

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) CLASSIFICATIONS SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

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) DISTRICT.

THE MAXIMUM FLOOR AREA RATIO FOR THE ENTIRE RESIDENTIAL COMPONENT OF THE DEVELOPMENT SHALL COMPLY WITH SECTION 9.406 (2) OF THE ORDINANCE.

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 NOT EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT.

2. A MINIMUM BUILDING SETBACK OF FOURTEEN (14) FEET SHALL BE ESTABLISHED ON MARSH ROAD FROM THE EXISTING BACK-OF-CURB PER SECTION 9.406 (2) OF THE ORDINANCE
3. ACCESSORY STRUCTURES MAY BE LOCATED 3' FROM OF A LOT LINE 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 2-1-14 (C)3) 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.

PARKING FACILITIES

OFF STREET VEHICULAR PARKING IS NOT REQUIRED IN UR-2 PER SECTION 12.202(4) OF THE ORDINANCE; BICYCLE PARKING WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

SIGNS

1. TEMPORARY CONSTRUCTION SIGNAGE CANNOT BE LOCATED WITHIN THE REQUIRED SETBACK, AND MUST BE REMOVED NO LATER THAN 60 DAYS FOLLOWING THE RECEIPT OF THE CERTIFICATE OF OCCUPANCY FOR THE STRUCTURE ADDRESSED BY THE SIGNAGE.

2. SIGNAGE LOCATED WITHIN THE URBAN RESIDENTIAL (UR-2) DISTRICT SHALL CONFORM TO SECTION 13.109 (1) OF THE ORDINANCE.

ACCESS POINTS (DRIVEWAYS)

I. 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.

SOLID WASTE

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

GROUND AND WASTEWATER SERVICES

A LOCAL GROUNDWATER ORNANCE 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

I. 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.



- 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"
MULTI-FAMILY RESIDENTIAL
- 5) SETBACKS AND YARDS:
14' SETBACK ON MARSH ROAD
5' SIDE YARD
10' REAR YARD
- 6) BUILDING PROGRAM:
40' MAXIMUM HEIGHT
24 UNITS
I.O. FAR
- 7) BIKE RACKS WILL BE PROVIDED PER THE ORDINANCE

EXISTING CONDITIONS INFORMATION:

SITE SURVEY DATA AND TOPGRAPHIC INFORMATION INSIDE

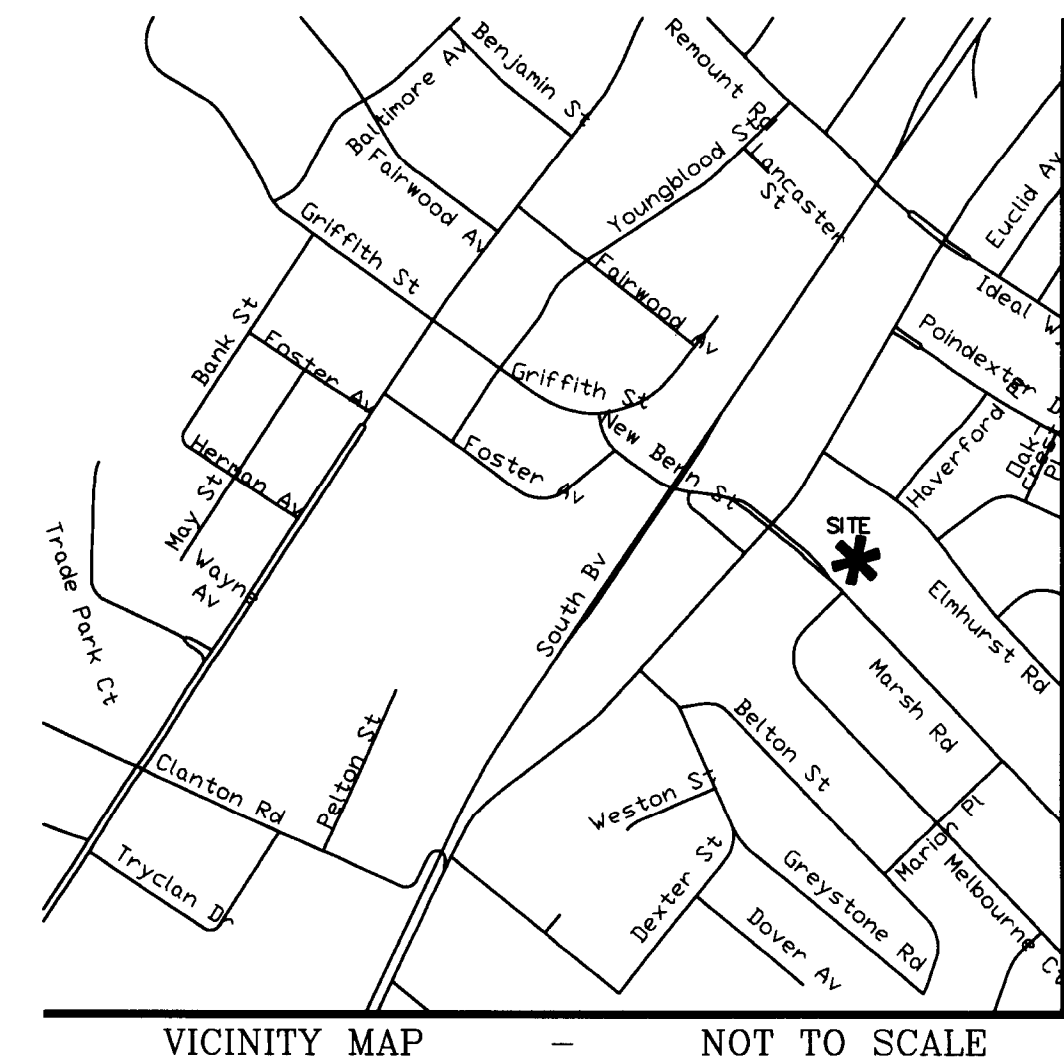
PROJECT BOUNDARY PROVIDED BY:

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:

DATE: May 30, 2008
DESIGNED BY: AHT
DRAWN BY: AHT
CHECKED BY: RJP
Q.C. BY: RJP
SCALE: 1"=20'
PROJECT #: 1008179

SHEET #:

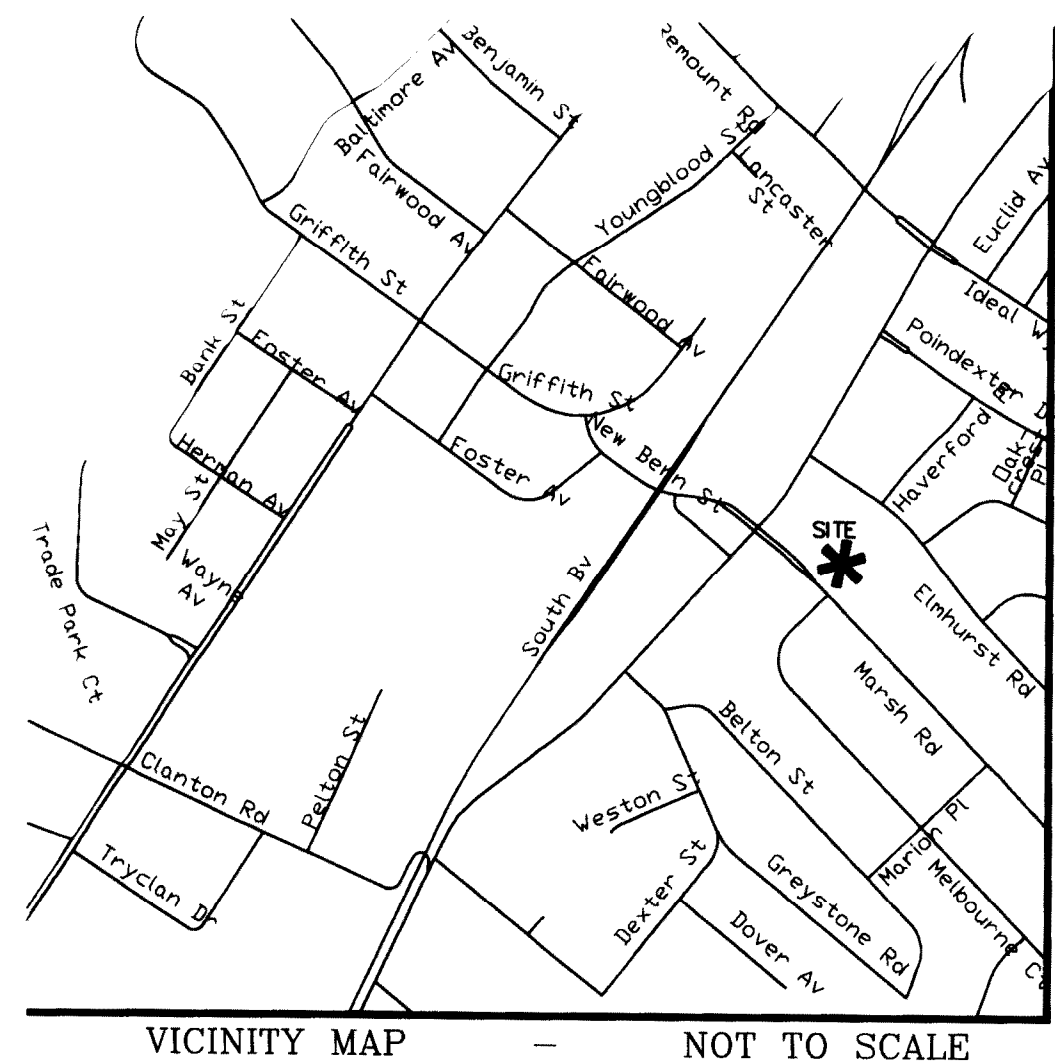
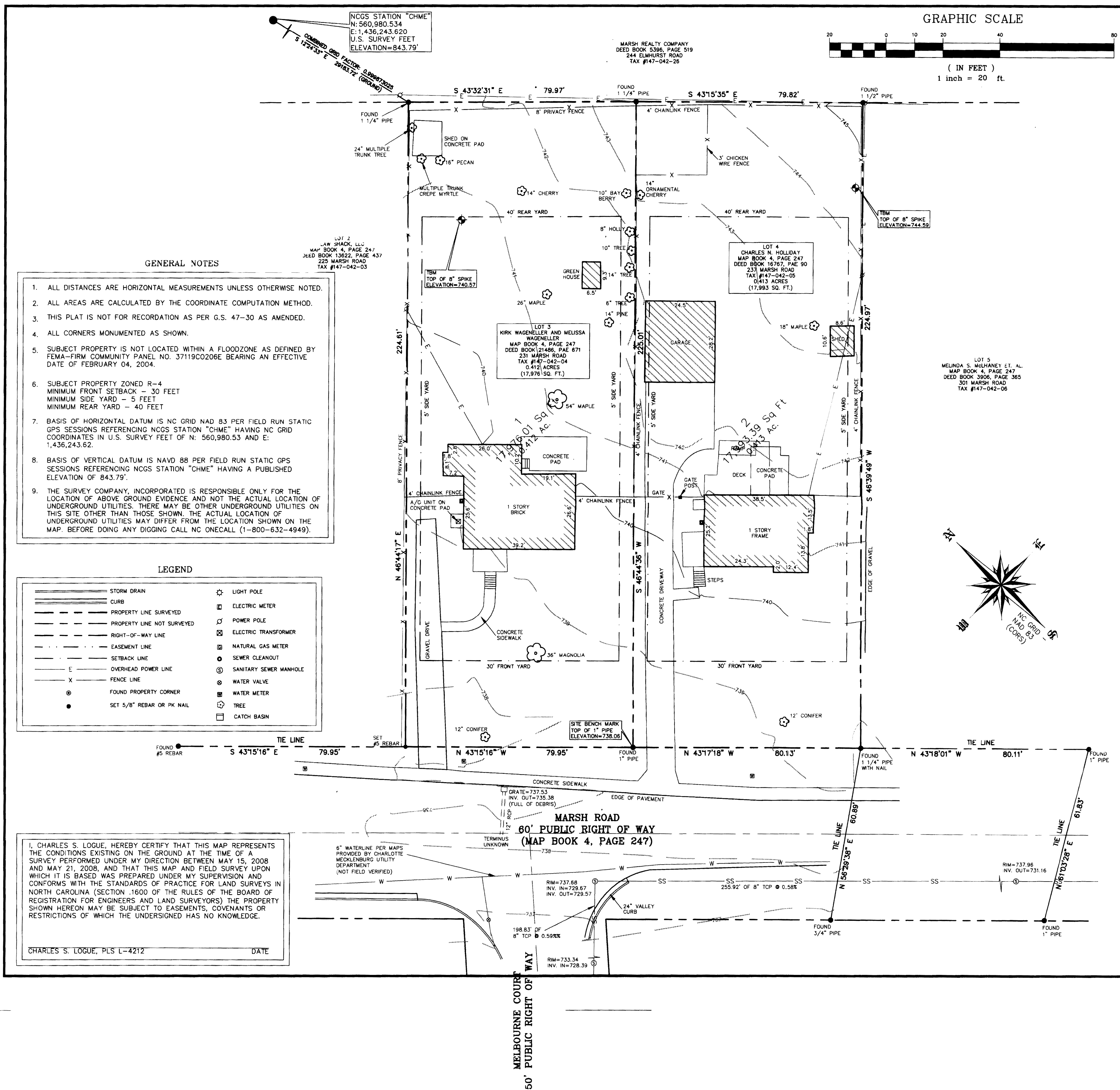
SHEET #:
RZ 1.0

MARSH ROAD
Multi-family Development - UR-2 Rezoning

Petitioner: The Drakeford Company; C

LandDesign

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



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Multi-family Development - UR-2 Rezoning
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EXISTING CONDITIONS

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