

GENERAL PROVISIONS
THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET FOR THE "MARSH ROAD" DEVELOPMENT SUBMITTED BY THE DRAKEFORD COMPANY (THIS "TECHNICAL DATA SHEET"). DEVELOPMENT OF THE PROPERTY IDENTIFIED ON THIS TECHNICAL DATA SHEET (THE "PROPERTY" OR THE "SITE") AND THE INDIVIDUAL COMPONENTS TO BE LOCATED THEREON WILL BE GOVERNED BY THE CONDITIONS OF THIS TECHNICAL DATA SHEET AND THOSE PLANS AND DRAWINGS EXPRESSLY INCORPORATED HEREIN BY REFERENCE AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THIS TECHNICAL DATA SHEET, THE DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE URBAN RESIDENTIAL DISTRICT UR-2 (CD) CLASSIFICATIONS SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

THE DEVELOPMENT DEPICTED ON THIS TECHNICAL DATA SHEET RZ 1.0 IS SCHEMATIC IN NATURE AND IS INTENDED ONLY TO DESCRIBE THE POSSIBLE ARRANGEMENT OF USES ON THE SITE AND ILLUSTRATE DESIGN PRINCIPALS. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING FOOTPRINT OUTLINED ON THE PLAN IS ILLUSTRATIVE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED. ALL SUCH CHANGES ARE SUBJECT TO APPROVAL PER SECTION 6 OF THE ORDINANCE.

PERMITTED USES

THE SITE MAY BE DEVELOPED FOR RESIDENTIAL AND ITS ACCESSORY USES WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS UNDER THE ORDINANCE FOR THE URBAN RESIDENTIAL UR-2 (CD) DISTRICT.

THE MAXIMUM FLOOR AREA RATIO FOR THE ENTIRE RESIDENTIAL COMPONENT OF THE DEVELOPMENT SHALL COMPLY WITH THE UR-2 MINIMUM STANDARDS.

BUFFERS

1. ALL BUFFERS HAVE BEEN ELIMINATED PER SECTION 12.301 OF THE ORDINANCE.

SETBACKS, SIDE YARDS AND REAR YARDS

1. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 (CD) ZONING DISTRICT.

2. A MINIMUM BUILDING SETBACK OF FOURTEEN (14) FEET SHALL BE ESTABLISHED ON MARSH ROAD FROM THE EXISTING OR PROPOSED BACK-OF-CURB PER SECTION 9.406 (2) OF THE ORDINANCE.

3. ACCESSORY STRUCTURES MAY BE LOCATED 3' FROM OF A LOT LINE IN THE REAR YARD PER SECTION 12.106 (2) OF THE ORDINANCE.

SCREENING AND LANDSCAPING AREAS

1. SITE WILL COMPLY WITH CHAPTER 21 OF THE TREE ORDINANCE.

2. LANDSCAPE AREAS WILL BE PLANTED ON THE SITE TO MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

3. STREET TREES SHALL BE INSTALLED ALONG ALL PUBLIC STREETS PER SECTION 21.14 (C3) OF THE CHARLOTTE TREE ORDINANCE.

4. ALL SCREENING ON THE SITE WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

5. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

6. IF A BACKFLOW PREVENTOR OR TRANSFORMER ARE INSTALLED IF THEY WILL BE COMBINED IN WITH THE BUILDING ARCHITECTURE OR SCREENED APPROPRIATELY WITH A WING WALL AND/OR LANDSCAPING.

PARKING FACILITIES

1. OFF STREET VEHICULAR PARKING WILL MEET THE STANDARDS OF THE UR DISTRICT OF A MINIMUM 1 SPACE PER UNIT AND A MAXIMUM OF 2 SPACES PER UNIT PER SECTION 9.408 (1).

2. PARKING AREA WILL BE FENCED AND SECURED.

SIGNS

1. TEMPORARY CONSTRUCTION SIGNAGE CANNOT BE LOCATED WITHIN THE REQUIRED SETBACK AND WILL BE REMOVED NO LATER THAN 30 DAYS AFTER 99% OF THE CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

2. SIGNAGE LOCATED WITHIN THE URBAN RESIDENTIAL UR-2 (CD) DISTRICT SHALL CONFORM TO UR-2 STANDARDS.

ACCESS POINTS (DRIVEWAYS)

1. THE NUMBER OF ACCESS POINTS SHALL BE LIMITED TO (1) ON MARSH ROAD.

2. THE PLACEMENT AND CONFIGURATION OF THIS ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

AIR QUALITY

DEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF AN ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION TO MCAQ DUE TO POSSIBLE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE. A LETTER OF NOTIFICATION AND THE REQUIRED FORMS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCAQ.

