

CONNELLY ON CHURCHILL
CHURCHILL DRIVE AT WENDOVER ROAD, CHARLOTTE, NC
WENDOVER HEIGHTS LLC/ GRUBB MANAGEMENT

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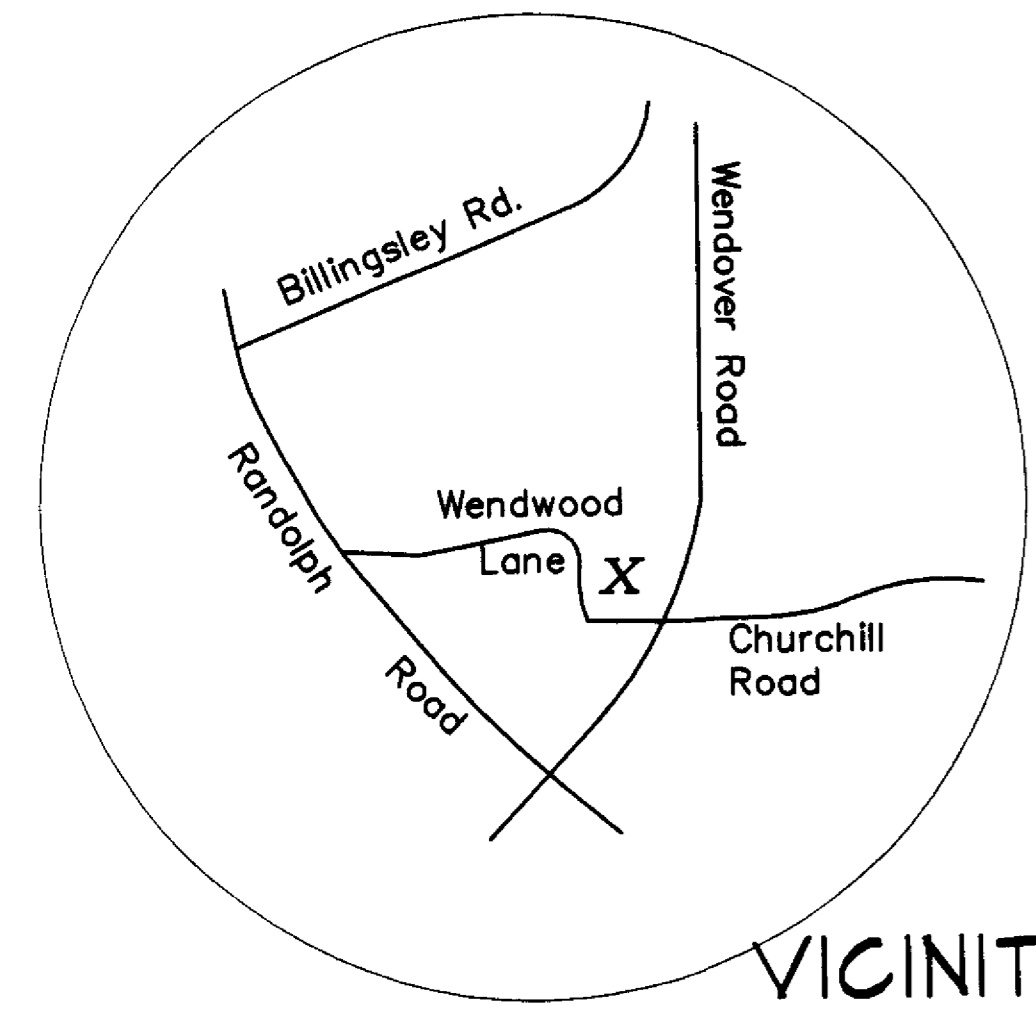
