

DEVELOPMENT DATA

TAX PARCEL ID:.....12107605, 12107606, 12107607, 12107608, 12107609, 12107610, 12107611, 12107612, 12107613, 12107614, 12107615, 12107616  
EXISTING PROPERTY AREA:.....2.91 AC  
EXISTING ZONING:.....B2 (12107615, 12107616)  
R5 (12107605, 12107606, 12107607, 12107608, 12107609, 12107610, 12107611, 12107612, 12107613, 12107614)

PROPOSED ZONING:.....UR-2 (PARCEL 12107605 WILL REMAIN R5 ZONING)  
PROPOSED R/W DEDICATION:.....0.41 ACRES  
PROPOSED SITE AREA:.....2.50 ACRES  
PROPOSED USE:.....SINGLE-FAMILY ATTACHED (FOR SALE)  
PROPOSED UNITS:.....37  
DENSITY:.....12.71 UNITS/ACRE

SETBACKS:  
FRONT (EUCLID AVENUE):.....20' (B.O.C.)  
FRONT (ATHERTON STREET):.....14' (B.O.C.)  
FRONT (MARSHALL PLACE):.....14' (B.O.C.)  
MIN. SIDE YARD:.....5'  
REAR YARD:.....10'

PROPOSED BUILDING HEIGHT:.....36'  
PARKING REQUIRED:.....1 SPACE PER UNIT; MAX 2 PER UNIT  
PARKING PROVIDED:.....2 PER UNIT (20' x 16' DRIVEWAY PER UNIT)

TREE SAVE REQUIRED:.....ONSITE TREE SAVE WILL BE PROVIDED ONLY FOR THE EXISTING PROPERTY AREA NOT WITHIN THE TRANSIT CORRIDOR. SITE AREA WITHIN THE TRANSIT CORRIDOR OVERLAY PROVIDE PAYMENT IN LIEU. THE REMAINING PROPERTY WILL PROVIDE ONSITE TREE SAVE AS 15% OF THE PROPERTY AREA.

MAX. FLOOR RATIO AREA:.....1.0

WASTE MANAGEMENT:.....ROLLOUT CONTAINER

MARSHALL PLACE DEVELOPMENT STANDARD'S

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 tended 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 phase 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 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", 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 districts.

TRANSPORTATION

- The site will have access via a driveway to Euclid Avenue as generally identified on the concept plan for the site.
- Parking areas, including two parking spaces per unit in driveways and on street parking, are generally indicated on the concept plan for the site.
- The Petitioner will manage construction parking so that no construction vehicles will be allowed to park on the east side of Marshall Place.
- The Petitioner will support the installation of "No Parking" signs on the north west side of Marshall Place along the portion of the street that adjoins the lot on the corner of Marshall Place and Atherton Street.