SOLID WASTE

1. THE PETITIONER WILL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ADDITIONALLY, ALL LAND CLEARING AND WASTE DISPOSAL SHALL BE TAKEN TO A PROPERLY PERMITTED FACILITY. MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF ALL FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.

2. DEVELOPMENT MUST MEET ALL REQUIREMENTS AS STATED IN CHAPTERS 9 AND 12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTOR AND RECYCLING AREAS.

LIGHTING

LIGHTING FIXTURES WILL BE SHIELDED WILL FULL CUT-OFF. NO WALL PAK TYPE LIGHTING WILL BE ALLOWED.

LANDSCAPING

1. ALL ENHANCED LANDSCAPE AREAS TO BE INSTALLED AND LOCATED AS DEPICTED ON SITE PLAN. ENHANCED LANDSCAPE AREAS WILL BE IRRIGATED.

2. ENHANCED LANDSCAPE AREAS TO BE ACCENTED WITH BRICK OR STONE LANDSCAPE WALLS AS DEPICTED ON SITE PLAN.

3. A MINIMUM OF FOUR (4) 4in CALIPER HARDWOOD TREES WILL BE PLANTED.

4. BRICK SIDEWALKS WILL EXTEND FROM THE REQUIRED LEFT SIDEWALK ON MARSH ROAD TO THE COMMON ENTRY POINTS OF EACH BUILDING.

5. OFF-SITE LANDSCAPE ENHANCEMENTS TO BE DETERMINED BY THE PETITIONER AND THE COMMUNITY NEIGHBORHOOD ASSOCIATION.

GROUND AND WASTEWATER SERVICES

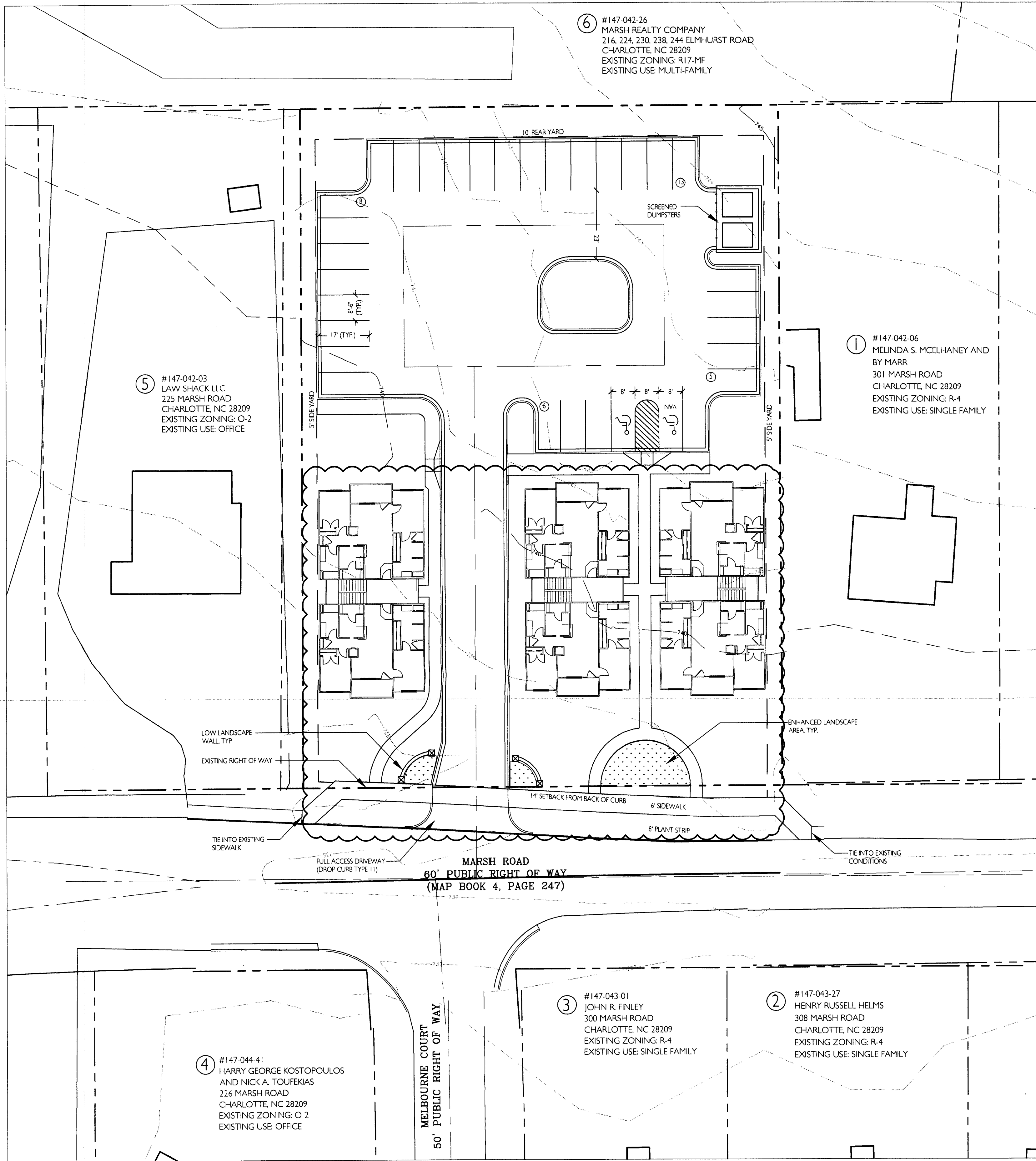
A LOCAL GROUNDWATER ORDINANCE THAT ADDRESSES THE INSTALLATION, REPAIR AND ABANDONMENT OF WELLS (INCLUDING MONITORING WELLS) WAS EFFECTIVE JANUARY 2005. THE MECKLENBURG COUNTY GROUNDWATER AND WASTEWATER SERVICES PROGRAM SHOULD BE CONTACTED PRIOR TO ANY INSTALLATION OR ABANDONMENT OF WELLS ON THIS PROPERTY TO ENSURE COMPLIANCE WITH THESE REGULATIONS. ABANDONMENT OF ANY WELLS DISCOVERED DURING ANY DEVELOPMENT AT THE SITE SHALL BE DONE IN ACCORDANCE WITH THE MECKLENBURG COUNTY WELL REGULATIONS AND NORTH CAROLINA'S 15A NCAC 2C RULE 0133 - "ABANDONMENT OF WELLS".

AMENDMENTS TO REZONING PLAN

1. FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

BINDING EFFECT

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST OR ASSIGNS.



SITE DEVELOPMENT SUMMARY:

1) TAX PARCEL ID NUMBERS:

147-042-04 (LOT 3)
147-042-05 (LOT 4)

2) TOTAL SITE SF (ACREAGE): +/- 35,969 (+/- .83 AC)

3) EXISTING ZONING AND USES:

SINGLE FAMILY DISTRICT - "R-4"
SINGLE FAMILY USE

4) PROPOSED ZONING & PERMITTED USES:

URBAN RESIDENTIAL DISTRICT - "UR-2 (CD)"
MULTI-FAMILY RESIDENTIAL

5) SETBACKS AND YARDS:

14' SETBACK ON MARSH ROAD
5' SIDE YARD
10' REAR YARD

6) BUILDING PROGRAM:

40' MAXIMUM HEIGHT
18 UNITS = 21.68 DUA
+/- 21,366 GSF ≤ 1.0 FAR
UNITS WILL BE FOR SALE

7) PARKING:

- MINIMUM SPACES REQUIRED (1 PER UNIT): 18
- MAXIMUM REQUIRED (2 PER UNIT): 36
- TOTAL SPACES PROPOSED: +/- 32
- (2) BICYCLE PARKING SPACES ARE REQUIRED AND
WILL BE PROVIDED.

EXISTING CONDITIONS INFORMATION:

SITE SURVEY DATA AND TOPOGRAPHIC INFORMATION INSIDE

PROJECT BOUNDARY PROVIDED BY:

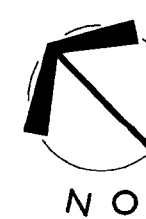
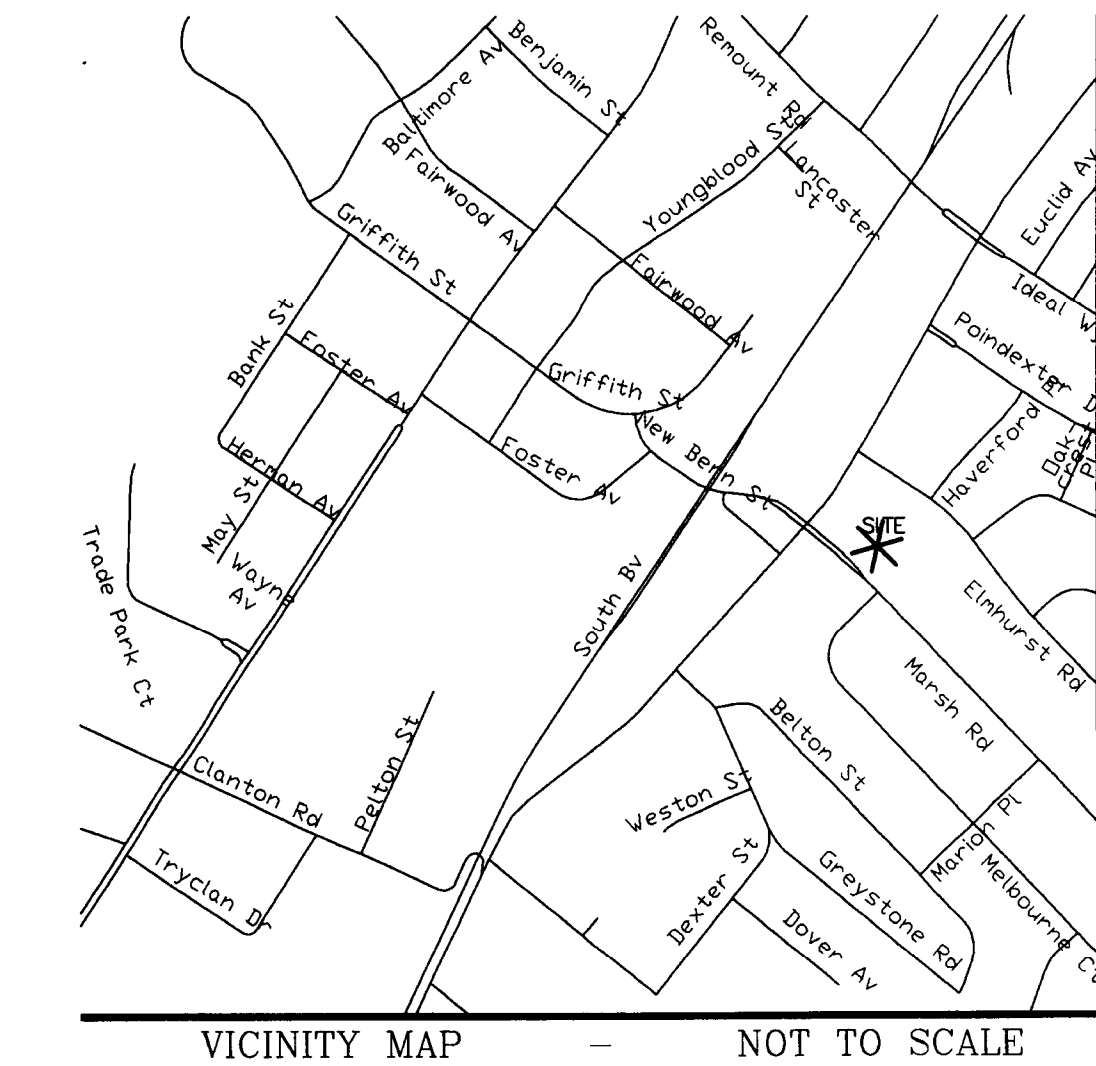
THE SURVEY COMPANY, INC.
4105-B STUART ANDREW BLVD.
CHARLOTTE, NC 28217
704.561.9970

PLANIMETRIC AND TOPOGRAPHIC INFORMATION OUTSIDE OF

THE PROJECT BOUNDARY PROVIDED BY:

MECKLENBURG COUNTY
ENGINEERING & BUILDING STANDARDS DEPARTMENT
DELD (DEMOGRAPHIC, EMPLOYMENT AND LAND
DEVELOPMENT) INFORMATION SYSTEM

NOTE: THE SCHEMATIC SITE PLAN IS ILLUSTRATIVE IN NATURE AND IS
INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.



FOR PUBLIC HEARING
PETITION NO. 2008-102

REVISIONS:
June 2, 2008 - Revised Zoning Classification per City
June 2, 2008 - Revisions per Planning comments
08/15/08 - Revisions per Comments

DATE: May 30, 2008
DRAWN BY: JPH
CHECKED BY: RJP
Q.C. BY: RJP
SCALE: 1"=20'
PROJECT #: 1008-179

SHEET #:

RZ 1.0

MARSH ROAD Multi-family Development - UR-2 (CD) Rezoning

Petitioner: The Drakeford Company, Charlotte, NC

TECHNICAL DATA SHEET

LAND DESIGN FUSION ARCHITECTURE INTERIORS

223 N Graham Street Charlotte, NC 28202
V. 704.333.0325 F. 704.332.3246
www.LandDesign.com

