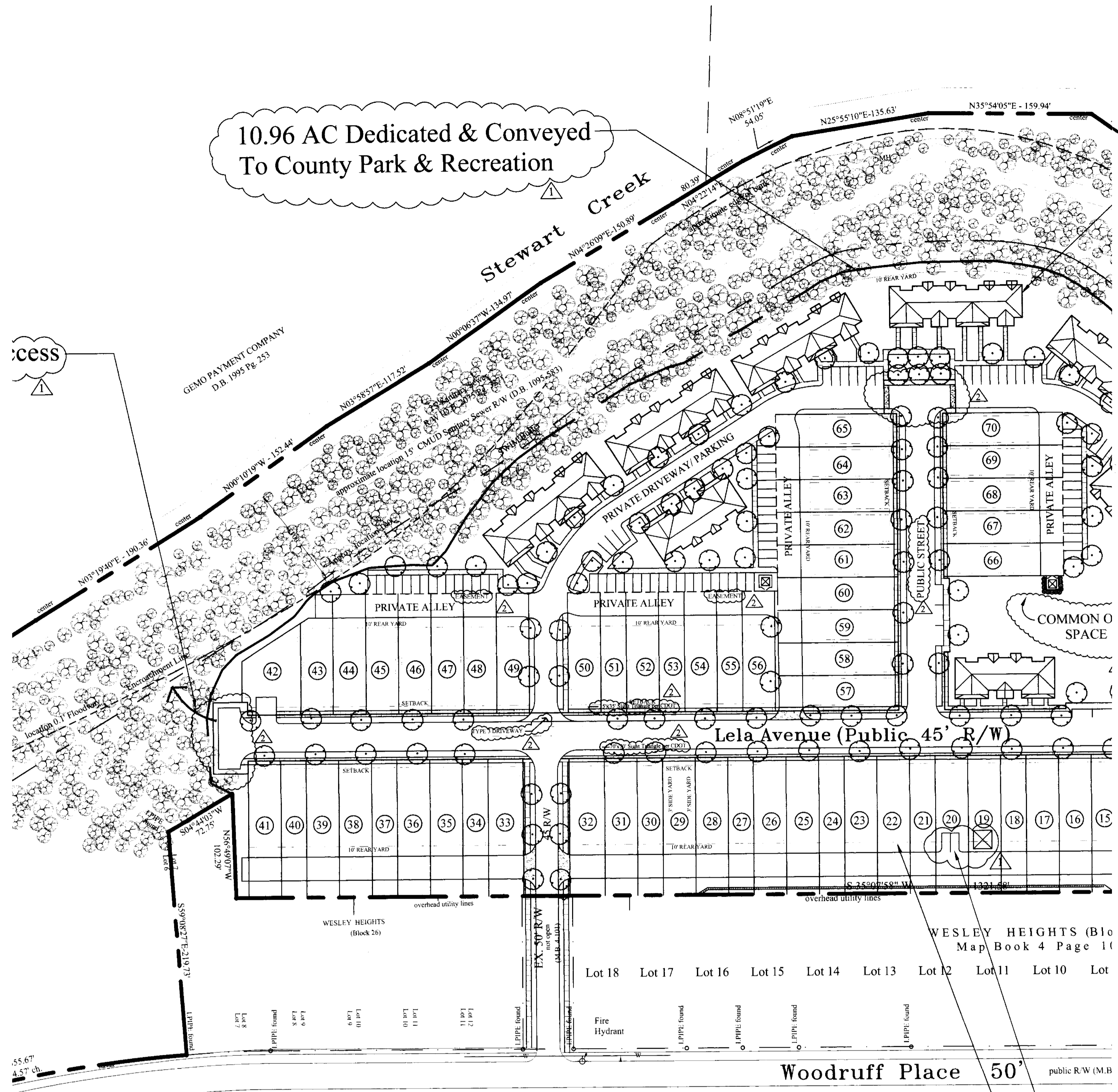


10.96 AC Dedicated & Conveyed To County Park & Recreation



SITE PLAN NOTES:

1. Parking: Townhome Condominiums = 101 Spaces
Single Family (2 Spaces/Lot) = 140 Spaces
Lot 71 (Duplex) = 2 Spaces
Lot 72 = 2 Spaces
On-Street Parking = 69 Spaces
Total = 314 Spaces
2. Typical parking model dimensions per Charlotte-Mecklenburg Land Development Standards Manual, Latest Edition.
3. Utilities to be underground.
4. Common Open Space will be improved as passive amenity area. It may include pedestrian amenities such as trails and benches.
5. Grading and filling in the greenway area shall be prohibited except outside of the 100' buffer area, as allowed in the S.W.I.M. Ordinance.
6. Driveways shall be drop curb ramp Type 2 Modified driveways (with radii).
7. The public streets will have a 6' planting strip in order to accommodate front porches.
8. All vehicular access to the residences along the public streets will be made via the alleys in the rear. There will be no driveways or other vehicular amenities, except as noted, fronting the public street.
9. This site will comply with Chapter 21-Trees, of the City Code.
10. Stormwater detention is not required, however, the petitioner agrees to coordinate water quality efforts (level spreaders) in order to offset or minimize potential impacts to water quality.
11. Streamside SWIM zone shall remain undisturbed.