ARCHITECTURAL STANDARDS

Reserved

SREETSCAPE AND LANDSCAPING

Reserved

ENVIRONMENTAL FEATURES

Reserved

PARKS, GREENWAYS, AND OPEN SPACE

Reserved

FIRE PROTECTION

Reserved

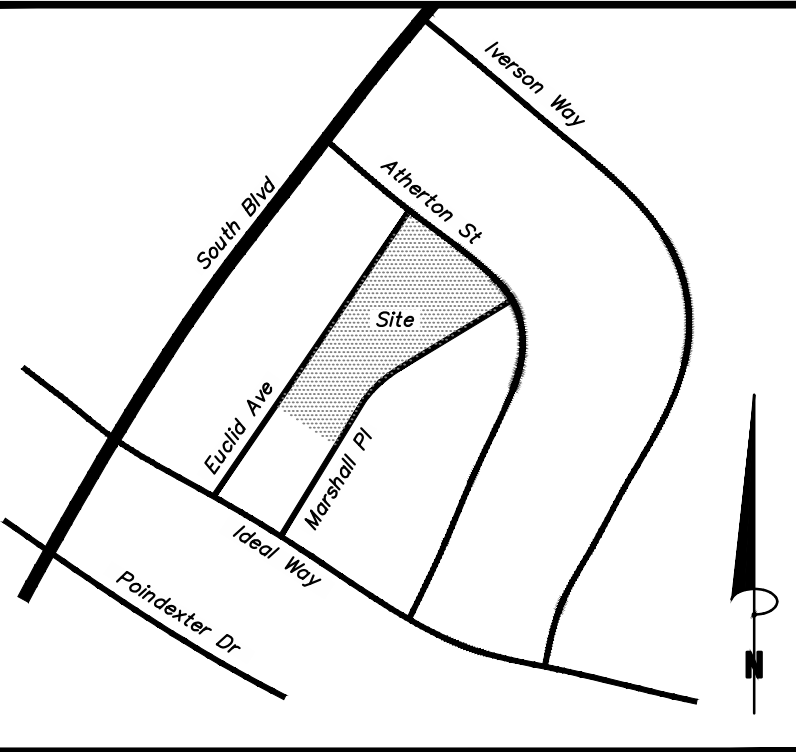
SIGNAGE

Reserved

LIGHTNING

Reserved

INITIAL SUBMISSION: 04-28-2014  
REVISED PER STAFF COMMENTS: 06-20-2014



VICINITY MAP  
NTS



GRAPHIC SCALE



STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON MARSHALL PLACE, CHARLOTTE, NC. CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 6/20/14, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

Pulte  
Marshall Place  
Townhomes  
City of Charlotte  
North Carolina

MODIFICATION LOG


JOB NUMBER: C140006.1  
CHECKED BY: SDS  
DRAWN BY: CDA  
DATE: 6/20/14

18881 FIRM # C-3681  
**AMERICAN**  
Engineering  
American Engineering Associates - Southeast, P.A.  
8008 Corporate Center Dr - Suite 110  
Charlotte, NC 28226  
704-375-2438

