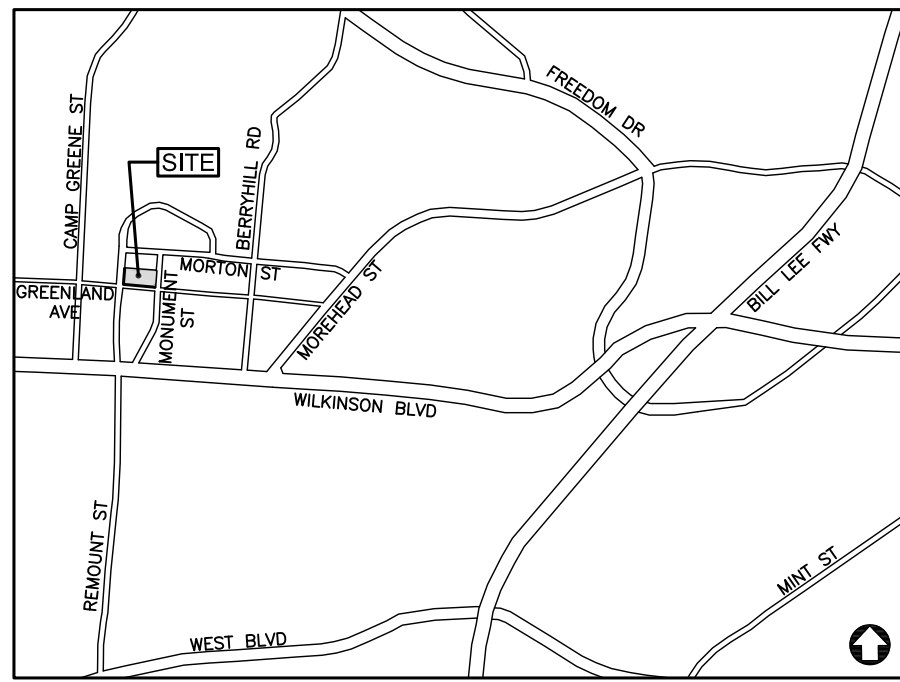
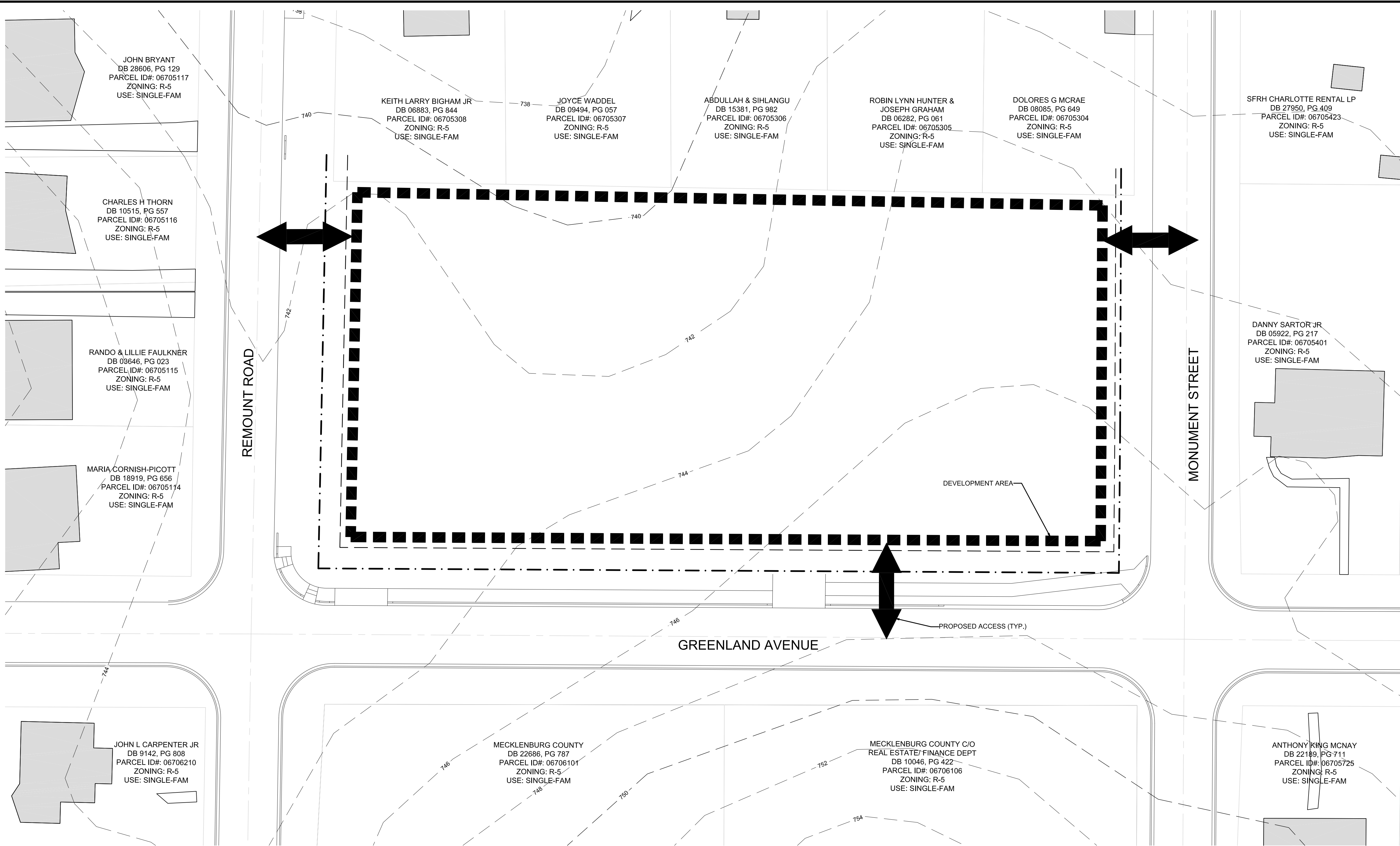


