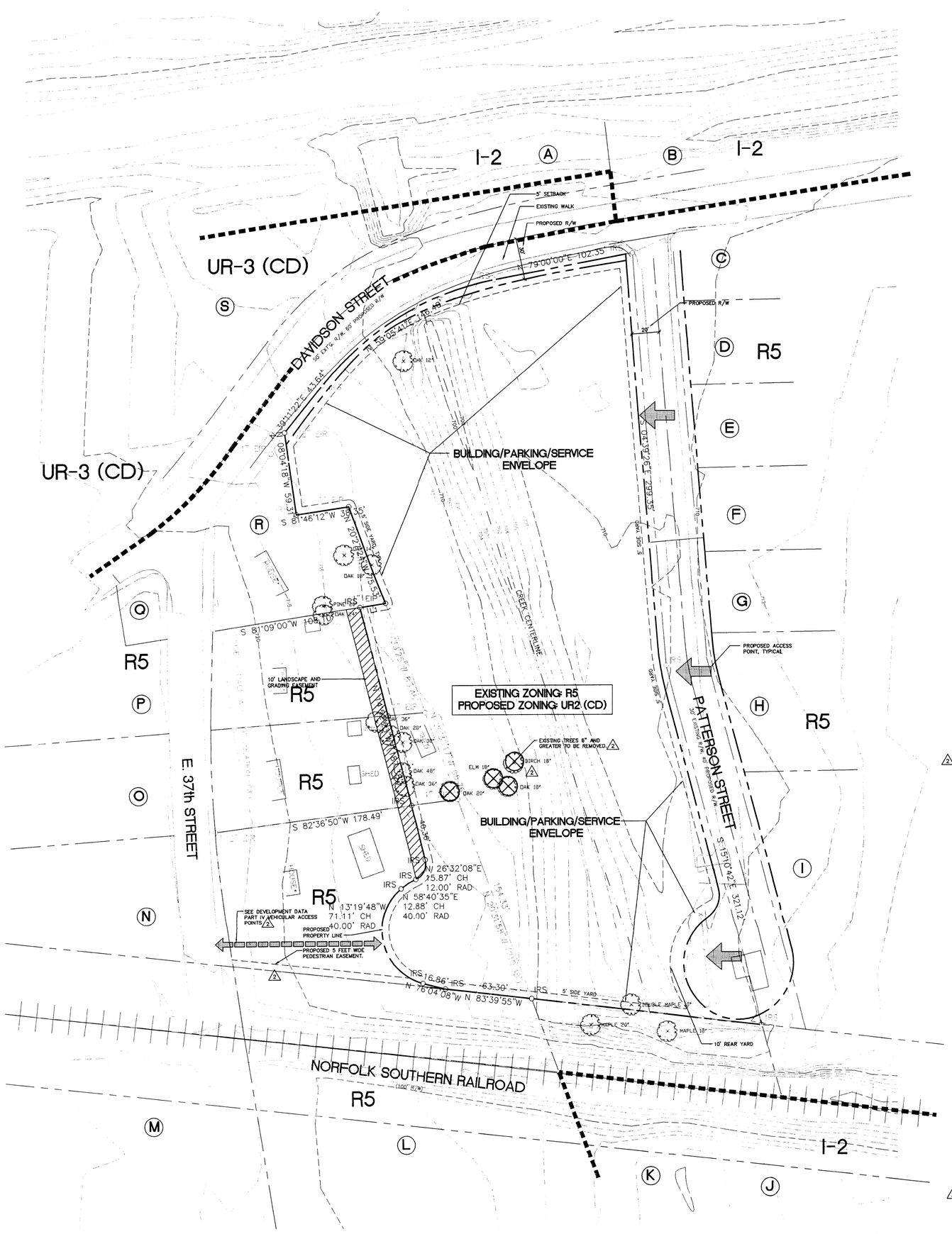

SITE SUMMARY

TAX PARCEL NUMBER	091-106-51 091-106-02 091-106-03 091-106-04
SITE AREA	2.81 ACRES (2.54 ACRES EXCLUSIVE OF R/W DEDICATION)
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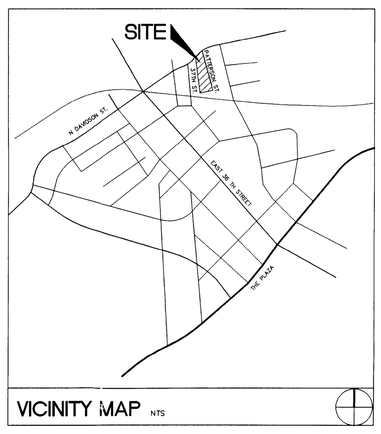
PROPOSED ZONING	UR-2 (CD)
PROPOSED DENSITY	34 D.U.'s MAX. (13.4 D.U.'s PER ACRE)
PROPOSED BLDG. HEIGHT	40' HT. MAX.
BLDG. SEPARATION	16' MIN.
PROPOSED USE	MULTI FAMILY RESIDENTIAL (TOWNHOMES)
REQUIRED YARDS:	5' SETBACK 5' SIDE YARD 10' REAR YARD



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ADJACENT PROPERTY OWNERS

A.	091-101-08	DAVIDSON B. CRAIG HEIRS 3919 MADISON AVENUE GREENSBORO NC 27410
B.	091-101-05	AUSTIN WADE HAMPTON 2115 CHATHAM AVENUE CHARLOTTE NC 28205
C.	091-106-44	SIRES PAUL J. & RUTH AVA LYONS 7448 VALLEY BROOK ROAD CHARLOTTE NC 28280
D.	091-106-45	McCLURKIN MATTIE L. 3110 TUCKASEEGEE ROAD CHARLOTTE NC 28216
E.	091-106-46	WHITFORD JANET C. 2800 SADDLEBACK COURT CHARLOTTE NC 28210
F.	091-106-47	CALLAHAN & SEHEULT INC. 3310 EAST SEVILLA CIRCLE TAMPA FL 33629
G.	091-106-48	SANCHEZ LUIS & JUANNE 8815 OAK DRIVE CHARLOTTE NC 28269
