REZONING NOTES

1. The proposed development and all accompanying permits shall comply with the City of Charlotte’s codes and ordinances at the time of rezoning approval.

2. During final site and architectural design, modifications may be allowed. The site plan and architectural elevations as part of this submission serve only to illustrate the concept of the development project and variations may occur. The maximum number of units shall not exceed 25. The petitioner shall be allowed to reduce the total unit count. The project concept at the time of rezoning is a residential project of attached townhomes.

3. The internal drive shall include a four-foot sidewalk as shown on the schematic site plan. Where garages are proposed, a minimum of 10 feet in depth is shown, as measured from the face of the garage door to the back of sidewalks.

4. The petitioner will dedicate at least 25% of the proposed driveway and two feet of the front yard for the private driveway may access either Steely Boulevard or Darwin Circle.

5. The existing trees to remain are indicated on this plan. Tree protection will be installed and maintained around the existing trees to remain shall be minimized and conducted in such a way to preserve the existing trees. Ground and directed activities around existing trees will be kept away from the protected trees.

6. The petitioner will dedicate and convey the appropriate right-of-way along Woodlawn Road to the City of Charlotte prior to the issuance of a building permit. A 6-foot sidewalk and 8-foot planting strip will be installed along the part of the property that abuts Woodlawn Road. The sidewalk may meander and the planting strip may vary to save existing trees and avoid existing utilities.

7. The internal drive and all parking spaces, not including driveways for individual home’s garages, shall be dimensioned according to the minimum standards established per the City’s Land Development Standards Manual or the Zoning Ordinance.

8. Roll-out garbage service to be used.

9. Street trees to be installed as required along public streets.

10. HVAC units will be located rear or towards the rear corners of the buildings and will be vegetatively screened from any public street.

11. The ‘Tree to be Saved’ shall be no higher than 4’5”. Rear walls may be higher.

PETITIONER:
Bridge Partners
800 Manhatta Road
Charlotte, N.C. 28209

"WOODLAWN ROAD PROPERTY"
TECHNICAL DATA SHEET
SHEET 2 of 2
SEPTEMBER 2004
REVISED PER STAFF COMMENTS: 12/16/04
REVISED PER STAFF COMMENTS: 01/26/05
REVISED PER STAFF COMMENTS: 02/05/05

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"FOR PUBLIC HEARING"
PETITION No. 2004-144