- 2 Working Spaces or Optional (Typical) Located Per
- G nance
- O
- T ical Maximum Building Footprint
- P Yard Requirements

Townhome Condominiums (Typical)

Representation of Existing Vegetation to remain on land to be dedicated and conveyed to county.

Proposed Trees by Developer

Future Greenway Access

Existing Wetland

Future Greenway Access

Freedom Drive

Thrift Rd.

Petition #2002-114
For Public Hearing
Site Plan

LELA COURT IN HISTORIC WESLEY HEIGHTS

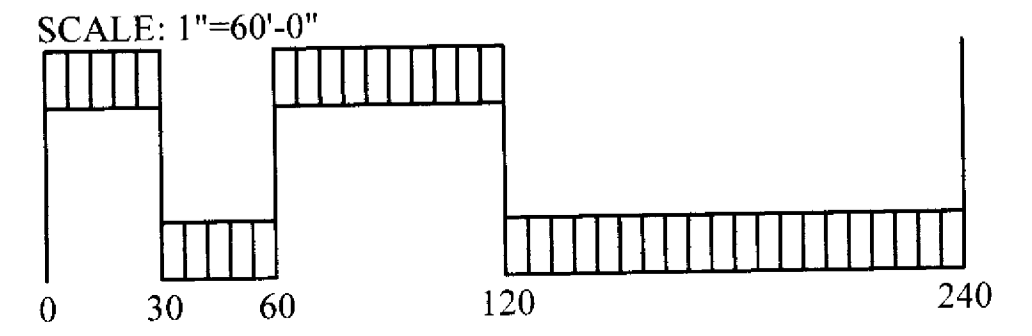
Date: SEPTEMBER 9, 2002	Revisions:
1 Date: SEPTEMBER 20, 2002	Re: Per Comments
2 Date: OCTOBER 29, 2002	Re: Per Comments
3 Date:	Re:
4 Date:	Re:

APPROVED BY CITY COUNCIL
DATE: 11/18/02

PUBLIC STR
SCALE: 1/8"=1'-0"

CROSS-SECTION W/ ADDITIONAL PARKING

CITY OF CHARLOTTE 45' LOCAL TRADITIONAL NEIGHBORHOOD DEVELOPMENT STREET (Standard No. 10.01G)
SCALE: 1/8"=1'-0"



