

- DEVELOPMENT STANDARDS**
- 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 buildings and 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 in accordance with the provisions of Sect. 6.2 of the Zoning Ordinance.
  - Access to the site will be provided by new public roadways from Windemere Lane as shown on this site plan.
  - The proposed use of the property will be for detached single family residential uses.
  - Roll out trash collection will be utilized.
  - Parking will be provided which meets or exceeds the requirements of the Ordinance.
  - The project will comply with all UR-1 standards and review processes.
  - Internal street trees along public Rights-of-Way and internal drives shall be planted at 40' O.C.

**DEVELOPMENTAL DATA SUMMARY**

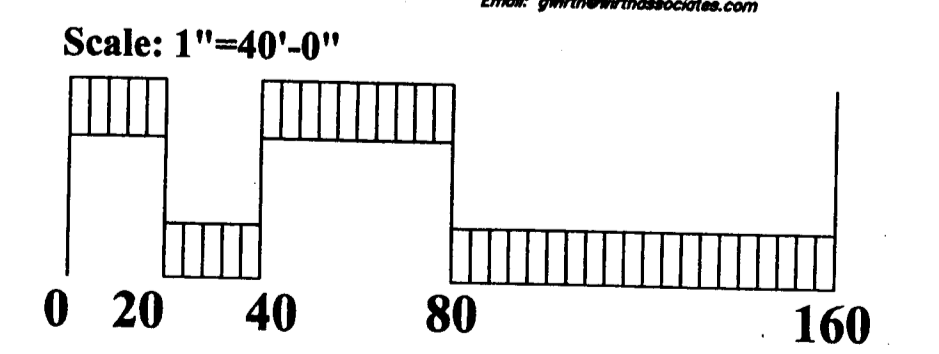
TAX PARCEL ID #'S : 157-202-01, 157-202-02, 157-202-03  
TOTAL SITE AREA: 4.61 ACRES  
EXISTING ZONING: R-3  
PROPOSED ZONING: URBAN RESIDENTIAL (UR-1 CD)  
PROPOSED USE: MAXIMUM 25 DWELLING UNITS  
REQUIRED PARKING: 1 SPACE PER DWELLING UNIT IN GARAGES TO MEET OR EXCEED MIN. PARKING REQUIREMENTS.

MINIMUM LOT AREA: 3,000 SF  
MAXIMUM BUILDING HEIGHT: 40'  
MINIMUM SETBACK: 14' FROM BACK OF CURB  
MINIMUM SIDEYARD: 5 FEET  
MINIMUM REAR YARD: 10 FEET  
TREE SAVE AREA PROVIDED: 0.75 AC (16%)

# Mason Oaks

Site Plan  
August 15, 2006

Prepared By: **Wirth & Associates**  
LANDSCAPE ARCHITECTS AND LAND PLANNERS  
1230 W. Morehead St., Suite 212  
Charlotte, NC 28209  
Phone: 704-375-1588 Fax: 704-375-3844  
Email: wirth@wirthassociates.com



2006-148

RECEIVED  
AUG 18 2006  
BY: \_\_\_\_\_

REVISIONS

SURVEY FOR  
**VICIUS BUILDERS**  
**N. SHARON AMITY ROAD**  
**&**  
**WINDEMERE LANE**  
**CHARLOTTE, MECKLENBURG COUNTY, NC**  
TAX PARCELS 15720201, 02, 03  
**JAMES MAUNEY & ASSOCIATES, P.A.**  
PROFESSIONAL SURVEYORS  
18027-A NORTHLINE DRIVE - CORNELIUS, NC 28031  
TEL: 704-987-3882 - FAX: 704-987-3863

CREW: SS JM  
DRAWN: JM  
REVISED: \_\_\_\_\_  
SCALE: 1"=40'  
DATE: 05-17-06  
JOB: 1851  
FILE: F295