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SHORT
DEVELOPMENT
GROUP LLC

Woodlawn
Townhomes

Multi-Family

PETITION #???
FOR PUBLIC HEARING

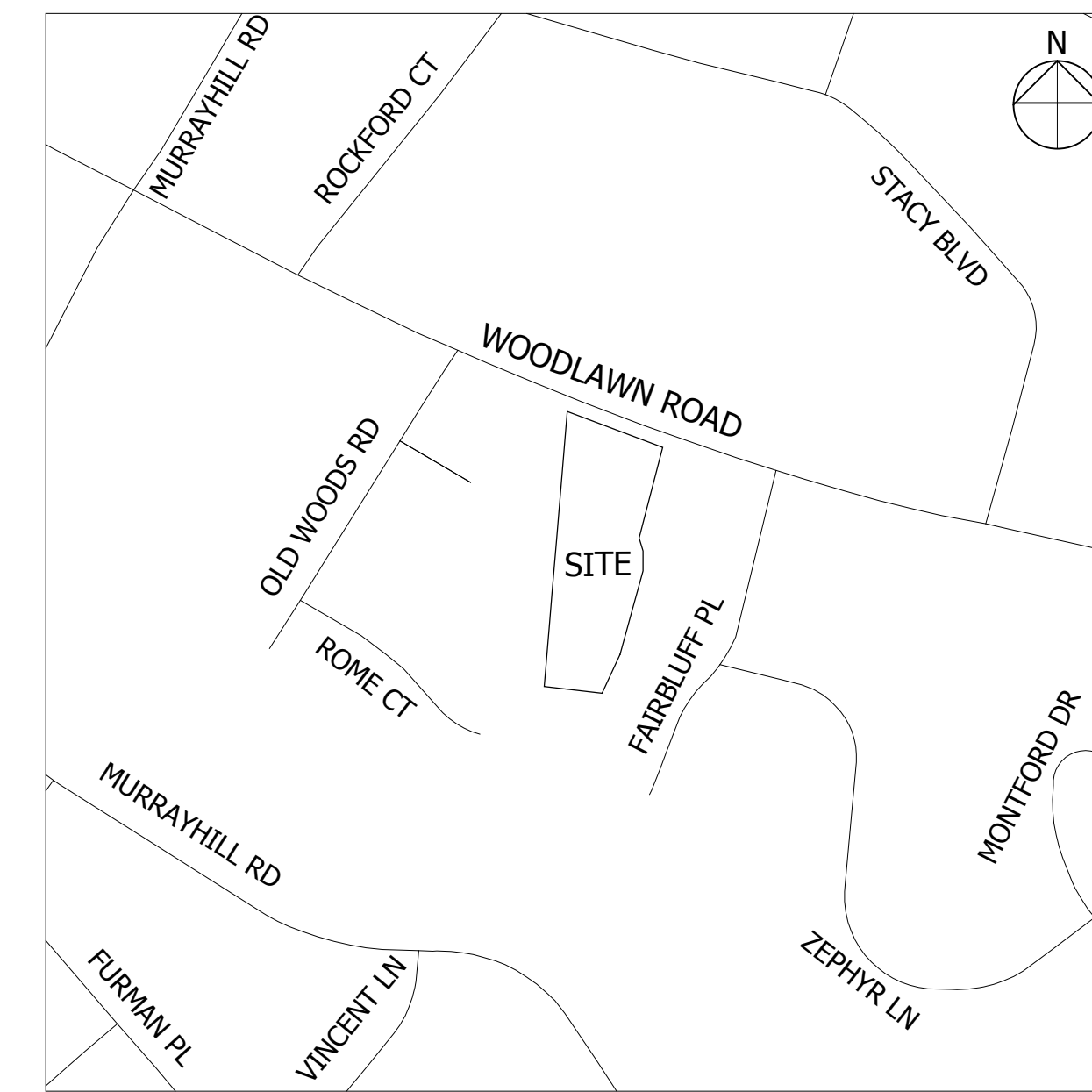
KEY PLAN

ISSUED FOR REVIEW	: 01/23/14
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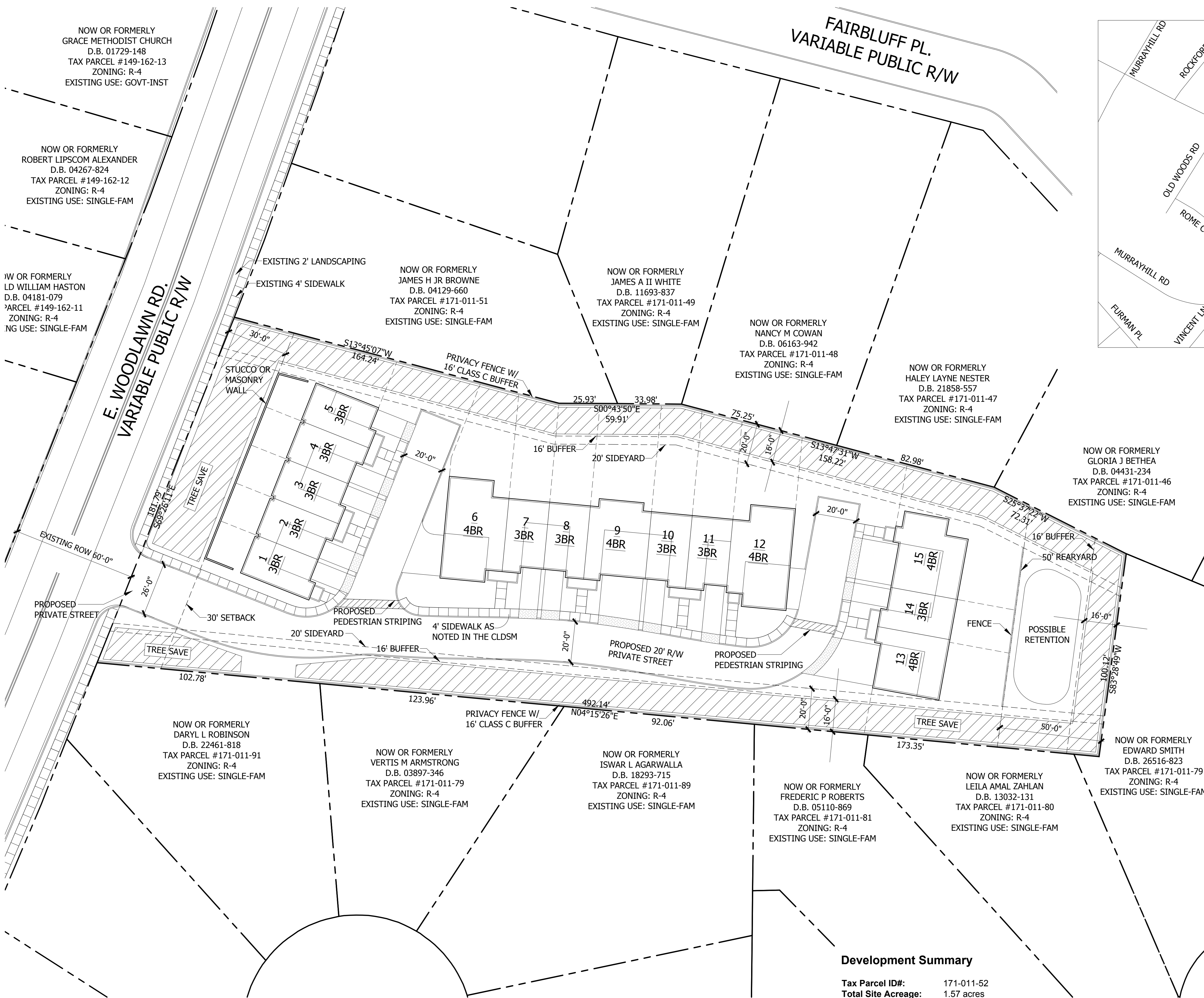
SITE PLAN

RZ-1

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ODA No. 142760 CADD File:



VICINITY MAP



General Provisions

- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc...) will apply to the development site. This includes Chapters 6,9,12,17,18,19,20,21 of the City Code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
- The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of buildings, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207.
- The maximum base height of any building is 40 feet in accordance to the Zoning Ordinance, Section 9.305. One additional foot is allowed for each additional one foot in distance the portion of the building is from the required side yard line .

Lighting

- The maximum height of any freestanding light fixture shall not exceed 20 feet including its base. All direct lighting within the site shall be designed and shielded such that direct illumination does not exceed past any property line and shall be consistent with the zoning ordinance requirements. Furthermore, no "wall pak" lighting shall be permitted.

Transportation

- Vehicular access points shall be limited to those shown on the site plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Department of Transportation and / or North Carolina Department of Transportation.
- The proposed vehicular connections to the abutting properties shall be built to the property line as shown as part of the proposed development project. The exact locations may vary somewhat from the depicted plan.

Streetscape & Landscaping

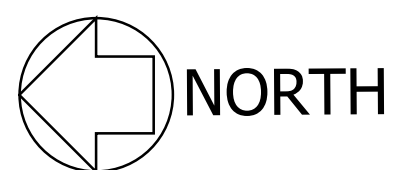
- A 4' sidewalk shall be provided along the proposed private road on the side of residential development.

Environmental Features

- Tree save areas on site will occur within the setback areas. Tree mitigation in lieu of tree save area of 15% may be accomplished with additional plantings on site or within setback areas. All landscaping will meet the Landscape Ordinance.
- Stormwater: The proposed site development will comply with the City of Charlotte Post Construction Controls Ordinance. Water quality and bio-retention areas and / or rain gardens may be located within required setbacks.

Development Summary

Tax Parcel ID#:	171-011-52
Total Site Acreage:	1.57 acres
Existing Zoning:	R-4
Existing Uses:	Single Family
Proposed Zoning:	R-12MF
Proposed Uses:	Multi-Family Residential
Setback Requirements:	
• Woodlawn Road:	30' Setback
Sidyard Requirements:	20' Sidyard
Rearyard Requirements:	50' Rearyard
Development Totals:	
• Multi-Family Units:	15 Units
• Residential Density:	9.55 Units/Acre
Open Space:	55,715 sf (81%)
Tree Save Areas:	10,500 sf (15%)



NORTH