

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 COVERED 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 10 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 21-114 (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, IT/THEY WILL BE COMBINED IN WITH THE BUILDING ARCHITECTURE OR SCREENED APPROPRIATELY WITH A WING WALL AND/OR LANDSCAPING.

PARKING FACILITIES
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).

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
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 INERT DEBRIS 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.

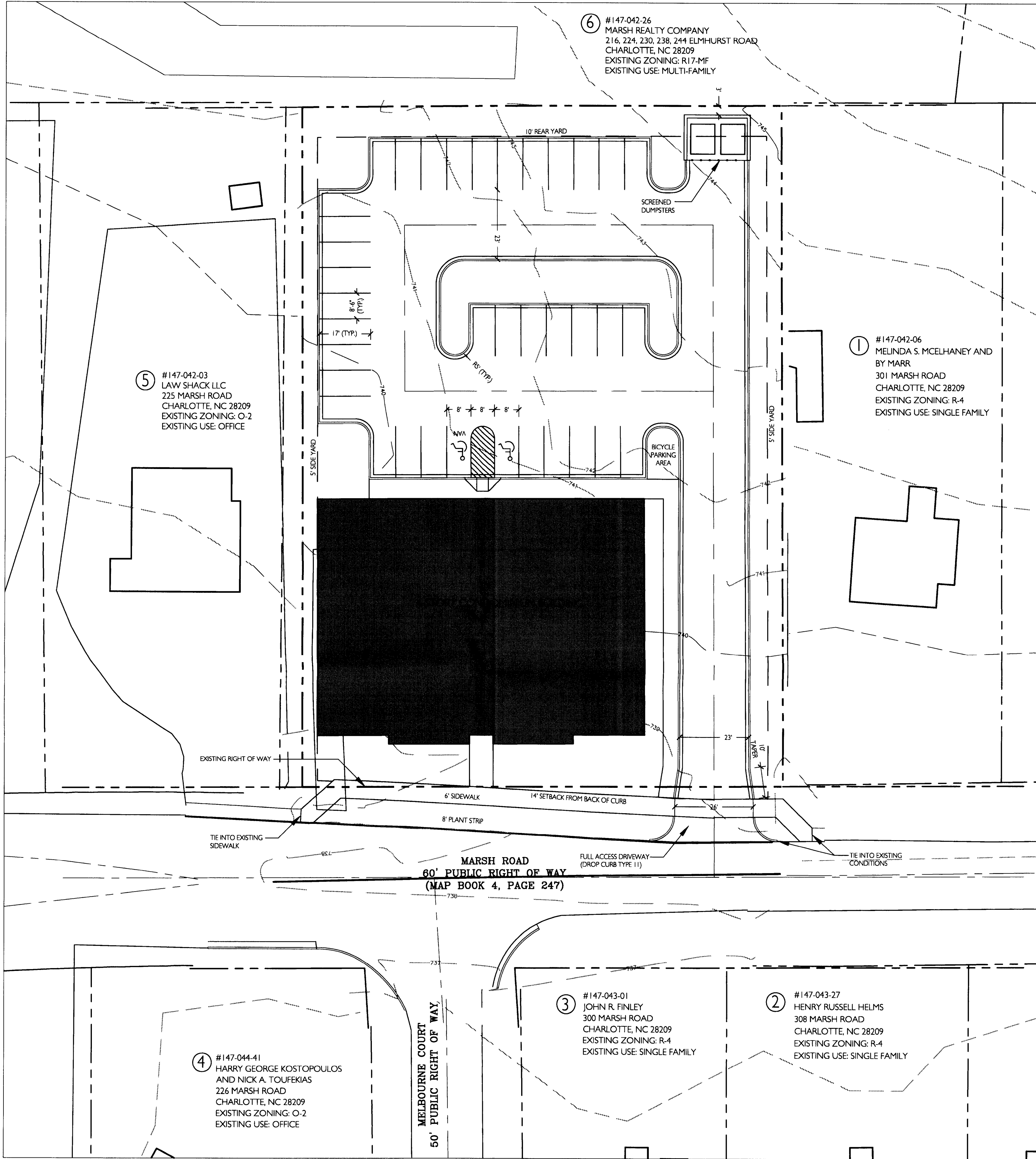
2. DEVELOPMENT MUST MEET ALL REQUIREMENTS AS STATED IN CHAPTERS 9 AND 12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTOR AND RECYCLING AREAS.

