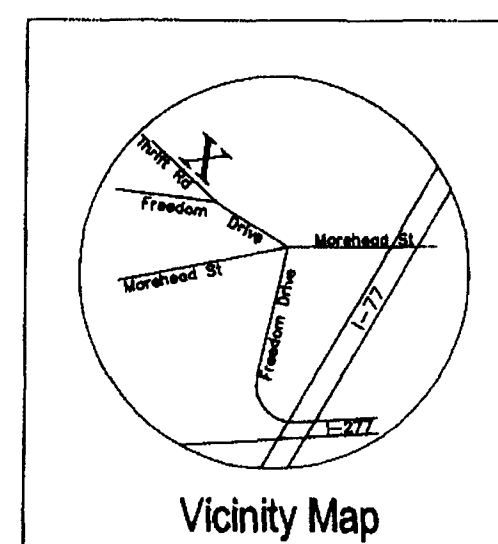


RECEIVED
APR 24 2006
BY: _____



Character Sketch

WESLEY VILLAGE



Date: January 20, 2006	
Revisions	
1 Date: April 21, 2006	Re: Per Staff Review Comments
2 Date:	Re:
3 Date:	Re:
4 Date:	Re:

PREPARED BY:  **Wirth & Associates**
LANDSCAPE ARCHITECTS AND LAND PLANNERS
1230 W. Morehead St. Suite 212
Charlotte, NC 28208
Phone: 704-375-1588 Fax: 704-375-3844
Email: gwirth@wirthassociates.com

PREPARED FOR: **Wesley Village L.L.C.**
201 N. Tryon Street Suite 2650
Charlotte, NC 28202

PETITIONER:



Neighboring Concepts, PLLC
1230 W. Morehead Street
Charlotte, NC 28208
ph: 704.374.0916 fax: 704.342.3808

