



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200
 charlotte, nc 28208
 p 704.343.0608 f 704.358.3093
 www.drgrp.com

THE TOWNS AT MADISON PARK

CHARLOTTE, NC

RICHTER DEVELOPMENT, LLC
 2410 DUNAVANT STREET
 CHARLOTTE, NC 28203
 704.651.1768

REZONING PETITION
 #2015 -

SCALE: 1"=30'

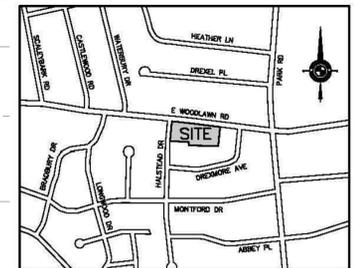
PROJECT #: 554-002
 DRAWN BY: BG
 CHECKED BY: BS

TECHNICAL DATA PLAN

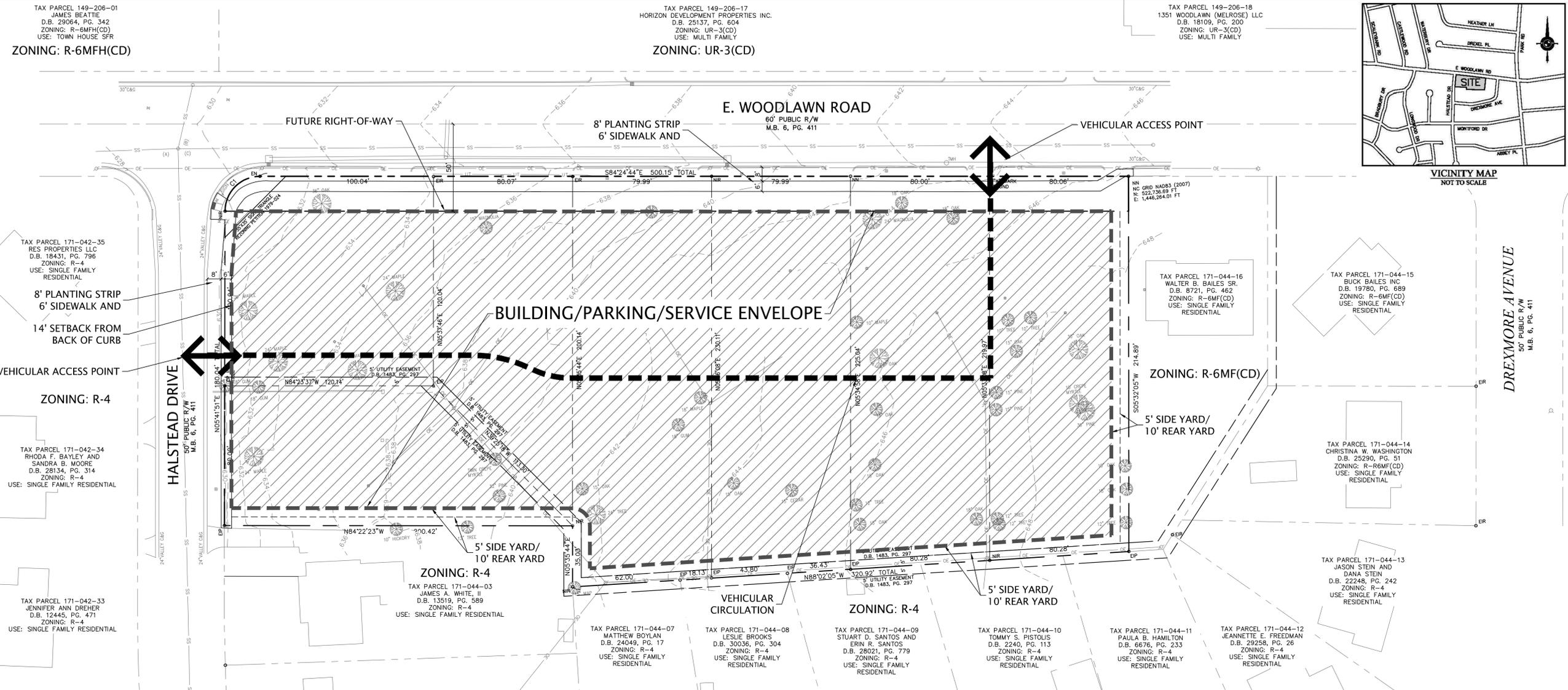
OCTOBER 22, 2015

REVISIONS:

RZ1.00



VICINITY MAP
 NOT TO SCALE



DEVELOPMENT DATA SUMMARY

Site Area	2.57 Acres
Tax Parcel ID	171-044-01, -02, 171-044-17, -18, -19, -20, -21
Existing Zoning	R-6 MF (CD)
Proposed Zoning	UR-2 (CD)
Existing Use	Single Family
Proposed Use	49 Townhomes (for sale)
Non Residential SF	N/A
Proposed F.A.R.	1.0 Max
Building Height	45' height
Parking Required	1 car per unit

GENERAL PROVISIONS

- The configuration, placement, size, and number of individual buildings/dwelling units and/or site elements may be altered or modified within the limits prescribed by the Zoning Ordinance as specified in Section 6.207.
- Alterations to the conditional plan are subject to section 6.207 - Alterations to Approval.

OPTIONAL PROVISIONS - Not applicable

PERMITTED USES

- Allowed Uses: Multifamily Residential
- Prohibited Uses: Non Residential Uses
- Other Restrictions: None

TRANSPORTATION

- Dedication and reservation of street right of way to City inclusive of future right of way expansion of Woodlawn Road (see RZ 1.0 and RZ 2.0)
- Transportation Improvements - None
- Public/Private Streets - Private street improvements shall be constructed to connect the Site to Woodlawn Road and Halstead Avenue.
- Transit Facilities - Not applicable
- Right of Way Abandonment - Not applicable
- See Site Plan for existing thoroughfares and proposed driveway location(s).
- Bike Parking will be provided in accordance with Section 12.202 of the Ordinance.

ARCHITECTURAL STANDARDS

- Building materials shall include: masonry base and front elevation elements, entry stoops and porches with front court connections to Woodlawn Road, large windows, mix of wood and fiber cement siding, trim, and paneling, and architectural asphalt shingle roofing.

- Trash facilities will be screened from view with an opaque screen from adjacent properties and from public rights of way.

STREETSCAPE AND LANDSCAPING

- See plans for streetscape improvements including 6' sidewalk and 8' planting strips per City requirements.
- Surface parking shall be screened from view from adjacent properties and from public rights of way.

ENVIRONMENTAL FEATURES

- Tree Save will be provided in accordance with the City Tree Ordinance.
- Site Development will comply with City of Charlotte Post Construction Controls Ordinance.

PARKS, GREENWAYS, AND OPEN SPACE

- For sale townhomes will include 400 SF min private open space per subplot in accordance with Section 9.406 of the Ordinance.
- Parks and Greenways - Not applicable

FIRE PROTECTION - Fire access requirements to buildings will be met per Ordinance

SIGNAGE - Signage will be permitted separately and in accordance with City of Charlotte Sign Ordinance

LIGHTING

- All free standing lighting fixtures installed on the site (excluding street lights, lower decorative lighting, and landscaping lighting) shall be capped and shielded so that direct illumination does not extend past any property line of the site.
- If provided, freestanding lighting shall be limited to 20' height.
- No Wall Pak lighting shall be allowed.

AMENDMENTS TO THE REZONING PETITION

Future amendments to the rezoning petition may be applied for by the Owner (or Owners) of the Site in accordance with the provisions of Section 6.207 "Alterations of Approval" of the Ordinance.

BINDING EFFECT OF THE REZONING PETITION

Upon approval of this Petition, all conditions applicable to the development of the site imposed under the rezoning petition, unless amended in the manner provided under the ordinance, shall be binding upon and ensure to the benefit of the Petitioner and the current or subsequent Owners of the site and their respective successors in interest and assigns.

Throughout these development conditions, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, person representatives, successors in interest and assigns of the petition or the owner or owners of the site from time to time and may be involved in any future development thereon.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.38'	N50°38'34"E	28.26'



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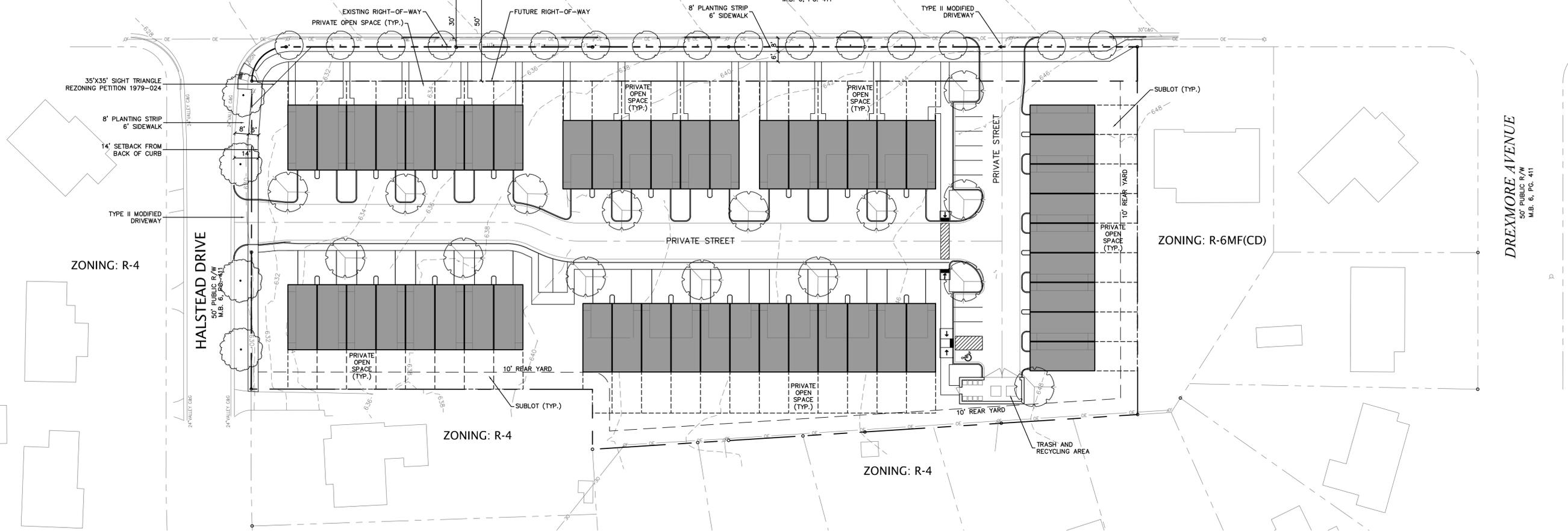
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ZONING: R-6MF(CD)

ZONING: UR-3(CD)

E. WOODLAWN ROAD

60' PUBLIC R/W
M.B. 6, PG. 411



ZONING: R-6MF(CD)

ZONING: R-4

ZONING: R-4

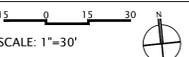
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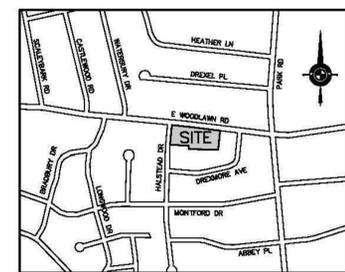


PROJECT #: 554-002
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SCHEMATIC SITE PLAN

OCTOBER 22, 2015

REVISIONS:



VICINITY MAP
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RZ2.00