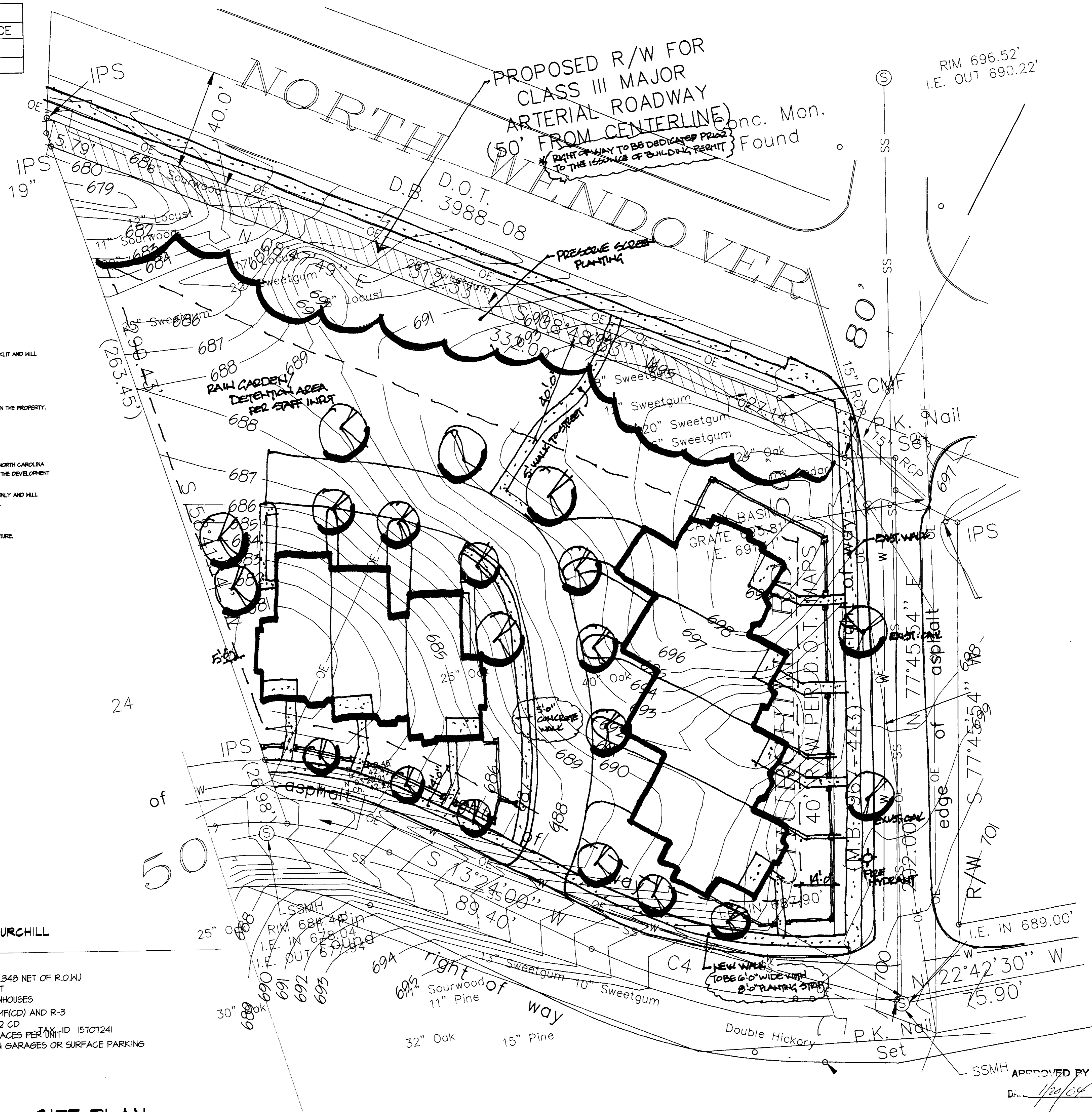
REZONING PLAN
PETITION # 2005-115
FOR PUBLIC HEARING
 SEPTEMBER 15, 2003
 OCTOBER 15, 2003
 JANUARY 17, 2004
 DATE: 04/08/02
 S. NEWFOLD@CONNELLY/SITE
 PLOT SCALE = 1" = 20'

