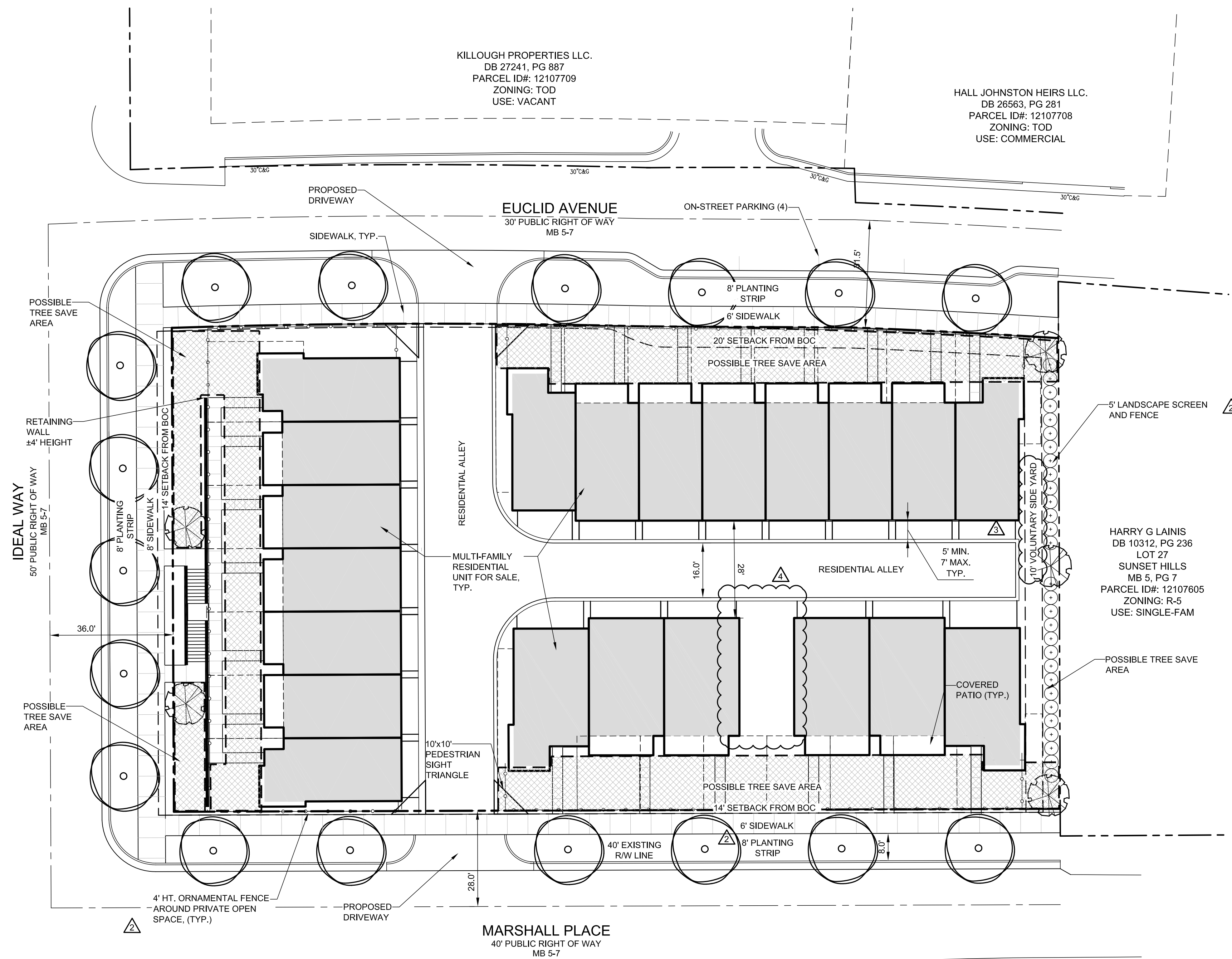
2 FIRE TRUCK TURNING RADIUS
RZ2 SCALE= 1"=40'-0"