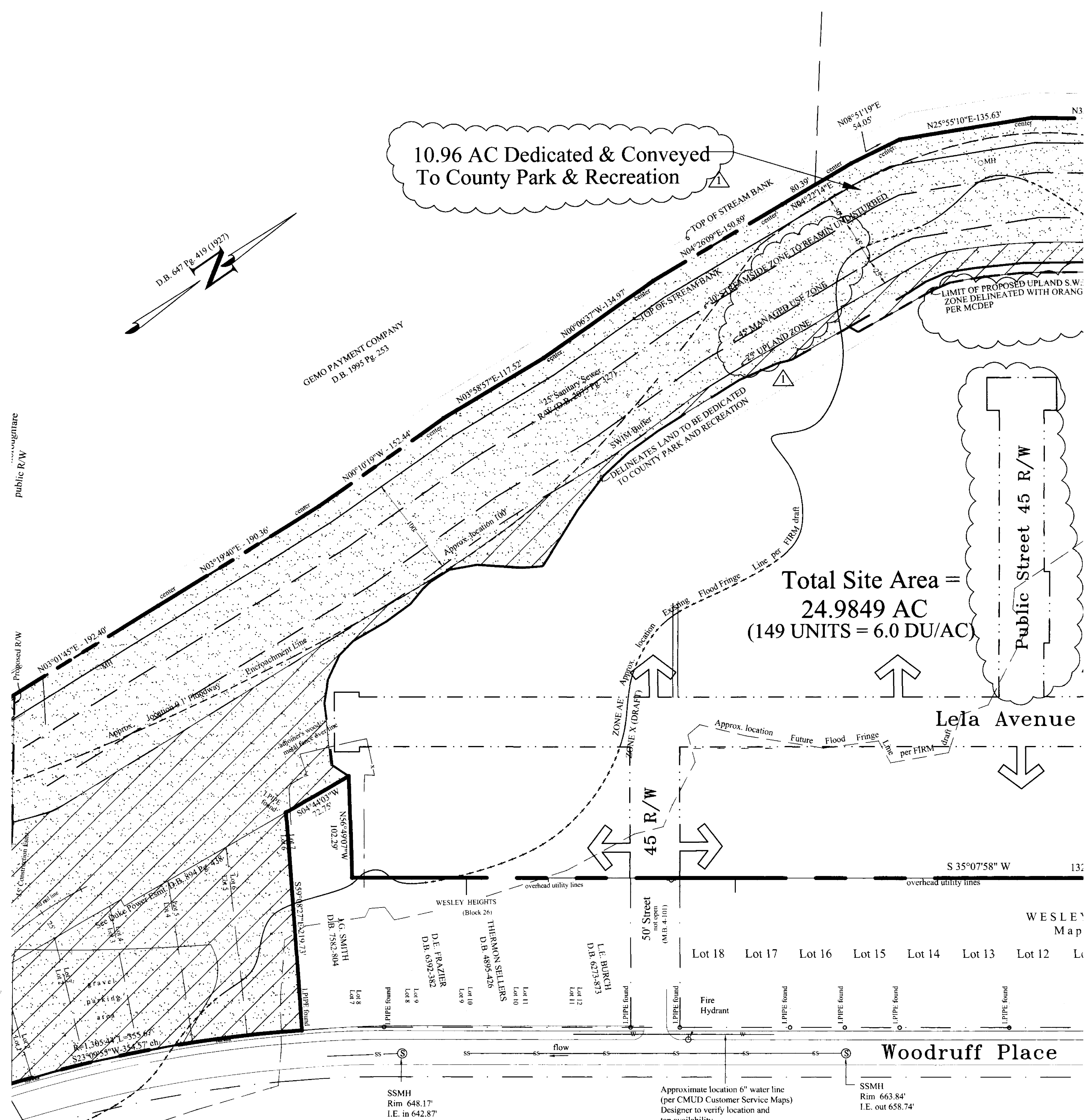
PREPARED BY: **Wirth & Associates**
LANDSCAPE ARCHITECTS AND LAND PLANNERS
1330 W. Riverhead St., Suite 212
Charlotte, NC 28208
Phone: 704-375-1588 Fax: 704-375-3944
Email: gwirth@wirthassociates.com

PREPARED FOR: **LandCraft**
201 NORTH TRYON ST., Suite 2650
CHARLOTTE, NC 28202
704-332-9340

- Development Standards**
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
 - Any detached lighting on the site will be limited to 20 feet in height.
 - Signage will be permitted in accordance with applicable Zoning standards.
 - Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
 - All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
 - The Petitioner will install an internal sidewalk system that will connect the proposed development on the site with sidewalks on the adjacent public streets.
 - The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.
 - P&N Railway R/W is usable per directions of Petitioner's Title Attorney.
 - No non-residential uses permitted.

10.96 AC Dedicated & Conveyed To County Park & Recreation

Total Site Area = 24.9849 AC (149 UNITS = 6.0 DU/AC)



Proposed 0.22 R/W Dedication to be Conveyed

S.W.I.M. BUFFER REQUIREMENTS:

AREA WITHIN 100' S.W.I.M. BUFFER: 6.4 AC
 TOTAL AREA BETWEEN 100 YEAR FLOOD FRINGE & 100' ENCROACHMENT AREA S.W.I.M. BUFFER : 7.6
 UPLAND AREA REQUIRED (7.6/2) = 3.8 AC (1/2 of Flood of 100' S)

UPLAND AREA PROVIDED = 3.8 AC

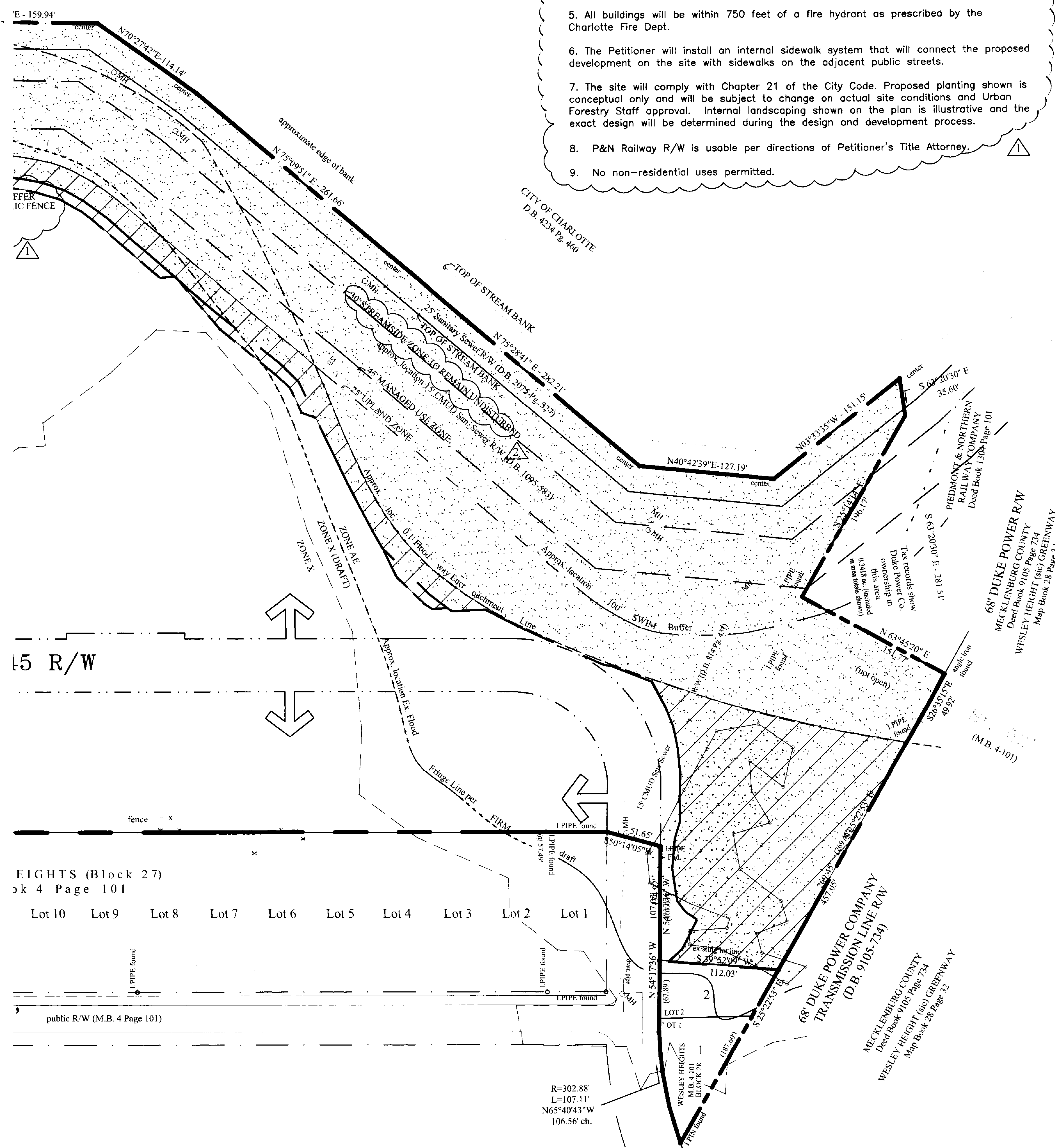
DEVELOPMENT SITE DATA:

EXISTING ZONING: R-8
 PROPOSED ZONING: UR-2(CD)
 TOTAL AREA: 24.9849 AC
 TOTAL AREA DEDICATED & CONVEYED TO PARK JURISDICTION: CITY OF CHARLOTTE
 TAX PIN: 071-034-01, 071-035-23
 PROPOSED DEVELOPMENT:
 TOWNHOMES: 76 UNITS
 OPEN SPACE: 48%

ZONING DATA TABLE:

LOT SIZES: 32' x 100' (MIN.) =	55 LOTS
25' x 120' (MIN.) =	15 LOTS
LOT 71 (DUPLEX) =	1 LOT (2 UNITS 5898 SF)
LOT 72 (S/F) =	1 LOT (1 UNIT 4630 SF)
TOTAL LOTS	72 LOTS (MAX.)

MAX. HEIGHT: 40' (PER ORDINANCE)
 SIDE YARDS: 3' (REDUCED PER S.W.I.M. BUFFER STNDS. SECTION 12.805.3 (C))
 SETBACK: 14' from B.O.C.
 REAR YARD: 10'



fringe Outside I.M. Buffer

REC.: 10.96 AC

Petition #2002-114 For Public Hearing

Technical Data Sheet
LELA COURT IN HISTORIC WESLEY HEIGHTS

Date: JULY 23, 2002	Re: Pet Comments
1. Date: SEPTEMBER 20, 2002	Re: Pet Comments
2. Date: OCTOBER 29, 2002	Re: Pet Comments
3. Date:	Re:
4. Date:	Re:

APPROVED BY CITY COUNCIL
 DATE: 11/18/02