H.	091-106-49	GLENN CINDY 105 ECHO LAKE DRIVE CHARLOTTE NC 28730
I.	091-106-50	MILLS JESSE WILLIAM SR. & MARTHA NEWELL 611 PATTERSON AVENUE CHARLOTTE NC 28205
J.	091-106-35	ADAMS JOHN WAYNE & HESTER P. 934 MALLARD CREEK CHURCH ROAD CHARLOTTE NC 28262
K.	091-106-08	SHAVER GERTRUDE (BY ENTY) P O BOX 5031 CHARLOTTE NC 28299
L.	091-106-05	HINES EDWARD LEE (ET AL) 605 EAST 37TH STREET CHARLOTTE NC 28205
M.	091-106-10	NORMAN NANCY & DAWN MAYBECK (R/S) 705 EAST 37TH STREET CHARLOTTE NC 28205
N.	091-106-11	MILLER JACK F. 5244 THE PLAZA CHARLOTTE NC 28215
O.	091-106-12	BERNE INVESTMENTS US P O BOX 31245 CHARLOTTE NC 28231
P.	091-106-13	BERNE INVESTMENTS US P O BOX 31245 CHARLOTTE NC 28231
Q.	091-106-14	SINCLAIR JOHN M. & DAEMON LUCIEN 721 EAST 37TH STREET CHARLOTTE NC 28205
R.	091-106-01	BERNE INVESTMENTS US P O BOX 31245 CHARLOTTE NC 28231
S.	091-101-04	MECKLENBURG MILL ASSOCIATES LTD PTNSHP 3323 NORTH DAVIDSON STREET

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(704) 563-8711

DAVIDSON ST. TOWNHOMES REZONING

NORTH DAVIDSON STREET
CHARLOTTE, NORTH CAROLINA

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: December 14, 2001
BY: MARTIN R. CRAMTON, JR.