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

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:

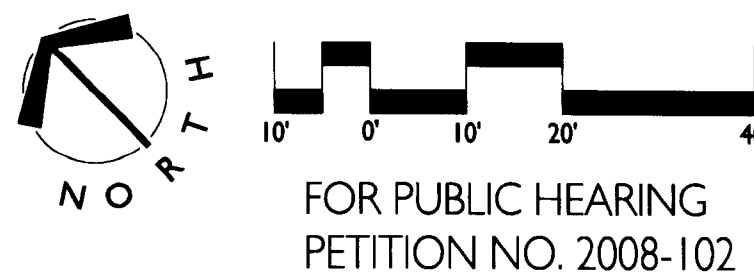
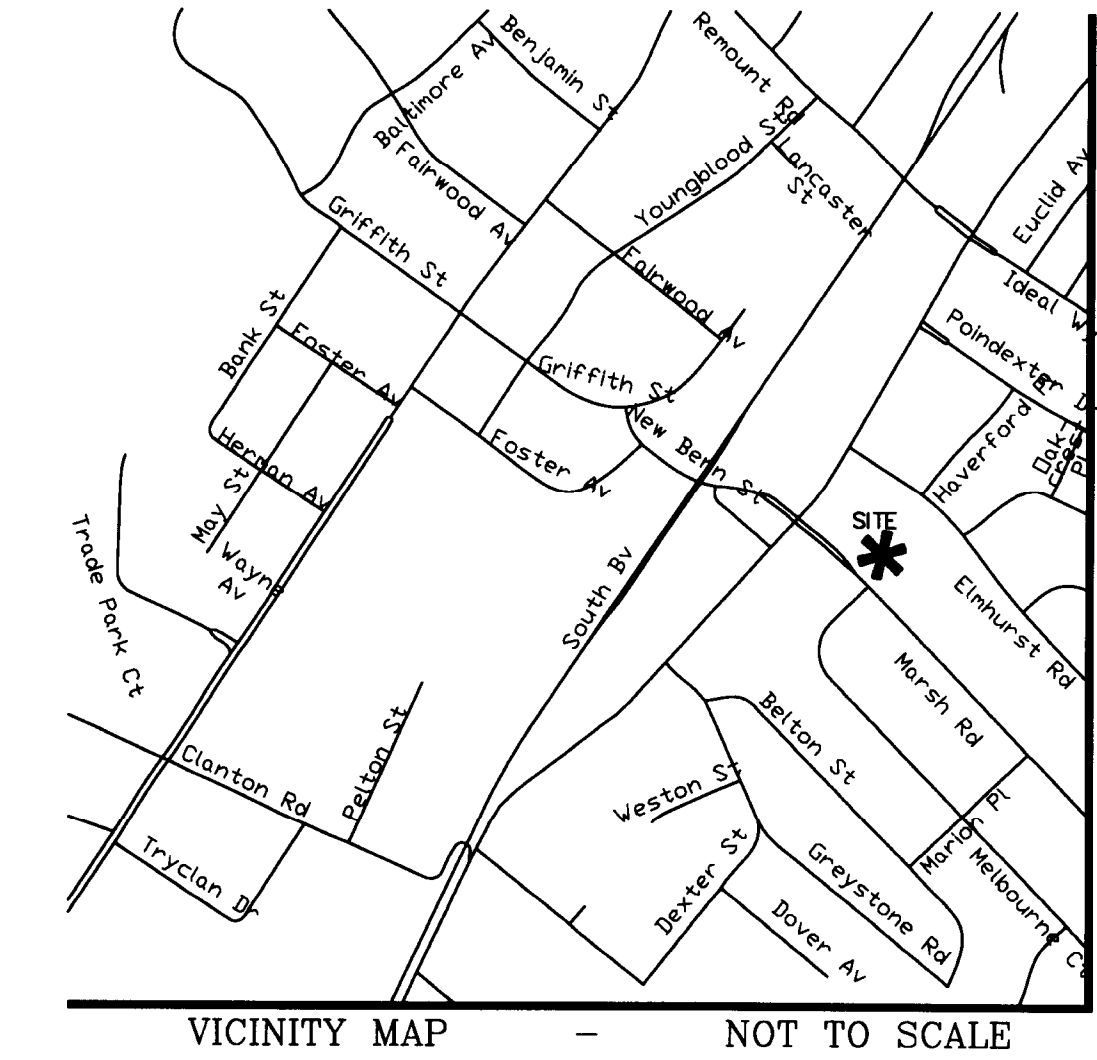
- 1) TAX PARCEL ID NUMBERS:
147-042-04 (LOT 3)
147-042-05 (LOT 4)
- 2) TOTAL SITE SF (ACREAGE): +/- 35,969 (+/- .83 AC)
- 3) EXISTING ZONING AND USES:
SINGLE FAMILY DISTRICT - "R-4"
SINGLE FAMILY USE
- 4) PROPOSED ZONING & PERMITTED USES:
URBAN RESIDENTIAL DISTRICT - "UR-2 (CD)"
MULTI-FAMILY RESIDENTIAL
- 5) SETBACKS AND YARDS:
14' SETBACK ON MARSH ROAD
5' SIDE YARD
10' REAR YARD
- 6) BUILDING PROGRAM:
40' MAXIMUM HEIGHT
32 UNITS = 3855 DUA
35960 CSF < 1.0 FAR
UNITS WILL BE FOR SALE
- 7) PARKING:
- MINIMUM SPACES REQUIRED (1 PER UNIT): 32
- MAXIMUM REQUIRED (2 PER UNIT): 64
- TOTAL SPACES PROPOSED: 37
- (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

