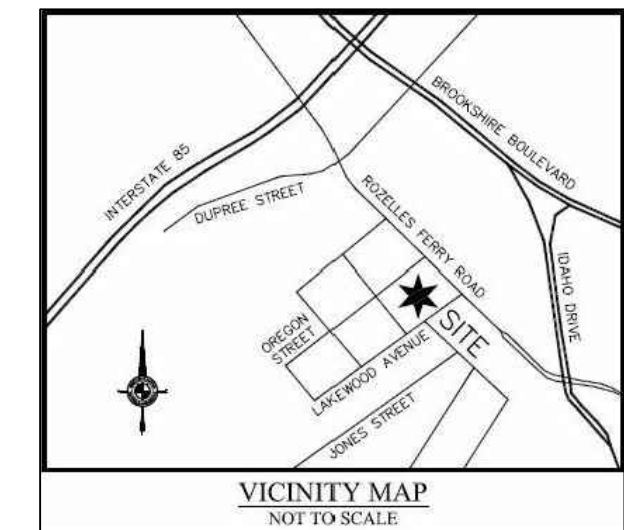


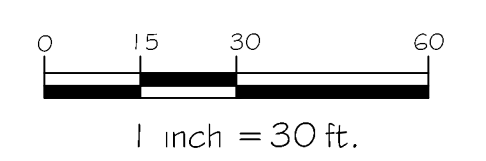
REZONING TRACTS
 PARCEL IDs: 065-128-09, 065-128-11
 CURRENT ZONING: R-5
 PROPOSED ZONING: R-22 MF



Wirth & Associates
 ARCHITECTS AND LAND PLANNERS
 1230 W. Morehead St., Suite 212
 Charlotte, NC 28209
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LAKEWOOD APARTMENTS
LAKEWOOD AVENUE
CHARLOTTE, NORTH CAROLINA
 EXISTING CONDITIONS

REVISIONS:
 DATE: 10-18-2018
 DESIGNED BY: GNW
 DRAWN BY: CKG
 CHECKED BY: GNW
 SCALE: 1"=30'
 PROJECT #:
 SHEET #:
RZ-1.0



1. **Development Data Table**
 - a. Site Acreage: 0.48 AC (1.7 AC in total development)
 - b. Tax Parcels included in Rezoning: 065-128-09 & 065-128-11
 - c. Existing Zoning: R-5
 - d. Proposed Zoning: B-2 (CD)
 - e. Number of Residential Units: 10 (Total 36 units on 1.7 AC)
 - f. Residential Density: 21.2 DU/AC (Total Development)
 - g. Square footage of Non-Residential Uses: NA
 - h. Floor Area Ratio: NA
 - i. Maximum Building Height: 40 Feet
 - j. Maximum Number of Buildings: One
 - k. Number of Parking Spaces: Per Ordinance
 - l. Amount of open space: Per Ordinance

2. **General Provisions**
 - a. Development of the site will be controlled by the standards on this site plan and the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of the proposed buildings and the uses on the site, but the exact configuration, placement, and size of the individual site elements may be altered or modified with the limits prescribed by the ordinance during the design development and construction phases in accordance with the provisions of Section 6.2 of the Zoning Ordinance.
 - b. Access to the site will be provided from the existing public roadway, Lakewood, as shown on this site plan.
 - c. The petitioner acknowledges that other standard development or 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 and 21 of the city code. Conditions set forth in the petition are supplemental requirements imposed on the development in addition to the other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

3. **Optional Provisions (NA)**

4. **Permitted uses**
 - a. Development will be restricted to Multi-Family Residential development along with associated parking and service areas.

5. **Transportation**
 - a. Petitioner agrees to dedicate any additional right-of-way to City.
 - b. Vehicular access shall be provided by driveway access off of Lakewood Avenue. The placement and configuration of the access points are subject to any minor modification required by CDOT.
 - c. Parking will be provided by surface lot (+/- 47 spaces for total development) as depicted on the Rezoning Plan.

6. **Architectural Standards**
 - a. Building Materials used on the building constructed on the site will be a combination of portions of the following: brick, stone, precast concrete, synthetic stone, cementitious fiber board, Stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
 - b. The attached illustrative sections are included to reflect the building scale and design intent. The intent of the material selections is to complement the character of the surrounding development. Actual building constructed on the site may vary from this illustration provided that the design intent is preserved.

