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LANDSCAPE ARCHITECT LANDDESIGN, INC. 1701 EAST BOULEVARD CHARLOTTE, NC 28203 t:(704)333-0325 f:(704)332-3246

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CIVIL ENGINEER LANDDESIGN ENGINEERING SERVICES, INC. (LDES1) 1700 EAST BOULEVARD CHARLOTTE, NC 28203 t:(704)376-7777 f:(704)376-8<sub>2</sub>35

SURVEYOR RB. PHARR & ASSUCIATES **420 HAWTHORNE LANE** CHARLOTTE, NC 28204 t:(704)376-2186

## SHEET INDEX GENERA . NOTES: 1. Site Han shall meet all Conditional Zoning Requirements SITE DRAWINGS per Joning Petition 97-4. See Conditional Zoning Notes. **Cover Sheet** C-1.0 2. Single building, building orientation, and minimum yard requirements shall comply with approved Variance Case **Existing Conditions Plan** S-1.0 No. 18-122 approved 11-24-98 S-2.0 3. Units are condominiums for sale. Site Plan 4. A Skeich Plan was submitted and reviewed by Kelly C. **Horizontal Control Plan** S-2.1 Case 7-12-98. **Erosion Control Plan** S-3.0 5. All steets shall be privately maintained by the cond uninium Home Owners Association. Site Grading Plan S-3.1 6. The the is not located in a floodplain. S-4.0 Site Details 7. The see is not located in a jurisdictional watershed. 8. See I aming Requirements Plan, S-5.0, for all required Site Details S-4.1 planting tabulations. 9. Return service shall be roll-out service privately S-4.2 Site Details commissioned by the Home Owners Association. Planting Requirements Plan S-5.0 10. Store: Water Management techniques shall meet all requirements and storage areas shall be underground S-5.1 Planting Plan contained in pipes or vaults. 11. Consiletion Schedule - Summer, 2000 S-5.2 Planting Details/ Schedule 12. Site cigineering drawings showing compliance with the S-6.0 site agineering requirements of the subdivision ordinance Lighting Plan shall be approved by the city engineering staff as part of the Lillding permit process. 13, final detailed landscape plans showing compliance with zona g ordinance shall be submitted for approval as part of the building permit process. 14. Fire Lydrant locations shall be reviewed and approved by **ENGINEERING DRAWINGS** (By LDESI) the city fire marshall during the building permit process. 15. Roil out collection will not be provided by the city for projects over 30 units. 16. If conjection or accidents develop at the project's proposed driveway location, CDOT reserves the right to restrict left-turns from the driveway onto the southbound Sharen Rd. in the future. The developer/home owners association will be responsible for all future costs to modify the driveway. 17. All drainage facilities, curb cuts, and curb ramps must be constructed in compliance with the CMLDS manual and coordinated with the City Engineering Dept.. 18. The proposed development areas must be served Internally with no additional access on to Sharon Rd.. The developer shall convey this condition in any sale or lease agret ments. 19. Any fince or wall constructed along or adjacent to any sidew & or street right-of-way requires a certificate issued 20. A Ric of-Way Encroachment Agreement is required for the in Mation of any non-standard item(s) (Irrigation system & decorative concrete pavement, brick pavers, etc.) Itnin a proposed / existing City maintained street MAIN ENTRY DRAWINGS right it way by a private individual, group, business, or home wher's / business association. An Encroachment Agreement must must be approved by CDOT prior to the **Entry Monument Layout and Grading** consciuction / Installation of the non-standard Item(s). Conta ! CDOT for additional information concerning subnik tal requirements and liability insurance coverage **Entry Monument Details** requirements.

Conditional Zoning Notes (Petition 97-4)

**B.Development Requirements** 

pace on the Site.

2. Seleacks, Side Yards and Rear Yards

3. Butter Areas

1. General Provisions

Up to 17 for sale attached town house units or up to 14 detached single family units may be constructed on the Site, the intent being to reserve the option to build fewer units of varying sizes, if the owner so elects.