For Public Hearing
Petition No. 2006-054

WESLEY VILLAGE GREEN
HARDSCAPE, LANDSCAPE, OPEN LAWN AREAS AND FOCAL
POINTS

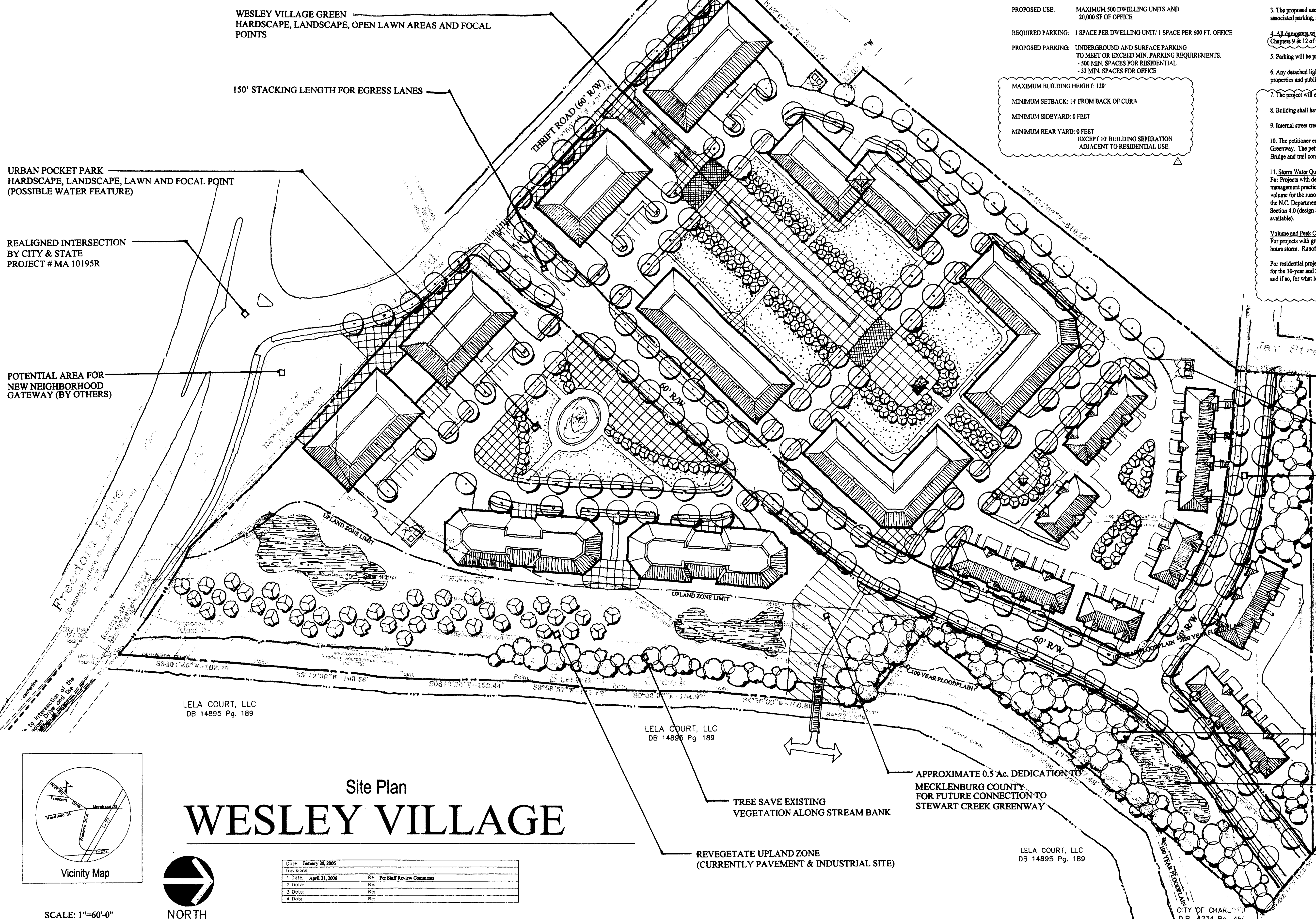
URBAN POCKET PARK
HARDSCAPE, LANDSCAPE, LAWN AND FOCAL POINT
(POSSIBLE WATER FEATURE)

REALIGNED INTERSECTION
BY CITY & STATE
PROJECT # MA 10195R

POTENTIAL AREA FOR
NEW NEIGHBORHOOD
GATEWAY (BY OTHERS)

DEVELOPMENTAL DATA SUMMARY
TAX PARCEL ID #S: 071-041-11
071-041-10
TOTAL SITE AREA: 20.98 ACRES
EXISTING ZONING: INDUSTRIAL I-2
PROPOSED ZONING: MIXED USE DEVELOPMENT DISTRICT (MUDD-CD)
PROPOSED USE: MAXIMUM 500 DWELLING UNITS AND
20,000 SF OF OFFICE
REQUIRED PARKING: 1 SPACE PER DWELLING UNIT; 1 SPACE PER 600 FT. OFFICE
PROPOSED PARKING: UNDERGROUND AND SURFACE PARKING
TO MEET OR EXCEED MIN. PARKING REQUIREMENTS.
- 500 MIN. SPACES FOR RESIDENTIAL
- 33 MIN. SPACES FOR OFFICE
MAXIMUM BUILDING HEIGHT: 120'
MINIMUM SETBACK: 14' FROM BACK OF CURB
MINIMUM SIDEYARD: 0 FEET
MINIMUM REAR YARD: 0 FEET
EXCEPT 10' BUILDING SEPARATION
ADJACENT TO RESIDENTIAL USE.