7. **Streetscape and Landscaping**
 - a. Street trees will be planted at 40' O.C. outside of the existing or future rights-of-way.
 - b. Street trees in the right of way on Lakewood Avenue are protected by the Tree Ordinance. No trees can be removed from or planted in the right of way without permission of the City Arborist's office. Contact the City Arborist's office for a permit before removing trees in the right of way.
 - c. Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance.

8. **Environmental Features**
 - a. Tree save areas shall meet the requirements of the City of Charlotte Tree Ordinance.
 - b. Development of the site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. BMPs must be designed and constructed in accordance with the latest edition of the Charlotte-Mecklenburg BMP Design Manual.
 - c. BMP's will be located in underground detention on parcel #065-128-19 in the general area shown on the site plan. BMP's will be coordinated with stormwater services.

9. **Parks, Greenways, and Open Space**
 - a. Open space will conform to the requirements of Ordinance.

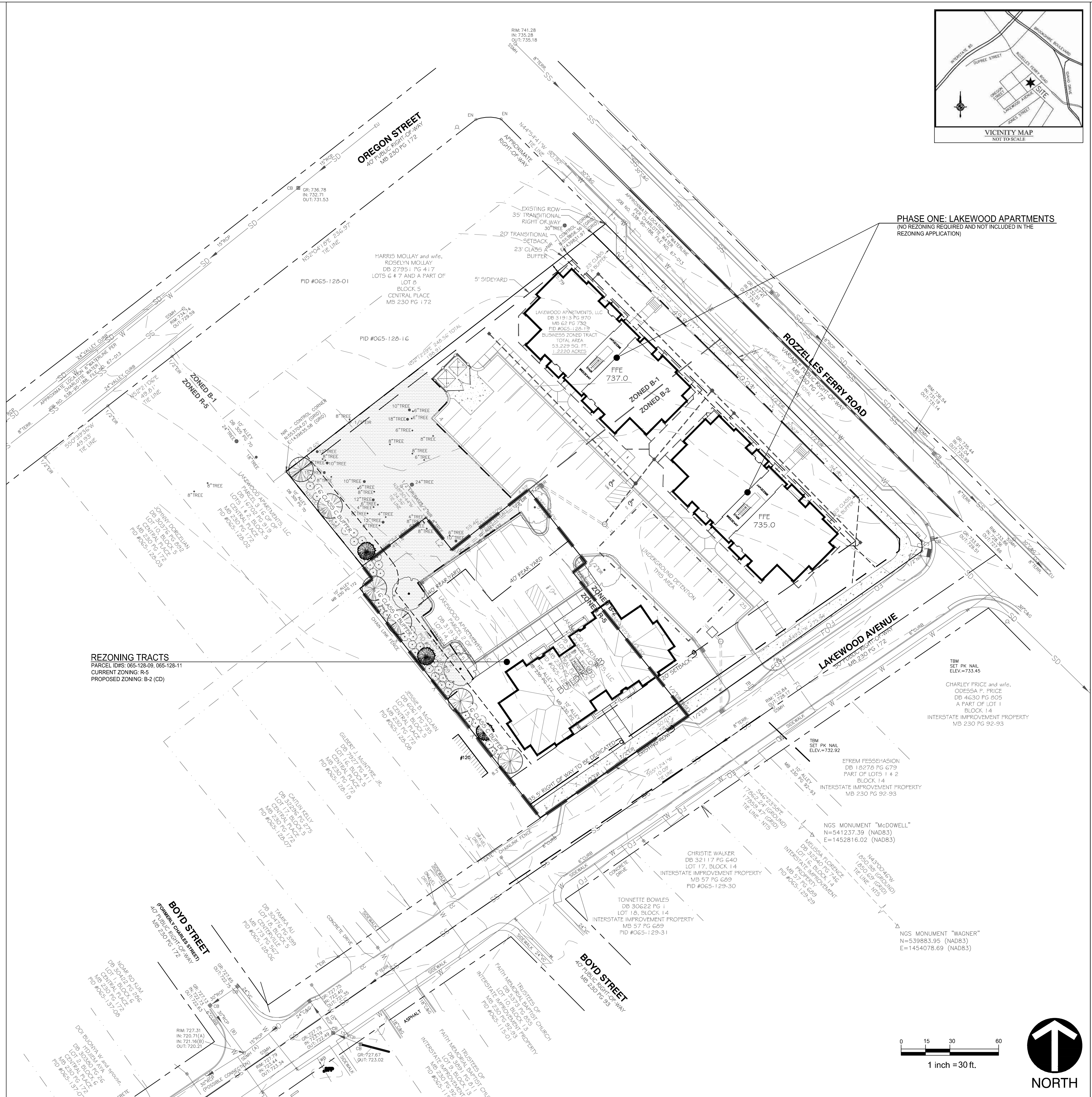
10. **Fire Protection**
 - a. Fire protection will be provided per the Fire Code.

11. **Signage**
 - a. Signage will be provided per the ordinance.

12. **Lighting**
 - a. Any detached lighting on the site will not exceed 21 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.

13. **Phasing**
 - a. The project will not be phased.

14. **Other**
 - a. **Binding Effect of the Rezoning Documents and Definitions:** If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development there.



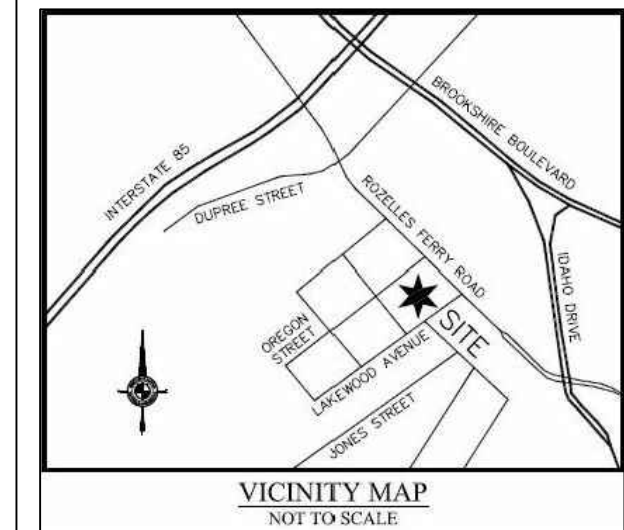
PHASE ONE: LAKEWOOD APARTMENTS
(NO REZONING REQUIRED AND NOT INCLUDED IN THE REZONING APPLICATION)

REZONING TRACTS
PARCEL IDS: 065-128-09, 065-128-11
CURRENT ZONING: R-5
PROPOSED ZONING: B-2 (CD)

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LAKEWOOD APARTMENTS
LAKEWOOD AVENUE
CHARLOTTE, NORTH CAROLINA
TECHNICAL DATA SHEET

REVISIONS:
DATE: 10-18-2018
DESIGNED BY: GNW
DRAWN BY: CKG
CHECKED BY: GNW
SCALE: 1" = 30'
PROJECT #:
SHEET #:
RZ-2.0



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TISE-KIESTER ARCHITECTS

TKa

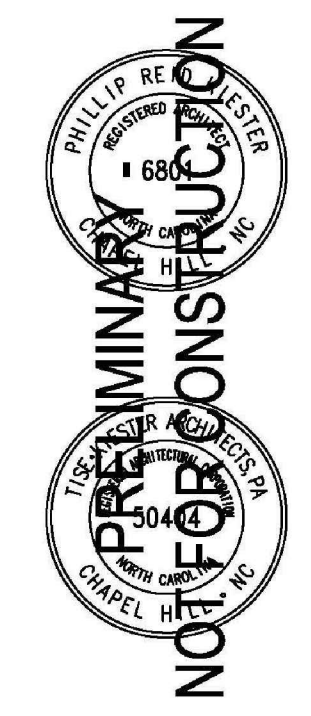
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 www.tisekiesler.com

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Lakewood Apartments

Charlotte, NC

- Job Number: 1724
- Date: 06.08.2017
- Revisions:



