



**REVISIONS:**  
 01-08-08: Revised lot layout per City comments  
 01-22-08: Per City comments for public hearing  
 03-04-08: Revised to UR-1(CD)

DATE: November 15, 2007  
 DESIGNED BY: AHT  
 CHECKED BY: AHT  
 O.C. BY: RIP  
 SCALE: 1"=20'  
 PROJECT #: 1007218  
 SHEET #:

**RZ 2.0**

**GENERAL PROVISIONS**  
 THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET FOR THE SEVERSVILLE 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-1(CD)) CLASSIFICATIONS SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

THE DEVELOPMENT DEPICTED ON THIS TECHNICAL DATA SHEET IS A 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 FOOTPRINTS OUTLINED ON THE PLAN ARE 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 6.206(2) 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 DISTRICT (UR-1(CD)).

THE MAXIMUM FLOOR AREA RATIO FOR THE ENTIRE RESIDENTIAL COMPONENT OF THE DEVELOPMENT SHALL COMPLY WITH SECTION 6.206(1) 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 URBAN RESIDENTIAL DISTRICT (UR-1(CD)).

2. A MINIMUM BUILDING SETBACK OF FOURTEEN (14) FEET SHALL BE ESTABLISHED ON AUTEN STREET AND DUCKWORTH AVENUE FROM THE EXISTING BACK-OF-CURB PER SECTION 6.206(1) OF THE ORDINANCE.

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

**SCREENING AND LANDSCAPING AREAS**  
 1. SITE WILL COMPLY WITH CHAPTER 27 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 C(3) OF THE CHARLOTTE TREE ORDINANCE.

4. ALL SCREENING HAS BEEN ELIMINATED PER SECTION 12.204 (5) 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.

**TREE SAVE**  
 PER SECTION 21-93 OF THE TREE ORDINANCE A 10% MINIMUM TREE SAVE AREA SHALL BE SATISFIED.

**PARKING FACILITIES**  
 OFF STREET PARKING IS NOT REQUIRED IN UR-1(CD) PER SECTION 12.204 (5) 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 DISTRICT SHALL CONFORM TO SECTION 13.109 (1) OF THE ORDINANCE.

**ACCESS POINTS (DRIVEWAYS)**  
 1. THE NUMBER OF ACCESS POINTS SHALL BE LIMITED TO (3) ON AUTEN STREET AND (1) ON DUCKWORTH AVENUE.

2. THE PLACEMENT AND CONFIGURATION OF THESE ACCESS POINTS ARE 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.

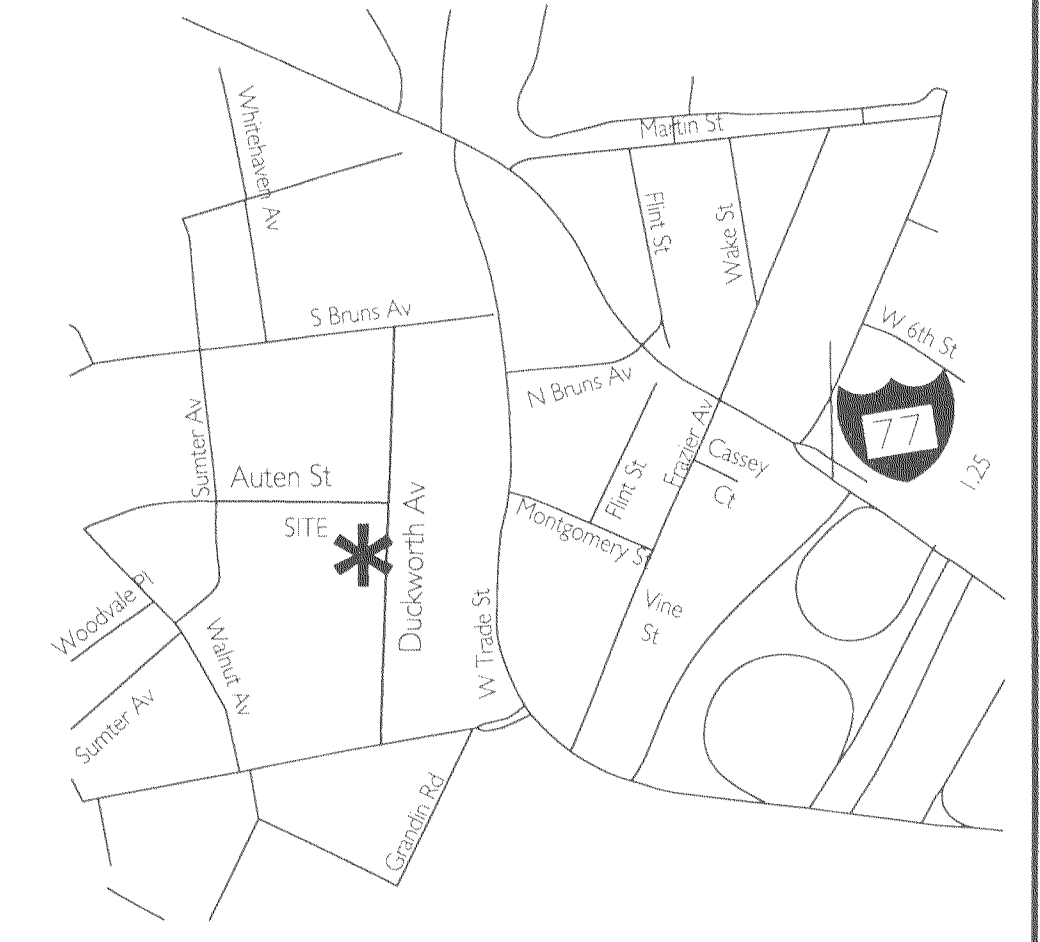
**SOLID WASTE**  
 DEVELOPMENT MUST MEET ALL REQUIREMENTS AS STATED IN CHAPTERS 9 AND 12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTOR AND RECYCLING AREAS.

**GROUND AND WASTEWATER SERVICES**  
 A LOCAL GROUNDWATER 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 SA NCAC 2C RULE 0133 - ABANDONMENT OF WELLS.

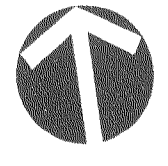
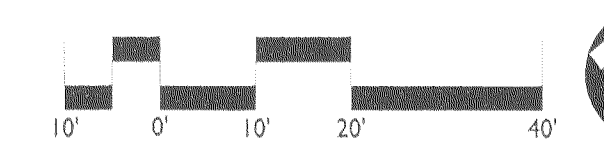
**AMENDMENTS TO REZONING PLAN**  
 1. FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

**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.

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



VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING  
 PETITION NO. 2007-129