TECHNICAL  
DATA  
SHEET

Petition #  
2014-063

SHEET:  
**RZ-1**

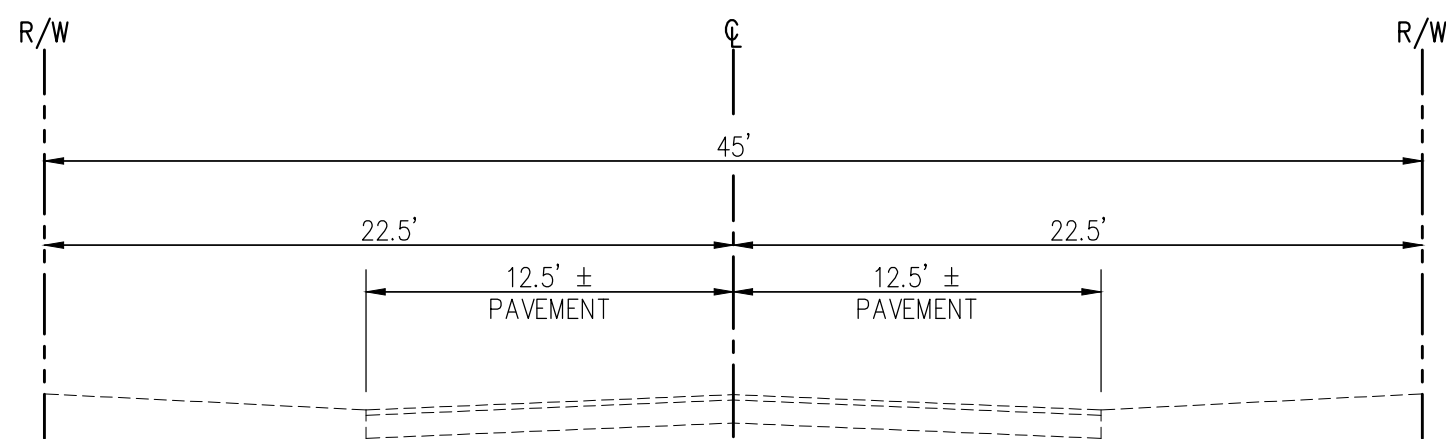




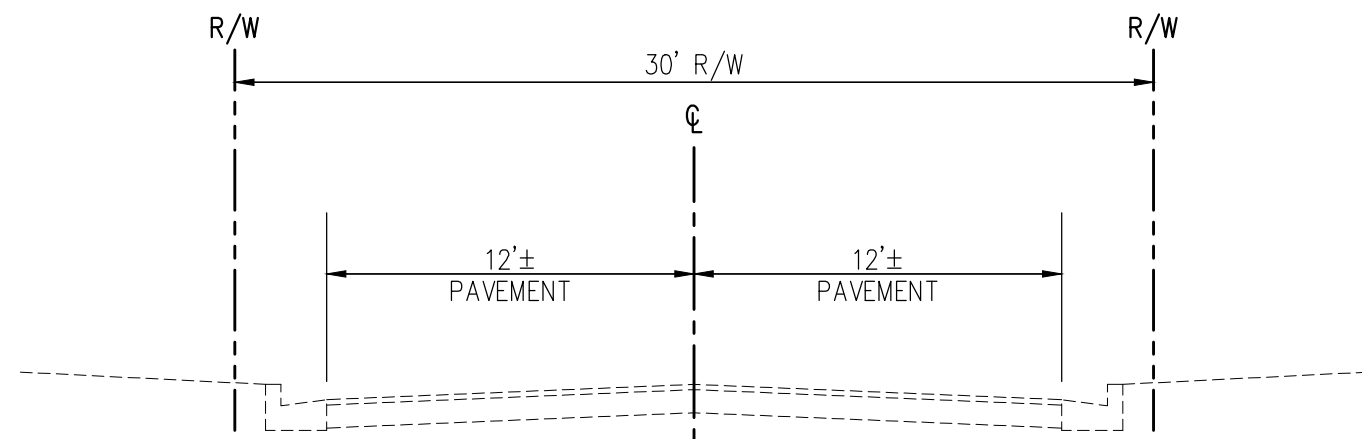




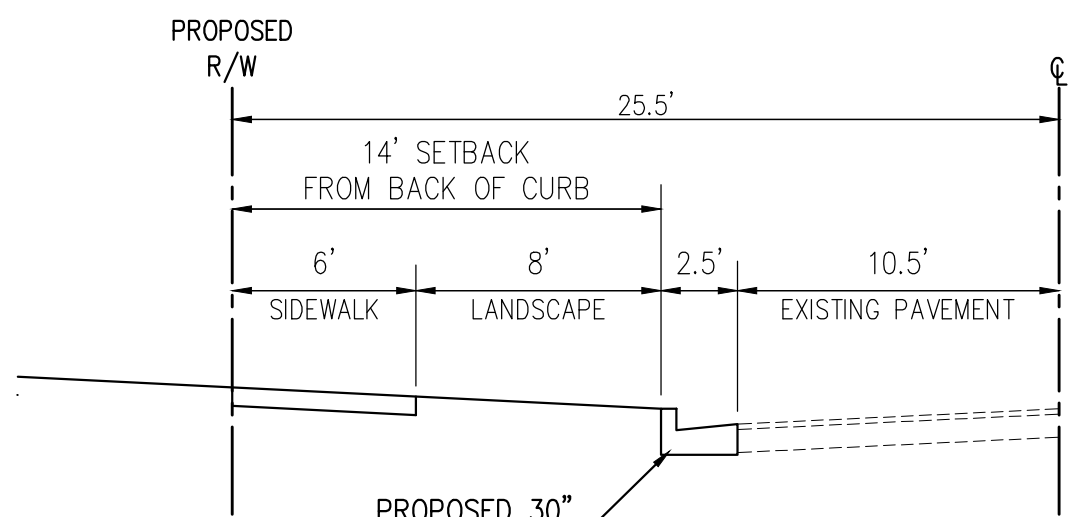
**BUILDING ELEVATION TYPICAL**  
N.T.S.



