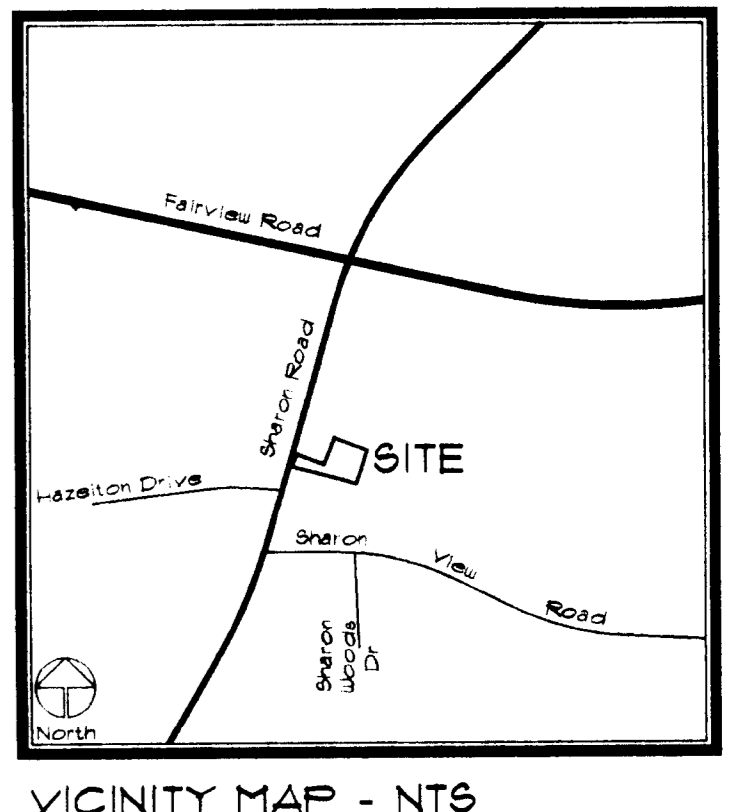
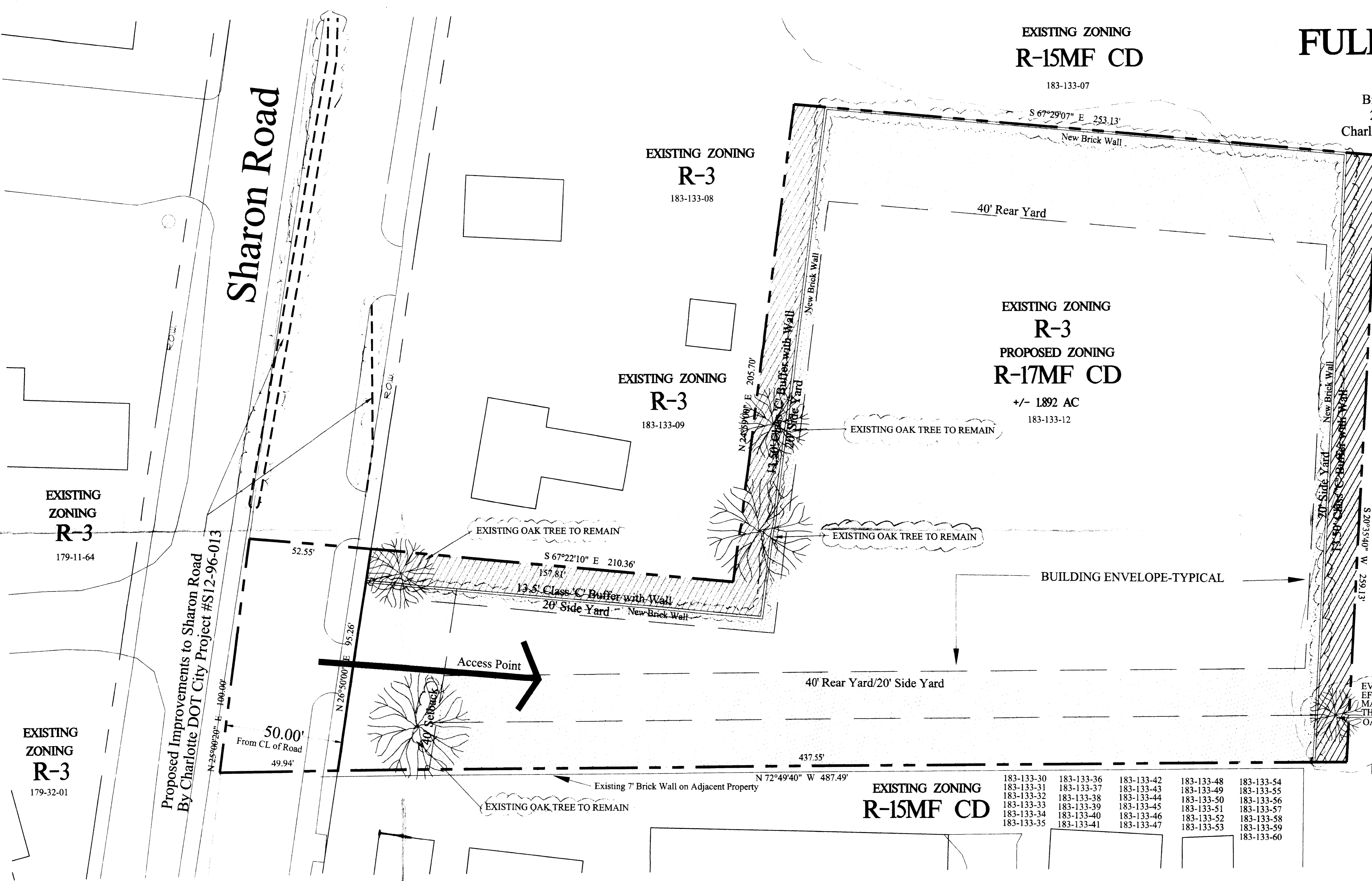