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VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA:	
TAX PARCEL ID:	06705301, 06705302, 06705303, 06705309
EXISTING SITE AREA:	1.046 AC (.97 Net AC after Dedication)
EXISTING ZONING:	R-5
EXISTING USE:	Single-Family Residential/ Vacant
PROPOSED ZONING:	UR-2 (CD)
PROPOSED USE:	Single-Family Attached (Townhomes)
UNITS PROPOSED:	19 Units
DENSITY PROPOSED:	18.2 UNITS / AC
FRONT YARD:	14' from BOC (Greenland Ave, Remount Rd & Monument St)
MAX. SIDE YARD:	5'
REAR YARD:	10'
PROPOSED BUILDING HEIGHT:	48' Max. (per Zoning Table 9.406 (2)(A))
PARKING REQUIRED:	Min.= 1 Per Unit; Max.= 2 Per Unit
PARKING PROVIDED:	2 Car Attached Tandem Garage at Each Unit
TREE SAVE REQUIRED:	0.97 Ac X 15% = 0.146 AC (6,338 SF)
MIN. FLOOR RATIO AREA:	1.0
WASTE MANAGEMENT:	ROLLOUT CONTAINER

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 6.2 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 townhouse 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 single-family attached dwelling units and related accessory uses as are permitted in the UR-2 district.

Transportation

- The site will have access via driveway connections to Remount Road, Greenland Avenue & Monument Street at a location prescribed by CDOT as generally identified on the concept plan for the site.
- Parking areas 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. The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. Any use of stucco will be hard coat stucco. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages. Trash and recycling will be provided by rollout containers on site.

The Petitioner reserves the right to provide rooftop terrace(s) on the units in order to take advantage of Charlotte skyline views.

Streetscape and Landscaping

Reserved

Environmental Features

The location, size, and type of storm water management systems 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. Storm water and water quality facilities will be designed as part of the overall site construction plans.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

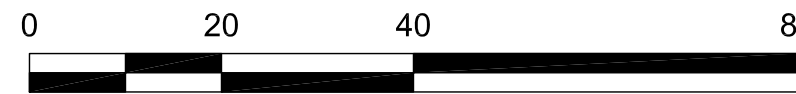
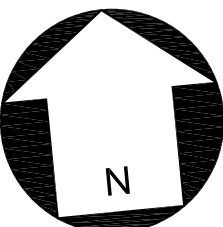
Lighting

- Freestanding lighting on the site will utilize full cut-off luminaires and will be limited to 20' in height.
- The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjoining properties. No such light fixtures will be located higher than 20' from the finished first floor elevation.