Exterior Elevations

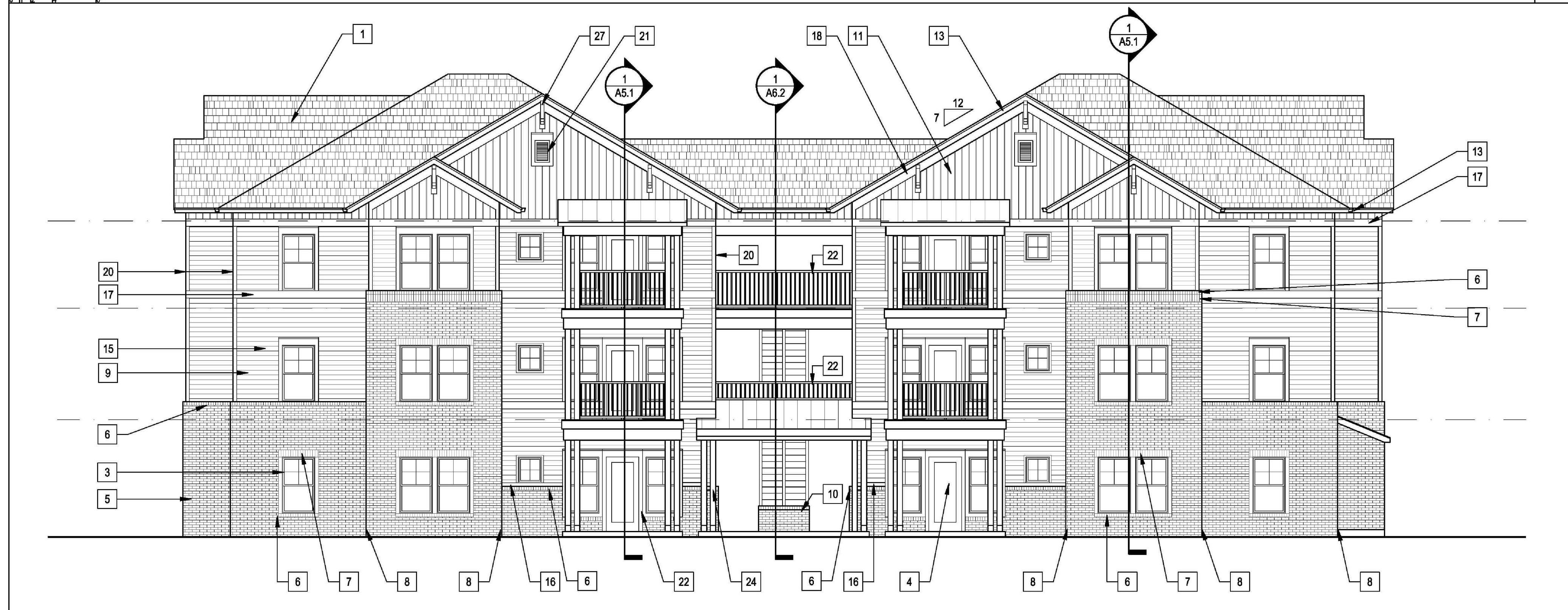
Sheet
A3.1

ELEVATION KEYNOTES

- 1 FIBERGLASS-REINFORCED ARCHITECTURAL, ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY, CLASS B
- 2 PREFIN SEAMLESS ALUM INUM GUTTER OR DOWNSPOUT, TYPICAL - REFER TO ROOF PLAN FOR LOCATIONS
- 3 SOLID VINYL SINGLE HUNG WINDOWS WITH LOW-E GLAZING: U-VALUE = 0.35 MAX, SHGC = 0.30 MAX
- 4 SCHEDULED DOORFRAME TYPE - SEE A8.1
- 5 FACE BRICK VENEER, RUNNING BOND PATTERN
- 6 FACE BRICK VENEER ROWLOCK SILL, SLOPE TO DRAIN
- 7 FACE BRICK VENEER SOLDIER COURSE
- 8 MASONRY CONTROL JOINT (CJ), CJ'S TO ALSO BE PROVIDED AT ALL INSIDE CORNERS, TYPICAL
- 9 VINYL LAP SIDING, 6" EXPOSURE
- 10 BRICK CASED PLANTER
- 11 VINYL BOARD AND BATTEN VERTICAL SIDING
- 12 NOT USED
- 13 1x6 PVC COATED ALUMINUM COIL WRAPPED WOOD FASCIA
- 14 NOT USED
- 15 VINYL WINDOW/DOOR TRIM
- 16 2x4 PVC COATED ALUMINUM COIL WRAPPED WOOD TRIM
- 17 2x6 PVC COATED ALUMINUM COIL WRAPPED WOOD TRIM
- 18 2x10 PVC COATED ALUMINUM COIL WRAPPED WOOD TRIM
- 19 NOT USED
- 20 VINYL CORNER TRIM
- 21 18"x24" VINYL LOUVER WITH INSECT SCREEN
- 22 PVC GUARDRAIL
- 23 PVC HANDRAIL
- 24 VINYL COLUMN ENCLOSURE
- 25 NOT USED
- 26 NOT USED
- 27 PVC BRACKET
- 28 EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL
- 29 STAIR IN FOREGROUND



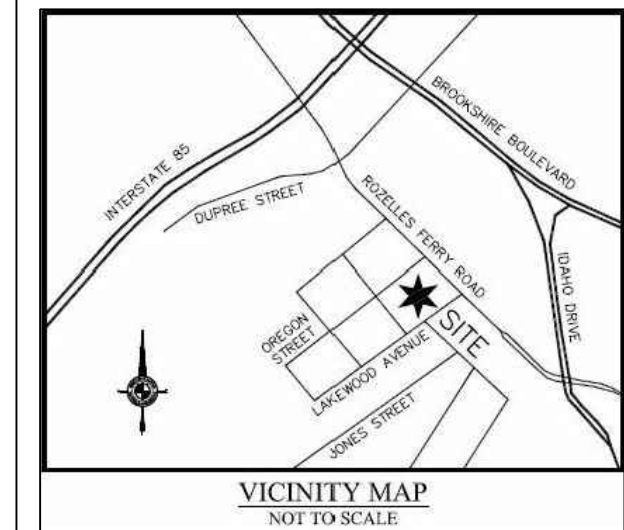
FRONT ELEVATION - View from Parking Lot
 SCALE: 3/8"=1'-0" 2



REAR ELEVATION - View from Lakewood Avenue
 SCALE: 3/8"=1'-0" 1

LAKEWOOD APARTMENTS
 LAKEWOOD AVENUE
 CHARLOTTE, NORTH CAROLINA
 ELEVATIONS

REVISIONS:
 DATE: 10-18-2018
 DESIGNED BY: GNW
 DRAWN BY: CKG
 CHECKED BY: GNW
 SCALE: 1/8"=1'-0"
 PROJECT #:
 SHEET #:
RZ-3.0



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TISE-KIEFSTER ARCHITECTS

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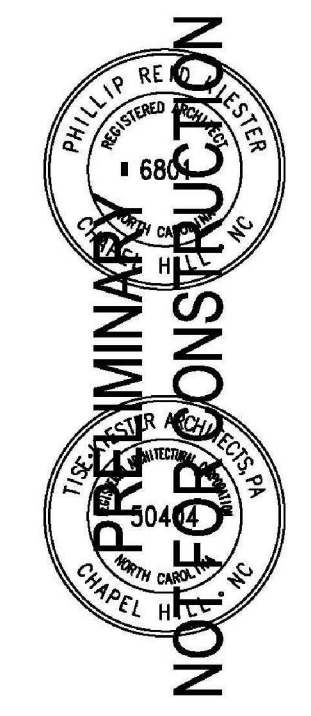
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Lakewood Apartments

Charlotte, NC

Job Number: 1724
 Date: 06.08.2017
 Revisions:

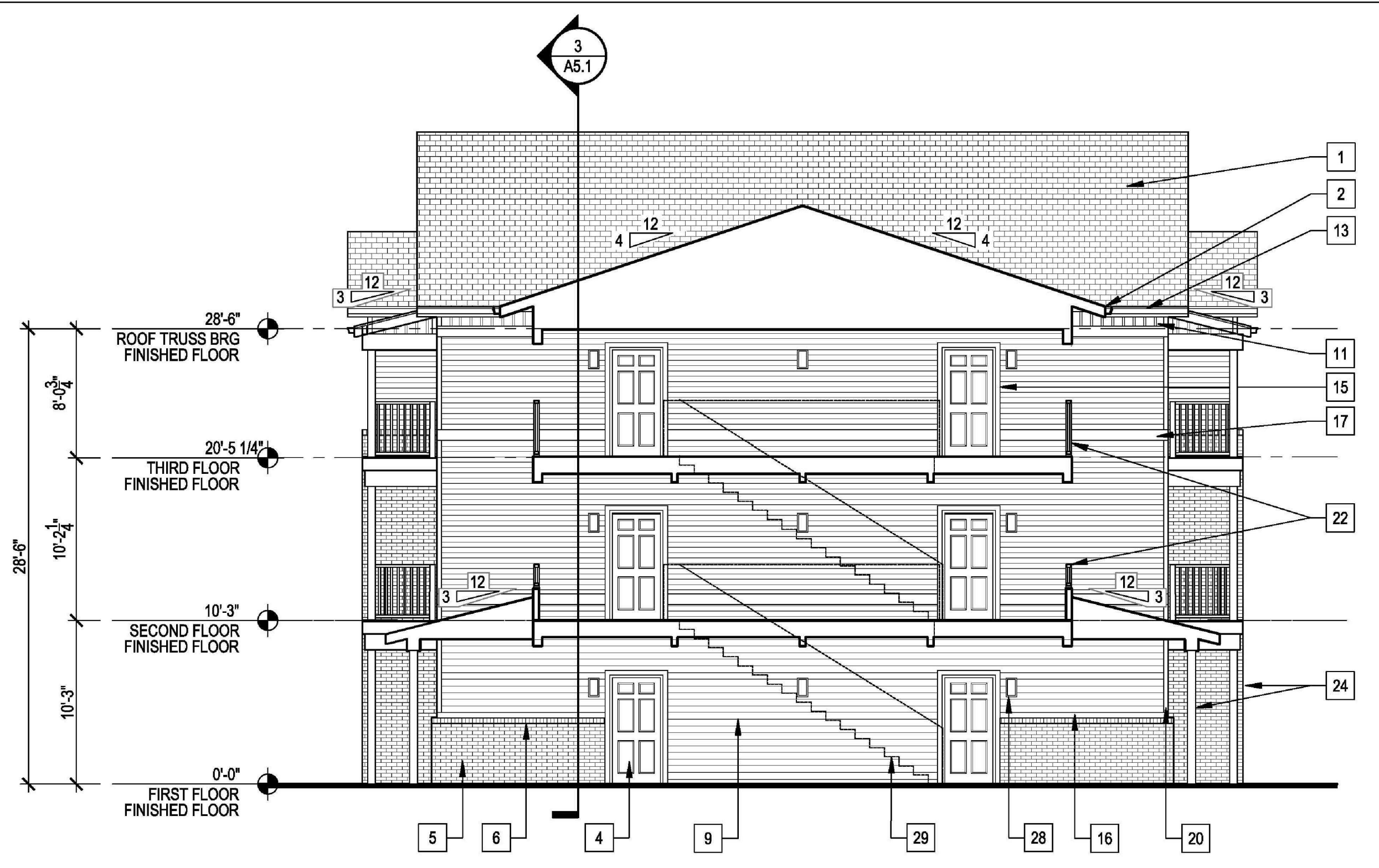


Exterior Elevations

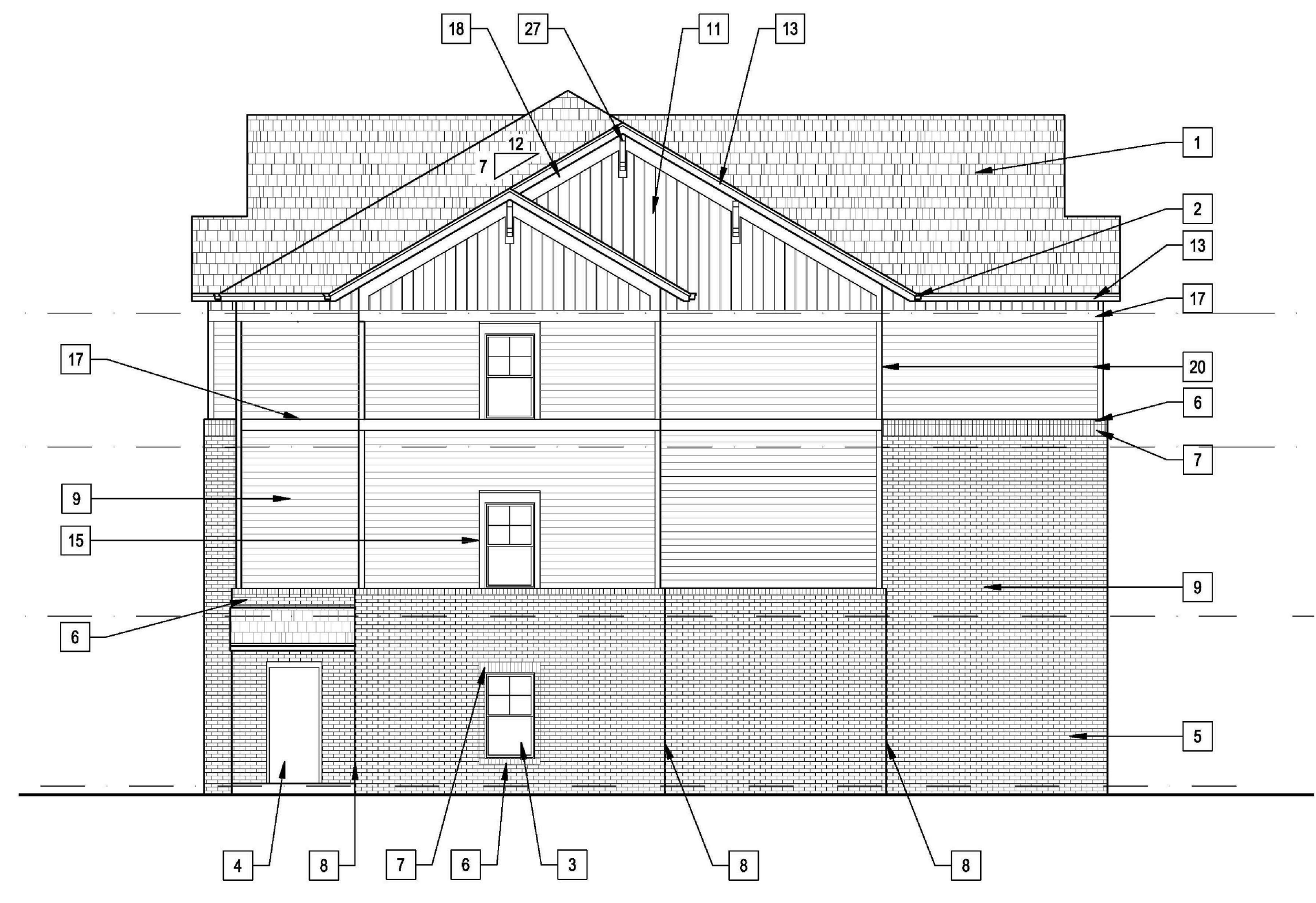
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A3.2