CURVE TABLE				
NUMBER	RADIUS	LENGTH	CHORD BEARING	CH. DISTANCE
C3	118.46	185.21	S 31°08'05" E	166.91
C4	199.10	84.20	S 01°33'08" W	83.57

LINE TABLE		
L3	S 11°40'39" E	6.75'
L4	S 11°40'39" E	33.82'
L13	N 80°11'51" E	5.86'
L14	S 30°12'58" W	35.12'
L15	S 12°14'06" E	20.20'
L16	S 77°45'54" W	12.85'

**CONNELLY ON CHURCHILL
CONDITIONAL DEVELOPMENT NOTES**

- 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 AND APPROXIMATE CONFIGURATION OF USES ON THE SITE. THE EXACT CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN LIMITS OF THE ORDINANCE AND THE RESTRICTIONS NOTED ON THIS PLAN.
- STREET LIGHTING SHALL NOT BE ANY HIGHER THAN 10'.
- SIGNAGE SHALL BE LIMITED TO ONE SIGN ON THE WALL ALONG WENDWOOD AND ONE ON HENDOVER. SIGN SHALL NOT BE BACKLIT AND WILL CONFORM TO SIGN ORDINANCE. SIGN IF INSTALLED, SHALL BE MOUNTED ON PROPOSED WALL OR MONUMENT.
- PARKING PROVIDED SHALL MEET OR EXCEED REQUIREMENTS OF THE ORDINANCE.
- HOUSES SHALL NOT EXCEED TWO AND ONE HALF STORIES OR FORTY FEET IN HEIGHT.
- ALL HOMES SHALL BE WITHIN 150 FEET OF A FIRE HYDRANT PER CHARLOTTE FIRE DEPT.
- THE PETITIONER WILL INSTALL A SIDEWALK ON ONE SIDE OF PRIVATE STREET AND CONNECT TO EXISTING PUBLIC WALKS ON THE PROPERTY. ADDITIONAL SIDEWALK WILL BE ADDED ON WENDWOOD WHERE NONE EXISTS. FINAL DETAILS, DIMENSIONS AND RIGHT OF WAY TO BE DETERMINED AS ALLOWED BY ORDINANCE.
- STORM WATER DETENTION SHALL BE PROVIDED THROUGH A COMBINATION OF SURFACE AND UNDERGROUND MEANS AS SHOWN.
- DETENTION CRITERIA SHALL BE BASED ON 2 AND TEN YEAR STORMS FOR PREDEVELOPMENT CONDITIONS AS WELL AS 25, 50 AND 100 YEAR STORMS FOR LAND DEVELOPED AS R-TI MF LAND COVER. IN LIEU OF THE INCREASE DETENTION, THE PETITIONER MAY PROVIDE A DETAILED ENGINEERING STUDY, COMPLETED BY A PROFESSIONAL ENGINEER LICENSED IN NORTH CAROLINA WHICH SHOWS THAT THE DOWNSTREAM DRAINAGE SYSTEM, IS SUFFICIENT TO CONVEY THE INCREASED FLOW GENERATED BY THE DEVELOPMENT AND WILL REMAIN IN COMPLIANCE WITH CURRENT STANDARDS.
- THE SITE SHALL BE DEVELOPED TO COMPLY WITH CHAPTER 21 OF THE CITY CODE. PROPOSED PLANTING IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE DUE TO ACTUAL SITE CONDITIONS, UTILITIES AND URBAN FORESTRY STAFF REVIEW AND APPROVAL.
- THE PROPERTY WILL BE DEVELOPED WITH ATTACHED TOWN HOMES.
- A HOMEOWNERS ASSOCIATION WILL BE CREATED TO MAINTAIN THE LANDSCAPING AND SITE.
- A BRICK AND CAST ALUMINUM SCREEN WALL MAY BE INSTALLED ALONG SELECTED AREAS AT STREET EDGES FOR PRIVACY AND SCREENING OF UNITS FROM STREET. FINAL DESIGN WILL INCORPORATE DETAILS FROM BUILDING ARCHITECTURE. STONE OR MASONRY MAY ALSO BE USED AS INDICATED.
- SITE LIGHTING WILL BE SHIELDED AND CAPPED TO DIRECT LIGHT DOWNWARD.
- EASEMENTS WILL BE PROVIDED FOR FUTURE RELOCATION OF ABOVE GROUND UTILITIES TO BELOW GROUND.
- UNITS WILL HAVE FRONT ELEVATIONS ON WENDWOOD AND CHURCHILL.
- WHERE WALLS ARE ALONG MAIN STREETS, A GATE WILL BE PROVIDED FOR EACH HOME.
- TRASH WILL BE IN ROLL-OFF CANS AS APPROVED BY CITY.