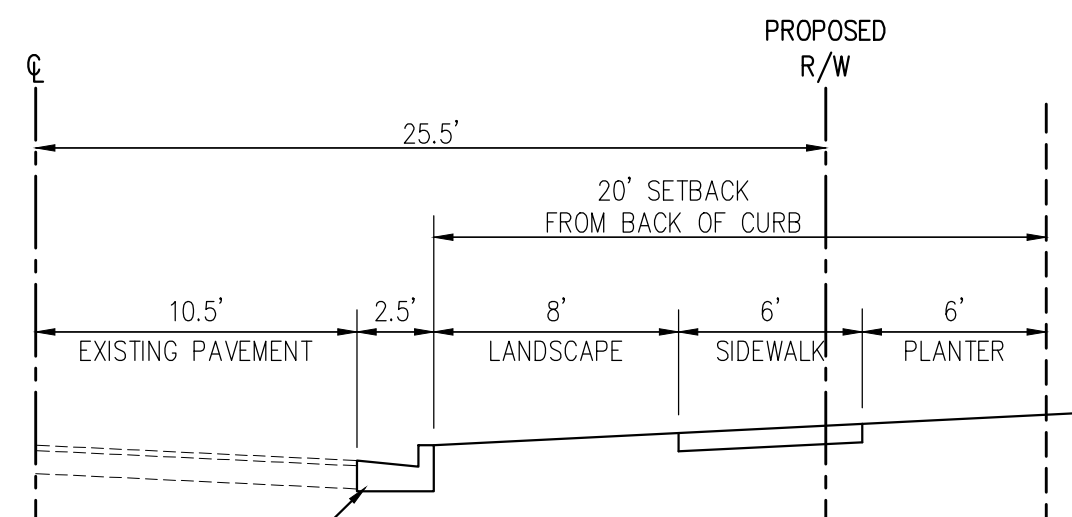
**MARSHALL PLACE SECTION**  
LOOKING NORTH



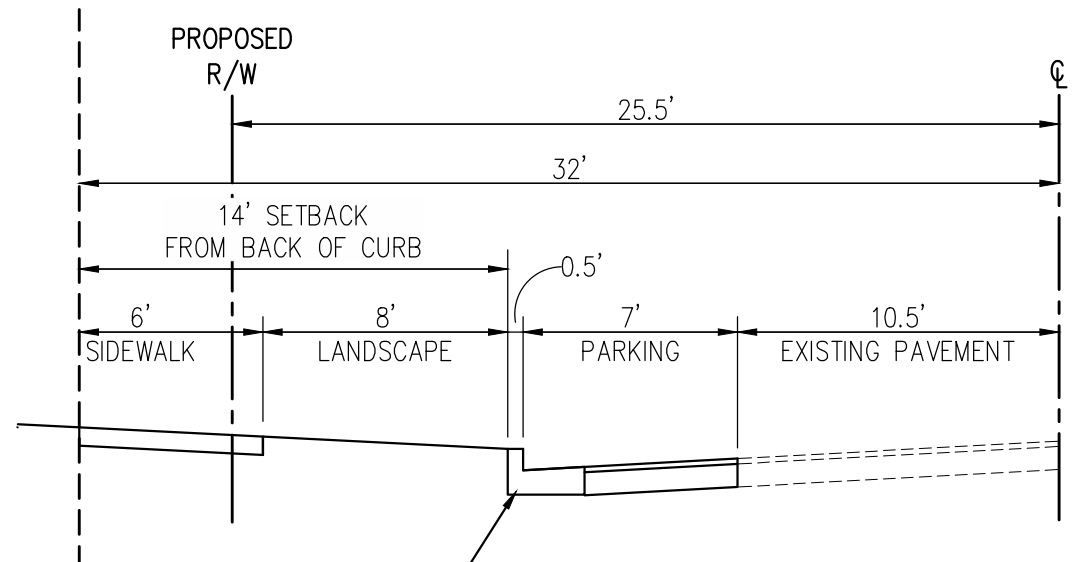
**EUCLID AVENUE TYP. SECTION**  
LOOKING NORTH