Phasing

Reserved

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



SCALE: 1"=20'

REVISIONS:

No.	Date	By	Description

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: DRW

Checked By: MDL

Date: 06/29/15

Project Number: 15022

Sheet Number:

RZ-100

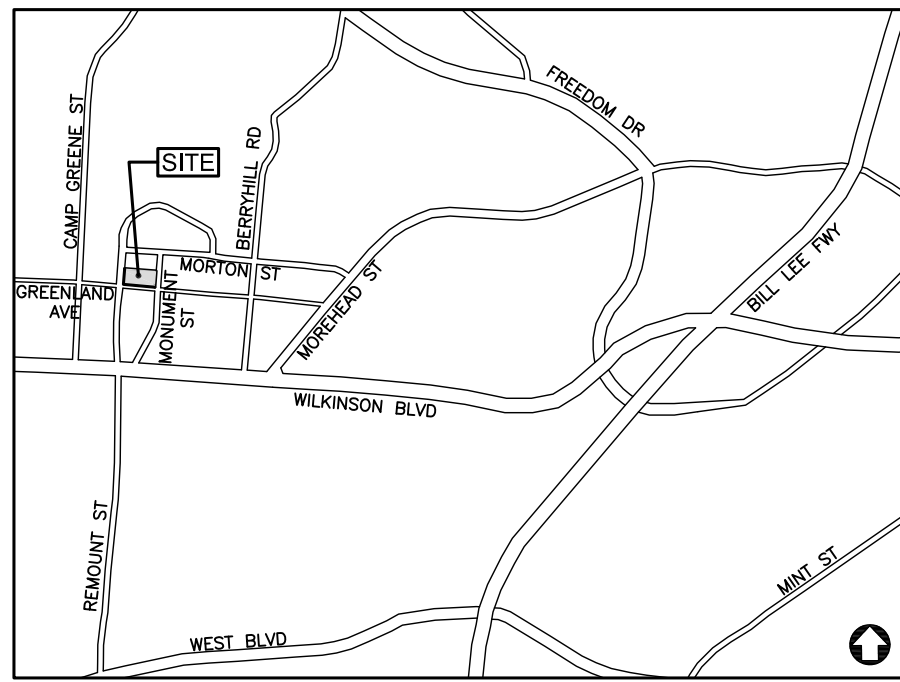
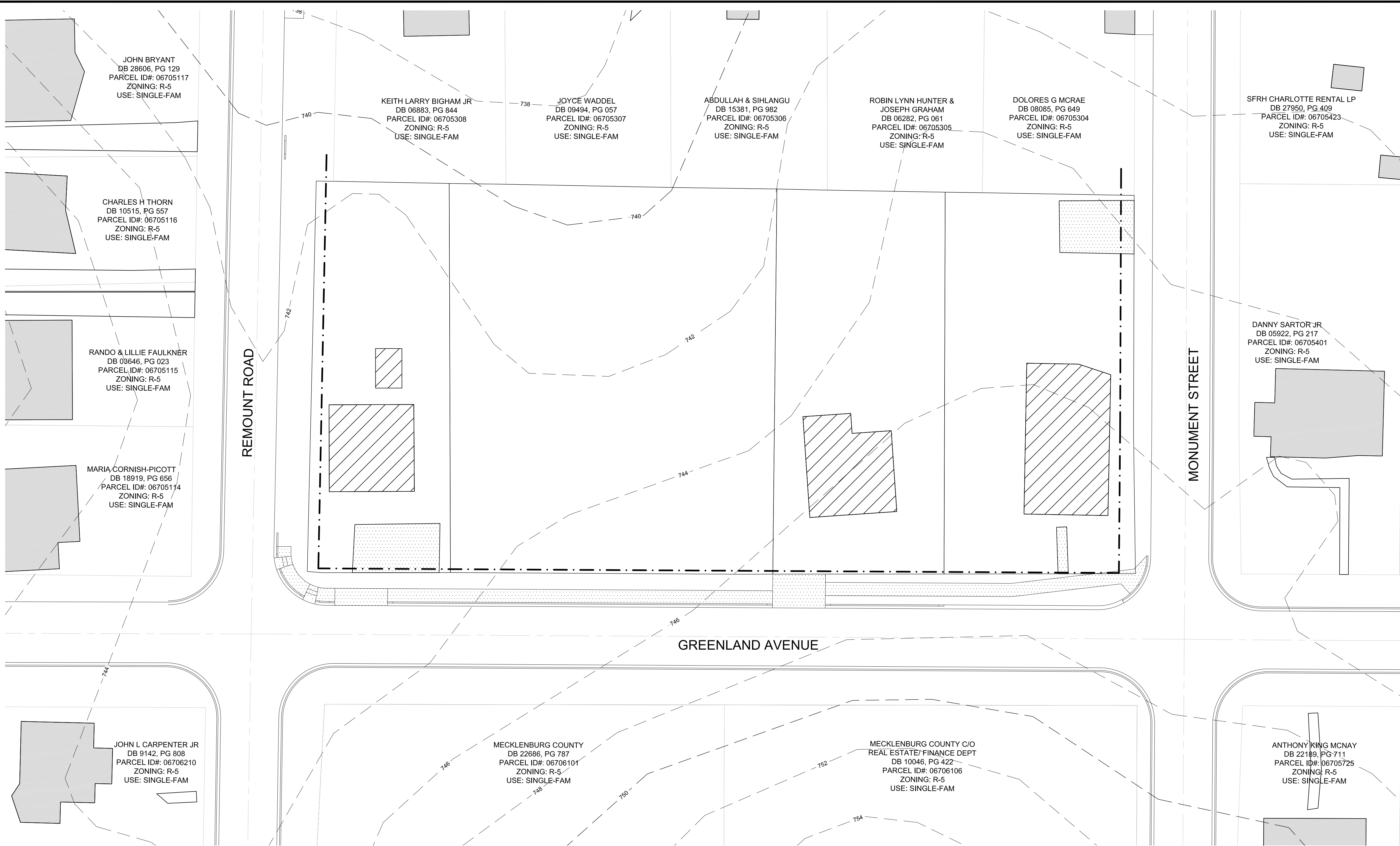
PETITION#: 2015-XXX
SHEET # 1 OF 3