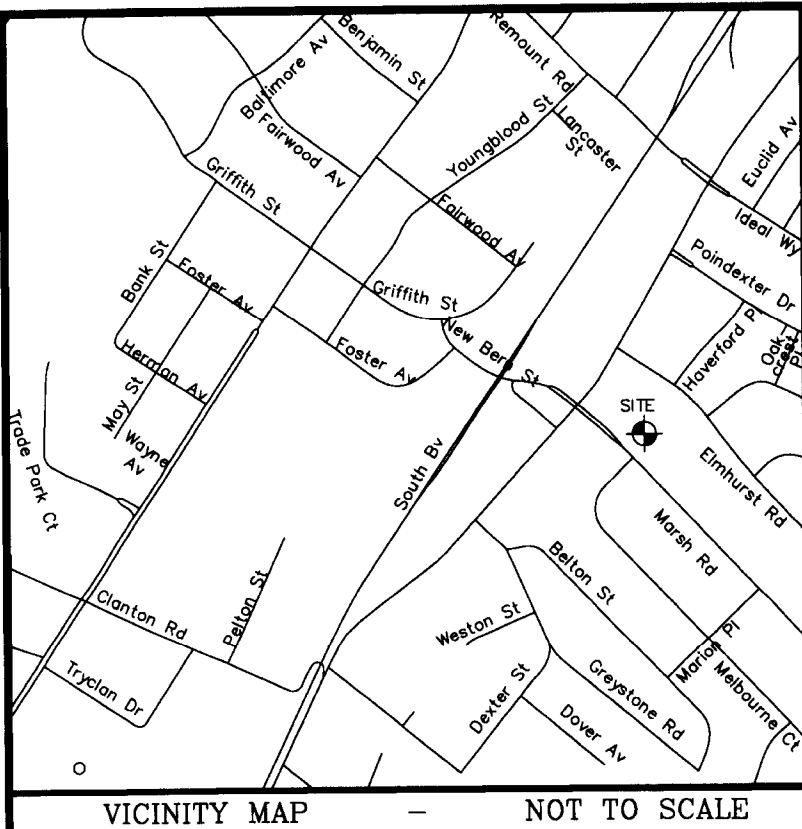
NOTE: THE SCHEMATIC SITE PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.