**PROPOSED MARSHALL PLACE**  
(STANDARD)

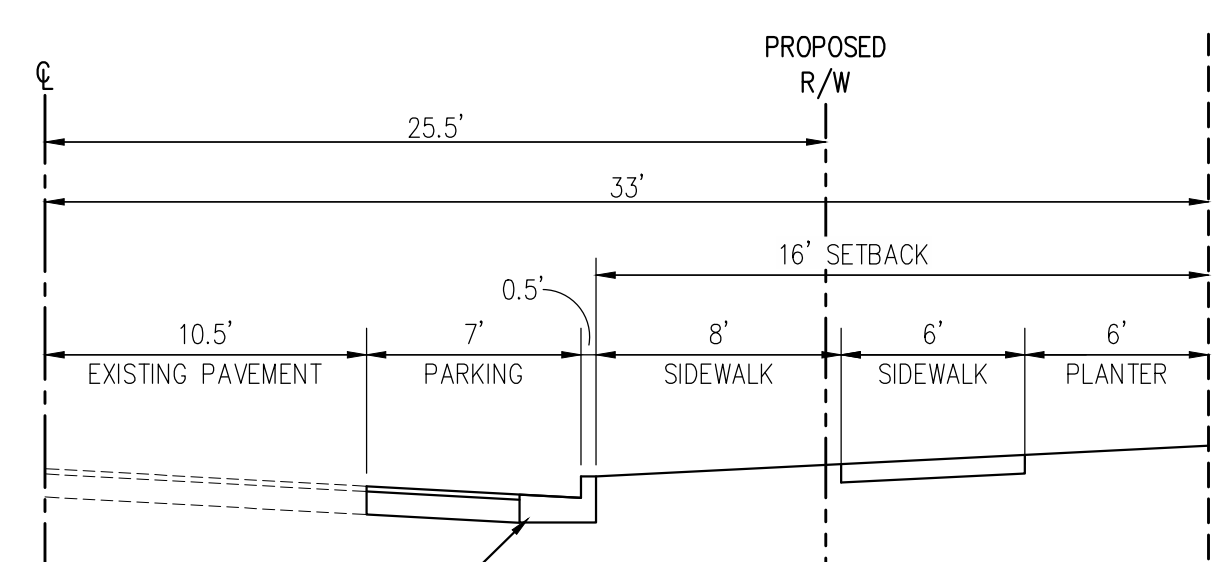


**PROPOSED EUCLID AVENUE**  
(STANDARD)



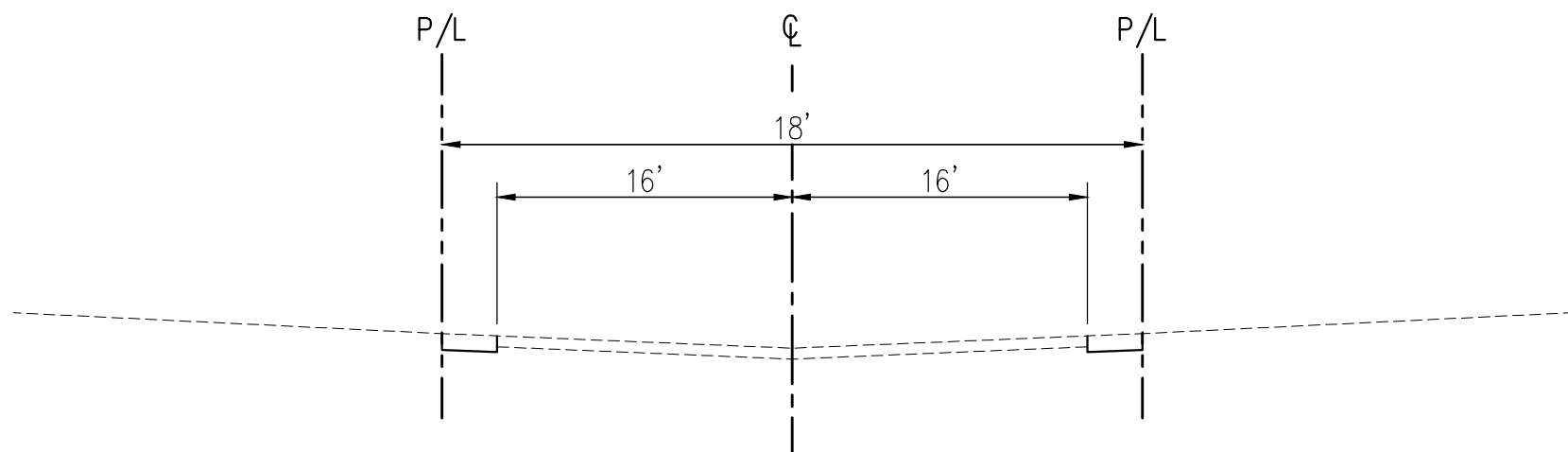
**PROPOSED MARSHALL PLACE**  
(PARKING)

**MARSHALL PLACE ROAD SECTION**  
N.T.S.

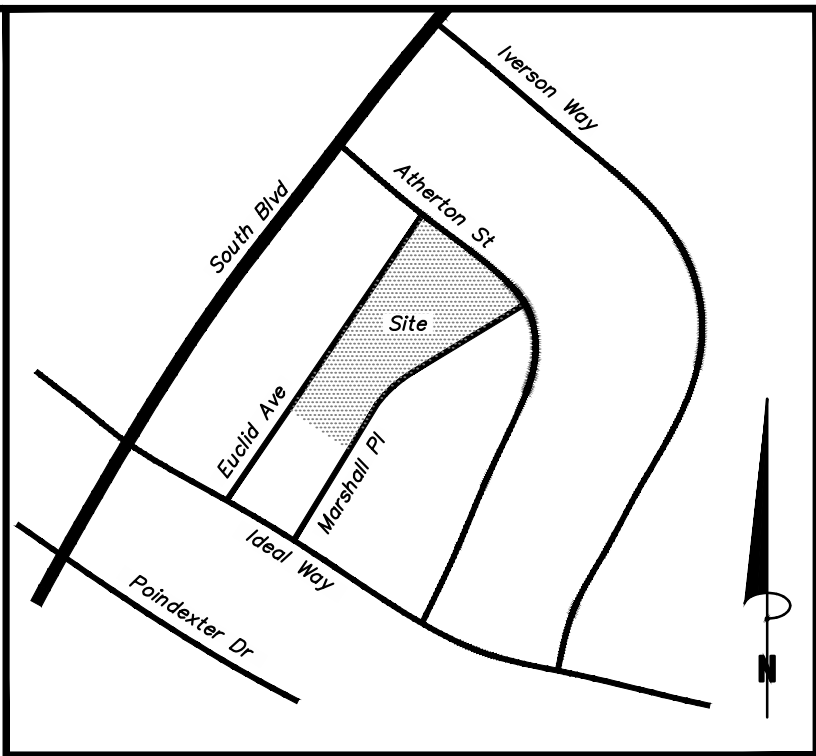


**PROPOSED EUCLID AVENUE**  
(PARKING)

**EUCLID AVENUE ROAD SECTION**  
N.T.S.



**ALLEY WAY ROAD SECTION (TYP.)**  
N.T.S.



**VICINITY MAP**  
N.T.S.



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**TYPICAL**  
**BUILDING**  
**ELEVATIONS**

Petition #  
2014-063

SHEET:  
**RZ-3**