

DEVELOPMENT SUMMARY

TAX PARCEL ID #: 12107605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616

TOTAL SITE AREA: ± 2.71 ACRES

ZONING:
 EXISTING: B-2 and R-5
 PROPOSED: UR-3

SETBACK: 14' From B.O.C.

TOTAL UNITS:
 MULTI-FAMILY BLDG: 51 UNITS MAX.
 DUETS: 16 UNITS (8 BLDGS.)

DENSITY: 24.7 D.U.A.

VEHICULAR PARKING:
 REQUIRED:
 MULTI-FAMILY (@1.5/UNIT) 77
 DUETS (@2/UNIT) 32
 TOTAL: 121 SPACES
 PROPOSED:
 MULTI-FAMILY (STRUCTURED) 69
 DUETS (IN GARAGE) 32
 SURFACE SPACES 16
 ON-STREET 32
 TOTAL 149 SPACES



TPM Properties

PO Box 221497
 Charlotte, North Carolina 28222

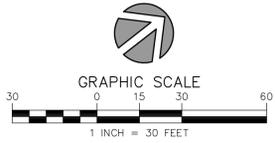
EUCLID/ATHERTON SITE

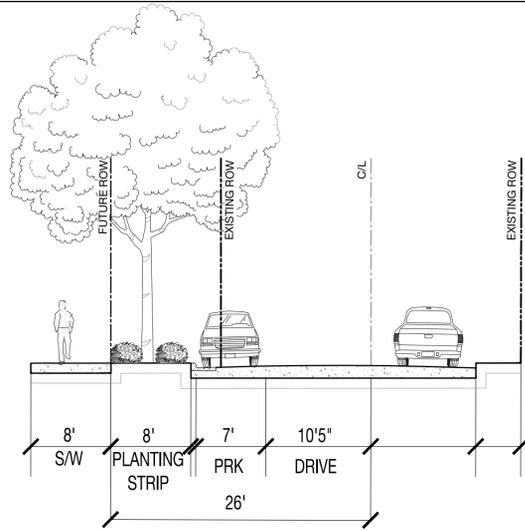
Rezoning Site Plan
 Charlotte, North Carolina

NO. DATE: BY: REVISIONS:

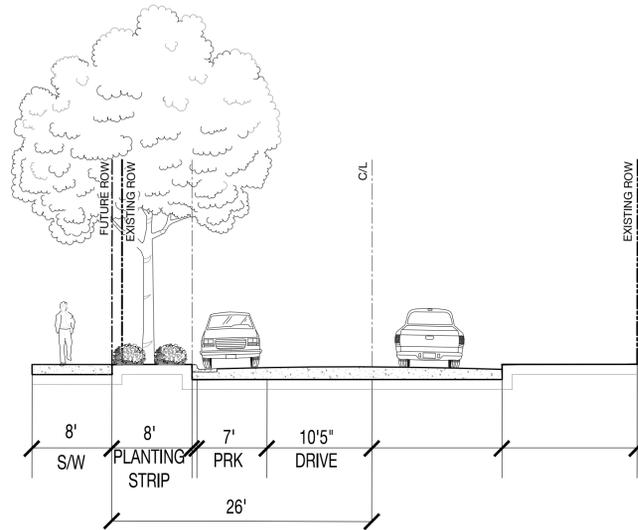
Project No: 15-065
 Date: 11.02.2015
 Designed by: udp
 Drawn By: udp
 Scale: 1"=30'
 Sheet No:

RZ-1



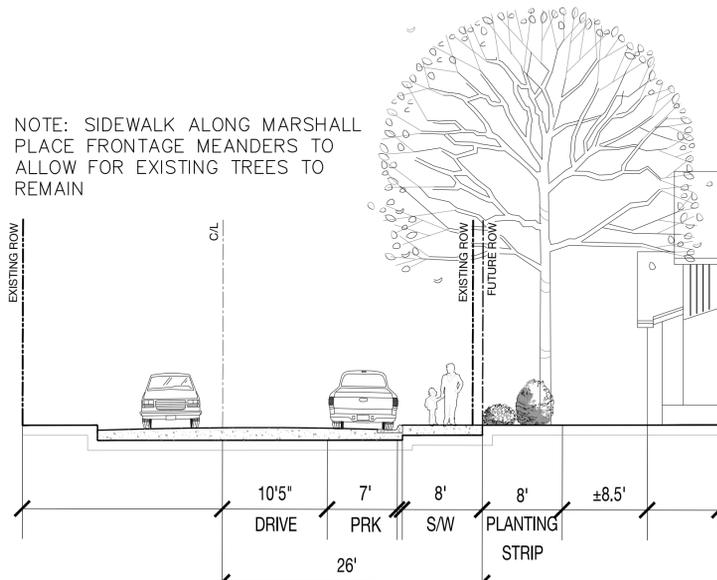


A-A EUCLID AVE.
STREET SECTION



B-B ATHERTON ST.
STREET SECTION

NOTE: SIDEWALK ALONG MARSHALL PLACE FRONTAGE MEANDERS TO ALLOW FOR EXISTING TREES TO REMAIN



C-C MARSHALL PLACE
STREET SECTION



PERSPECTIVE ILLUSTRATIVE: LOOKING FROM CORNER OF ATHERTON ST AND MARSHALL PLACE

DEVELOPMENT STANDARDS

- A. General Provisions
 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Rockwell Capital, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 2.71 acre site located at the northwest corner of the intersection of Atherton Street and Marshall Place, which site is more particularly depicted on the Rezoning Plan (the "Site").
 2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
 3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-3 zoning district shall govern all development taking place on the Site.
 4. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the improvements to be constructed on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and tree save requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
 5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- B. Permitted Uses
 1. The Site may be devoted only to a residential community containing up to 16 for sale duplex dwelling units and up to 51 for sale multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-3 zoning district.
- C. Transportation
 1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
 2. As depicted on the Rezoning Plan, the Site will be served by an internal private drive, and minor adjustments to the location of the internal private drive shall be allowed during the construction permitting process.
 3. The Site shall comply with the parking requirements of the UR-3 zoning district under the Ordinance. Notwithstanding the foregoing, a minimum of 117 parking spaces shall be provided on the Site for the permitted uses on the Site, and a minimum of 32 recessed, on-street parking spaces shall be installed by Petitioner along the Site's public street frontages as provided below in paragraph 4.
 4. A minimum of 7 recessed, on-street parking spaces shall be installed along the Site's frontage on Marshall Place, a minimum of 20 recessed, on-street parking spaces shall be installed along the Site's frontage on Euclid Avenue and a minimum of 5 recessed, on-street parking spaces shall be installed along the Site's frontage on Atherton Street.
 5. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
- D. Architectural Standards
 1. The maximum height in feet of the duplex dwelling units shall be 40 feet as measured from the average grade at the base of the structure.
 2. The maximum height in feet of the building containing the multi-family dwelling units shall be 50 feet as measured from the average grade at the base of the structure.
 3. Set out on Sheet RZ-2 is a conceptual, schematic perspective of the proposed development and the duplex dwelling units and the building containing the multi-family dwelling units as viewed from the intersection of Marshall Place and Atherton Street. This conceptual, schematic perspective is included to reflect the architectural style and quality of the duplex dwelling units and the building containing the multi-family dwelling units, however, the actual buildings constructed may vary from the conceptual, schematic perspective provided that the design intent is preserved.

E. Streetscape

1. Petitioner shall install a minimum 8 foot planting strip and a minimum 8 foot sidewalk along the Site's frontages on Euclid Avenue, Atherton Street and Marshall Place as depicted on the Rezoning Plan. The sidewalks may meander to preserve existing trees.

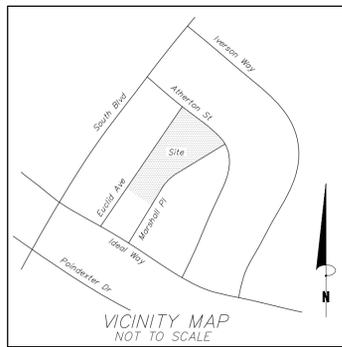
F. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
2. The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.
3. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

G. Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.





LINE	BEARING	LENGTH
L1	S37°36'59"W	34.85
L2	S37°36'59"W	60.18
L3	S37°36'59"W	88.11
L4	S37°36'59"W	43.13
L5	S37°36'59"W	78.01
L6	S40°23'01"W	63.50

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION REFERENCES ARE AS SHOWN ALONG WITH OTHER REFERENCED SOURCE MAP BOOK 5, PAGE 7); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN REFERENCE SOURCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)

THIS _____ DAY OF _____ 20____

PROFESSIONAL LAND SURVEYOR

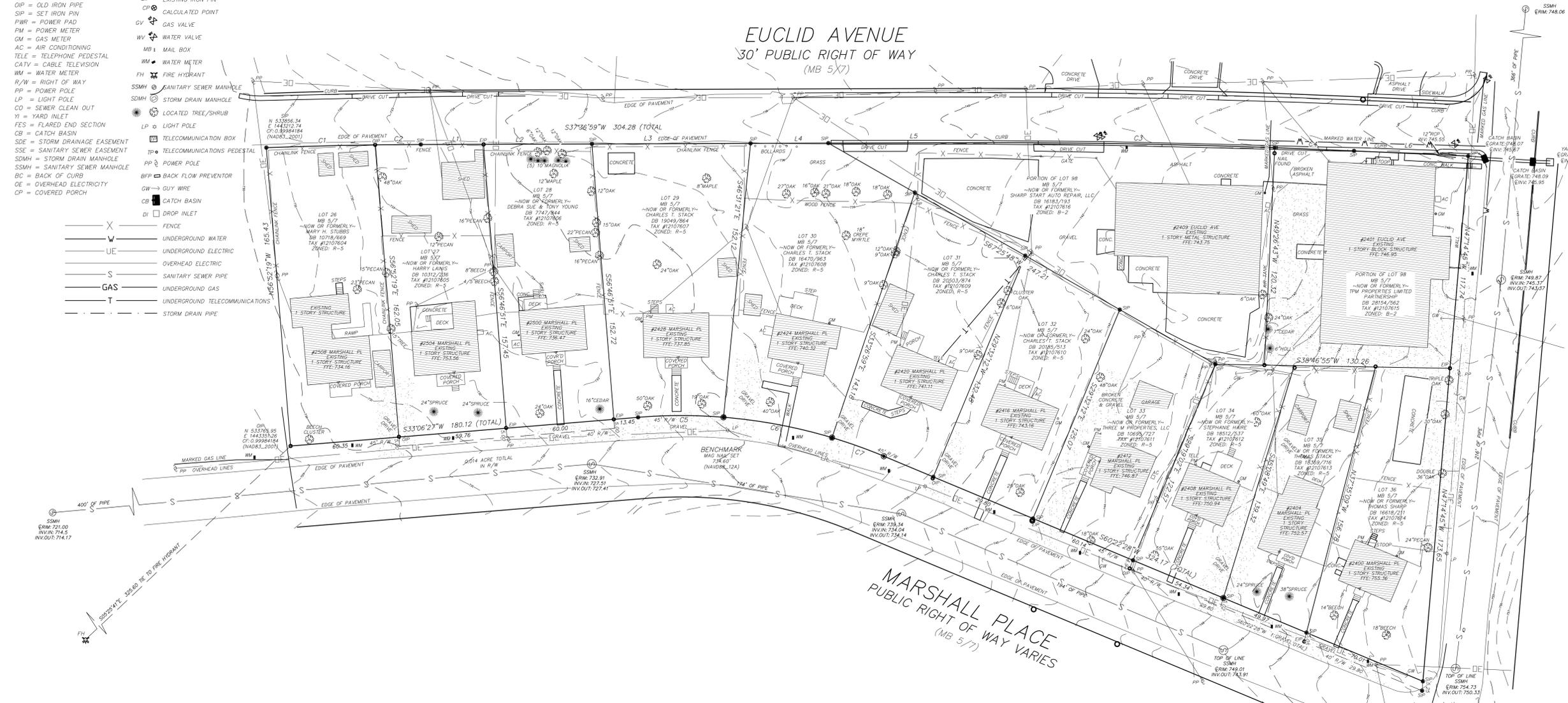
DATE	REVISIONS
	SCALE: 1" = 30'
	2014/2/27/MARSHALL PL
	2014/1/1/MARSHALL PL
	DRAWN BY: TW
	CHECKED BY: HW
	FIELD WORK: JWEW
	APRIL 21, 2014

- LEGEND:**
- EIP = EXISTING IRON PIN
 - OIP = OLD IRON PIPE
 - SIP = SET IRON PIN
 - PWR = POWER PAD
 - PM = POWER METER
 - GM = GAS METER
 - AC = AIR CONDITIONING
 - TELE = TELEPHONE PEDESTAL
 - CATV = CABLE TELEVISION
 - WM = WATER METER
 - R/W = RIGHT OF WAY
 - PP = POWER POLE
 - LP = LIGHT POLE
 - CO = SEWER CLEAN OUT
 - YI = YARD INLET
 - FES = FLARED END SECTION
 - CB = CATCH BASIN
 - SDE = STORM DRAINAGE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - SSMH = STORM DRAIN MANHOLE
 - SSM = SANITARY SEWER MANHOLE
 - BC = BACK OF CURB
 - OE = OVERHEAD ELECTRICITY
 - CP = COVERED PORCH
 - DI = DROP INLET
 - X = FENCE
 - W = UNDERGROUND WATER
 - UE = UNDERGROUND ELECTRIC
 - S = OVERHEAD ELECTRIC
 - S = SANITARY SEWER PIPE
 - G = UNDERGROUND GAS
 - T = UNDERGROUND TELECOMMUNICATIONS
 - S = STORM DRAIN PIPE

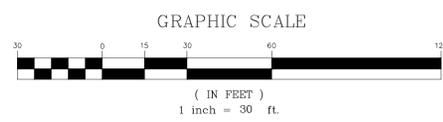
EUCLID AVENUE
30' PUBLIC RIGHT OF WAY
(MB 5/7)

ATHERTON STREET
PUBLIC RIGHT OF WAY VARIES
(MB 5/7)

MARSHALL PLACE
PUBLIC RIGHT OF WAY VARIES
(MB 5/7)



- NOTES:**
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED AS SHOWN.
 - TAX PARCEL NUMBERS ARE AS SHOWN.
 - DEED REFERENCES ARE AS SHOWN.
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710454300K, WITH A DATE OF IDENTIFICATION OF 3/2/09.
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
 - AREA COMPUTED BY COORDINATED METHOD.
 - NO NCGS MONUMENT FOUND WITHIN 2000'.
 - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.



CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	2448.50	60.45	S36°18'59"W	60.45
C2	2448.50	25.33	S37°19'12"W	25.33
C3	4375.79	169.90	S38°43'44"W	169.89
C4	4375.79	44.01	S40°07'45"W	44.01
C5	292.94	47.51	S37°45'12"W	47.45
C6	292.94	61.37	S48°24'02"W	61.26
C7	292.94	30.54	S57°23'18"W	30.52

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0287
HUGH E. WHITE, JR., N.C.R.L.S. & S.C.R.L.S. 889 - 7601
CERTIFICATE OF AUTHORIZATION MCG-1242 SC886

MARSHALL PLACE
(NEAR THE INTERSECTION OF ATHERTON STREET & EUCLID AVENUE)
SURVEYED FOR: AMERICAN ENGINEERING
TOTAL AREA NET OF R/W: 2.909 ACRES
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA