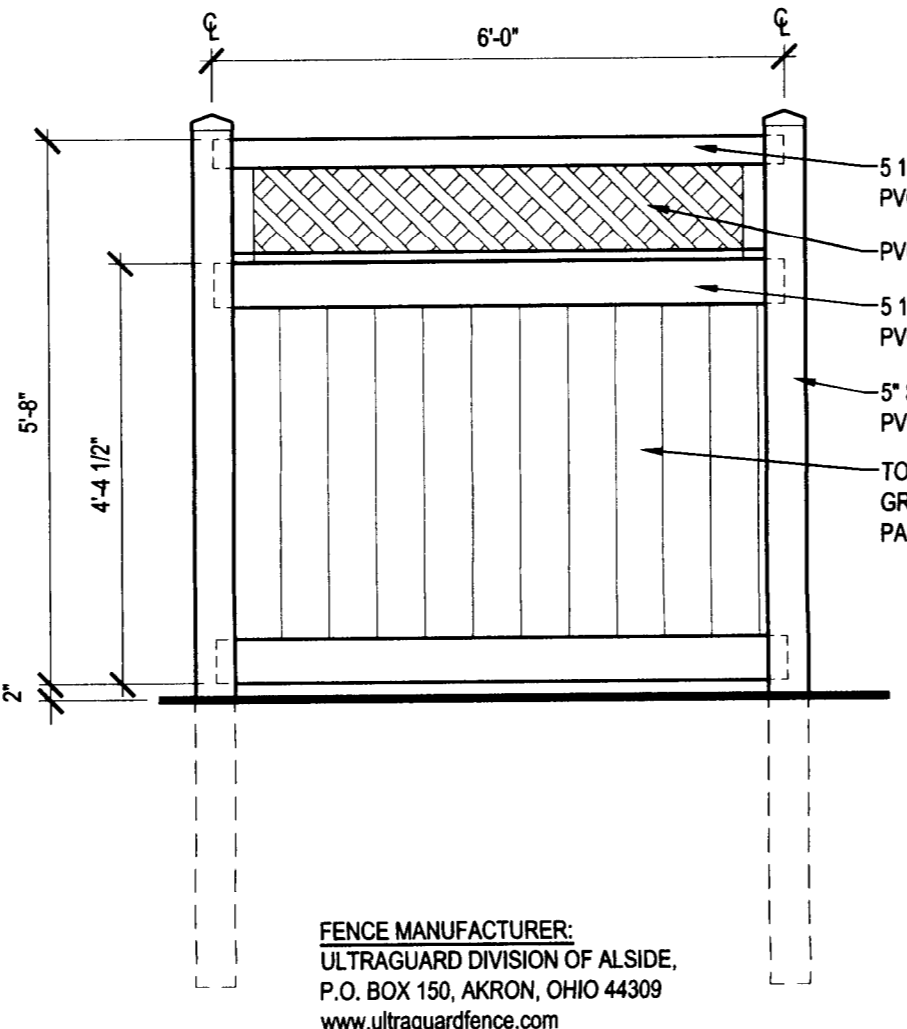
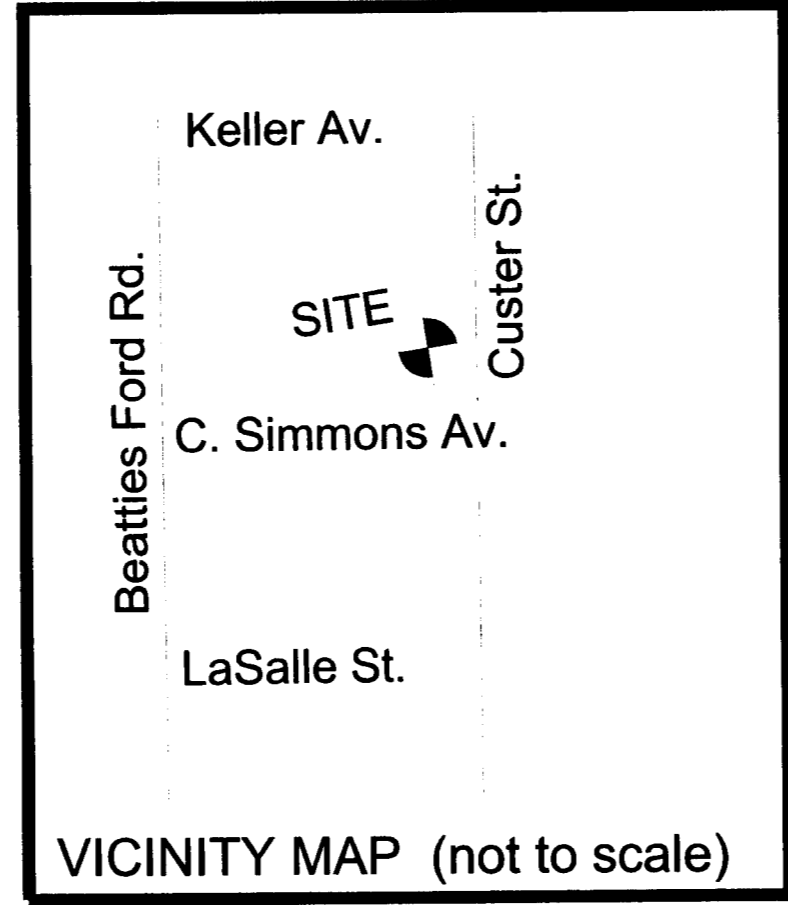