TECHNICAL DATA SHEET

PETITION #00-145

1991

08/15/00 – FOR CMPC REVIEW

◆ *Issued*

△4 12/12/01 – ADMINISTRATIVE APPROVAL
△3 07/16/01 – ADMINISTRATIVE APPROVAL
△2 11/27/00 – FOR ZONING COMMITTEE
△1 10/23/00 – FOR PUBLIC HEARING

◆ *Revised*

SCALE: 1" = 30'
0 15 30 60

RZ1.0 2

◆ *Sheet* *of*

DEVELOPMENT DATA

PART I
COMMITMENT:

DEVELOPMENT OF THE REAL ESTATE IDENTIFIED ON THIS TECHNICAL DATA SHEET, CONSISTING OF 2.81 ACRES, MORE OR LESS (THE "SITE"), WILL BE GOVERNED BY THE STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE OF CITY OF CHARLOTTE (THE "ORDINANCE") FOR THE UR-2 ZONING DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR THE TECHNICAL DATA SHEET.

△1 THE BUILDING CONFIGURATIONS, PLACEMENTS, AND SIZES SHOWN ON THE SCHEMATIC SITE PLAN WHICH ACCOMPANIES THIS TECHNICAL DATA SHEET ARE SCHEMATIC IN NATURE AND MAY BE ALTERED AND/OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING AREAS ESTABLISHED ON THIS TECHNICAL DATA SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING CONFIGURATIONS. ALL SHALL BE IN ACCORDANCE WITH SECTIONS 9.408 AND 6.206 OF THE ORDINANCE.

PART II
STATEMENT OF INTENT:

△2 △1 IT IS THE INTENTION OF THE PETITIONER TO DEVELOP ATTACHED MULTI FAMILY DWELLINGS (TOWNHOMES) WITHIN THE SITE.

PART III
PERMITTED DEVELOPMENT WITHIN THE SITE:

UP TO 34 RESIDENTIAL DWELLING UNITS (D.U.'s) MAY BE DEVELOPED ON THE SITE, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USE'S ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN AN UR-2 ZONING DISTRICT.

PART IV
VEHICULAR ACCESS POINTS:

THE NUMBER OF PERMANENT ACCESS POINTS TO/FROM PATTERSON STREET SHALL BE LIMITED TO THOSE SHOWN ON THE TECHNICAL DATA SHEET.

THESE ACCESS POINTS SHALL BE LOCATED IN THE GENERAL AREAS DEPICTED ON THE TECHNICAL DATA SHEET. FINAL LOCATION OF EACH ACCESS POINT IS SUBJECT TO ANY MODIFICATION REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS/DESIGN AND ARE FURTHER SUBJECT TO APPROVAL BY NCDOT AND/OR CDOT.

△1 THE PETITIONER AGREES TO DEDICATE SUCH ADDITIONAL PORTIONS OF THE SITE AS MAY BE NEEDED TO PROVIDE FOR 20 FEET OF RIGHT OF WAY (R/W) WEST OF THE EXISTING R/W CENTERLINE OF PATTERSON STREET AND 30 FEET OF RIGHT OF WAY SOUTH OF THE EXISTING CENTERLINE OF DAVIDSON STREET PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR BUILDINGS ON THE SITE. △4 IN ADDITION, THE PETITIONER AGREES TO PROVIDE ROADWAY IMPROVEMENTS TO MEET THE MINIMUM STANDARDS OF A LOCAL LIMITED RESIDENTIAL STREET (CLASS VI-L) AS DEFINED BY THE CHARLOTTE MECKLENBUG LAND DEVELOPMENT STANDARDS FOR THE SAME PORTION OF PATTERSON STREET. THESE IMPROVEMENTS SHALL INCLUDE CURB AND GUTTER, PLANTING STRIP, AND SIDEWALK.

