

DEVELOPMENTAL DATA SUMMARY

TAX PARCEL ID #'S: 071-041-11
071-041-10

TOTAL SITE AREA: 20.98 ACRES

EXISTING ZONING: INDUSTRIAL I-2
PROPOSED ZONING: MIXED USE DEVELOPMENT DISTRICT (MUDD-CD)

PROPOSED USE: MAXIMUM 500 DWELLING UNITS AND 20,000 SF OF OFFICE

REQUIRED PARKING: 1 SPACE PER DWELLING UNIT/ 1 SPACE PER 600 FT. OFFICE

PROPOSED PARKING: UNDERGROUND AND SURFACE PARKING TO MEET OR EXCEED MIN. PARKING REQUIREMENTS.
-500 MIN. SPACES FOR RESIDENTIAL
-33 MIN. SPACES FOR OFFICE

MAXIMUM BUILDING HEIGHT: 120'
MINIMUM SETBACK: 14' FROM BACK OF CURB
MINIMUM SIDEYARD: 0 FEET
MINIMUM REAR YARD: 0 FEET EXCEPT 10' BUILDING SEPARATION ADJACENT TO RESIDENTIAL USE

PROPOSED BUFFER AT ADJACENT INDUSTRIAL USES
9 TREES/20 SHRUBS PER 100 LINEAL FEET

- Development Standards**
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and 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 in accordance with the provisions of Sect. 6.2 of the Zoning Ordinance.
 - Access to the site will be provided by new public roadway from Thrift Road as shown on this site plan.
 - The proposed use of the property will be for mixed use office and residential uses along with associated parking, accessory uses, and service areas.
 - All dumpsters will be screened with solid enclosures and gates. Petitioner agrees to meet all requirements as stated in Chapters 9 & 13 of the Charlotte City Code regarding solid waste, compactor and recycling areas.
 - Parking will be provided which meets or exceeds the requirements of the Ordinance.
 - Any detached lighting on the site will not exceed 20 feet in height and will be aimed into the site away from adjoining properties and public streets to prevent glare. Lighting shall be fully shielded and no wall pack lighting.
 - The project will comply with all MUDD standards and review processes.
 - Building shall have minimum 10' separation from each other.
 - Internal street trees along public Rights-of-Way and internal drives shall be planted at 40' O.C.
 - The petitioner agrees to construct the trail and bridge connection to the Stewart Creek Greenway. The petitioner will dedicate 0.5Ac to the county at such time when this connection is made. The trail and bridge will be constructed to county standards. (The petitioner will work with MCPR and field locate the bridge and associated trail dedication prior to MUDD approval)
 - Storm Water Quality Treatment**
For projects with defined watersheds greater than 24% built-upon area, the petitioner shall construct water quality best management practices (BMP's) to achieve 85% Total Suspended Solid (TSS) removal for the entire post development runoff volume for the runoff generated from the first 1-inch of rainfall. BMP's shall be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available)
 - Volume and Peak Control**
For projects with greater than 24% BUA, built-upon area, the petitioner agrees to control the entire volume for the 1 year, 24 hours storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
For residential projects great than 24% BUA, the petitioner agrees to control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.
 - Tree Save Note:** Petitioner will remove existing paved developed areas within the SWMA buffer zones and re-vegetate to establish new tree cover. These revegetated zones plus tree save areas will attain the min. 10% tree save requirements.
 - Off of Public Road 'A', the first full movement access will be 450 feet from Thrift Road. The two driveways closest to Thrift Road will be restricted to right in/right out movements. Other driveways will be full access.
 - No Certificate of Occupancy will be issued until Thrift Road construction is completed.

WESLEY VILLAGE GREEN
HARDSCAPE, LANDSCAPE, OPEN LAWN AREAS AND FOCAL POINTS

150' STACKING LENGTH FOR EGRESS LANES

RAISED MEDIAN TO RESTRICT TRAFFIC MOVEMENTS - SEE NOTE #13

URBAN POCKET PARK
HARDSCAPE, LANDSCAPE, LAWN AND FOCAL POINT
(POSSIBLE WATER FEATURE)

REALIGNED INTERSECTION BY CITY & STATE
PROJECT # MA 10195R

POTENTIAL AREA FOR NEW NEIGHBORHOOD GATEWAY (BY OTHERS)

CONNECTION TO FREEDOM DRIVE SIDEWALK AND TO STEWART CREEK GREENWAY

320' MIN. LEFT TURN LANE STORAGE FOR THRIFT ROAD TO FREEDOM DRIVE

UPLAND ZONE LIMIT

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LELA COURT, LLC
DB 14895 Pg. 189

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CITY OF CHARLOTTE
D.B. 4234 Pg. 480
Tract 2

CROSSWALKS WITH STAMPED ASPHALT AT INTERSECTIONS

TREE SAVE AREA (TYPICAL)

STORMWATER BMP'S (TYPICAL) IN UPLAND & MANAGED USE ZONES

APPROVED BY CITY COUNCIL
JUN 19 2006

Site Plan
WESLEY VILLAGE

Date:	January 20, 2006	
Revisions:		
1 Date:	April 21, 2006	Per Staff Review Comments
2 Date:	May 30, 2006	Per Staff Review Comments
3 Date:	June 14, 2006	Per Staff Comments
4 Date:		

PREPARED BY: **Wirth & Associates**
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For Public Hearing
Petition No. 2006-054

