

Hempstead Properties

4425 Randolph Road, Suite 310  
Charlotte, NC 28211

**Walker Road**  
Petition No: 05-123  
Schematic Site Plan

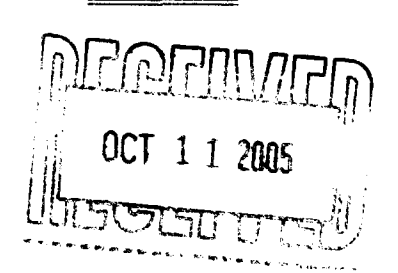
City of Charlotte

**DEVELOPMENT STANDARDS**

1. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS IN THE CITY OF CHARLOTTE ZONING ORDINANCE.
2. THE SITE PLAN IS CONCEPTUAL IN NATURE. 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.
3. THE SITE SHALL BE DEVELOPED FOR RESIDENTIAL USES ONLY. OTHER USES ALLOWED FOR UNDER UR-2 ZONING DISTRICT SHALL BE PROHIBITED.
4. THE PETITIONER SHALL CONFORM TO ALL YARD RESTRICTIONS (FRONT, SIDE, AND REAR) GIVEN BY THE CITY OF CHARLOTTE FOR THE ZONING OF UR-2.
5. PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ZONING ORDINANCE.
6. THE SITE SHALL COMPLY WITH ALL OF THE CITY OF CHARLOTTE TREE ORDINANCE REQUIREMENTS AND OTHER LANDSCAPING REQUIREMENTS.
7. THE BRICK WALL SHALL CONFORM TO SECTION 12.302 AND SECTION 12.406 IN THE ZONING ORDINANCE. DUMPSTER ENCLOSURE SHALL CONFORM TO SECTION 12.303 OF THE ZONING ORDINANCE.
8. EXISTING TREES SHOWN ON THE PLAN ARE TO BE SAVED BY THE DEVELOPER.
9. THE PETITIONER WILL PROVIDE AN 8-FOOT PLANTING STRIP AND 6-FOOT SIDEWALK ALONG ALL PUBLIC STREET FRONTAGE. THE SIDEWALK MAY MEANDER INTO THE 8-FOOT PLANTING STRIP TO PRESERVE EXISTING TREES. SIDEWALKS MAY BE PLACED IN A PERMANENT SIDEWALK EASEMENTS.
10. ALL INTERNAL SIDEWALKS SHALL BE A MINIMUM OF 5-FEET IN WIDTH EXCEPT FOR SIDEWALKS LEADING TO INDIVIDUAL TOWNHOME UNITS.
11. STORMWATER DETENTION FACILITIES SHALL BE PROVIDED AS REQUIRED BY CITY CODE. STORMWATER DETENTION FACILITIES WILL NOT BE LOCATED IN THE SETBACKS OF ANY PUBLIC STREET.
12. THE PETITIONER WILL TIE-IN TO THE EXISTING STORM DRAINAGE SYSTEM. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEMS ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT THE DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD, PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
13. THE PETITIONER AGREES TO BUILD HOLLYWOOD STREET TO PUBLIC STREET STANDARDS. HOLLYWOOD STREET SHALL BE REALIGNED TO INTERSECT PERPENDICULAR TO WALKER ROAD. ALL RIGHT-OF-WAY WILL BE DEDICATED AND CONVEYED TO THE CITY OF CHARLOTTE. ADDITIONAL SIDEWALK WILL BE BUILT TO RESTORE CONNECTIVITY TO THE EXISTING SIDEWALK TO THE NORTH OF THE SITE.
14. THE PETITIONER WILL INSTALL PEDESTRIAN SCALE LIGHTING WITHIN THE SITE. THE MAXIMUM HEIGHT OF ANY FIXTURE AND ITS BASE SHALL NOT EXCEED 30-FEET.
15. ALL BUILDINGS SHALL AVOID LONG EXPANSES OF SOLID WALLS THROUGH THE USE OF WINDOWS OR OTHER ARCHITECTURAL ELEMENTS.

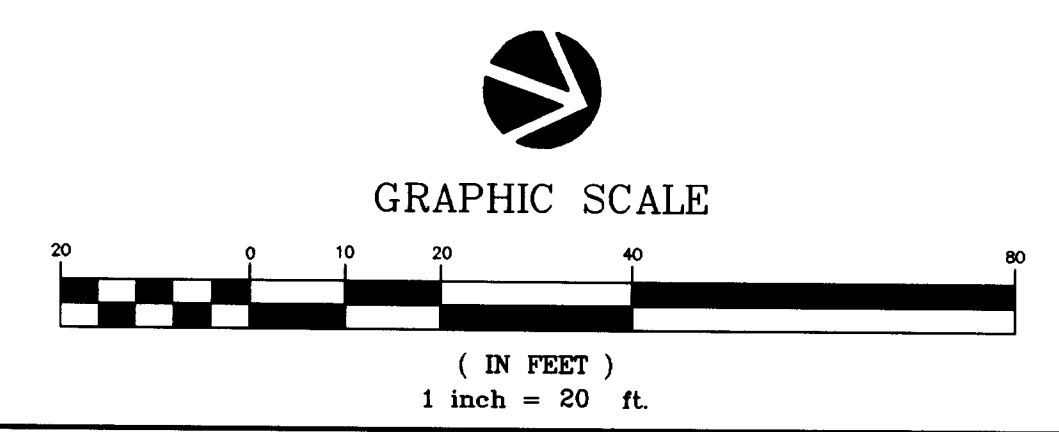
**DEVELOPMENT DATA:**

TOTAL SITE AREA:	1.0608 AC
EXISTING ZONING:	R-4 & R-17MF
TAX PARCEL NUMBER:	157-104-07 157-104-08 157-104-09 157-104-10 157-104-11
PROPOSED ZONING:	UR-2 (CD)
PROPOSED UNITS:	18
DENSITY:	16.98 DU/AC
REQUIRED PARKING:	27 (1.5 PER UNIT)
PROPOSED PARKING:	33
SETBACKS:	
FRONT:	14' FROM CURB
REAR:	10'
SIDE:	5'
MAXIMUM HEIGHT:	40'
OPEN SPACE:	
BUILDINGS/PARKING:	0.55-AC
OPEN SPACE:	0.51-AC (48%)



NO.	DATE	BY:	REVISIONS:
1	08.18.05	BDS	PER STAFF COMMENTS
2	09.15.05	BDS	PER STAFF COMMENTS
3	10.07.05	BDS	PER CDOT COMMENTS

APPROVED BY CITY COUNCIL  
DATE 10/19/05



Project No: 05-020  
Date: June 2005  
Designed by: BDS  
Drawn By: BDS  
Scale: 1"=20'  
Sheet No: