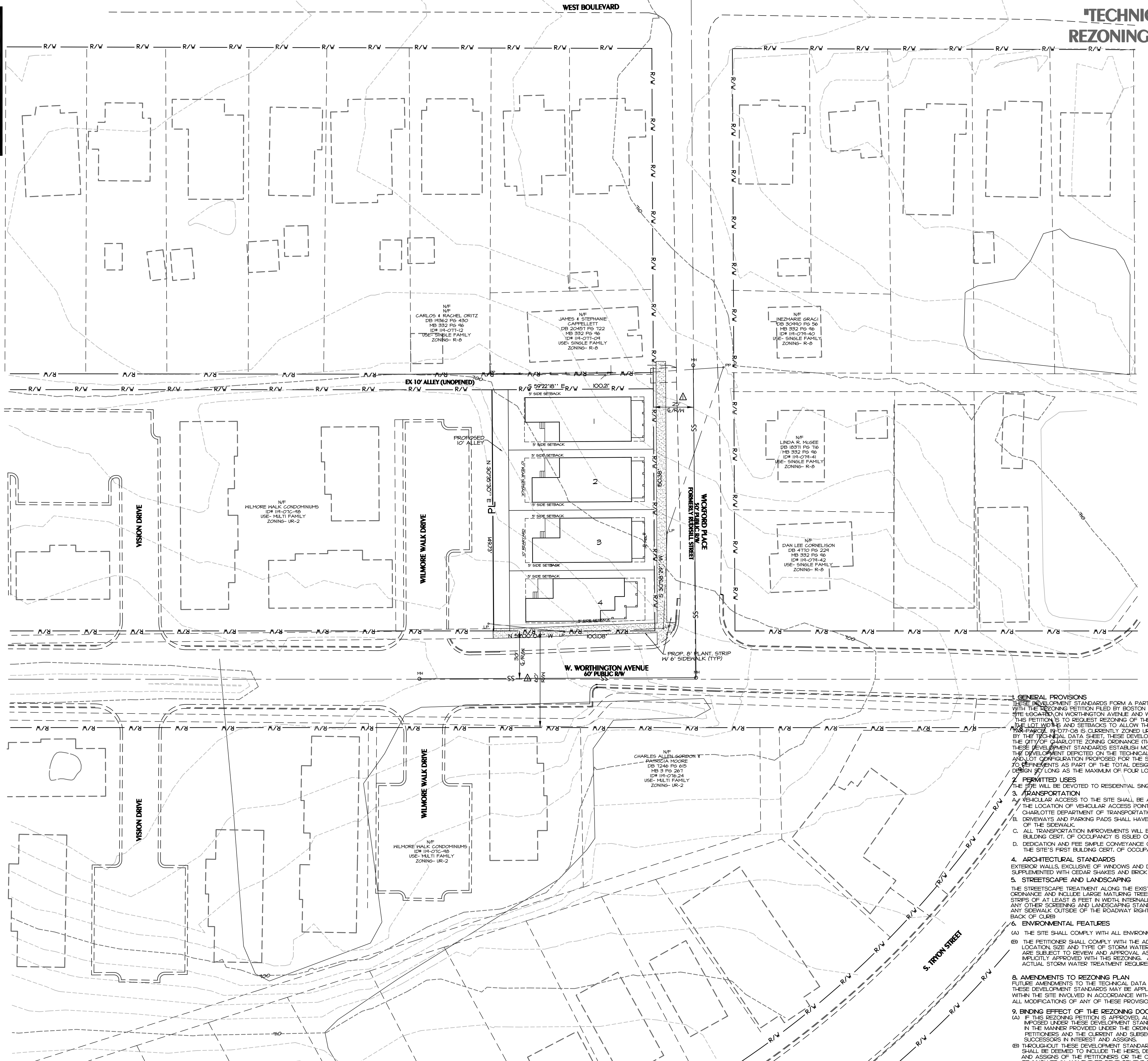


VICINITY MAP

'TECHNICAL DATA SHEET'
REZONING PETITION # 2017-162



DEVELOPMENT STANDARDS

TAX PARCEL NO.: 114-071-09
 EXIST ZONING CLASSIFICATION: UR-1 (CD) (2017-066)
 PROP. ZONING CLASSIFICATION: UR-1 (CD)
 EXIST & PROP USE: SINGLE FAMILY DETACHED
 SITE ACRES: 0.345 AC
 MAX. NO. OF UNITS PROPOSED: 4
 MAX. PROPOSED DENSITY: 12 DUA
 PROPERTY IS LOCATED IN THE CHARLOTTE HISTORIC DISTRICT

UR-1 (CD) LOT DATA:
 MIN. LOT SIZE = 3000 SF
 MIN. LOT WIDTH = 35'
 MIN. SETBACK = 21.5' FROM B/C ON WICKFORD PL.
 MIN. SETBACK = 14' FROM B/C ON WORTHINGTON AVE.
 MIN. SIDE YARD = 5'
 MIN. REAR YARD = 10'
 MAX. BUILDING HEIGHT = 40'

- 1. GENERAL PROVISIONS**
 THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY BOSTON PROPERTIES TO REZONE AN 0.34 ACRES SITE LOCATED ON WORTHINGTON AVENUE AND WICKFORD PLACE (THE "SITE"). THE PURPOSE OF THIS PETITION IS TO REQUEST REZONING OF THE SITE (THE SITE) TO THE UR-1 (CD) TO ALLOW THE LOT WIDTHS AND SETBACKS TO ALLOW THE CONSTRUCTION OF SINGLE FAMILY DETACHED HOMES. PARCEL 114-071-09 IS CURRENTLY ZONED UR-1 (CD). THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE DEVELOPMENT DEPICTED ON THE TECHNICAL DATA SHEET IS INTENDED TO REFLECT THE ROADWAY AND LOT CONFIGURATION PROPOSED FOR THE SITE. AREAS DEPICTED ARE SCHEMATIC AND ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. THEY MAY THEREFORE BE MODIFIED DURING DESIGN SO LONG AS THE MAXIMUM OF FOUR LOTS IS NOT VIOLATED AND PER SECTION 6207.
- 2. PERMITTED USES**
 THE SITE WILL BE DEVOTED TO RESIDENTIAL SINGLE-FAMILY DWELLING UNITS AS PERMITTED UNDER THE ORDINANCE.
- 3. TRANSPORTATION**
 A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE LOCATION OF VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS NECESSARY TO MEET THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) REQUIREMENTS FOR APPROVAL.
 B. DRIVEWAYS AND PARKING PADS SHALL HAVE A MINIMUM LENGTH OF 20 FT. MEASURED FROM THE BACK OF THE SIDEWALK.
 C. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERT. OF OCCUPANCY IS ISSUED OR PHASED PER SITE'S DEVELOPMENT PLAN.
 D. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY WILL BE PROVIDED TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERT. OF OCCUPANCY IS ISSUED.
- 4. ARCHITECTURAL STANDARDS**
 EXTERIOR WALLS, EXCLUSIVE OF WINDOWS AND DOORS, SHALL BE CONSTRUCTED WITH GERMAN STYLE SIDING SUPPLEMENTED WITH CEDAR SHAKES AND BRICK VENEER ACCENTS.
- 5. STREETSCAPE AND LANDSCAPING**
 THE STREETSCAPE TREATMENT ALONG THE EXISTING PUBLIC STREETS WILL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE AND INCLUDE LARGE MATURING TREES, SIDEWALKS OF AT LEAST FIVE FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH INTERNALLY. ANY OTHER SCREENING AND LANDSCAPING STANDARDS AND ANY OTHER SCREENING AND LANDSCAPING STANDARDS SHALL CONFORM TO THE ORDINANCE.
 ANY SIDEWALK OUTSIDE OF THE ROADWAY RIGHT-OF-WAY SHALL BE WITHIN A MIN. 1 FOOT UTILITY EASEMENT (FROM BACK OF CURB).
- 6. ENVIRONMENTAL FEATURES**
 (A) THE SITE SHALL COMPLY WITH ALL ENVIRONMENTAL REGULATIONS.
 (B) THE PETITIONER SHALL COMPLY WITH THE ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEM AS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- 8. AMENDMENTS TO REZONING PLAN**
 FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, OTHER SHEETS ACCOMPANYING THE PETITION AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6207 OF THE ORDINANCE. ALL MODIFICATIONS OF ANY OF THESE PROVISIONS MUST COMPLY WITH SECTION 6207 OF THE ZONING ORDINANCE.
- 9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
 (A) IF THE REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 (B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONERS" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONERS OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
 (C) 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.

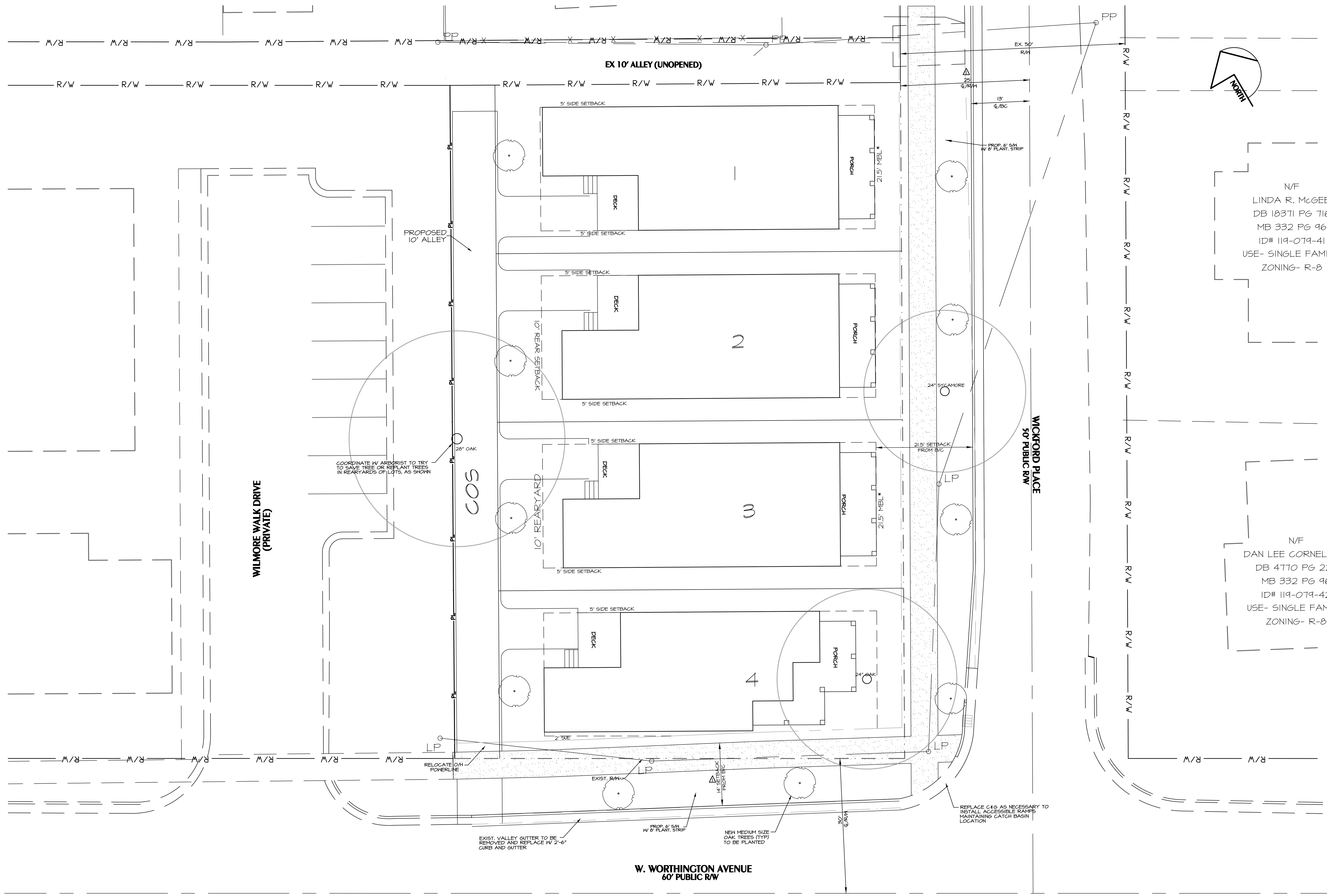


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Engineering
 Land Surveying

Scale: 1"=30'
 Date: 10/10/17
 Drawn By: MIK
 Designed By: MIK
 Job No.: 0417

Public Hearing Map for Rezoning Petition #2017-162
1816 Wickford Place
 City of Charlotte, Mecklenburg County, North Carolina
 RCMD, LLC



NOTE:
ALL TREES WITHIN THE R/W AND ALL TREES LARGER THAN 8" DBA
ARE SHOWN ON THIS PLAN

N/F
LINDA R. MCGEE
DB 18371 PG 716
MB 332 PG 96
ID# 119-079-41
USE- SINGLE FAMILY
ZONING- R-8

N/F
DAN LEE CORNELISON
DB 4770 PG 229
MB 332 PG 96
ID# 119-079-42
USE- SINGLE FAMILY
ZONING- R-8

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REVISIONS:
1. 10/10/17 Labeled Petition No. 1 Added Note for Trees shown



Scale: 1"=10'
Date: 10/10/17
Drawn By: MIK
Designed By: MIK
Job No.: 0417

Site Plan for Rezoning Petition #2017-162
1816 Wickford Place
City of Charlotte, Mecklenburg County, North Carolina
RCMD, LLC