ELEVATION KEYNOTES

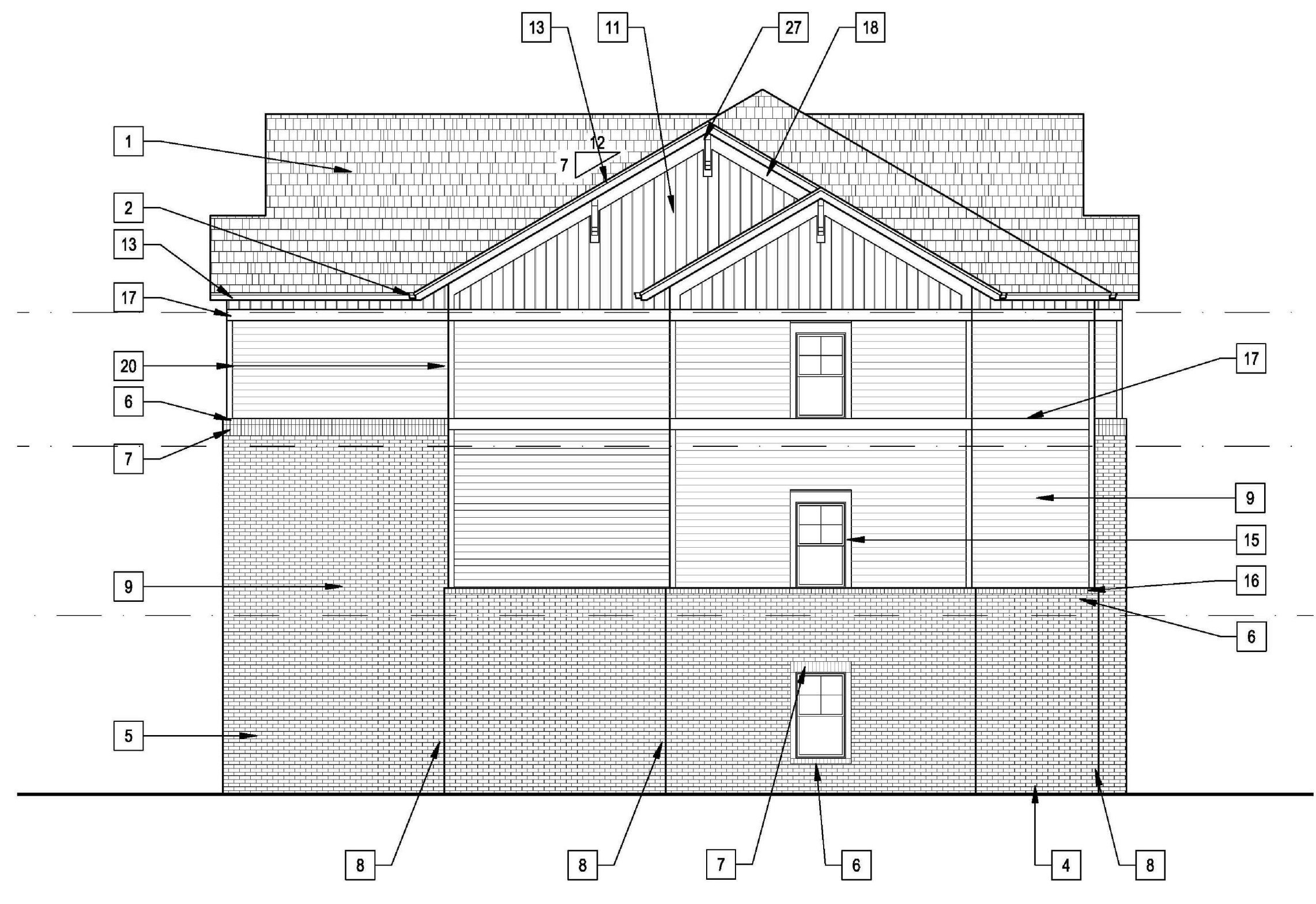
- | | |
|---|--|
| 1 FIBERGLASS-REINFORCED ARCHITECTURAL, ANTI-FUNGAL, ASPHALT SHINGLES, 30-YEAR WARRANTY, CLASS B | 16 2x4 PVC COATED ALUMINUM COIL WRAPPED WOOD TRIM |
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| 3 SOLID VINYL SINGLE HUNG WINDOW(S) WITH LOW-E GLAZING: U-VALUE = 0.35 MAX, SHGC = 0.30 MAX | 18 2x10 PVC COATED ALUMINUM COIL WRAPPED WOOD TRIM |
| 4 SCHEDULED DOORFRAME TYPE - SEE A8.1 | 19 NOT USED |
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| 6 FACE BRICK VENEER ROWLOCK SILL, SLOPE TO DRAIN | 21 1 1/2" x 2 1/2" VINYL LOUVER WITH INSECT SCREEN |
| 7 FACE BRICK VENEER SOLDIER COURSE | 22 PVC GUARDRAIL |
| 8 MASONRY CONTROL JOINT (C.J.) C/J'S TO ALSO BE PROVIDED AT ALL INSIDE CORNERS, TYPICAL | 23 PVC HANDRAIL |
| 9 VINYL LAP SIDING, 6" EXPOSURE | 24 VINYL COLUMN ENCLOSURE |
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| 14 NOT USED | 29 STAIR IN FOREGROUND |
| 15 VINYL WINDOW/DOOR TRIM | |



ELEVATION THRU BREEZEWAY 3
 SCALE: 3/16"=1'-0"



LEFT ELEVATION 2
 SCALE: 3/16"=1'-0"



RIGHT ELEVATION 1
 SCALE: 3/16"=1'-0"

LAKWOOD APARTMENTS
 LAKWOOD AVENUE
 CHARLOTTE, NORTH CAROLINA
 ELEVATIONS

REVISIONS:

DATE: 10-18-2018
 DESIGNED BY: GNW
 DRAWN BY: CKG
 CHECKED BY: GNW
 SCALE: 1/8"=1'-0"
 PROJECT #:
 SHEET #:
RZ-3.1