FULK PROPERTY

EXISTING ZONING
R-15MF CD
183-133-07

PETITIONER:
Bissell Companies, Inc.
2215 Rexford Road
Charlotte, North Carolina 28211

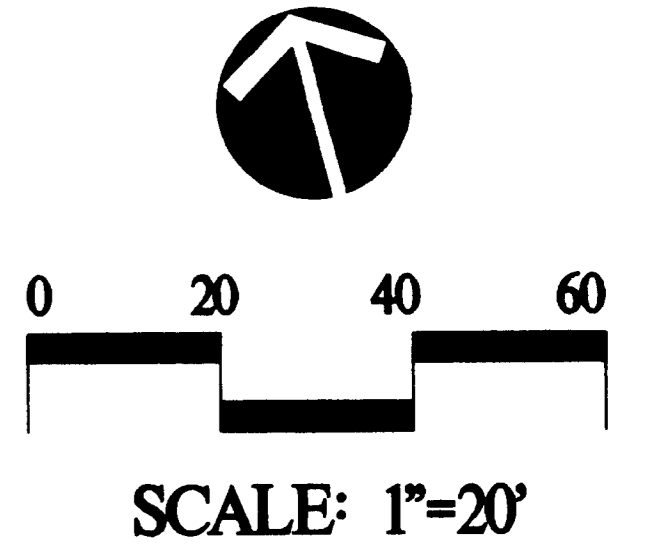
Sharon Road



EXISTING ZONING
R-3
183-133-16

SITE TABULATION

EXISTING ZONING	R-3
PROPOSED ZONING	R-17MF CD
TOTAL SITE AREA	2,001 AC
APPROX. AC IN ROW	1.15 AC
APPROX. AC TO BE DEVELOPED	0.85 AC
UP TO (1) ATTACHED FOR SALE TOWNHOUSE UNITS OR	
UP TO (4) DETACHED SINGLE FAMILY HOMES	



AMENDED TECHNICAL DATA SHEET

PETITION NO. 97-4 "AS FOR PUBLIC HEARING"