△2 THE PETITIONER SHALL PROVIDE ADEQUATE SIGHT DISTANCE AT THE EXISTING PATTERSON STREET INTERSECTION TO DAVIDSON STREET FOR A MINIMUM OF 470 LINEAR FEET MEASURED ALONG THE ROADWAY. THE FINAL DESIGN AND LOCATION OF THE PROPOSED UNITS FRONTING DAVIDSON STREET SHALL MEET CDOT'S SATISFACTION AND SHALL BE COORDINATED DURING THE SUBDIVISION PROCESS. COVERED PORCHES ATTACHED TO SAID UNITS MAY ENCROACH INTO THIS SIGHT DISTANCE AREA PROVIDED THE DESIGN OF WHICH IS ACCEPTABLE TO CDOT.

△2 IN THE EVENT A FUTURE VEHICULAR CONNECTION FROM 37TH STREET TO THE SITE IS REQUIRED OF DEVELOPMENTS OTHER THAN THIS PETITION, THIS FUTURE VEHICULAR CONNECTION SHALL BE PERMITTED TO ACCESS THE SITE FOR PURPOSES OF PROVIDING CROSS CONNECTIVITY ONLY. THIS SHALL NOT BE CONSTRUED TO MEAN THE PETITIONER IS RESPONSIBLE FOR ANY PORTION OF THIS FUTURE VEHICULAR CONNECTIVITY OTHER THAN THE GRANTING OF PERMISSION TO CONNECT THE PROPOSED ROADWAYS WHICH SERVE THE SITE.

PART V
DESIGN GUIDELINES:

SECTION 1. YARD RESTRICTIONS

IN EVERY INSTANCE THE SIDE YARD, SETBACK, AND REAR YARD REQUIREMENTS IMPOSED UNDER THE ORDINANCE WILL BE SATISFIED WITH RESPECT TO THE DEVELOPMENT TAKING PLACE WITHIN THE SITE, UNLESS MORE STRINGENT REQUIREMENTS ARE ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS.

SECTION 2. OFF STREET PARKING

OFF STREET PARKING SHALL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

SECTION 3. STORM WATER MANAGEMENT

(A) STORM WATER SHALL BE MANAGED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF CHARLOTTE.

(B) STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN ANY SETBACK, REQUIRED YARD, OR BUFFER AREAS.

SECTION 4. SIDEWALKS

△3 (A) SIDEWALKS WITH PLANTING STRIPS WILL BE INSTALLED WHERE THE SITE ABUTS ANY PUBLIC STREET RIGHT OF WAY. SIDEWALK TO BE MOVED TO BACK OF CURB AT UNITS 17-22 PER CONDITIONS SET BY CMPC. PLANTING STRIPS PROVIDED FOR COMPLIANCE WITH CHAPTER 21, CHARLOTTE TREE ORDINANCE, SHALL BE PERMITTED INCLUSIVE OF PUBLIC STREET(S) RIGHT(S) OF WAY. EASEMENTS SHALL BE PROVIDED FOR SIDEWALKS WHICH ARE ASSOCIATED WITH PUBLIC STREETS AND ARE LOCATED OUTSIDE OF DEDICATED PUBLIC RIGHT(S) OF WAY. WALKS MAY MEANDER AND PLANTING STRIP WIDTHS MAY VARY TO PRESERVE EXISTING TREES SIX INCHES CALIPER AND GREATER.

△1 (B) THE EXISTING WALK ALONG DAVIDSON STREET SHALL BE REMOVED EXCLUDING THAT PORTION OF THE WALK ADJACENT TO THE EXISTING CULVERT IN DAVIDSON STREET. THE DEVELOPER SHALL PROVIDE AN EIGHT FOOT PLANTING STRIP WITH A SIX FOOT WIDTH WALK WHERE THE SITE ABUTS DAVIDSON STREET.

△1 △3 (C) THE DEVELOPER SHALL PROVIDE AN EIGHT FOOT PLANTING STRIP WITH FOUR FOOT WIDTH WALKS WHERE THE SITE ABUTS PATTERSON STREET. SIDEWALK TO BE MOVED TO BACK OF CURB AT UNITS 17-22 PER STREET RIGHT OF WAY AS PER CONDITIONS SET BY CMPC. PLANTING STRIPS PROVIDED FOR COMPLIANCE WITH CHAPTER 21.

△1 (D) AN INTERNAL SIDEWALK SYSTEM SHALL BE PROVIDED TO SERVE THE DEVELOPMENT AND AS INDICATED ON SHEET RZ2 – SCHEMATIC SITE PLAN.

△2 (E) THE PETITIONER SHALL PROVIDE PEDESTRIAN CONNECTIVITY FROM THE SITE TO 37TH STREET BY WAY OF A FIVE FOOT PEDESTRIAN EASEMENT. THIS EASEMENT SHALL INCLUDE A FIVE FOOT WIDE CONCRETE WALK.

SECTION 5. LANDSCAPING AND SCREENING

(A) LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE

(B) LANDSCAPING WILL BE INSTALLED IN PHASES IN ACCORDANCE WITH THE ORDINANCE AS EACH PHASE OF THE SITE IS DEVELOPED.

(C) COMMON DUMPSTERS, IF ANY, WILL BE SCREENED WITH SOLID ENCLOSURES WITH GATES.

△1 (D) THE DEVELOPER SHALL MAKE A DILIGENT EFFORT TO PRESERVE TREES SIX INCHES CALIPER AND GREATER AS INDICATED ON THE TECHNICAL DATA SHEET.

SECTION 6. SIGNS

(A) ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

(B) A MASTER SIGNAGE AND GRAPHICS SYSTEM WILL BE ADOPTED AND IMPLEMENTED THROUGHOUT THE SITE.

SECTION 7. LIGHTING

(A) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN AND THE MAXIMUM HEIGHT OF ANY SUCH LIGHTING FIXTURE, INCLUDING ITS BASE, MAY NOT EXCEED 20 FEET IN HEIGHT.

(B) ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREETLIGHTS WHICH MAY BE ERECTED ALONG THE PRIVATE STREET) WILL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY ADJACENT PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY, AND SHIELDING SOURCES OF LIGHT. THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES.

SECTION 8. COMMON OPEN SPACE

COMMON OPEN SPACE FOR THE DEVELOPMENT MAY BE IMPROVED. IMPROVEMENTS WILL INCLUDE AT A MINIMUM SIDEWALKS AND LANDSCAPING.

SECTION 9. FIRE HYDRANTS

FIRE HYDRANTS SHALL BE LOCATED WITHIN 750 FEET OF THE MOST REMOTE POINT OF BUILDINGS AS THE TRUCK TRAVELS.

SECTION 10. ARCHITECTURAL GUIDELINES

△1 (A) NEW UNITS WHICH ARE ADJACENT TO DAVIDSON STREET SHALL BE ORIENTED SUCH THAT EACH OF THESE SAID UNITS FRONT ONTO DAVIDSON STREET.

