

VICINITY MAP: NTS

SITE TABULATION

TOTAL SITE ACREAGE: +/- 8.6 AC.
EXISTING ZONING: R-3
PROPOSED ZONING: UR-2 (MAX 7 DUA)

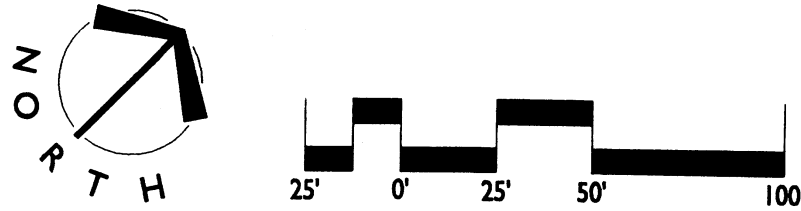
- PROPOSED USES:
ATTACHED DWELLING UNITS: CONDOMINIUMS/TOWNHOMES
1) SIZE: NO MORE THAN 10 DWELLING UNITS PER BUILDING.
2) HEIGHT: NO MORE THAN THREE STORIES OR 40' TALL FROM AVERAGE GRADE.
3) SETBACKS AND BUFFERS:
-MINIMUM BDLG. SIDEYARD: 5'
-MINIMUM BDLG. REAR YARD: 10'
-MINIMUM BDLG. SEPERATION: 10'
-MINIMUM SETBACK ALONG RANDOLPH RD.: 20' FROM RIGHT-OF-WAY
-MINIMUM BUFFER ABUTTING ADJACENT R-3 PROPERTY OWNERS: MINIMUM OF 30' AND AN AVERAGE OF 35'.
4) FLOOR AREA RATIO:
-MAXIMUM FLOOR AREA RATIO: 1.0

GENERAL DEVELOPMENT POLICIES:
DENSITY CATEGORY: 6.0 DUA
DENSITY BONUS: GAIN 1 DUA WITH:
- 30% OF TOTAL ACREAGE (2.6 AC'S) DEDICATED TO USEABLE OPEN SPACE (AREA DEPICTED ON TECHNICAL DATA SHEET.)
- 17.5% (1.5 AC'S) OF TOTAL ACREAGE DEDICATED TO TREE SAVE (AREA DEPICTED ON TECHNICAL DATA SHEET.)

PROPOSED DENSITY WITH DENSITY BONUS GAINED: 7.0 DUA (NO MORE THAN 60 DWELLING UNITS).

LEGEND

- USEABLE OPEN SPACE
TREE SAVE
S.W.I.M. BUFFER



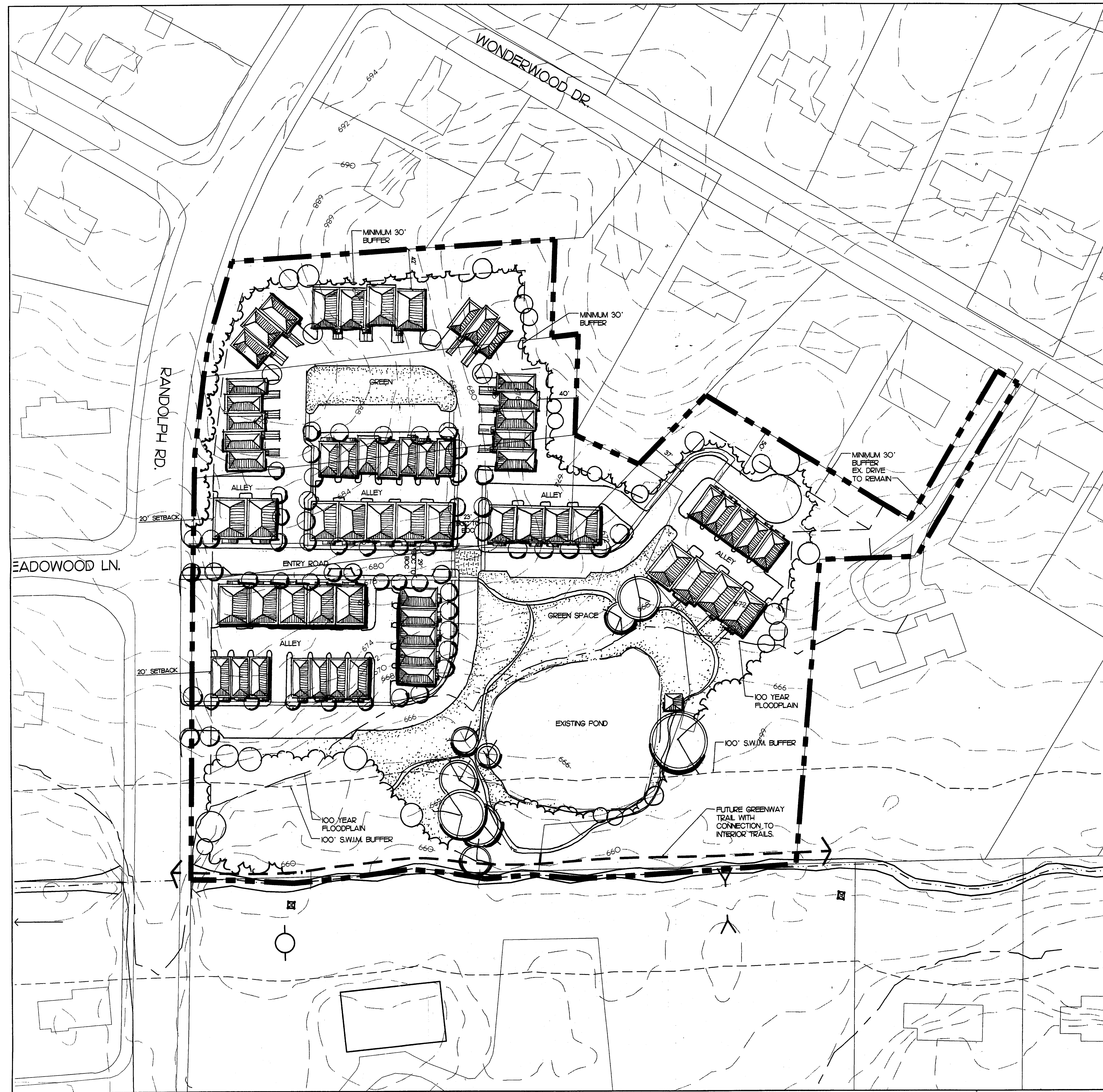
DISCLAIMER: ALL EXISTING LAND INFRASTRUCTURE AND ENVIRONMENTAL CONDITIONS INFORMATION WAS TAKEN FROM THE CITY OF CHARLOTTE'S GIS/PLANIMETRIC DATA.

06-141

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JUL 24 2006
BY:

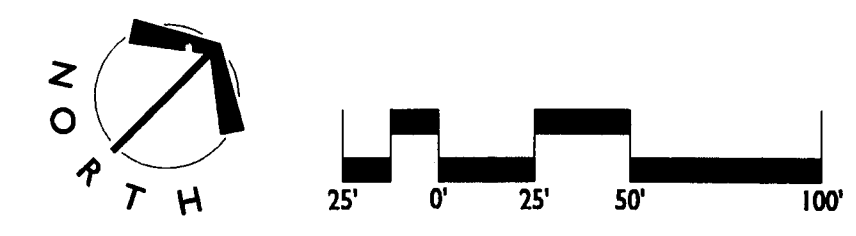
REVISIONS:

DATE: 07/24/06
DESIGNED BY: MRC
CHECKED BY: AGS/MRC
Q.C. BY: Q.C. BY
SCALE: 1"=50'
PROJECT #: 1006998
SHEET #:



DEVELOPMENT STANDARDS:

- 1) MAXIMUM DEVELOPABLE DENSITY WILL BE 7 UNITS PER ACRE OF THE SITE OR 60 UNITS.
- 2) PETITIONER WILL RESERVE A MINIMUM OF 17.5% OF THE SITE ACREAGE AS TREE SAVE AREA. THIS TREE SAVE AREA IS DEPICTED ON THE TECHNICAL DATA SHEET AS APPROXIMATELY 1.5 ACRES ADJACENT TO MCMULLEN CREEK.
- 3) PETITIONER WILL RESERVE A MINIMUM OF 30% OF THE SITE FOR USEABLE OPEN SPACE IN THE FORM OF GREENWAY, PLAZAS, GREENS, PARKS, SETBACK AREAS, ETC.
- 4) PETITIONER WILL DEDICATE A PORTION OF THE SWIM BUFFER ADJACENT TO MCMULLEN CREEK TO THE CITY OF CHARLOTTE PARKS AND RECREATION DEPARTMENT FOR INCLUSION IN THE GREENWAY SYSTEM AFTER ALL UNITS ARE PERMITTED AND CONSTRUCTED. PETITIONER WILL BUILD A GREENWAY TRAIL, PER CITY STANDARDS, FOR THE PORTION OF THE GREENWAY OCCUPIED BY THIS SITE, ON ONE SIDE OF THE CREEK. THE DEDICATED PORTION OF THE SITE MAY BE TREE SAVE AND REQUIRED USEABLE OPEN SPACE FOR THE SITE FOR DENSITY CALCULATION PURPOSES.
- 5) ALL PROPERTY EDGES THAT ARE ADJACENT TO EXISTING SINGLE FAMILY RESIDENTIAL WILL CONTAIN A BUFFER AND SETBACK OF A MINIMUM 30' AND AN OVERALL AVERAGE OF 35' AS MEASURED FROM THE PROPERTY LINE TO ANY STREETS, ALLEYS, OR BUILDINGS. BUFFERS WILL CONSIST OF A COMBINATION OF EXISTING TREES AND VEGETATION AND SUPPLEMENTAL VEGETATION.
- 6) THE BUILDING AND PARKING SETBACK FROM RANDOLPH ROAD RIGHT OF WAY WILL BE 20' MINIMUM.
- 7) PETITIONER WILL WORK TO SAVE EXISTING TREES OF 8" CALIPER OR LARGER ALONG THE PROPERTY EDGES, OUTSIDE OF THE DEFINED TREE SAVE AREA, AS SHOWN ON THE TECHNICAL DATA SHEET.
- 8) ALL INTERIOR STREETS ALLEYS AND PARKING AREAS WILL BE DESIGNED AS PRIVATE STREETS.
- 9) THERE WILL BE A MINIMUM 5' WIDE SIDEWALK ALONG BOTH SIDES OF ALL PRIVATE STREETS WITHIN THE COMMUNITY.
- 10) PETITIONER WILL BUILD AN 8' PLANTING AREA AND 6' SIDEWALK ALONG RANDOLPH ROAD AND WONDERWOOD DRIVE, FOR THE ABUTTING PORTIONS OF THIS PROPERTY WHERE THIS SECTION DOES NOT EXIST.
- 11) ALL DUMPSTER, RECYCLING STATIONS, ETC. WILL BE SCREENED WITH MASONRY WALLS AND LANDSCAPING FROM THE PUBLIC RIGHT OF WAY.
- 12) ALL BUILDINGS WILL BE DESIGNED OF A HIGH QUALITY MASONRY CONSTRUCTION, PRIMARILY OF BRICK AND STONE DETAIL.
- 13) ALL UNITS WILL HAVE PRIVATE GARAGE PARKING. VISITOR PARKING WILL BE PROVIDED ALONG THE INTERIOR PRIVATE STREETS.



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RANDOLPH RD. RESIDENTIAL
REZONING PETITION
VISCAYA DEVELOPMENT GROUP, LLC
CONCEPTUAL SITE PLAN

REVISIONS:

DATE: 07/24/06
DESIGNED BY: PRC
DRAWN BY: PRC/ABC
CHECKED BY: PRC/ABC
QC BY: QC BY
SCALE: 1"=50'
PROJECT #: 1006098

SHEET #:
L-1.1