



REZONING PETITION 2008-019

ORIGINAL SHEET - ARCH D

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SITE DATA:	
Tax Parcel	115708103
Area:	2.577 acres
Existing Zoning:	UR-2(CD)
Proposed Zoning:	UR-2(CD) SPA
Proposed Number of Units:	36
Proposed Density:	6.7 units/acre
Minimum Parking Required:	1 space per unit

2008-19

Notes

Development Standards

- These development standards (the "Development Standards") form part of the Technical Data Sheet associated with the rezoning petition filed by The Boulevard Company to accommodate development of a multi-family residential project on a 2.577 acre site located on Wendwood Lane.
- Development of the site will be governed by the Technical Data Sheet, the Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning classification shall govern all development on the site.
- All signs installed on the site shall be done so in accordance with applicable ordinances.
- Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshall's specifications. Plans for any vertical improvements will be submitted to the Fire Marshall's office for approval during the building permitting process for approval.
- Any and all dumpsters shall be screened with a solid enclosure with gates.
- The buffer along tax parcel 15708104 may be reduced in accordance with applicable ordinances. Notwithstanding any reduction in the buffer, the outside 28-foot strip along tax parcel 15708104 (shown on the plan) shall remain undisturbed. If an adjoining tract is rezoned in the future so as to eliminate the need for the buffer, the buffer may be removed administratively by the Planning Commission staff without further modification of the plan.
- No building structure shall be within 75' of tax parcel 15708104, which private setback is shown on the plan.
- Sixty percent (60%) of the exterior veneer of completed structures (exclusive of windows, doors and other exterior accessories), in the aggregate, will consist of masonry materials (e.g., brick, stucco, stone, pre-cast concrete).
- An emergency access easement reflected on Map Book 42 at Page 867 presently exists to provide the Fire Department access to Building No. 3630 located on tax parcel 15708102. During the permit process for any future improvements to be constructed on the site, the Petitioner shall work with the City Fire Department to provide an acceptable substitute emergency access easement.
- Throughout these Development Standards, the terms "Petitioner", "owner" and "owners" shall be deemed to include their respective heirs, devisees, personal representatives, successors-in-interest and assigns from time to time who may be involved in any future development of the site.

Client/Project

THE BOULEVARD COMPANY

WENDWOOD VIEW

Charlotte NC U.S.A.

Title

TECHNICAL DATA SHEET

Project No.
173200736

Scale
1"=20'

Drawing No.

RZ-1

Revision

0

VICINITY MAP N.T.S.