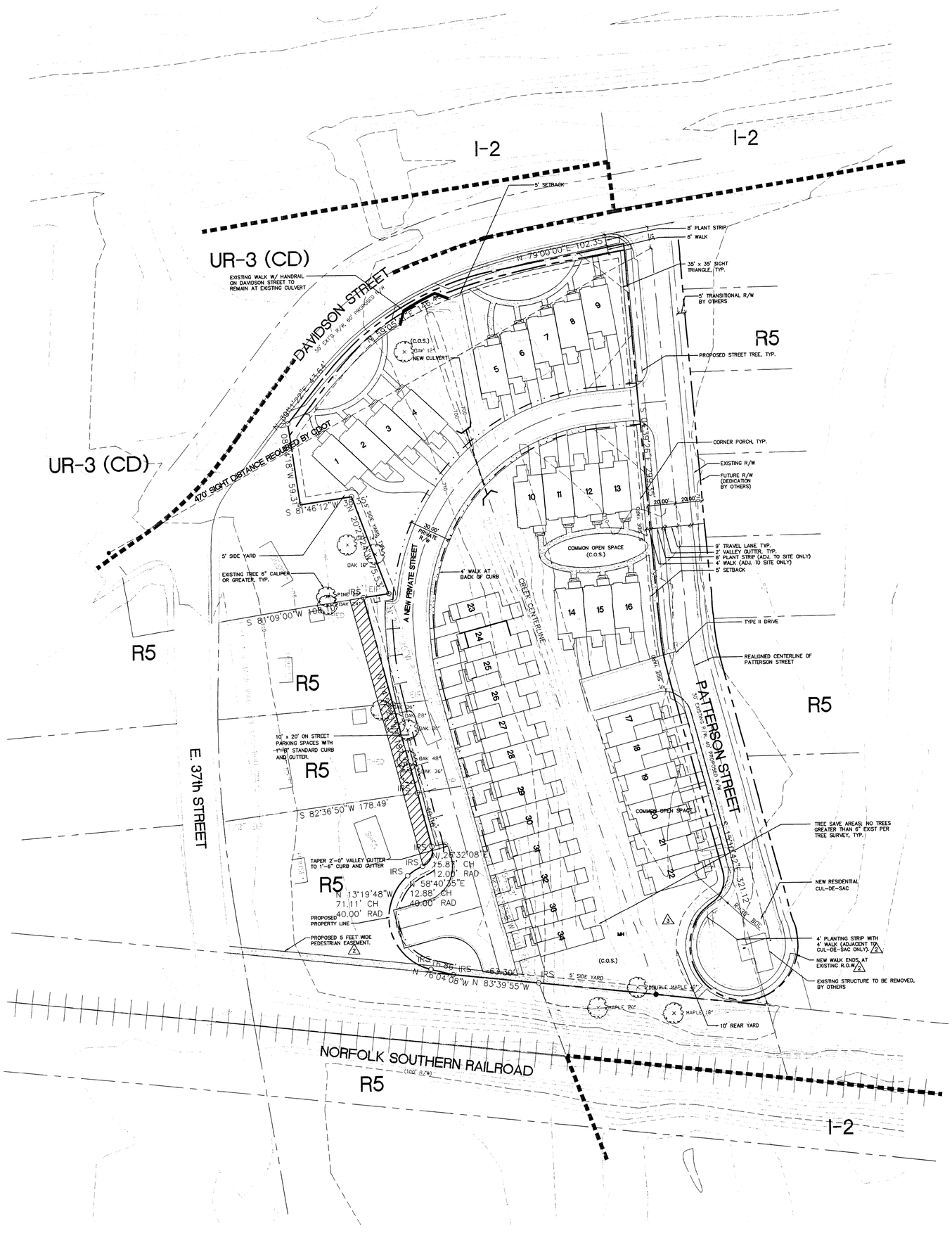
△1 (B) ALL BUILDING SIDES ORIENTED TO PUBLIC STREETS MUST HAVE WINDOWS AND SHOULD INCLUDE A DOOR.

PART VI
AMENDMENTS TO THE REZONING PLAN:

THE OWNER OR OWNERS OF THE SITE, IN ACCORDANCE WITH THE ORDINANCE, MAY APPLY FOR FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS.

PART VII
BINDING EFFECT OF THE REZONING PETITION:

IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE OWNERS (FROM TIME TO TIME) AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.



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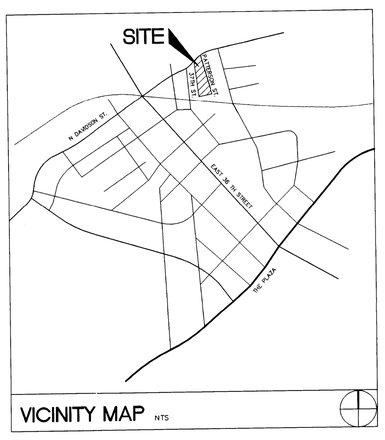

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DAVIDSON ST. TOWNHOMES REZONING

NORTH DAVIDSON STREET
CHARLOTTE, NORTH CAROLINA

SCHEMATIC SITE PLAN

PETITION #00-145

1991

08/15/00 – FOR CMPC REVIEW

◆ *Issued*

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◆ *Revised*

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RZ2.0 2

◆ *Sheet* *of*