CAMP GREEN TOWNHOMES
CHARLOTTE, NC
CAMP GREEN PROPERTIES, LLC
CHARLOTTE, NC 28205

TECHNICAL
DATA SHEET

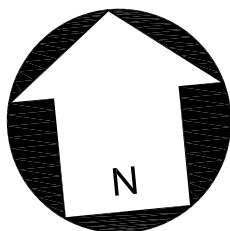
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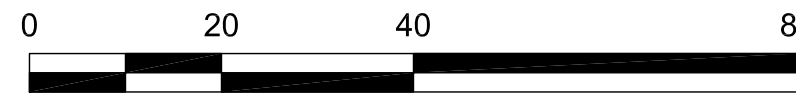
VICINITY MAP
(NOT TO SCALE)

LEGEND

- EXISTING BUILDING
- EXISTING DRIVEWAY/ WALK



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



SCALE: 1"=20'

REVISIONS:

No.	Date	By	Description

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
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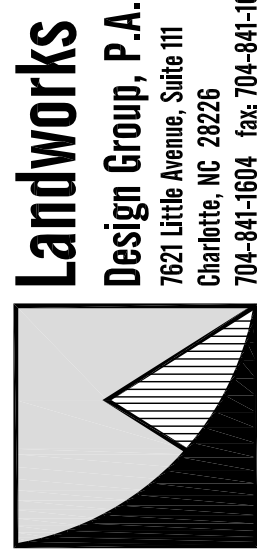
Date: 06/29/15

Project Number: 15022

Sheet Number:

RZ-101

PETITION#: 2015-XXX
SHEET # 2 OF 3



CAMP GREEN TOWNHOMES
CHARLOTTE, NC
CAMP GREEN PROPERTIES, LLC
CHARLOTTE, NC 28205

EXISTING
CONDITIONS
PLAN

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