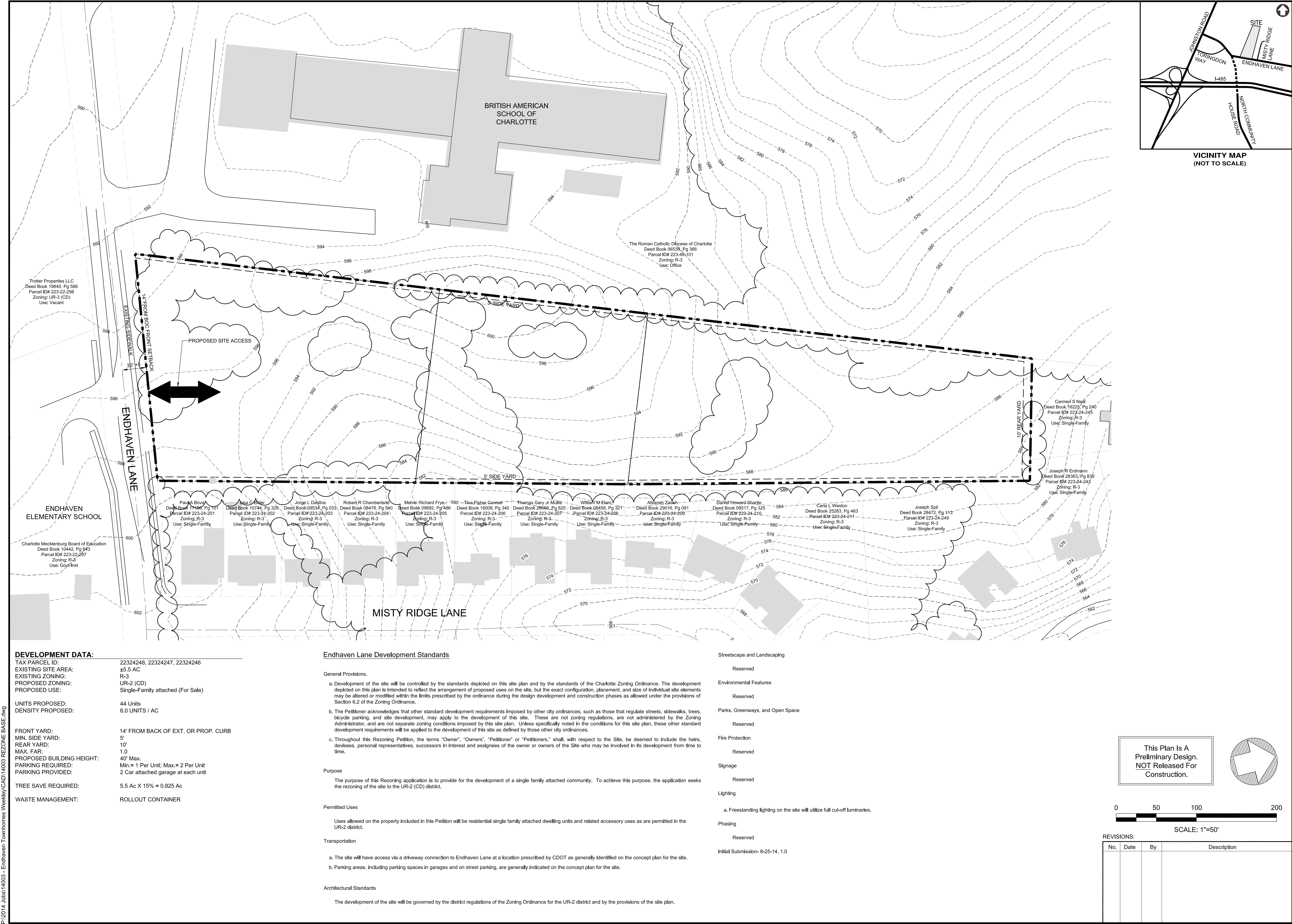




DEVELOPMENT DATA:	
TAX PARCEL ID:	22324248, 22324247, 22324246
EXISTING SITE AREA:	±5.5 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
PROPOSED USE:	Single-Family attached (For Sale)
UNITS PROPOSED:	44 Units
DENSITY PROPOSED:	8.0 UNITS / AC
FRONT YARD:	14' FROM BACK OF EXT. OR PROP. CURB
MIN. SIDE YARD:	5'
REAR YARD:	10'
MAX. FAR:	1.0
PROPOSED BUILDING HEIGHT:	40' Max.
PARKING REQUIRED:	Min.= 1 Per Unit; Max.= 2 Per Unit
PARKING PROVIDED:	2 Car attached garage at each unit
TREE SAVE REQUIRED:	5.5 Ac X 15% = 0.825 Ac
WASTE MANAGEMENT:	ROLLOUT CONTAINER

Endhaven Lane Development Standards

General Provisions.

- a. 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 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 as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the development of a single family attached community. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition will be residential single family attached dwelling units and related accessory uses as are permitted in the UR-2 district.

Transportation

- a. The site will have access via a driveway connection to Endhaven Lane at a location prescribed by CDOT as generally identified on the concept plan for the site.
- b. Parking areas, including parking spaces in garages and on street parking, are generally indicated on the concept plan for the site.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and by the provisions of the site plan.

Streetscape and Landscaping

Reserved

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

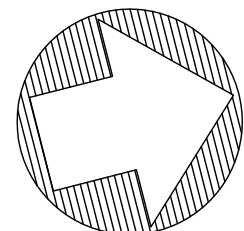
- a. Freestanding lighting on the site will utilize full cut-off luminaries.

Phasing

Reserved

Initial Submission- 8-25-14, 1.0

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



SCALE: 1"=50'

REVISIONS:

No.	Date	By	Description

Landworks
Design Group, P.A.
7821 Little Avenue, Suite III
Charlotte, NC 28226
704-441-6804 fax 704-441-6804

ENDHAVEN TOWNHOMES
WEEKLEY HOMES, LP
CHARLOTTE, NC
REZONING PETITION: 2014-XXX

TECHNICAL
DATA SHEET

CORPORATE CERTIFICATIONS
NC PE: C-2530 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDL

Checked By: MDL

Date: 8/25/14

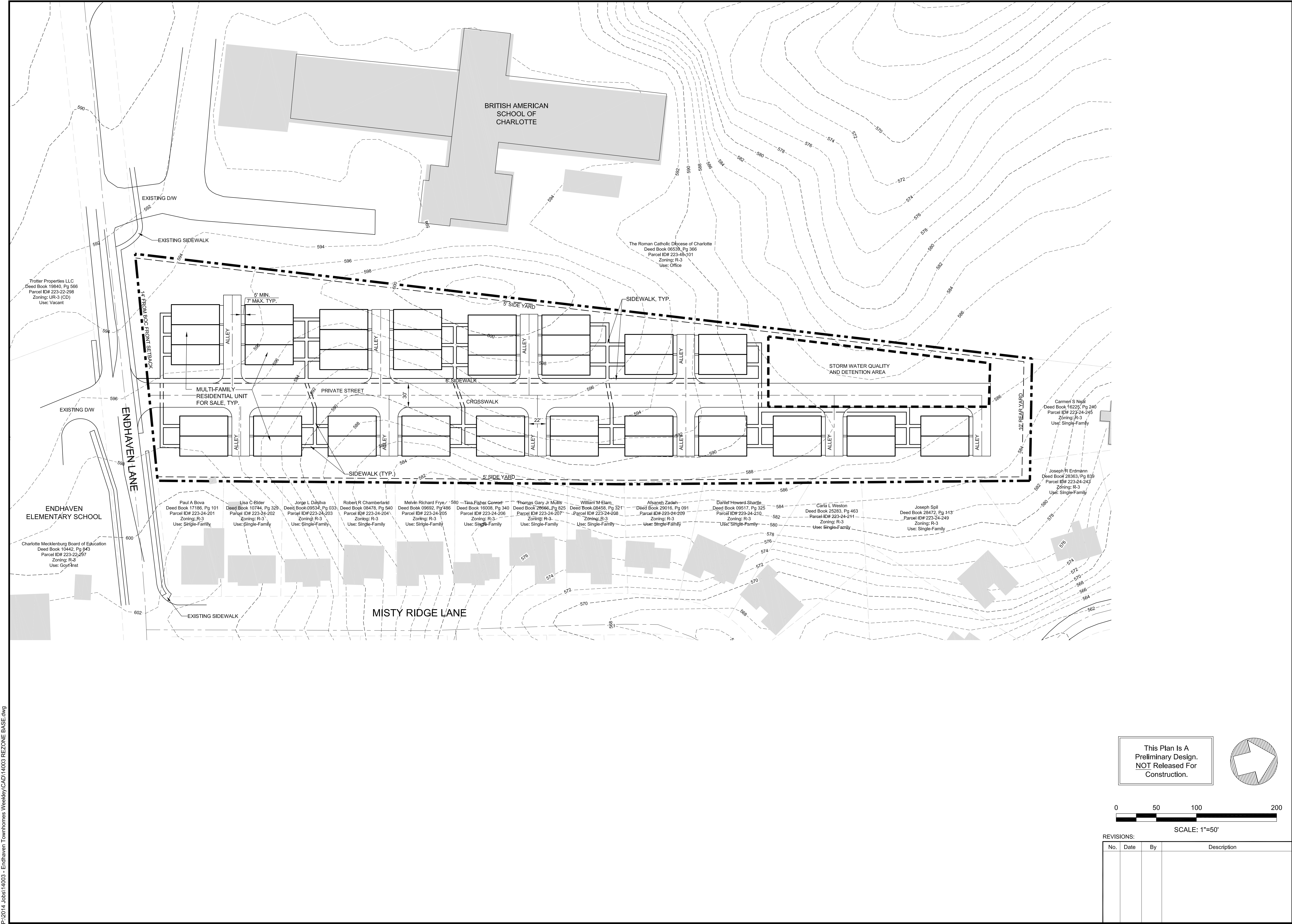
Project Number: 14003

Sheet Number:

RZ-1

SHEET # 1 OF 2

P:\2014 Jobs\14003 - Endhaven Townhomes Weekley\CAD\14003 REZONE BASE.dwg



This Plan Is A Preliminary Design. NOT Released For Construction.

050100200

SCALE: 1"=50'

REVISIONS:

No.	Date	By	Description

Landworks

Design Group, P.A.

7821 Little Avenue, Suite 111

Charlotte, NC 28226

704-541-1604 fax 704-541-1604

ENDHAVEN TOWNHOMES

WEEKLEY HOMES, LP

CHARLOTTE, NC

REZONING PETITION: 2014-XXX

SCHEMATIC SITE PLAN

CORPORATE CERTIFICATIONS

NC PE: C-2530 NC LA: C-253

SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDL

Checked By: MDL

Date: 8/25/14

Project Number: 14003

Sheet Number: RZ-2

SHEET # 2 OF 2