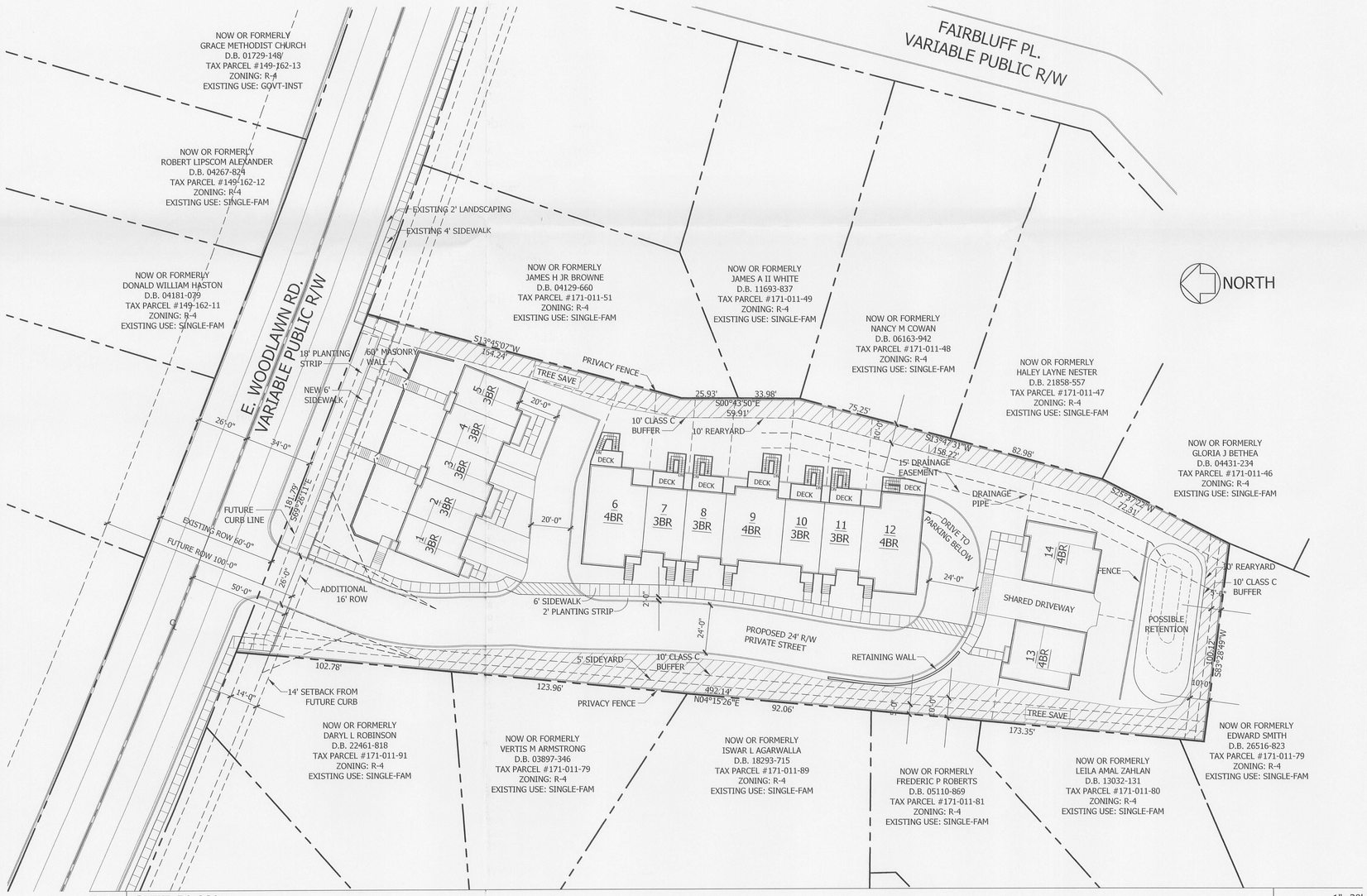
VICINITY MAP

Development Summary

Tax Parcel ID#: 171-011-52
Total Site Acreage: 1.58 acres
Existing Zoning: R-4
Existing Uses: Single Family
Proposed Zoning: UR-2 (CD)
Proposed Uses: Multi-Family Residential and Two Single Family Detached Residential
Setback Requirements: 14' Setback
Sideyard Requirements: 5' Sideyard
Rearyard Requirements: 10' Rearyard
Buffer Requirements: 10' Class C Buffer
Development Totals:
- Multi-Family Units: 12 Units
- Single Family Detached Dwellings: 2 Units
- Residential Density: 8.89 Units/Acre

Maximum Building Height: 40' Maximum 3 Stories
Floor Area Ratio: 0.46 Maximum
Open Space: 39,900 sf (58.1%)
Tree Save Areas: 10,300 sf (15%)
Parking:
- Units 1-5: 1 Car Garage + Driveway
- Units 6-12: 15 Total Spaces Below Units
- Units 13-14: 2 Car Garage + Shared Drive



01 SITE PLAN 1"=30'

APPROVED BY CITY COUNCIL
JUL 21 2014

General Provisions

1. 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, in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.

2. 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.

3. 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 .

4. Sublots will include a minimum of 400 square feet of private open space per unit.

Transportation

5. 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.

Architectural Standards

6. Exterior building materials shall include wood or synthetic wood, brick or stone, stucco or synthetic stucco, and metal panel.

7. An 8' wooden privacy fence shall be constructed where an adjacent property abuts the proposed site development. The finished side of the proposed property fence will face the adjacent properties.

8. A masonry privacy wall shall be constructed along the sidewalk adjacent to Woodlawn Road. The wall will contain gated openings for private access from the street. The wall will be no taller than 60" above grade and will feature decorative pilasters every 20' maximum on center.

Streetscape & Landscaping

9. A new 6' sidewalk shall be provided along Woodlawn Road with an 18' planting strip off of the back of the existing curb as requested by the Charlotte Department of Transportation.

10. A 6' sidewalk with standard curb (not roll curb) shall be provided along the proposed private road on the side of residential development .

11. Unit driveways shall be less than 7' or more than 20' from the back of sidewalk, or if sidewalk does not exist, the back of curb.

12. A retaining wall shall be provided along the internal private road where necessary. The retaining wall will have a maximum height of 8'.

13. The labeled 10' buffer will meet the standards of a Class C buffer.

14. The petitioner will dedicate 50 feet of right-of-way measured from the existing centerline along the site's public street frontage on Woodlawn Road. The additional 16' right-of-way on Woodlawn Road will be dedicated and conveyed to CDOT.

Environmental Features

15. 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.

16. 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.

17. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

Lighting

18. 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.

19. LED bollard lighting shall be provided along the proposed private road.

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JUN 20 2014
BY:

SHORT DEVELOPMENT GROUP LLC

Woodlawn Townhomes

Multi-Family and Single Family

PETITION #2014-029
FOR PUBLIC HEARING

KEY PLAN

ISSUED FOR REVIEW	01/23/14
REVISION 1	04/18/14
REVISION 2	06/20/14

SITE PLAN

RZ-1.1

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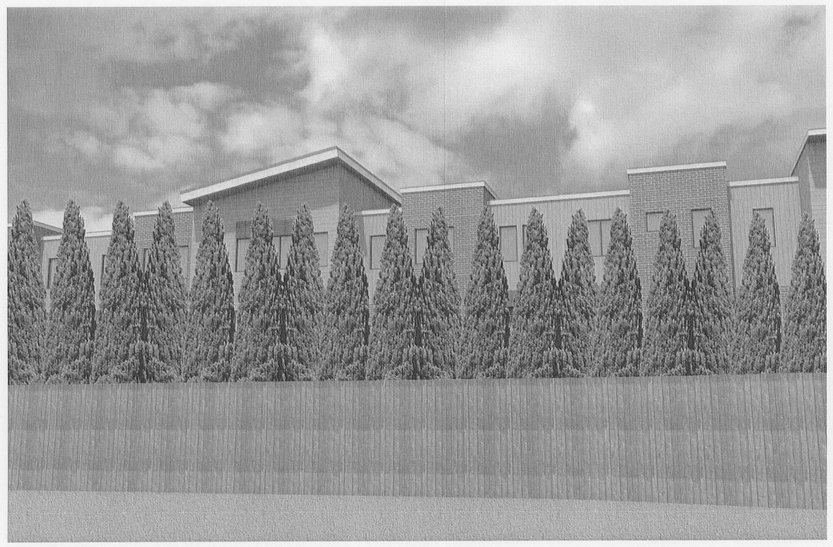
APPROVED BY
CITY COUNCIL

JUL 21 2014

5 VIEW FROM WOODLAWN

4 TYPICAL IMAGE OF EXTERIOR

03 TYPICAL IMAGE OF END UNIT



2 VIEW FROM ADJACENT YARDS - WITH TREE PLANTINGS

01 VIEW FROM ADJACENT YARDS - WITHOUT TREES (FOR ILLUSTRATIVE PURPOSES)

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Woodlawn Townhomes

Multi-Family and Single Family

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FOR PUBLIC HEARING

KEY PLAN

ISSUED FOR REVIEW	01/23/14
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SITE PLAN

RZ-1.2

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