**CONNELLY ON CHURCHILL
SITE TABULATION**

ACERAGE 1.61 ACRES (1.348 NET OF R.O.W.)
 CURRENT USE - VACANT
 PROPOSED USE - 7 TOWNHOUSES
 CURRENT ZONING - R-12-MF(CD) AND R-3
 PROPOSED ZONING - UR2 CD
 TAX ID 15107241
 PARKING REQUIRED 2 SPACES PER UNIT
 PARKING PROVIDED 12 IN GARAGES OR SURFACE PARKING

SITE PLAN
 1" = 20'

RIM 696.52'
I.E. OUT 690.22'

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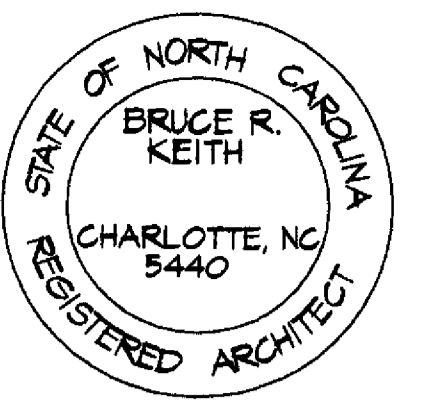
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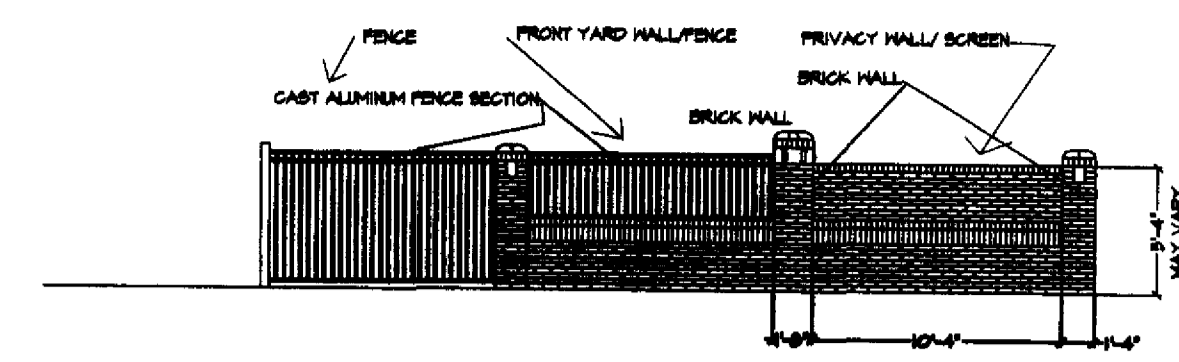
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SSMH APPROVED BY CITY COUNCIL
 Date: 1/16/04



BKD
 BRUCE KEITH DESIGN
 ARCHITECTURE
 PLANNING
 DEVELOPMENT CONSULTING



WALL AND FENCE DETAIL

MATERIAL MAY BE BRICK, STUCCO OR STONE
 HEIGHT: EXCEPT WHERE LIMITED BY ORDINANCE TO 6'
 LOCATION: FENCE BARRIERS ON PLANS
 GATES PROVIDED AT EACH UNIT ENTRY; IF WALL IS INSTALLED AT FRONT YARDS
 ALTERNATE DESIGNS SUBJECT TO PLANNING COMMISSION APPROVAL



SCHEMATIC BUILDING ELEVATIONS - STUDY 1



SCHEMATIC BUILDING ELEVATIONS - STUDY 2

ELEVATIONS ARE MEANT TO INDICATE GENERAL BUILDING CONCEPT AS TO ENTRANCE LOCATION, SIZE, SCALE AND MASSING
 ACTUAL LAYOUT MAY CHANGE DUE TO SITE CONDITIONS AND FINAL UNIT DESIGN
 GENERAL PROPORTIONS OF MASONRY AND SIDING WILL BE FOLLOWED, BUT ALTERNATE PRODUCTS SUCH AS BRICK, SIDING AND STUCCO MAY BE SUBSTITUTED

APPROVED BY CITY COUNCIL
 DATE: 1/20/04

1/8" = 1'-0"

CONNELLY
 ON CHURCH HILL
 CHURCHILL DRIVE AT WENDOVER ROAD, CHARLOTTE, NC
 GRUBB MANAGEMENT INC./ WENDOVER HEIGHTS LLC

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 CHARLOTTE, NC 28210
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**ELEVATIONS
 PETITION 2003-115**
 NOVEMBER 5, 2003

A-1
 DATE: 04/05/02
 S: NEWFOLDER/CONNELLY
 PLOT SCALE=1/16"=1"