

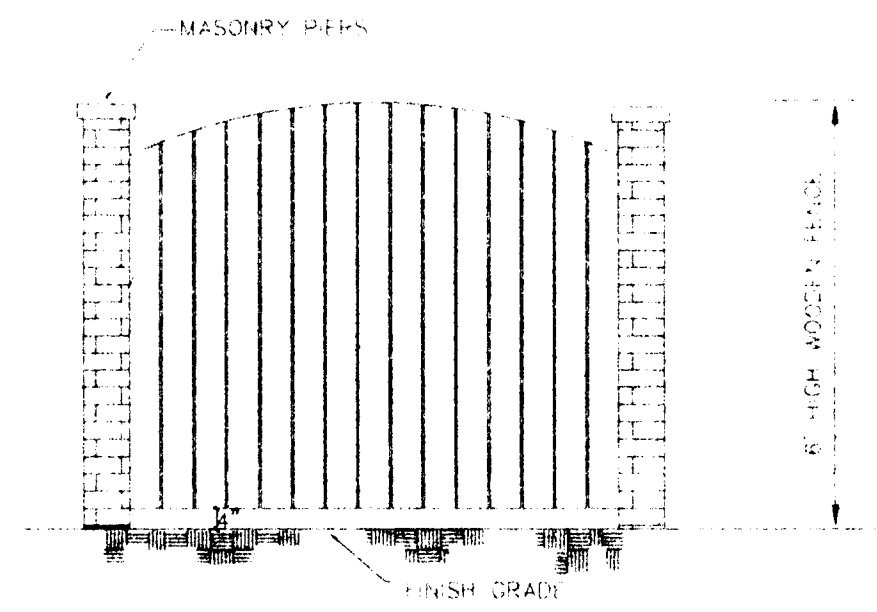
**CONDITIONAL NOTES:**

- BOUNDARY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY DON ALLEN & ASSOCIATES, P.A. DATED MAY 31, 1996 BY WILLIAM M. ALLEN, NCRLS.
- THIS SITE PLAN REPRESENTS A FIRM CONCEPT OF DEVELOPMENT WITH RESPECT TO THE ARRANGEMENT OF THE BUILDING, PARKING AND CIRCULATION AREAS. THERE MAY BE, THOUGH, MINOR AND INCIDENTAL MODIFICATIONS TO THE OVERALL LAYOUT AS DEPICTED, BASED UPON FINAL DESIGN PLANS, TOPOGRAPHIC CONDITIONS, SOIL CONDITIONS, SITE CONSTRAINTS, ETC. IN NO EVENT, HOWEVER, SHALL THE BUFFER OR YARD DIMENSIONS BE REDUCED, NOR SHALL THERE BE ANY INCREASE IN THE AMOUNT OF DWELLING UNITS.
- THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE ORDINANCE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS, SCREENING, LANDSCAPING AND THE CHARLOTTE TREE ORDINANCE.
- ONE BUILDING CONTAINING A MAXIMUM OF 17 UNITS SHALL BE CONSTRUCTED ON THE SITE. THE BUILDING SHALL CONTAIN 3 STORIES, BUT SHALL BE DESIGNED TO RESPECT THE SLOPING TOPOGRAPHIC CONDITIONS OF THE SITE, BY STEPPING DOWN THE TERRAIN AND WOODLAWN ROAD.
- THE PETITIONER SHALL DEDICATE 10 ADDITIONAL FEET (AS MEASURED 50 FEET FROM EXISTING CENTERLINE) OF THE WOODLAWN ROAD FRONTAGE FOR FUTURE RIGHT-OF-WAY PURPOSES. THIS DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
- A CLASS "C" BUFFER SHALL BE ESTABLISHED ALONG PORTIONS OF THE SITE WHERE IT ADJOINS A SINGLE FAMILY USE OR ZONING DISTRICT. THE BUFFER SHALL CONTAIN A MINIMUM 6 FOOT HIGH FENCE (WITH MASONRY PIERS) IN ONE LOCATION AS SHOWN. THE BUFFER WIDTH SHALL VARY FROM 12' TO 30'.
- THE PROPOSED BUILDING SHALL BE DESIGNED PRIMARILY WITH A MASONRY EXTERIOR. THE MAJOR EXCEPTION BEING THE COURTYARD AREA OF THE BUILDING AND THE THIRD STORY ELEVATION (SEE NOTE 15 FOR FURTHER ARCHITECTURAL ELEVATION INFORMATION).