Land Design Inc.
DATE: OCTOBER 21, 1997
PROJECT NO. 1775
REVISIONS:
NOVEMBER 14, 1997
NOVEMBER 17, 1997

Development Standards

- A. Permissible Use**
 - 1. Single detached dwellings.
 - 2. Two detached dwellings.
 - 3. Three detached dwellings.
 - 4. Four detached dwellings.
 - 5. Five detached dwellings.
 - 6. Six detached dwellings.
 - 7. Seven detached dwellings.
 - 8. Eight detached dwellings.
 - 9. Nine detached dwellings.
 - 10. Ten detached dwellings.
 - 11. Eleven detached dwellings.
 - 12. Twelve detached dwellings.
 - 13. Thirteen detached dwellings.
 - 14. Fourteen detached dwellings.
 - 15. Fifteen detached dwellings.
 - 16. Sixteen detached dwellings.
 - 17. Seventeen detached dwellings.
 - 18. Eighteen detached dwellings.
 - 19. Nineteen detached dwellings.
 - 20. Twenty detached dwellings.
- B. Development Requirements**
 - 1. Minimum lot area: 1.5 acres.
 - 2. Minimum lot width: 100 feet.
 - 3. Minimum lot depth: 100 feet.
 - 4. Minimum front setback: 25 feet.
 - 5. Minimum side setback: 10 feet.
 - 6. Minimum rear setback: 10 feet.
 - 7. Minimum front yard coverage: 20%.
 - 8. Minimum side yard coverage: 10%.
 - 9. Minimum rear yard coverage: 10%.
 - 10. Maximum building height: 35 feet.
 - 11. Maximum number of stories: 3.
 - 12. Maximum floor area ratio: 0.5.
 - 13. Maximum impervious surface: 30%.
 - 14. Maximum parking spaces: 1 per dwelling unit.
 - 15. Maximum driveway width: 10 feet.
 - 16. Maximum driveway length: 100 feet.
 - 17. Maximum driveway slope: 10%.
 - 18. Maximum driveway grade: 10%.
 - 19. Maximum driveway width at curb: 10 feet.
 - 20. Maximum driveway width at driveway: 10 feet.
- C. General Provisions**
 - 1. All development shall conform to the provisions of the Zoning Ordinance.
 - 2. All development shall conform to the provisions of the Subdivision Ordinance.
 - 3. All development shall conform to the provisions of the Environmental Ordinance.
 - 4. All development shall conform to the provisions of the Public Works Ordinance.
 - 5. All development shall conform to the provisions of the Health Ordinance.
 - 6. All development shall conform to the provisions of the Fire Ordinance.
 - 7. All development shall conform to the provisions of the Police Ordinance.
 - 8. All development shall conform to the provisions of the Public Safety Ordinance.
 - 9. All development shall conform to the provisions of the Public Health Ordinance.
 - 10. All development shall conform to the provisions of the Public Welfare Ordinance.
 - 11. All development shall conform to the provisions of the Public Order Ordinance.
 - 12. All development shall conform to the provisions of the Public Safety Ordinance.
 - 13. All development shall conform to the provisions of the Public Health Ordinance.
 - 14. All development shall conform to the provisions of the Public Welfare Ordinance.
 - 15. All development shall conform to the provisions of the Public Order Ordinance.

- 1. The site shall be developed in accordance with the provisions of the Zoning Ordinance.
- 2. The site shall be developed in accordance with the provisions of the Subdivision Ordinance.
- 3. The site shall be developed in accordance with the provisions of the Environmental Ordinance.
- 4. The site shall be developed in accordance with the provisions of the Public Works Ordinance.
- 5. The site shall be developed in accordance with the provisions of the Health Ordinance.
- 6. The site shall be developed in accordance with the provisions of the Fire Ordinance.
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- 12. The site shall be developed in accordance with the provisions of the Public Safety Ordinance.
- 13. The site shall be developed in accordance with the provisions of the Public Health Ordinance.
- 14. The site shall be developed in accordance with the provisions of the Public Welfare Ordinance.
- 15. The site shall be developed in accordance with the provisions of the Public Order Ordinance.

