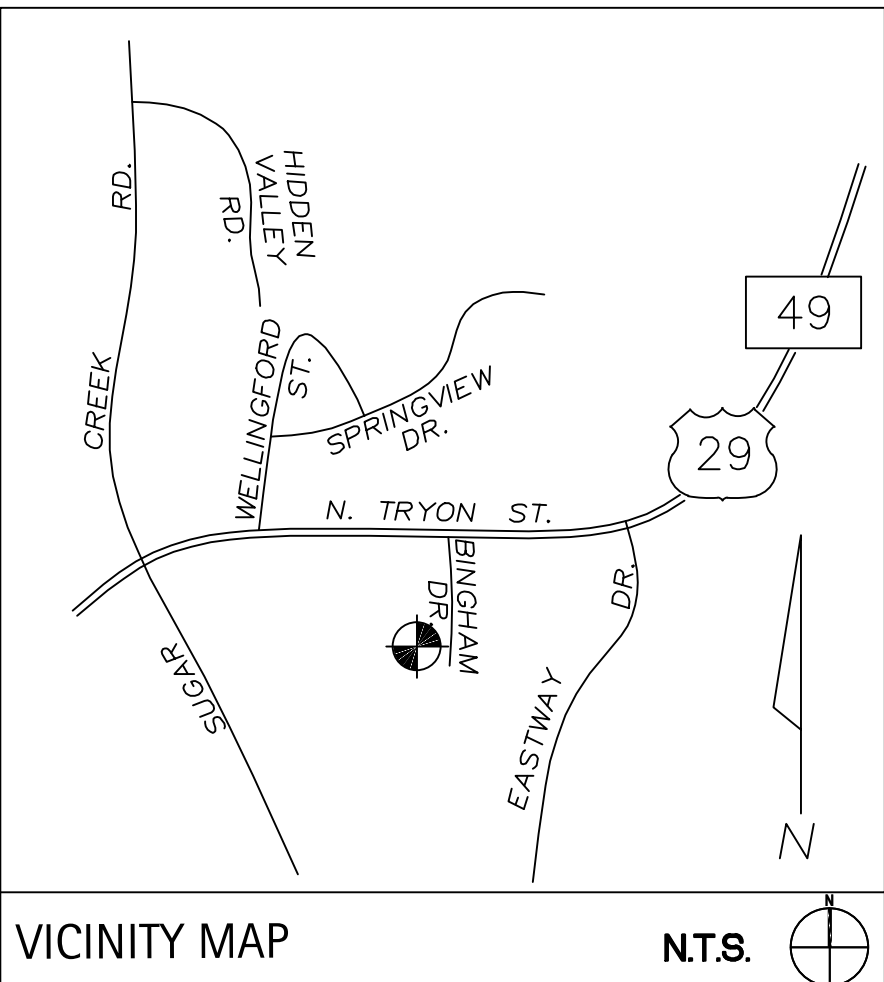
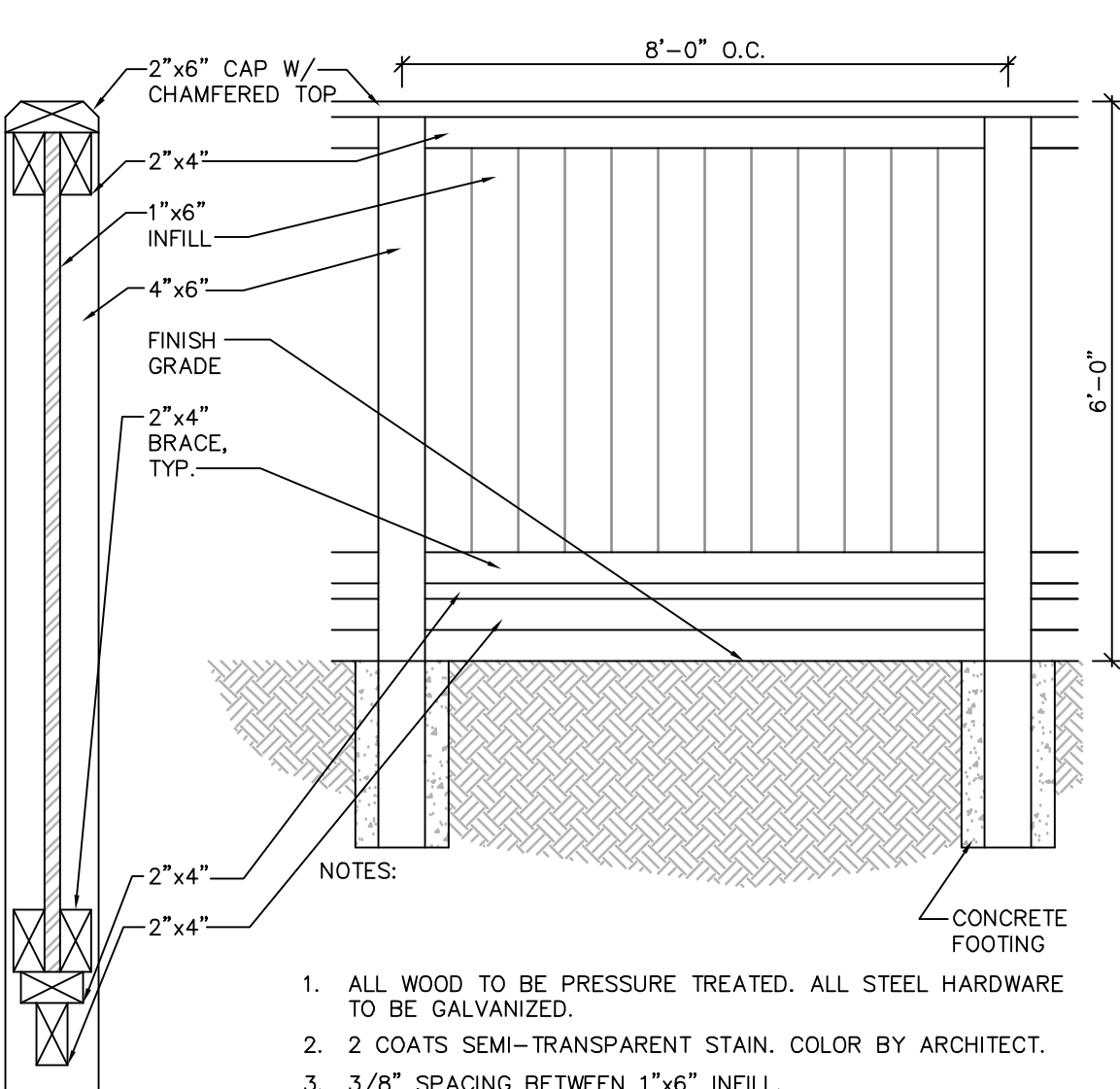


PROPOSED FENCE DETAIL



SURVEY DISCLAIMER

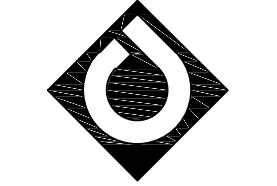
BOUNDARY SURVEY FOR HABITAT FOR HUMANITY OF CHARLOTTE, INC. PREPARED BY JACK R. CHRISTIAN & ASSOCIATES SURVEYING 7811 OLD CONCORD ROAD, CHARLOTTE, NC, (704) 596-2214.

DEVELOPMENT NOTES

- A. Permitted Uses and Maximum Development**
- The Site may be developed with up to 24 one-family attached units (townhomes for sale), along with any accessory uses and structures associated with the allowed principal use as allowed in the UR-2 district. The proposed units will be for sale.
 - The Site may be developed in phases.
- B. General Provisions**
- Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-2 (CD) zoning district classification shall be followed in connection with development taking place on the Site. The Rezoning Plan is subject to modifications during the design development stages as provided below.
 - The ultimate layouts of the development proposed for the Site and the parcels or lots forming parts thereof, the exact alignments and locations of points of access, the configurations and placements of parking areas and the precise locations, of buildings and other individual site elements to be constructed have not been finalized. As a consequence, the graphics which are a part of the Rezoning Plan are schematic in nature and are not to be considered as the final development plans but rather as preliminary graphic representations of the types and quality of development proposed and the general locations of the proposed buildings on the Site. They may, therefore, be altered or modified during the design development and construction document phases subject to the accompanying Development Standards and Section 6.207 of the Ordinance.
 - Without limiting the generality of the foregoing, buildings depicted on the Rezoning Plan may be constructed in phases over time and in any sequence as determined by the Petitioner. The dimensions and specific locations of building/parking envelopes generally depicted on the Rezoning Plan may be subject to minor variations that do not materially change the design intent generally depicted. The Site may be developed with up to 10 buildings (it being understood that structures such as, detached garages, utility buildings, mail kiosks and the like shall not be considered in connection with the number of buildings).
- C. Setbacks, Side Yards and Rear Yards**
- Building setbacks and yards will be established in the manner depicted on the Rezoning Plan.
 - Along Bingham Drive, a 25 foot setback will be established from the back of the existing or future curb.
 - Along the interior public streets, a 14 foot setback from the proposed back of curb will be provided.
 - Side and rear yard determinations will be based on the orientation of each proposed building to the adjoining property line.
 - Decks shall not extend into any required side or rear yards. However, at-grade patios may be located in whole or in part within required rear yards.
- D. Screening**
- Mechanical equipment or other utility hardware installed at ground level and on the roofs of buildings constructed on the Site will be screened from public view at grade from a public street.
 - Above ground backflow preventers are not allowed in the setbacks.
- E. Streetscape Treatment, Sidewalks and Fencing**
- Along the Site's frontage on Bingham Drive, the Petitioner shall cause to be installed an eight (8) foot planting strip and a six (6) foot sidewalk. The location of the sidewalk may meander to preserve existing trees within the setback. In locations where the planting strip has been reduced to preserve existing trees, the requirement for new street trees may be waived by the Urban Forestry Staff.
 - Along both sides of the interior public streets, the Petitioner shall cause to be installed an eight (8) foot planting strip and a six (6) foot sidewalk.
 - The Petitioner at a minimum will install fencing as illustrated on the Rezoning Plan. The Petitioner reserves the right to install additional fencing in other areas of the Site not illustrated on the Rezoning Plan. Chain link fencing will not be permitted.
- F. Lighting**
- The Petitioner shall provide pedestrian scale decorative lighting along the internal public streets. Such lighting shall be provided in conjunction with applicable utility company regulations and requirements for such lighting.
 - Light fixtures will be fully shielded and full cut off type fixtures. Light fixtures will be limited to a maximum height of 25 feet. No wall "pak" lighting will be allowed, however, decorative down lighting will be allowed.
- G. Storm Water Management/Wetlands**
- Development on the Site shall adhere to the applicable requirements of the Post-Construction Controls Ordinance.
 - Any jurisdictional wetlands or streams, if present, shall be protected or proper environmental permits obtained prior to their disturbance.
 - Location, size, and type of any Stormwater Management Systems are subject to review and approval with full development plan submittal.
- H. Access Points**
- One access point from Bingham Drive into the Site will be allowed. The vehicular access point into the Site shall be located in the general area depicted on the Rezoning Plan. The configuration and ultimate location of the access point is subject to any 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.