- Development Standards
1. 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.
 2. Access to the site will be provided by new public roadway from Thrift Road as shown on this site plan.
 3. The proposed use of the property will be for mixed use office and residential uses along with associated parking, accessory uses, and service areas.
 4. All dumpsters will be screened with solid enclosures and gates. Petitioner agrees to meet all requirements as stated in Chapters 9 & 12 of the Charlotte City Code regarding solid waste, compactor and recycling areas.
 5. Parking will be provided which meets or exceeds the requirements of the Ordinance.
 6. Any detached lighting on the site will not exceed 20 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 and no wall pack lighting.
 7. The project will comply with all MUDD standards and review processes.
 8. Building shall have minimum 10' separation from each other.
 9. Internal street trees along public Rights-of-Way and internal drives shall be planted at 40' O.C.
 10. The petitioner encourages the County Park and Recreation Department to connect this project to the Stewart Creek Greenway. The petitioner will dedicate 0.5Ac to the county at such time when the county is ready to construct this connection. Bridge and trail connection by county.
 11. Storm Water Quality Treatment:
For Projects with defined watersheds greater than 24% built-up area, the petitioner shall construct water quality best management practices (BMP's) to achieve 85% Total Suspended Solid (TSS) removal for the entire post development runoff volume for the runoff generated from the first 1-inch of rainfall. BMP's shall be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available).
- Volume and Peak Control
For projects with greater than 24% BUA, built-up area, the petitioner agrees to control the entire volume for the 1 year, 24 hours storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
For residential projects great than 24% BUA, the petitioner agrees to control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.
- April 21, 2006



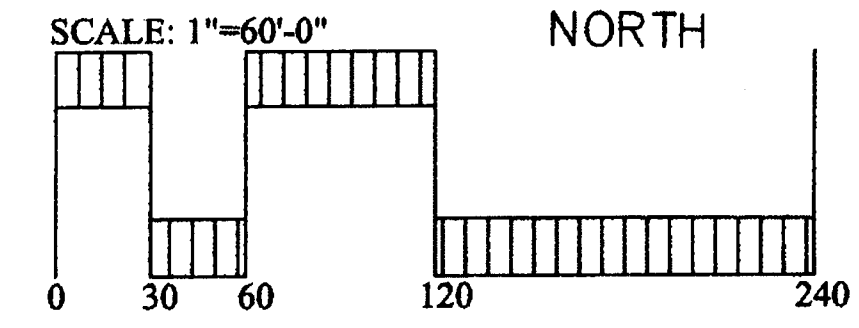
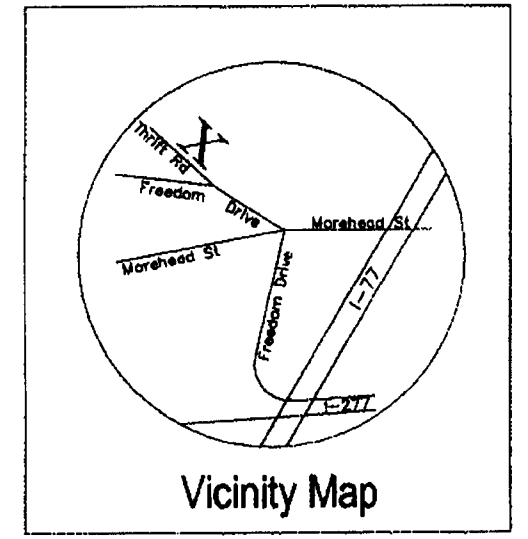
RECYCLING STATION
(ALL SOLID WASTE REQUIREMENTS TO BE MET)

PUBLIC ROAD CONNECTION TO JAY STREET

TREE SAVE AREA (TYPICAL)

STORMWATER BMP'S (TYPICAL)
IN UPLAND & MANAGED USE ZONES

Site Plan
WESLEY VILLAGE



Date:	January 20, 2006
Revisions:	
1. Date:	April 21, 2006
2. Date:	
3. Date:	
4. Date:	

PREPARED BY: **Wirth & Associates**
LANDSCAPE ARCHITECTS AND LAND PLANNERS
1230 W. Morehead St., Suite 212
Charlotte, NC 28208
Phone: 704-375-1588 Fax: 704-375-3844
Email: gwirth@wirthassociates.com