APPROVED BY CITY COUNCIL
DATE: 1/2/98

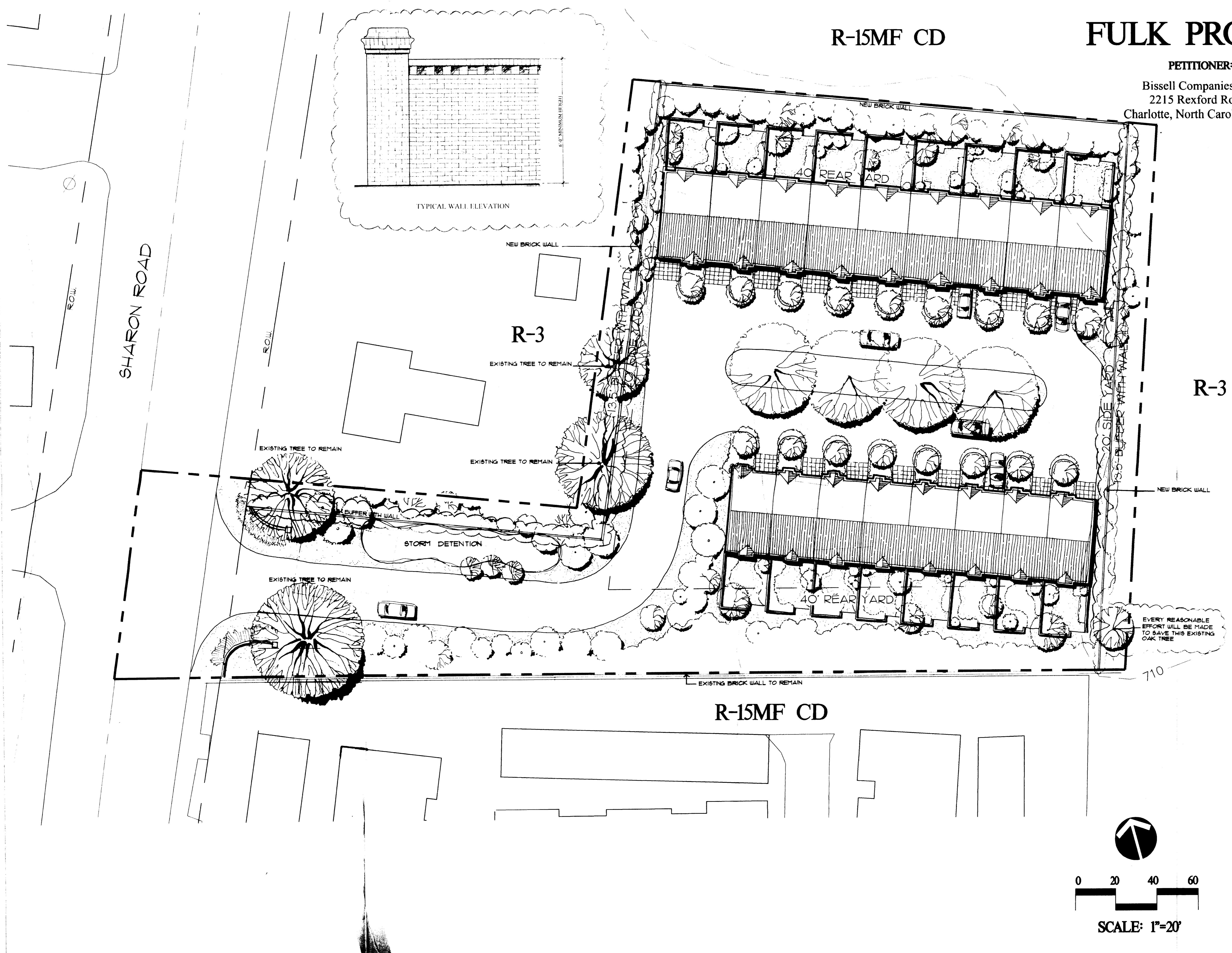
Land Design Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO. 1 OF 2
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R-15MF CD

FULK PROPERTY

PETITIONER:
Bissell Companies, Inc.
2215 Rexford Road
Charlotte, North Carolina 28211



AMENDED SCHEMATIC SITE PLAN

PETITION NO. 97-4 "AS FOR PUBLIC HEARING"

Land Design Inc.
DATE: OCTOBER 21, 1997
PROJECT NO. 1775
REVISIONS:
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Land Design Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO. 2 OF 2
FILE NAME: E:\1775\1775.DWG