**SITE DEVELOPMENT DATA**

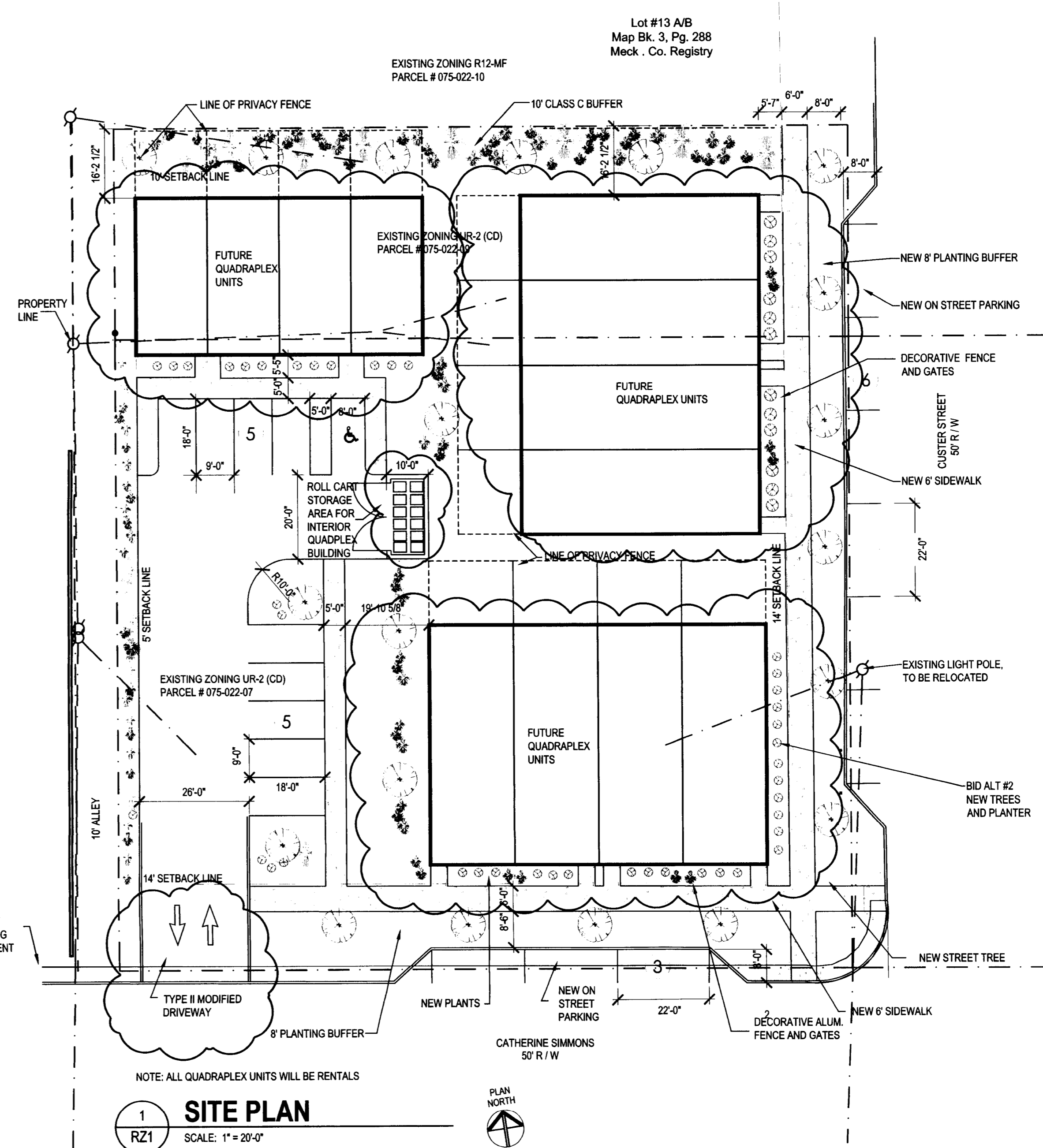
SITE AREA: 0.603 ACRES  
 EXISTING ZONING: UR-2 (CD)  
 MIN. SETBACK: -14 FT.  
 MIN. SIDEYARD: -5 FT.  
 MIN. REARYARD: -10 FT.  
 MAXIMUM OF TWO STORIES  
 REQUIRED PARKING 16 SPACES, PROPOSED PARKING 19 SPACES.