REZONING SUMMARY

PETITIONER:	HABITAT FOR HUMANITY OF CHARLOTTE, INC. POST OFFICE BOX 220287 CHARLOTTE, NC 28222
EXISTING ZONING:	I-2
PROPOSED ZONING:	UR-2 (CD)
PARCELS:	091-105-05, 091-105-08, 091-105-118
DEVELOPMENT SITE AREA:	3.629 +/- ACRES (TOTAL)
DWELLING UNITS:	24 (6.61 UNITS/ACRE)
MAXIMUM # OF DWELLING UNITS:	24 ONE-FAMILY, ATTACHED
MAXIMUM BUILDING HEIGHT:	UP TO TWO STORIES, NOT TO EXCEED 40' AS DEFINED BY THE ORDINANCE
REQUIRED OFF-STREET PARKING:	MINIMUM - 24 MAXIMUM - 48
COMMON OPEN SPACE:	0.626 ACRES (17.25%) - AREA MAY BE UTILIZED FOR DETENTION AND WATER QUALITY
FLOOR AREA RATIO:	0.22 (1.0 MAXIMUM)



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

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HABITAT FOR HUMANITY

Charlotte
North Carolina 28284

HABITAT FOR HUMANITY
BINGHAM DRIVE

Charlotte
North Carolina 28284

REZONING PLAN
PET. # 2010-051

Project No.

4003

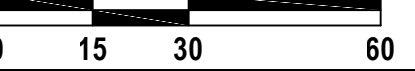
Issued

06/22/10

Revised

09/16/10 ADDRESSED CITY COMMENTS

SCALE: 1"=30'