3 TYPICAL PRIVATE OPEN SPACE
RZ2 SCALE= 1"=10'-0"

MARSH REALTY CO INC
PARCEL ID#: 14703102
ZONING: R-5 & B-2
USE: OFFICE

THOMAS GIBSON
DB 20207, PG 367
PARCEL ID#: 14703125
ZONING: R-5
USE: SINGLE-FAM



PHILLIP & DEDRIA KOLB
DB 28376, PG 877
PARCEL ID#: 12107512
ZONING: R-5
USE: SINGLE-FAM

LLOYD S. & PENELOPE W.
MCALL
DB 05383, PG 111
PARCEL ID#: 12107511
ZONING: R-5
USE: SINGLE-FAM

MICHAEL J. & BETH L. CUPP
DB 11361, PG 509
PARCEL ID#: 12107510
ZONING: R-5
USE: SINGLE-FAM

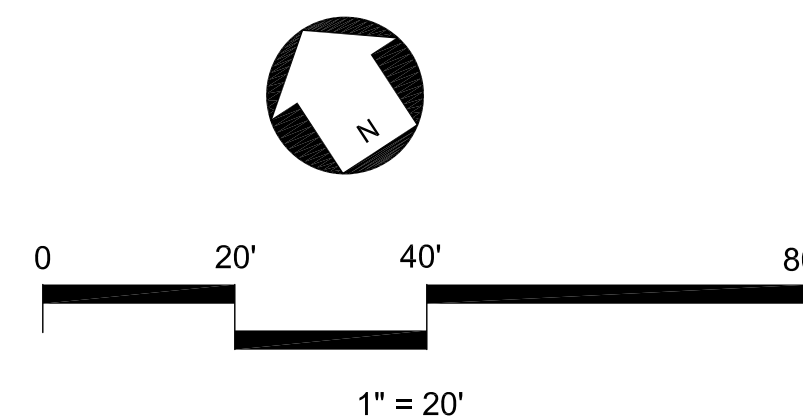
HARRY G LAINIS
DB 10312, PG 236
LOT 27
SUNSET HILLS
MB 5, PG 7
PARCEL ID#: 12107605
ZONING: R-5
USE: SINGLE-FAM

MARSHALL PLACE
40' PUBLIC RIGHT OF WAY
MB 5-7

EUCLID AVENUE
30' PUBLIC RIGHT OF WAY
MB 5-7

KILLOUGH PROPERTIES LLC.
DB 27241, PG 887
PARCEL ID#: 12107709
ZONING: TOD
USE: VACANT

HALL JOHNSTON HEIRS LLC.
DB 26563, PG 281
PARCEL ID#: 12107708
ZONING: TOD
USE: COMMERCIAL



This Plan Is A
Preliminary Design.
NOT Released For
Construction.

| REVISIONS: | | | |
|------------|----------|-----|---|
| No. | Date | By | Description |
| 1 | 12/20/13 | YHP | Per Planning Dept. Comments |
| 2 | 1/24/14 | MDL | Per Planning Dept. Analysis |
| 3 | 1/27/14 | MDL | Corrected terminology from setback to side yard |
| 4 | 2/21/14 | MDL | Revised density and unit count along Marshall Place |

SCHEMATIC
SITE PLAN

seals

Project Manager: MDL
Drawn By: YHP
Checked By: MDL
Date: 10/28/13
Project Number: 12033

Sheet Number:

RZ-2

SHEET # 2 OF 3

IDEAL WAY TOWNHOMES
WEEKLEY HOMES, LP
CHARLOTTE, NC
REZONING PETITION: 2014-001



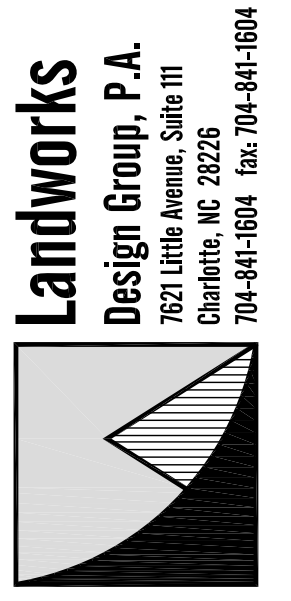
PROVIDED BY: DAVID WEEKLEY HOMES



PROVIDED BY: DAVID WEEKLEY HOMES

This Plan Is A Preliminary Design. NOT Released For Construction.

| REVISIONS: | | | |
|------------|----------|-----|---|
| No. | Date | By | Description |
| 1 | 12/20/13 | YHP | Per Planning Dept. Comments/Added Sheet |
| 4 | 2/21/14 | MDL | Added Triplex Elevation |



IDEAL WAY TOWNHOMES
 WEEKLEY HOMES, LP
 CHARLOTTE, NC
 REZONING PETITION: 2014-001

TYPICAL BUILDING ELEVATION

seals

Project Manager: MDL
 Drawn By: YHP
 Checked By: MDL
 Date: 10/28/13
 Project Number: 12033

Sheet Number:

RZ-3