**PROPOSED DEVELOPMENT**

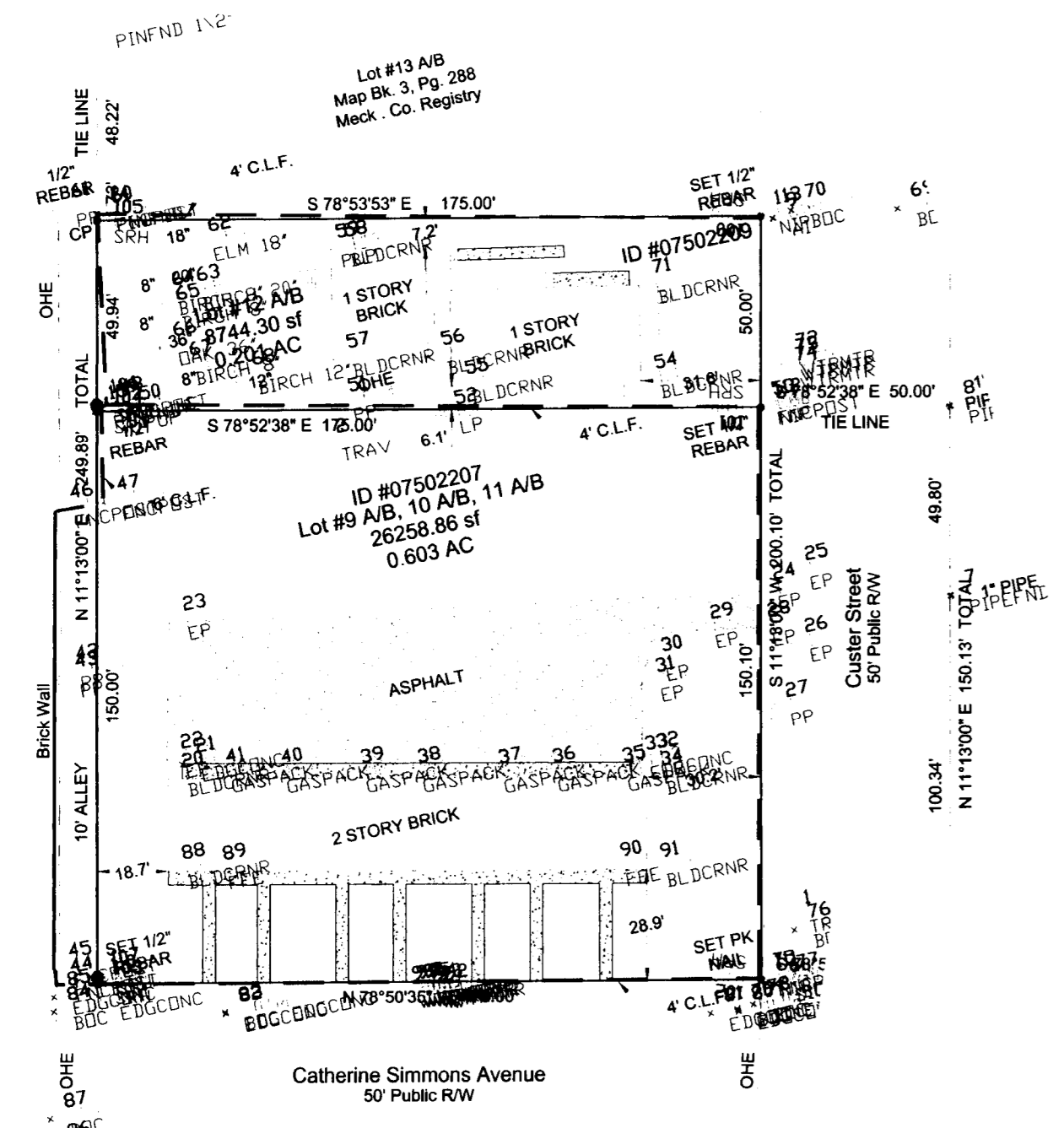
- PARKING LAYOUT IS GENERAL AND WILL BE MODIFIED TO SAVE EXISTING TREES.
- THE PROPOSED QUADRAPLEX BUILDINGS WILL BE DESIGNED TO COMPLEMENT THE EXISTING URBAN FABRIC
- PARKING AND LOADING AREAS WILL BE GREENED PER SECTION 12.303
- THE PROPOSED USE OF SITE WILL BE FOR THE DEVELOPMENT OF THREE QUADRAPLEX BUILDINGS
- BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302. BUFFERS WILL NOT BE REDUCED.
- STORM WATER DETENTION FACILITIES, IF REQUIRED WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF STORMWATER SERVICES. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE. BUILDING SIGNS MUST BE PROHIBITED.
- PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. THE PETITIONER WILL CONSULT WITH THE URBAN FORESTRY STAFF AS TO THE DETAILS OF THE PARKING LAYOUT AND ITS RELATIONSHIP TO TREES AND THEIR ROOT ZONES. SHADE TREES WILL BE ADDED AS INDICATED.
- SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
- ACCESS TO THE SITE WILL BE PROVIDED BY ONE DRIVEWAY CONNECTION TO CATHERINE SIMMONS AVE. ALL DRIVEWAY CONNECTIONS ARE SUBJECT TO APPROVAL BY CDOT.
- A ROLL-BIN STORAGE AREA FOR INTERIOR QUADRAPLEX BUILDING WILL BE PROVIDED AND SCREENED AS REQUIRED. RESIDENTS WILL BE REQUIRED TO ROLL THEIR RESPECTIVE BINS TO THE CURB. RESIDENTS IN EXTERIOR QUADRAPLEX UNITS WILL STORE THEIR BINS WITHIN UNITS PRIVATE SPACE AND ROLL THEIR RESPECTIVE BINS TO THE CURB.
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES AND OTHER APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
- THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONERS" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TO TIME.
- THE PROPOSED MULTI-FAMIL UNITS WILL BE DESIGNED TO COMPLEMENT THE EXISTING ARCHITECTURAL FABRIC. DESIGN ELEMENTS SUCH AS DORMERS, ROOF PITCHES, PORCHES, MAYBE ALTERED OR MODIFIED WITHIN THE LIMITS OF THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASE.
- ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT D.E.H.N.R. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS
- ALL QUADRAPLEXES WILL BE RENTAL UNITS.



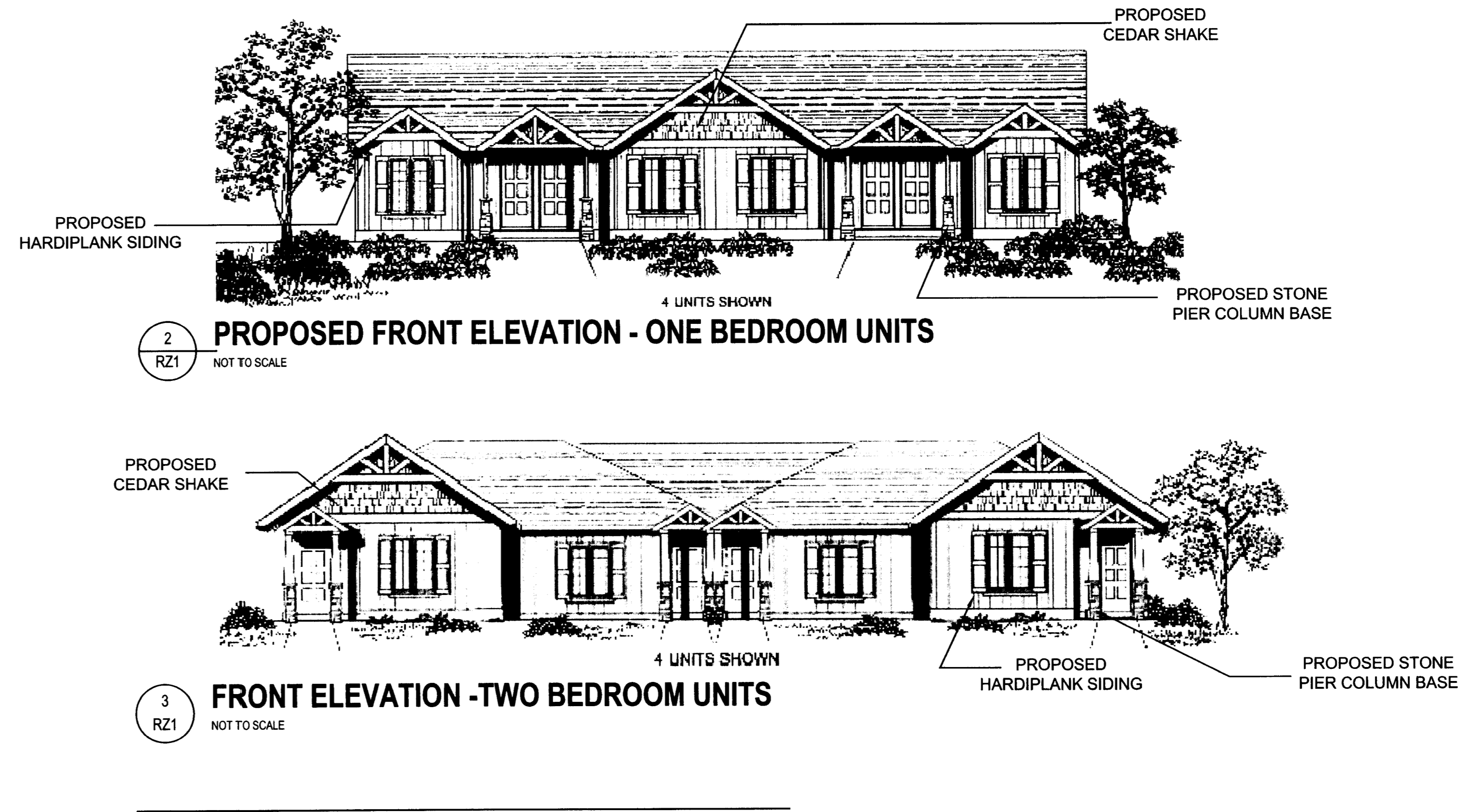
**4 PRIVACY FENCE ELEVATION**  
 RZ1 SCALE: 1" = 20'-0"



**1 SITE PLAN**  
 RZ1 SCALE: 1" = 20'-0"



**5 EXISTING SURVEY**  
 RZ1 SCALE: 1" = 10'-0"



**2 PROPOSED FRONT ELEVATION - ONE BEDROOM UNITS**  
 RZ1 NOT TO SCALE

**3 FRONT ELEVATION - TWO BEDROOM UNITS**  
 RZ1 NOT TO SCALE

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 1230 West Morehead Street, Suite 204  
 Charlotte, North Carolina 28208  
 T: 704.374.0918 F: 704.342.3808  
 www.neighboringconcepts.com

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: 8/30/2011  
 BY: DEBRA D. CAMPBELL

**CATHERINE SIMMONS TOWNHOUSES**  
 Approved Petition # 2008-029  
 Charlotte, NC  
 Tax Parcel ID #: 075-022-07  
 075-022-09

REV. #	DATE	DESCRIPTION
REV. 1	DATE	SITE PLAN AMENDMENT AUGUST 5, 2011
REV. 2	08.29.11	GLADATIONS
REV. 3	DATE	
REV. 4	DATE	
REV. 5	DATE	
REV. 6	DATE	
REV. 7	DATE	

Proposed Site Plan and Development Notes for Administrative Amendment to Approved

**Petition #2008-029**

**Technical Data Sheet**  
 AUG 5, 2011  
 ISSUE DATE: JB  
 CHECKED: EO  
**RZ-1**  
 SHEET BY:  
 PROJECT NUMBER: NC\_07-019

**Charlotte-Mecklenburg Planning Department**

**DATE:** August 30, 2011  
**TO:** Mark Fowler, Zoning Supervisor  
**FROM:** Debra Campbell, Planning Director  
**SUBJECT:** Administrative Approval for Petition No. 2008-029 Friendship Community Development Corporation

Attached is a revised site plan for the above referenced rezoning petition. The site plan shows a change in the layout of proposed units and elevations on the site. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

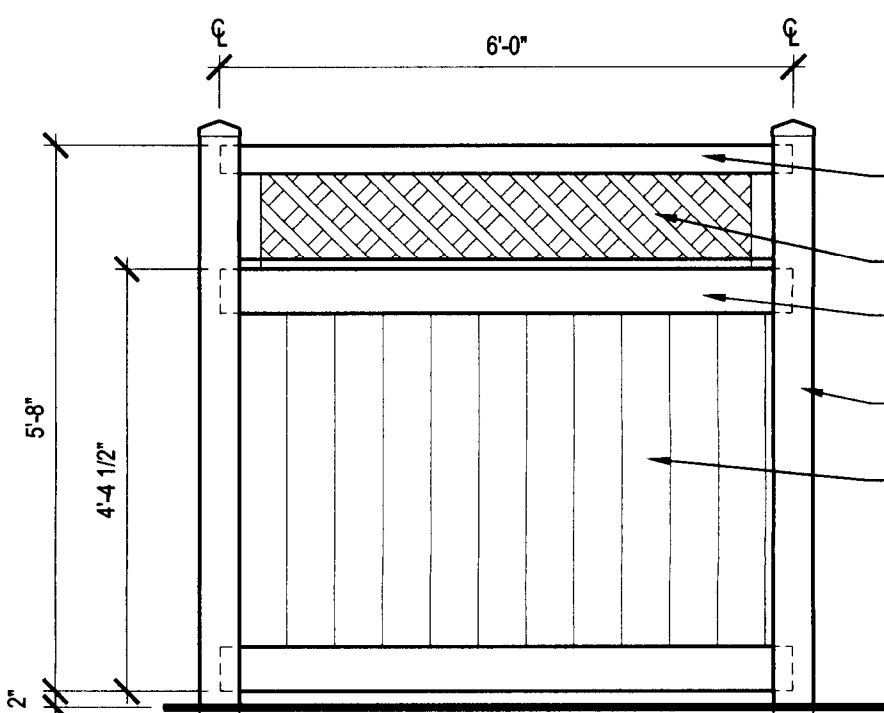
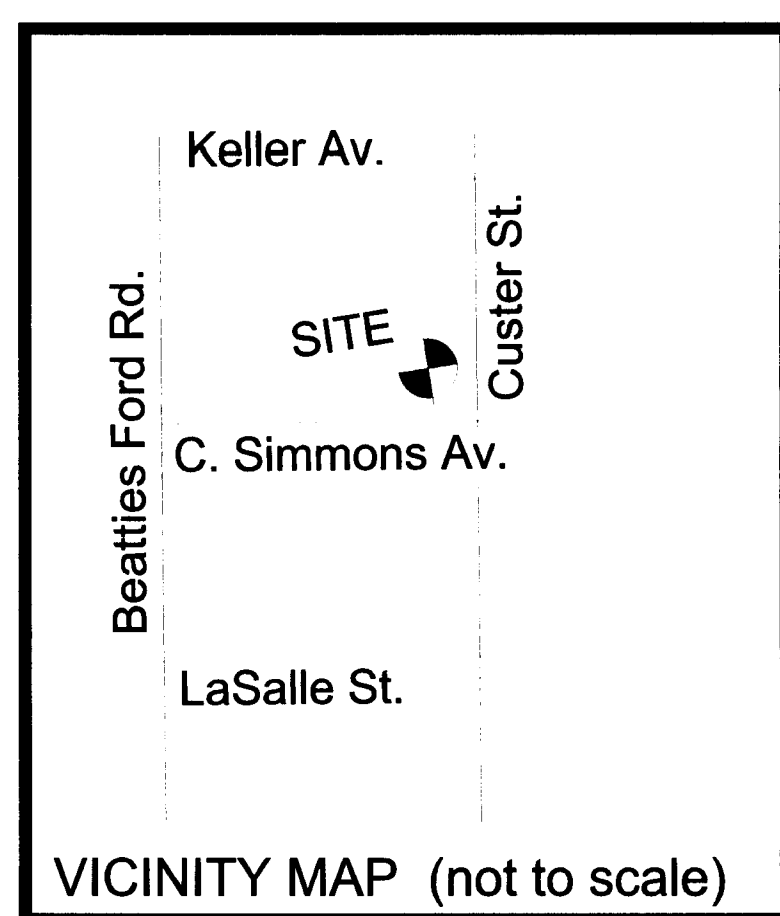
**Note all other Zoning Ordinance and conditional requirements still apply.**

**SITE DEVELOPMENT DATA**

SITE ACREAGE 0.603 ACRES  
 EXISTING ZONING UR2 (CD)  
 SETBACK MIN. SETBACK -14 FT.  
 MIN. SIDEYARD -5 FT.  
 MIN. REARYARD -10 FT.  
 HEIGHT MAXIMUM OF TWO STORIES  
 PARKING REQUIRED PARKING 18 SPACES, PROPOSED PARKING 18 SPACES

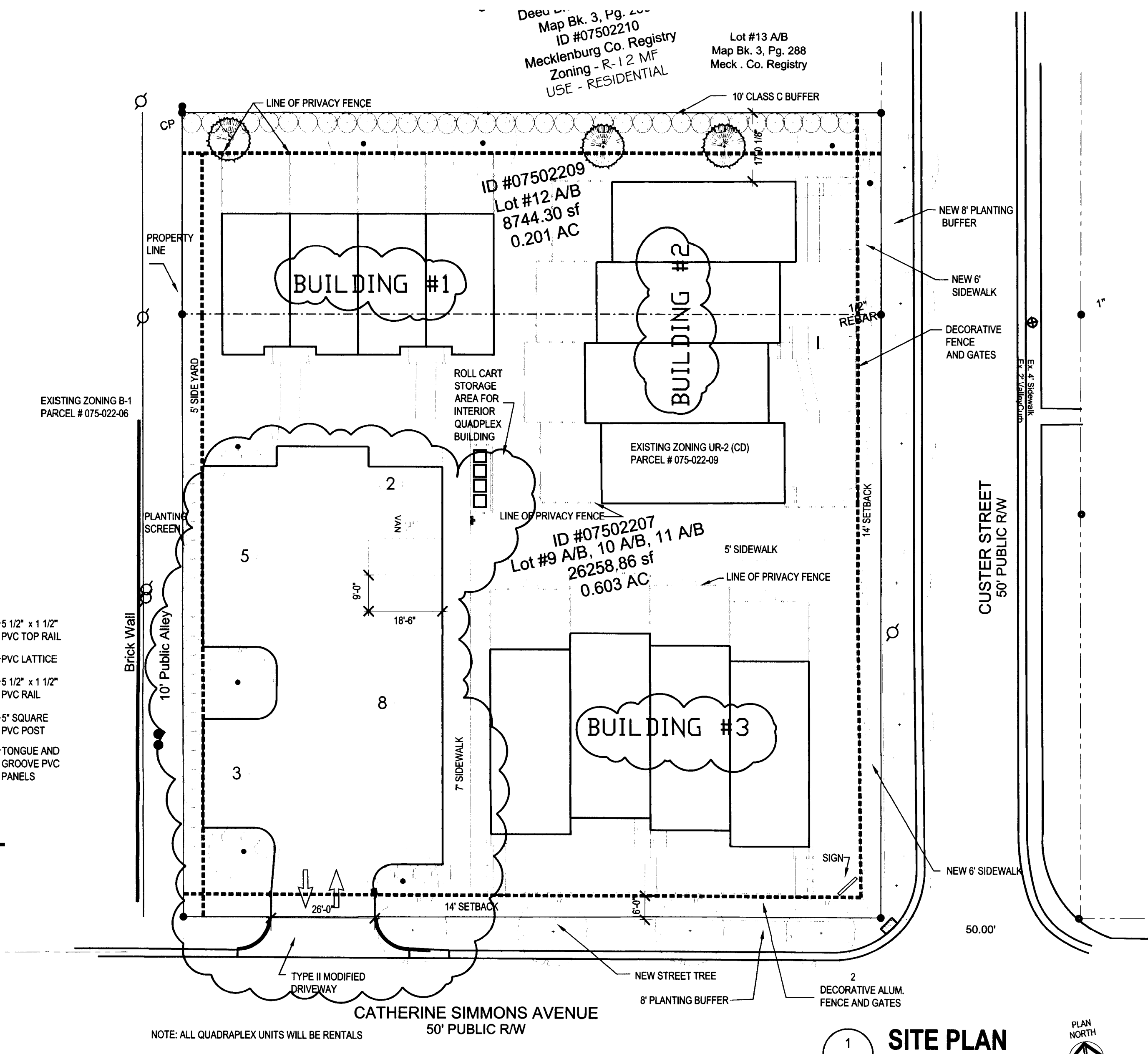
**PROPOSED DEVELOPMENT**

1. PARKING LAYOUT IS GENERAL AND WILL BE MODIFIED TO SAVE EXISTING TREES.
2. THE PROPOSED QUADRAPLEX BUILDINGS WILL BE DESIGNED TO COMPLEMENT THE EXISTING URBAN FABRIC.
3. PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303
4. THE PROPOSED USE OF SITE WILL BE FOR THE DEVELOPMENT OF THREE QUADRAPLEX BUILDINGS
5. BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302. BUFFERS WILL NOT BE REDUCED.
6. STORM WATER DETENTION FACILITIES, IF REQUIRED WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF STORMWATER SERVICES. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.\*
7. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE. BUILDING SIGNS MUST BE PROHIBITED.
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10. ACCESS TO THE SITE WILL BE PROVIDED BY ONE DRIVEWAY CONNECTION TO CATHERINE SIMMONS AVE. ALL DRIVEWAY CONNECTIONS ARE SUBJECT TO APPROVAL BY CDOT.
11. A ROLL-BIN STORAGE AREA FOR INTERIOR QUADRAPLEX BUILDING WILL BE PROVIDED AND SCREENED AS REQUIRED. RESIDENTS WILL BE REQUIRED TO ROLL THEIR RESPECTIVE BINS TO THE CURB. RESIDENTS IN EXTERIOR QUADRAPLEX UNITS WILL STORE THEIR BINS WITHIN UNITS PRIVATE SPACE AND ROLL THEIR RESPECTIVE BINS TO THE CURB.
12. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES AND OTHER APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
13. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONERS" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TO TIME.
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15. ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT D.E.H.N.R. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.
16. ALL QUADRAPLEXES WILL BE RENTAL UNITS.

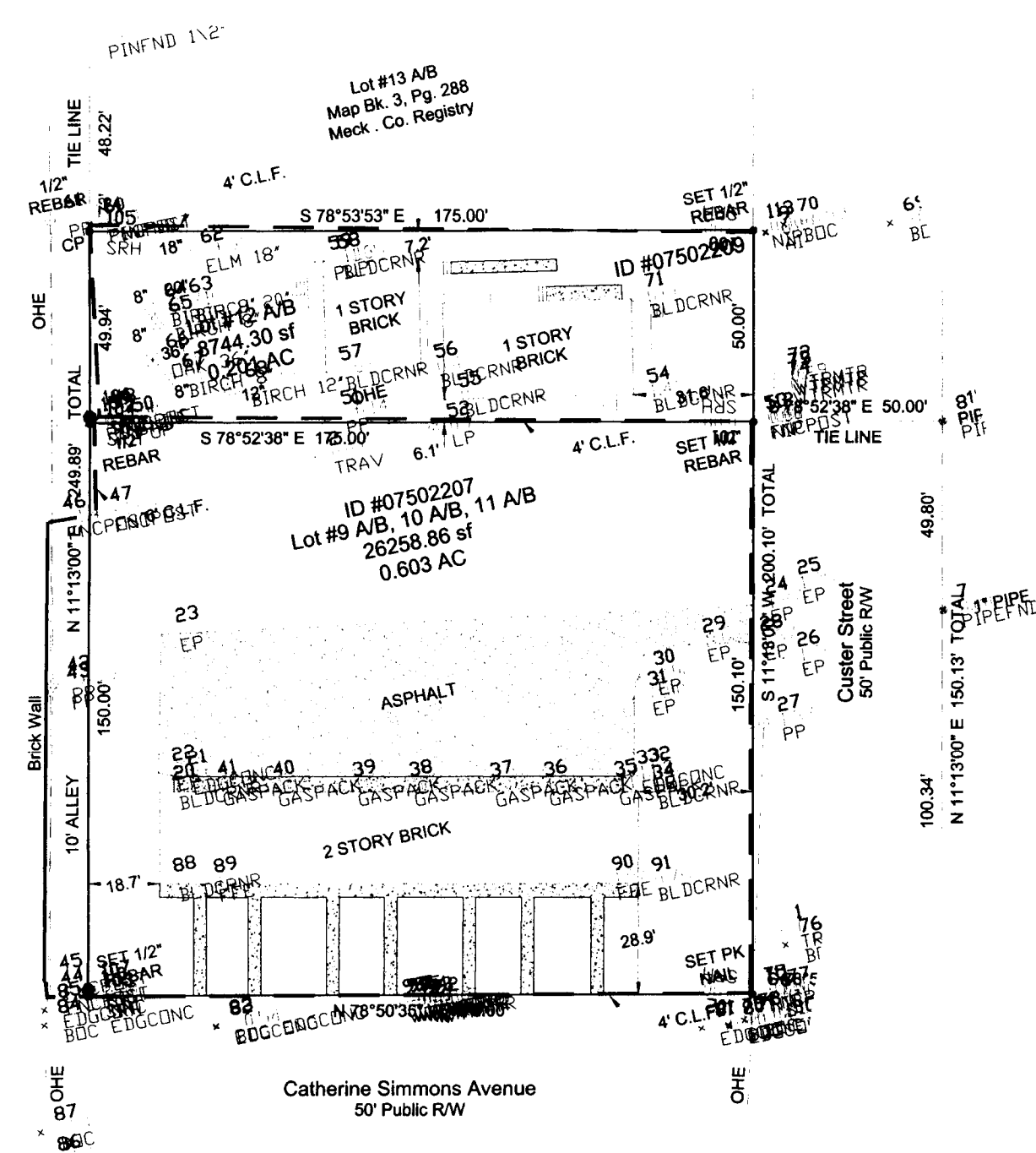


FENCE MANUFACTURER:  
 ULTRAGUARD DIVISION OF ALSIDE,  
 P.O. BOX 150, AKRON, OHIO 44309  
 www.ultraguardfence.com

**4 PRIVACY FENCE ELEVATION**  
 SCALE: 1" = 20'-0"



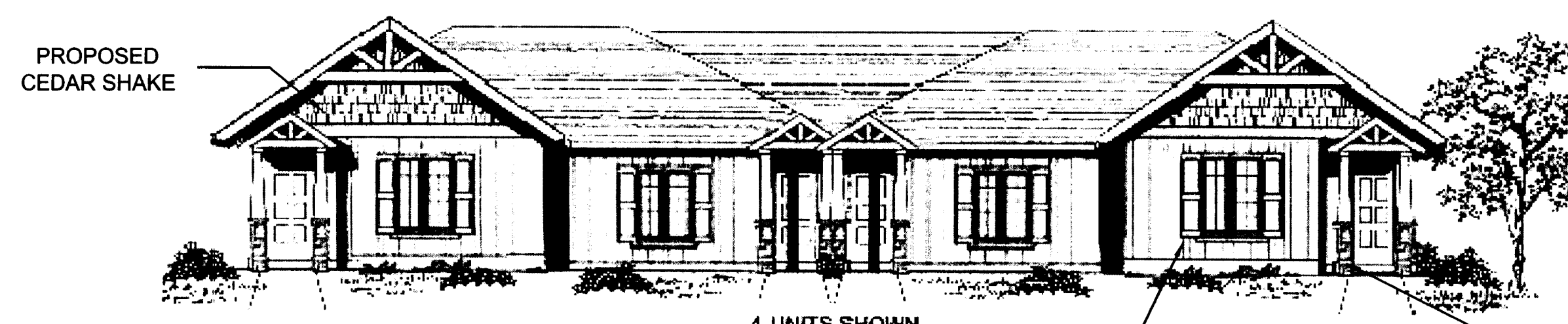
**1 SITE PLAN**  
 SCALE: 1" = 20'-0"



**5 EXISTING SURVEY**  
 SCALE: 1" = 10'-0"



**2 PROPOSED FRONT ELEVATION - ONE BEDROOM UNITS**  
 NOT TO SCALE



**3 FRONT ELEVATION - TWO BEDROOM UNITS**  
 NOT TO SCALE

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 T:704.374.0916 F:704.342.3808  
 www.neighboringconcepts.com  
 © 2011 Neighboring Concepts, PLLC

**FRIENDSHIP GARDENS**  
 Approved Petition # 2008-029  
 Charlotte, NC  
 Tax Parcel ID #: 075-022-07  
 075-022-09

REV. 1 DATE	SITE PLAN AMENDMENT
REV. 2 DATE	AUGUST 5, 2011
REV. 3 DATE	ELEVATION REVISION
REV. 4 DATE	AUGUST 29, 2011
REV. 5 DATE	SITE PLAN AMENDMENT
REV. 6 DATE	NOVEMBER 3, 2011
REV. 7 DATE	

Proposed Site Plan and Development Notes for Administrative Amendment to Approved

ATTACHED TO ADMINISTRATIVE APPROVAL Petition #2008-029  
 DATED: 11/2/2011  
 BY: DEBRA D. CAMPBELL

**Technical Data Sheet**  
 NOVEMBER 3, 2011  
 ISSUE DATE JB  
 CHECKED EO  
**RZ-1**  
 SHEET BY  
 PROJECT NUMBER NC\_07-019



**Charlotte-Mecklenburg Planning Department**

**DATE:** November 7, 2011  
**TO:** Mark Fowler, Zoning Supervisor  
**FROM:** Debra Campbell, Planning Director

**SUBJECT:** Administrative Approval for Petition No. 2008-029 Friendship Community Development Corporation

Attached is a revised site plan for the above referenced rezoning petition. The site plan shows the new site layout with the required off-street parking all on site from the original plan. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

**Note all other Zoning Ordinance and conditional requirements still apply.**