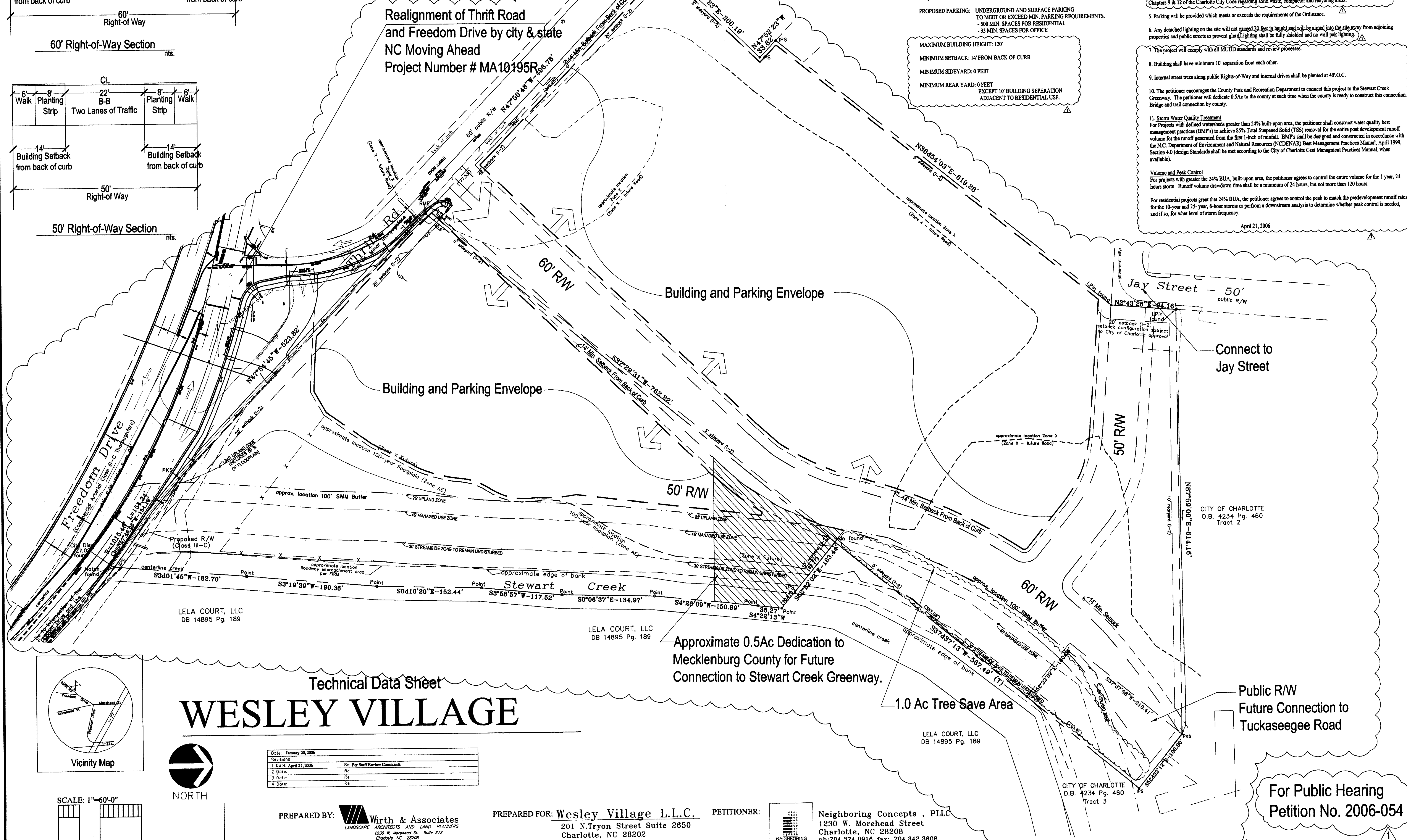
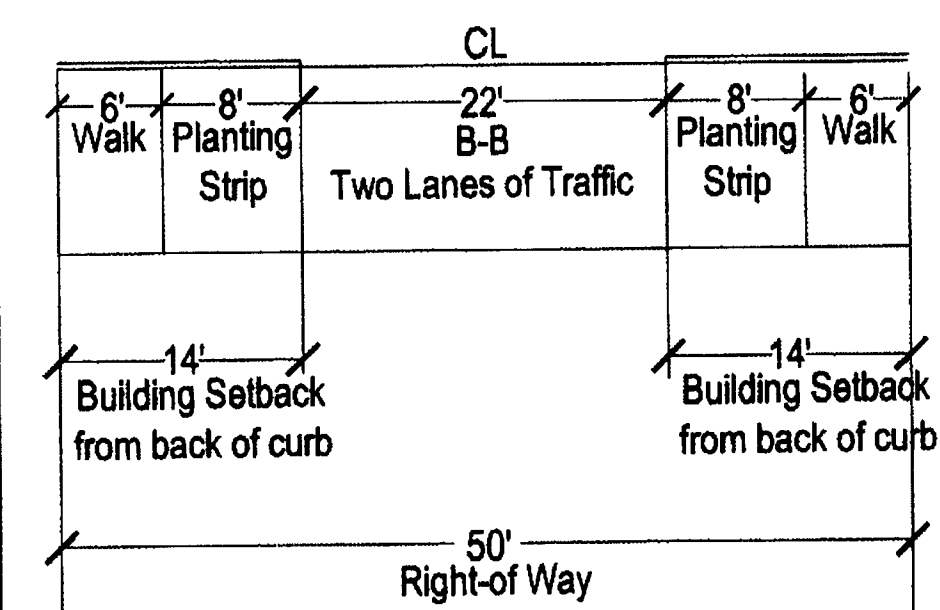
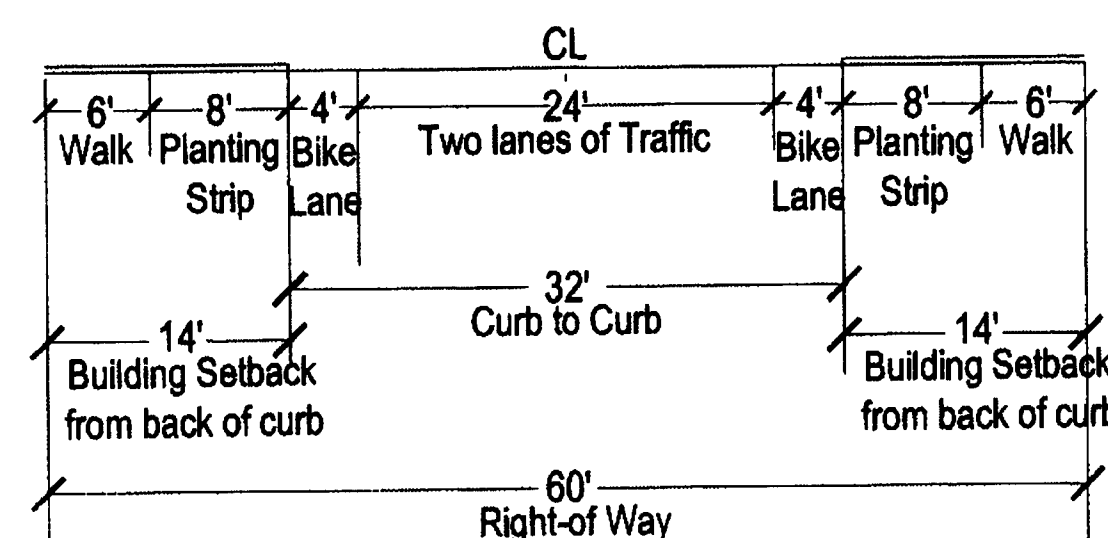
PREPARED FOR: **Wesley Village L.L.C.**
201 N. Tryon Street Suite 2650
Charlotte, NC 28202