- FIRE HYDRANTS SHALL BE LOCATED AS REQUIRED WITHIN 750 FEET OF THE MOST REMOTE POINT OF THE BUILDING AS A FIRE TRUCK TRAVELS.
- THE PETITIONER WILL INSTALL RESIDENTIAL TYPE BUILDING SPRINKLERS.
- CURB AND GUTTER CURRENTLY EXIST ALONG PINEHURST PLACE. SIDEWALK WILL BE ADDED ALONG THE SUBJECT PROPERTY FRONTAGE IN ACCORDANCE WITH THE CITY OF CHARLOTTE STANDARDS.
- THE MAXIMUM HEIGHT OF PARKING LOT LIGHTING SHALL BE 20 FEET.
- SOME OF THE PARKING SPACES MAY BE COVERED AS CARPORTS. THE CARPORTS SHALL BE CONSTRUCTED OF WITH THE SAME BUILDING MATERIALS AS THE MAIN BUILDING. NO CARPORTS SHALL BE CONSTRUCTED IN THE AREA OF THE PARKING LOT FACING WOODLAWN ROAD.
- THE DUMPSTER SHALL BE LOCATED WITHIN AN ENCLOSURE WITH GATES.
- THE ATTACHED ARCHITECTURAL RENDERING OF THE BUILDING FACADE IS PROVIDED TO ILLUSTRATE THE PROPOSED ARCHITECTURAL DESIGN AND OVERALL STYLE OF THE BUILDING. THE RENDERING DEPICTS THE ARCHITECTURAL STYLE FOR THE BUILDING, BUT THERE MAY BE ALTERATIONS TO FINISHING DETAILS (IE: COLORS, DOORS/WINDOWS, COLUMNS/BALCONIES, ETC.) FROM THAT DEPICTED SO LONG AS THE OVERALL DESIGN THEME AND STYLE IS MAINTAINED.
- THE DRIVEWAY IS SHOWN AS A FULL MOVEMENT DRIVEWAY ACCESS TO WOODLAWN ROAD HOWEVER, THIS DRIVEWAY MAY BE LIMITED TO RIGHT-IN/ RIGHT-OUT ONLY IF IT IS DETERMINED THAT ADEQUATE SIGHT DISTANCE IS NOT AVAILABLE NOR CAN BE ATTAINED AT THIS ACCESS POINT. THIS SHALL BE DETERMINED AT THE TIME OF THE BUILDING PERMIT/ DRIVEWAY PERMIT PROCESS.
- THE EXISTING WOODED PORTION OF THE LOT LOCATED IN THE SOUTHERLY HALF OF THE SITE SHALL REMAIN AS A NATURAL WOODED AREA.
- THE PETITIONER SHALL DEDICATE A SMALL PORTION OF THE PROPERTY ALONG SUGAR CREEK TO MECKLENBURG CO. PARKS & RECREATION DEPT. AS REQUESTED BY PARKS & REC DEPT. THE DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT. FURTHERMORE, PETITIONER SHALL PROVIDE AN ACCESS EASEMENT AS SHOWN TO PROVIDE FOR FUTURE GREENWAY ACCESS.