MARSH ROAD
Multi-family Development - UR-2 (CD) Rezoning
Petitioner: The Drakeford Company, Charlotte, NC
TECHNICAL DATA SHEET

REVISIONS:
June 2, 2008 - Revised Zoning Classification per City
June 20, 2008 - Revisions per Planning comments

DATE: May 30, 2008
DRAWN BY: AAT
CHECKED BY: RP
Q.C. BY: RP
SCALE: 1"=20'
PROJECT #: 1008-79
SHEET #:
RZ 1.0



VICINITY MAP - NOT TO SCALE

GENERAL NOTES

1. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
2. ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
3. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
4. ALL CORNERS MONUMENTED AS SHOWN.
5. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODZONE AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 3719C0206 BEARING AN EFFECTIVE DATE OF FEBRUARY 04, 2004.
6. SUBJECT PROPERTY ZONED R-4
MINIMUM FRONT SETBACK - 30 FEET
MINIMUM SIDE YARD - 5 FEET
MINIMUM REAR YARD - 40 FEET
7. BASIS OF HORIZONTAL DATUM IS NC GRID NAD 83 PER FIELD RUN STATIC GPS SESSIONS REFERENCING NCGS STATION "CHME" HAVING NC GRID COORDINATES IN U.S. SURVEY FEET OF N: 560,980.53 AND E: 1,436,243.62.
8. BASIS OF VERTICAL DATUM IS NAVD 88 PER FIELD RUN STATIC GPS SESSIONS REFERENCING NCGS STATION "CHME" HAVING A PUBLISHED ELEVATION OF 843.79'.
9. THE SURVEY COMPANY, INCORPORATED IS RESPONSIBLE ONLY FOR THE LOCATION OF ABOVE GROUND EVIDENCE AND NOT THE ACTUAL LOCATION OF UNDERGROUND UTILITIES. THERE MAY BE OTHER UNDERGROUND UTILITIES ON THIS SITE OTHER THAN THOSE SHOWN. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY DIFFER FROM THE LOCATION SHOWN ON THE MAP. BEFORE DOING ANY DIGGING CALL NC ONECALL (1-800-632-4949).

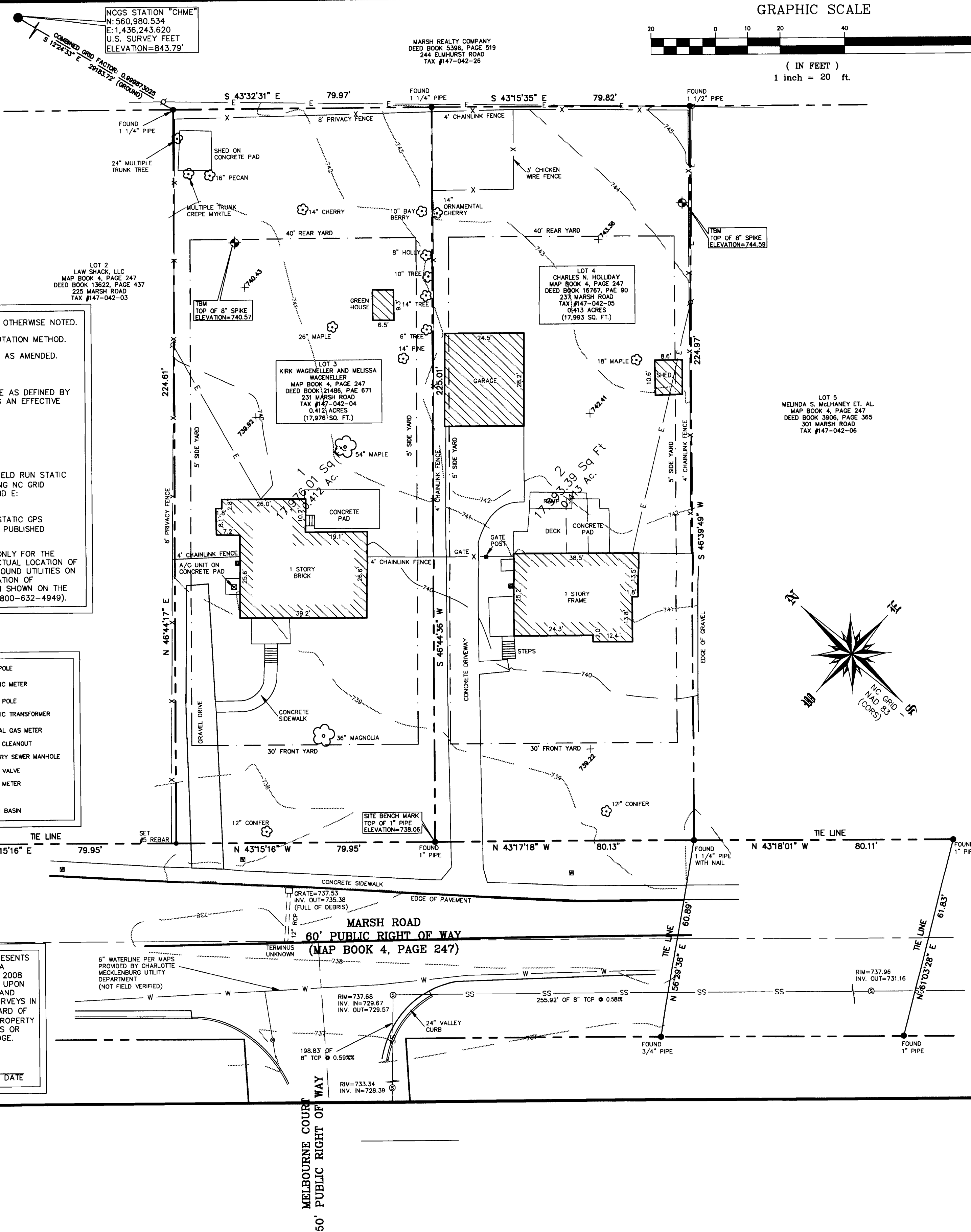
LEGEND

STORM DRAIN	LIGHT POLE
CURB	ELECTRIC METER
PROPERTY LINE SURVEYED	POWER POLE
PROPERTY LINE NOT SURVEYED	ELECTRIC TRANSFORMER
RIGHT-OF-WAY LINE	NATURAL GAS METER
EASEMENT LINE	SEWER CLEANOUT
SETBACK LINE	SANITARY SEWER MANHOLE
OVERHEAD POWER LINE	WATER VALVE
FENCE LINE	WATER METER
FOUND PROPERTY CORNER	CATCH BASIN
SET 5/8" REBAR OR PH NAIL	

I, CHARLES S. LOGUE, HEREBY CERTIFY THAT THIS MAP REPRESENTS THE CONDITIONS EXISTING ON THE GROUND AT THE TIME OF A SURVEY PERFORMED UNDER MY DIRECTION BETWEEN MAY 15, 2008 AND MAY 21, 2008, AND THAT THIS MAP AND FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY SUPERVISION AND CONFORMS WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN NORTH CAROLINA (SECTION 1600 OF THE RULES OF THE BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS) THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, COVENANTS OR RESTRICTIONS OF WHICH THE UNDERSIGNED HAS NO KNOWLEDGE.

CHARLES S. LOGUE, PLS L-4212

DATE



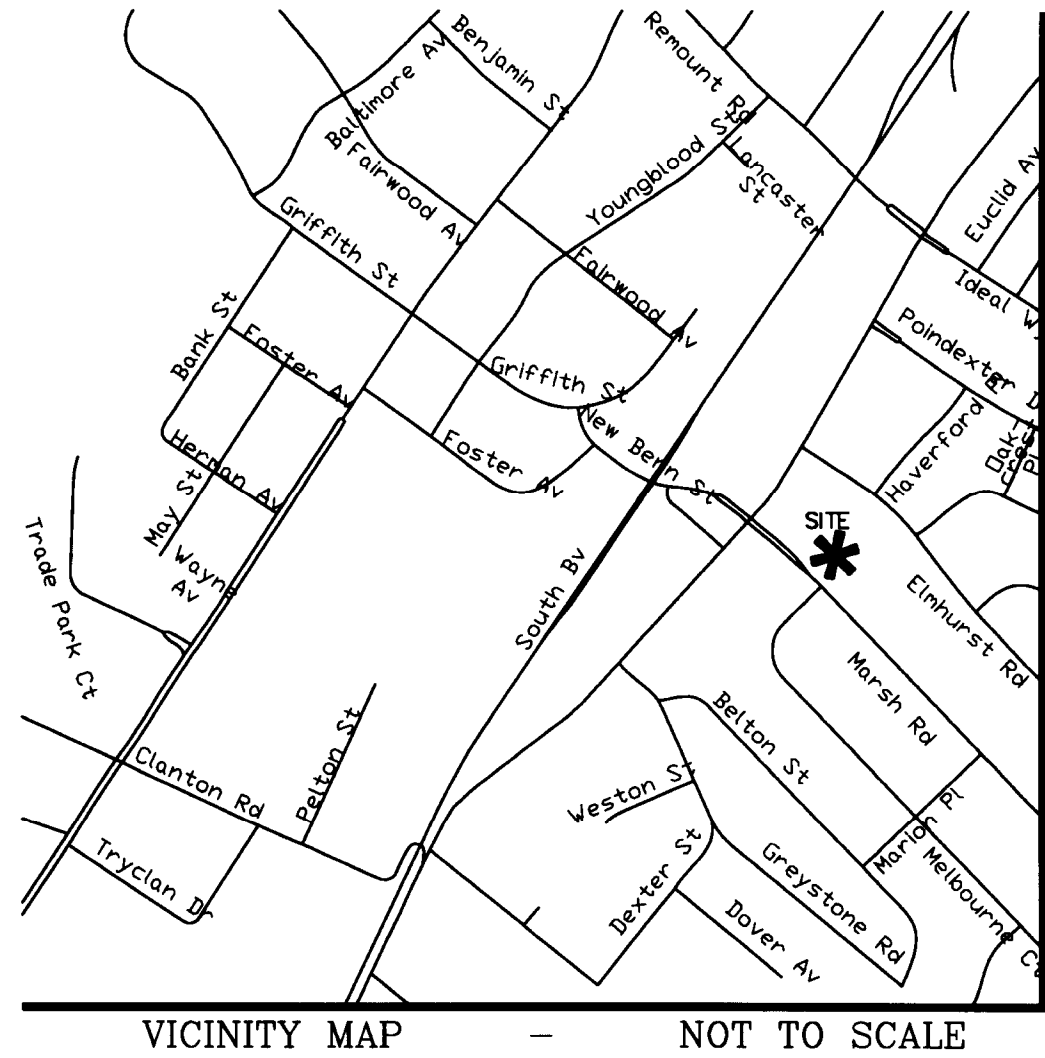
THE SURVEY
COMPANY, INC.
4105-B STUART ANDREW BLVD
CHARLOTTE, NC 28217
(704) 561-9970 (704) 561-9972 FAX
WWW.SURVEYCO.CO

BOUNDARY AND TOPOGRAPHIC SURVEY OF:
231 AND 237 MARSH ROAD
TAX #'S 147-042-04 AND 147-042-05
CITY OF CHARLOTTE
MECKLENBURG COUNTY - NORTH CAROLINA