PETITIONER:



Neighboring Concepts, PLLC
1230 W. Morehead Street
Charlotte, NC 28208
ph: 704.374.0916 fax: 704.342.3808

For Public Hearing
Petition No. 2006-054



DEVELOPMENTAL DATA SUMMARY

TAX PARCEL ID #S: 071-041-11
071-041-10

TOTAL SITE AREA: 20.98 ACRES

EXISTING ZONING: INDUSTRIAL I-2
PROPOSED ZONING: MIXED USE DEVELOPMENT DISTRICT (MUDD-CD)

PROPOSED USE: MAXIMUM 500 DWELLING UNITS AND 20,000 SF OF OFFICE

REQUIRED PARKING: 1 SPACE PER DWELLING UNIT / 1 SPACE PER 600 FT. OFFICE

PROPOSED PARKING: UNDERGROUND AND SURFACE PARKING TO MEET OR EXCEED MIN. PARKING REQUIREMENTS.
- 500 MIN. SPACES FOR RESIDENTIAL
- 33 MIN. SPACES FOR OFFICE

MAXIMUM BUILDING HEIGHT: 120'

MINIMUM SETBACK: 14' FROM BACK OF CURB

MINIMUM SIDEYARD: 0 FEET

MINIMUM REAR YARD: 0 FEET EXCEPT 10' BUILDING SEPARATION ADJACENT TO RESIDENTIAL USE.

- 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 roadway from Thrift Road as shown on this site plan.
 - The proposed use of the property will be for mixed use office and residential uses along with associated parking, accessory uses, and service areas.
 - All dumpsters will be screened with solid enclosures and gates. Petitioner agrees to meet all requirements as stated in Chapters 9 & 12 of the Charlotte City Code regarding solid waste, compactor and recycling areas.
 - Parking will be provided which meets or exceeds the requirements of the Ordinance.
 - Any detached lighting on the site will not exceed 20 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 and no wall pack lighting.
 - The project will comply with all MUDD standards and review processes.
 - Building shall have minimum 10' separation from each other.
 - Internal street trees along public Rights-of-Way and internal drives shall be planted at 40' O.C.
 - The petitioner encourages the County Park and Recreation Department to connect this project to the Stewart Creek Greenway. The petitioner will dedicate 0.5Ac to the county at such time when the county is ready to construct this connection. Bridge and trail connection by county.
 - Storm Water Quality Treatment**
For Projects with defined watersheds greater than 24% built-upon area, the petitioner shall construct water quality best management practices (BMP's) to achieve 85% Total Suspended Solid (TSS) removal for the entire post development runoff volume for the runoff generated from the first 1-inch of rainfall. BMP's shall be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available).
 - Volume and Peak Control**
For projects with greater than 24% BUA, built-upon area, the petitioner agrees to control the entire volume for the 1 year, 24 hours storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
For residential projects great than 24% BUA, the petitioner agrees to control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.
- April 21, 2006

Technical Data Sheet WESLEY VILLAGE



Date: January 20, 2006	
Revisions	
1. Date: April 21, 2006	Re: Per Staff Review Comments
2. Date:	Re:
3. Date:	Re:
4. Date:	Re:

PREPARED BY: **Wirth & Associates**
ARCHITECTS AND LAND PLANNERS
1230 W. Morehead St., Suite 212
Charlotte, NC 28208
Phone: 704-375-1588 Fax: 704-375-3844
Email: gwirth@wirthassociates.com

PREPARED FOR: **Wesley Village L.L.C.**
201 N. Tryon Street Suite 2850
Charlotte, NC 28202

PETITIONER: **Neighboring Concepts, PLLC**
1230 W. Morehead Street
Charlotte, NC 28208
ph: 704.374.0916 fax: 704.342.3808

For Public Hearing
Petition No. 2006-054