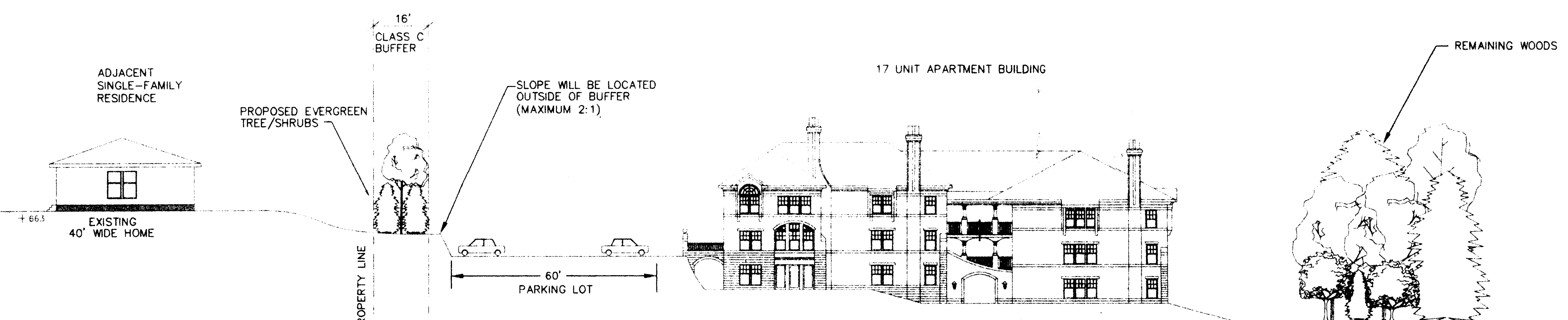
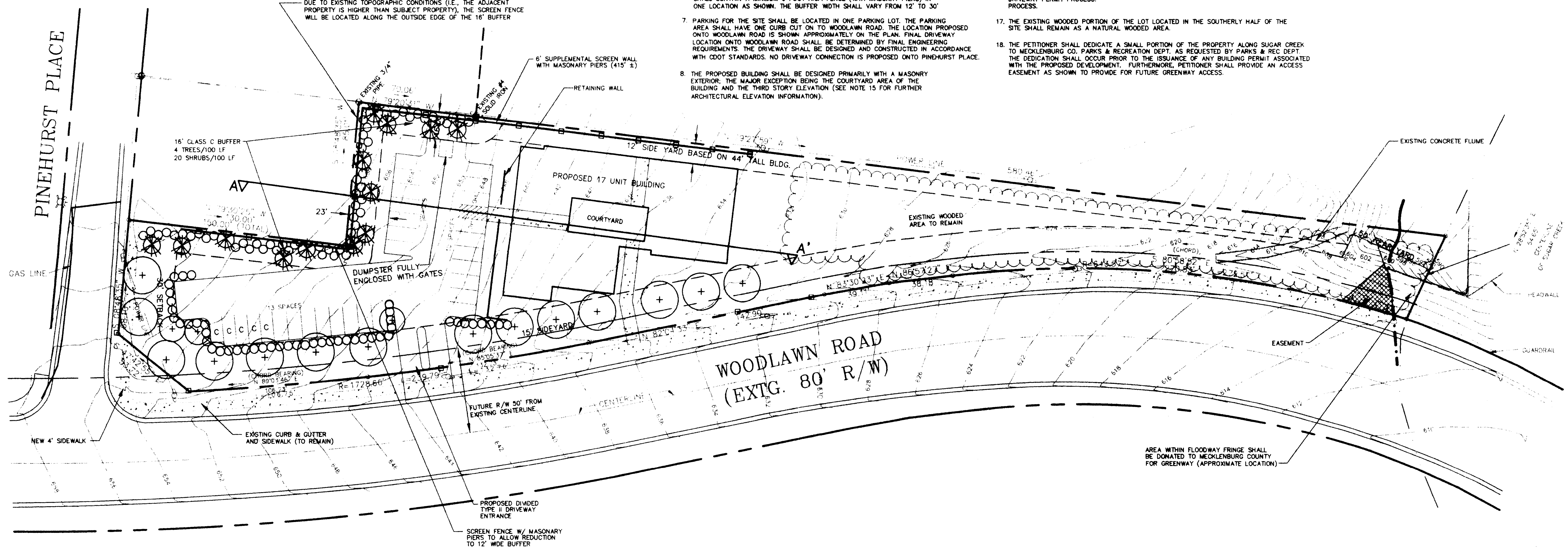
**SITE DEVELOPMENT DATA:**

- 1.49 ACRES
- EXISTING ZONING: R-5
- PROPOSED ZONING: R-17MF (CD)
- PROPOSED USE: 17 UNITS (3 STORY BUILDING)
- YARD REQUIREMENTS:
  - 30' SETBACK (ON PINEHURST PL.)
  - 15' SIDE YARD (ON WOODLAWN RD.)
  - 10' SIDE YARD
- PARKING:
  - 26 PARKING SPACES REQUIRED/
  - 30 PARKING SPACES PROPOSED
- % OF OPEN SPACE: 70%
- MAXIMUM BUILDING HEIGHT: 44 FT

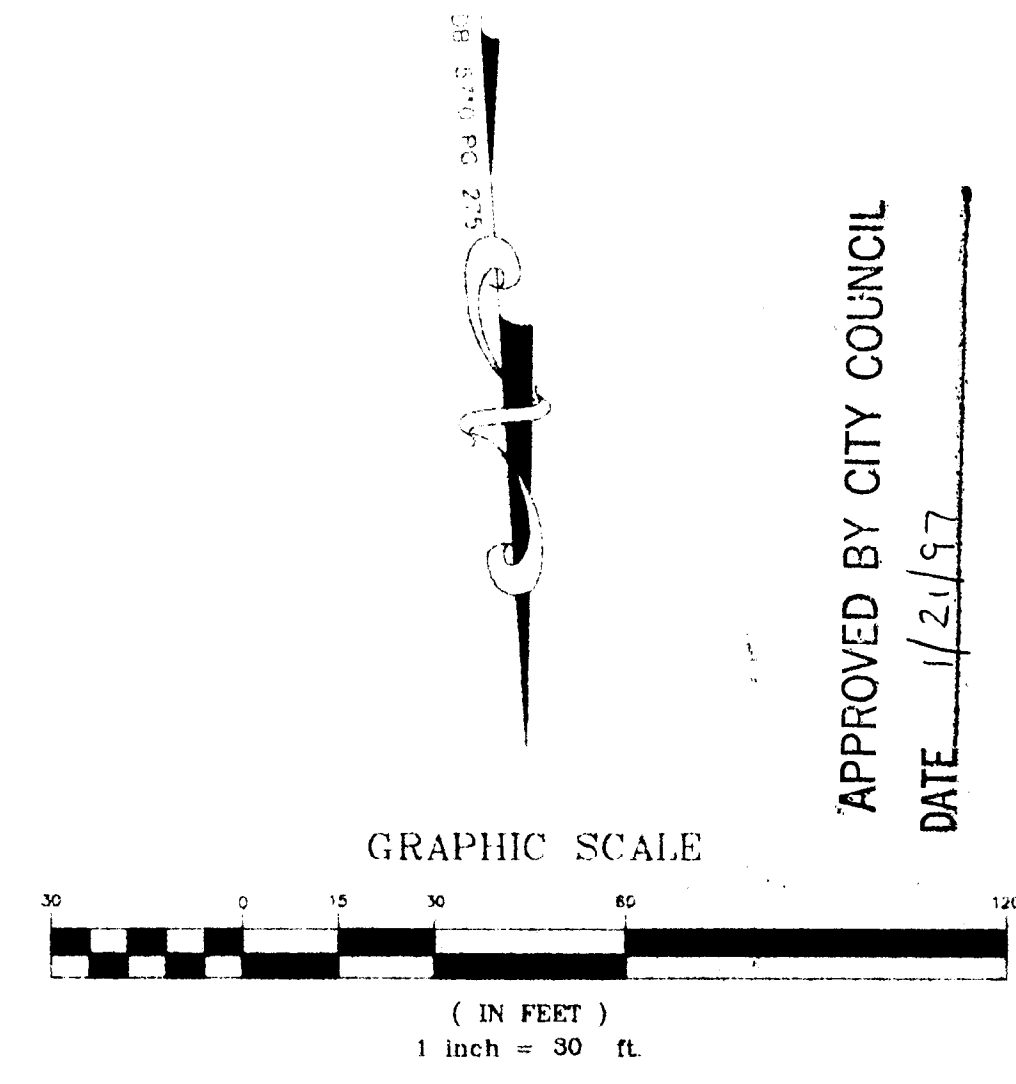
**SURVEY LEGEND**  
 TD = TYPED POWER POLE  
 CT = DUKE POWER TRANS.  
 E = EXISTING RUN POINT  
 R/W = #4 REBAR SET  
 R/W = RIGHT-OF-WAY  
 M = M.I.L.  
 M = RIGHT-OF-WAY MONUMENT  
 H = FIRE HYDRANT



**SCREEN FENCE WITH MASONRY PIERS**



**SECTION A-A**  
 SCALE: HORIZONTAL: 1" = 20'  
 VERTICAL: 1" = 20'



APPROVED BY CITY COUNCIL  
 DATE 11/21/97

- 1) 11/26/96 PER CMP STAFF
- 2) 12/10/96 PER PARK AND REC DEPT.
- 3) 12/26/96 PER ZONING COMMITTEE
- 4) 1/12/97 PER CMP STAFF

PETITION #96-79 FOR PUBLIC HEARING

PROJECT: CONDITIONAL DISTRICT REZONING REQUEST  
 OWNER: PARK SELWYN, LLC  
 LOCATION: WOODLAWN RD. AND PINEHURST PL., CHARLOTTE, NC

Project No.	38276
Checked by	TLH
Drawn by	PAB
Date Drawn	7/15/96
Revisions	
1) 9/20/96 PER STAFF COMMENTS FOR PUBLIC HEARING	
2) 11/22/96 PER ADJ PROP OWNERS/ ZONING COMMITTEE	
Sheet	

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