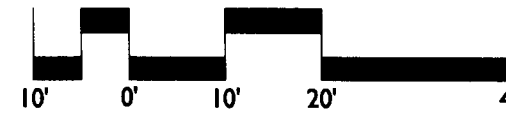
PROPERTY OWNER:
MULTIPLE OWNERS PRESENT
SEE MAP
-ADDRESS 2
-CITY, STATE, ZIP
-PHONE NUMBER
-CONTACT NAME

PREPARED FOR:
THE DRAKEFORD COMPANY
1914 BRUNSWICK AVENUE
SUITE 2A
CHARLOTTE, NC 28207
PHONE: 704.544.0338
CONTACT: BOBBY DRAKEFORD

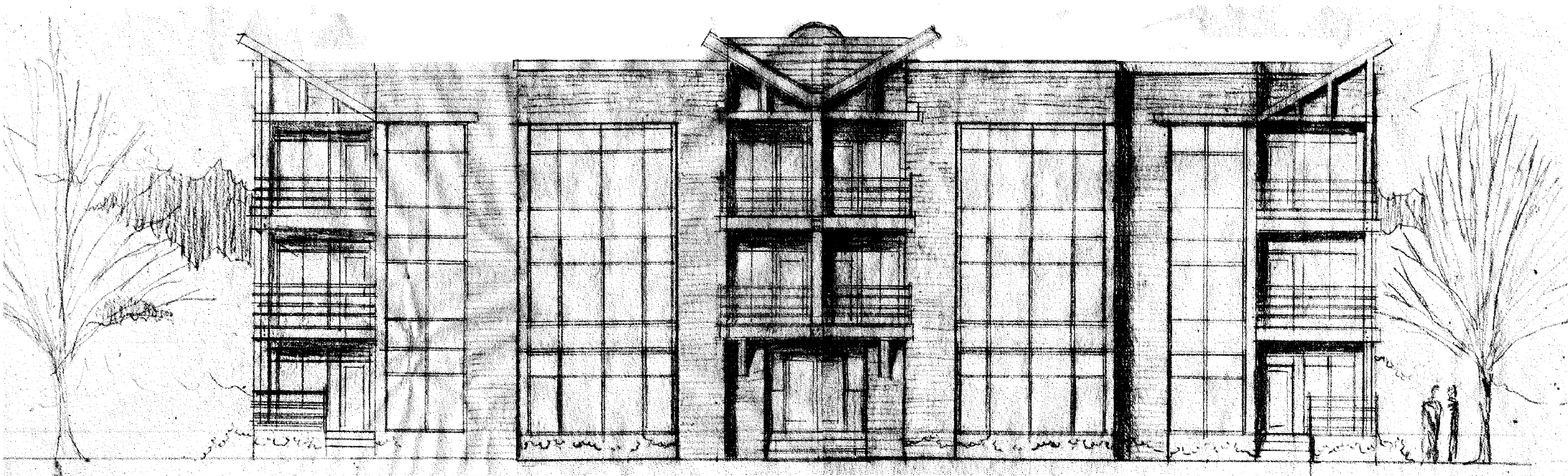
PROJECT NUMBER: DRC 07
SURVEYED BY: KMS
DRAWN BY: TRB
CHECKED BY: CSL
ISSUE DATE: 05/22/2008
REVISIONS:
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② DESCRIPTION - 00/00/00
③ DESCRIPTION - 00/00/00
④ DESCRIPTION - 00/00/00
⑤ DESCRIPTION - 00/00/00
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SHEET NUMBER: 1 OF 1
CAD FILE: DRC07.dwg