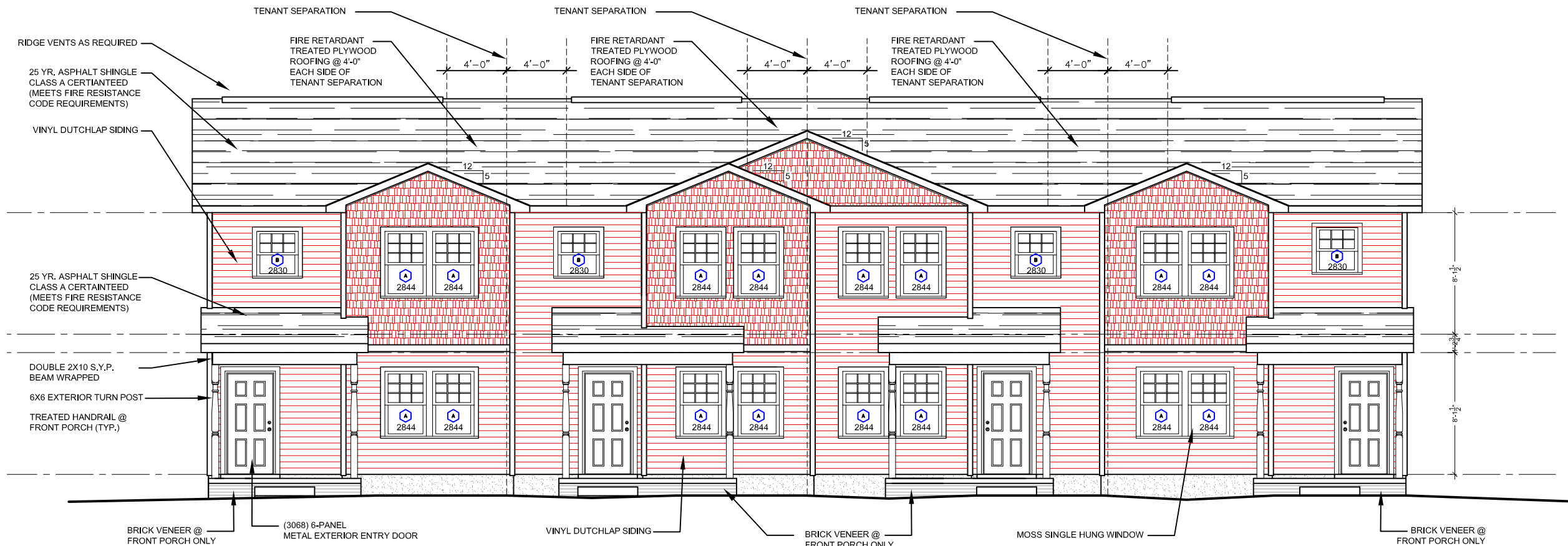


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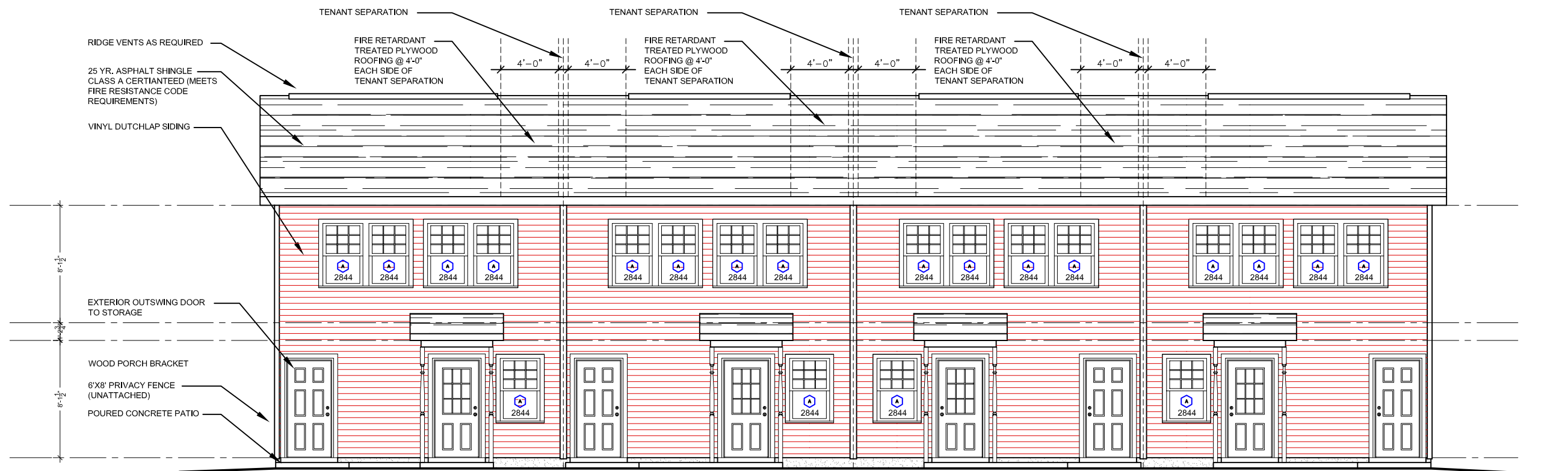
ColeJenest & Stone, P.A. 2010 ©

FOR PUBLIC HEARING
PETITION # 2010-051



1 FRONT ELEVATION
SCALE: 1/8"=1'-0"

NOTE: THESE ELEVATIONS REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT WILL BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MARY VARY FROM THE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).



2 REAR ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS



3815 LATROBE DRIVE
CHARLOTTE, NC 28211
TELEPHONE: 704-376-2054
FAX: 704-342-1797
DWN. BY: CARRIE MASTO
980-721-1173 (C)
704-716-7072 (OFFICE)

HABITAT FOR HUMANITY OF CHARLOTTE
TOWNHOMES AT CITISIDE
1206, 1210, 1214, 1218 PHIL O'NEIL DRIVE
CHARLOTTE, NC 28215

DATE:
11.21.2008

A.03