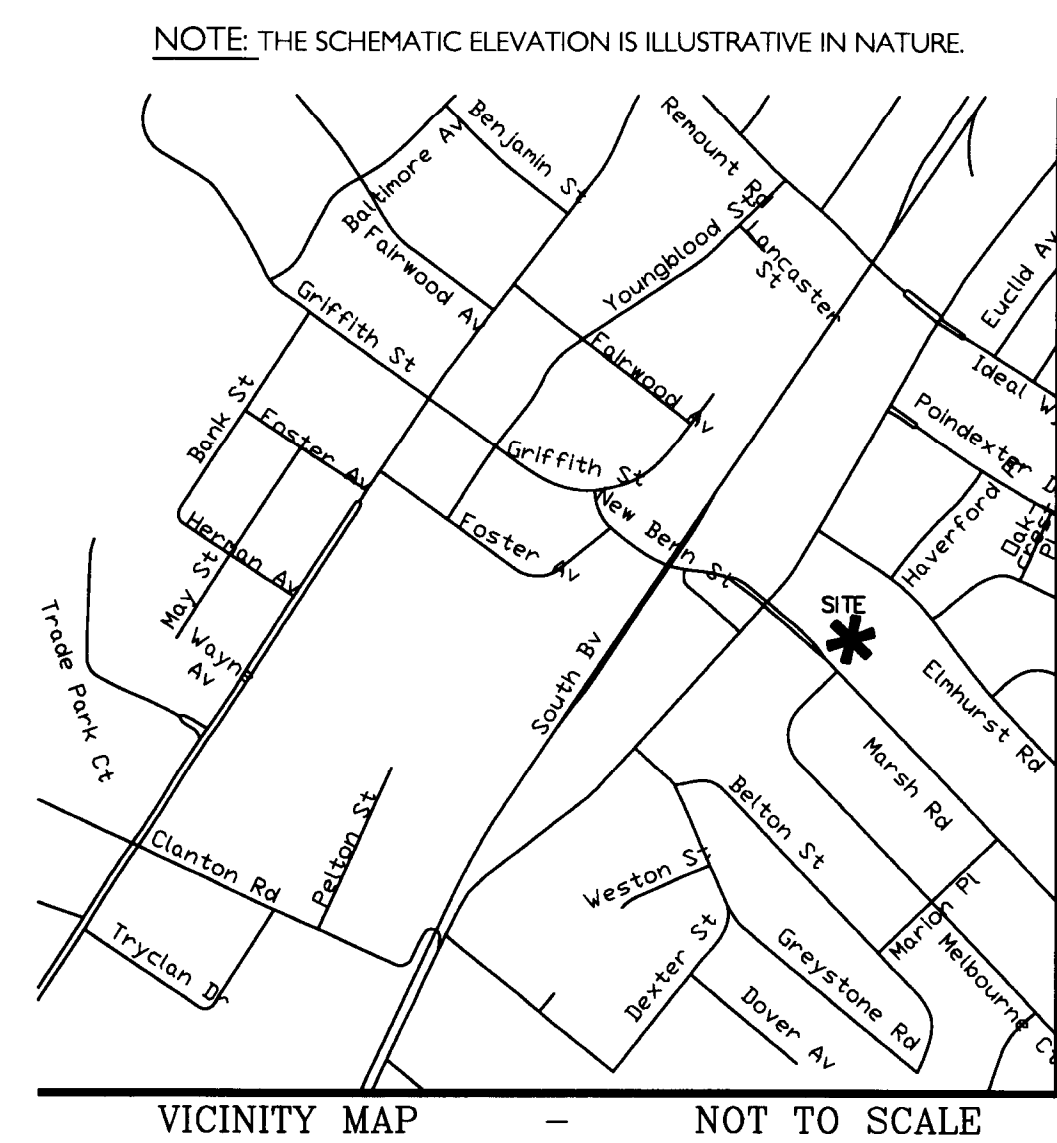
VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2008-102



CONCEPTUAL BUILDING ELEVATION



FOR PUBLIC HEARING
PETITION NO. 2008-102

MARSH ROAD
Multi-family Development - UR-2 (CD) Rezoning
Petitioner: The Drakeford Company, Charlotte, NC
CONCEPTUAL BUILDING ELEVATION

REVISIONS:
June 2, 2008 - Revised Zoning Classification per City
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June 20, 2008 - Revisions per Planning comments

DATE: May 30, 2008
DRAWN BY: AAT
CHECKED BY: RP
SCALE: NOT TO SCALE
PROJECT #: 1008179

SHEET #
RZ 3.0