(a) It a minimum, all applicable development standards established under the Unarlotte Zoning Ordinance (the "Ordinance") for the R-17MF District will be sitisfied in connection with Townhouse unit development taking place on the Site and the R-5 District in connection with detached single family units taking

(b)In addition, development of the Site shall be governed by these Development Standards and the Technical Data Sheet.

(c) Except as otherwise provided under Paragraph (d) below, the number of lidings, their configurations, placements and sizes as well as he locations of Events and parking areas shown on the Schematic Site Plan are schematic in liture and may be aftered or modified during design development and enstruction document phases within the maximum building limit lines liablished on the Technical Data Sheet.

the Site is developed into townhouse units, then the row of housing units along has southern margin of the Site must be placed such that the rear of each unit is a lented toward the adjoining Charters Townhouse Project.

(a) the Site is developed into townhouse units, then all buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established for the R-17MF District under the Ordinance.

(b) If the Site is developed into detached single family units, then all buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established for a R-5 District under the Ordinance.

(Above ground decks are not allowed within the required yards or buffers.

(a) Luffer areas established on the Technical Data Sheet shall conform to the Sindards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 and to the provisions of Paragraph (b), and (d) of this section.

(I) he Petitioner reserves the right to apply to the Charlotte Zoning Board of ijustment for a variance from the buffer requirements of Section 12.302 of the dinance which would allow it to construct parking adjacent to Tax Parcel impers 183-133-08 and 183-133-09 (Long's Cleaners and an adjoining

(c) affer areas shall remain as open space except to the extent necessary to a commodate grading, walls, pedestrian paths, drainage pipes or channels, and willity lines and facilities. Any utility lines will cross buffers as near to a compendicular as possible. Grading is not allowed within those portions of the buffer areas where existing trees are required to be preserved.

(d) Where existing trees and natural vegetation have been cleared within buffer areas accommodate walls, grading and the installation of utility construction, the chared, unimproved areas will be landscaped with trees and shrubs, as required by the Ordinance.

A.Permitted Uses Permissible Uses

## C.M.P.C. C.M.P.C. Engineering 1-15-99 3-25-99 1-15-99 3-25-99 1-15-99 3-25-99 3-25-99 3-25-99 3-25-99 1-15-99 1-15-99 3-25-99 1-15-99 3-25-99 1-15-99 3-25-99

**PERMIT** 

**SUBMITTAL** 

(e)Storm water detention areas may not be installed within the buffer areas or

4. Exterior Walls Upon development of the Site, the owner will tie the existing brick masonry wall of the Charters Townhouse Project which runs along the southern margin of the Site into a matching brick masonry wall which runs; around the perimeter of the Site, such that the development taking place within the Site will be entirely enclosed by the wall except for the vehicular entrance and pedestrian access leading into the Site from Sharon Road.

Landscaped Areas and Screening

(a) Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

(b) The preservation, protection and planting of trees shall conform to the provisions of the Charlotte Tree Ordinance. (c) The largest two oak trees at the entrance drive and the two oak trees located near the adjoining Long property as well as the largest oak tree situated at the northeast corner of the Site adjacent to the Charters Townhouse Project will be preserved. Every reasonable effort will be made to preserve the existing oak tree in the

(d)Dumpster and service areas will be screened from public streets and from adjacent properties with a solid enclosure with gates.

(e)Landscaped areas shall be serviced by an underground sprinkling system. 6. Access Point

Vehicular access to the Site from Sharon Road will be limited one. This access will be located in the general area depicted on the Technical Data Sheet. The configuration and ultimate location of this access point within the Site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the Charlotte Department of

7. Lighting (a)A uniform lighting system will be employed throughout the Site. All lighting within the Site except street lights which may be erected along Sharon Road shall be designed such that direct illumination does not extend past exterior property lines of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy eficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.

(b)Lighting fixtures will not exceed 15 feet in height, except for streetlights along Sharon Road.

8. Parking

(a) The parking spaces depicted on the Schematic Site Plan may vary but in all events will be sufficient to satisfy the minimum offstreet parking standards established under the Ordinance. (b) No parking will be permitted within the buffer areas or setback areas

A uniform signage and graphics system will be employed throug ut the Site which will comply with the provisions of Chapter 13 of the Ordinance.

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. 11. Design Standards

(a)A landscaped Island will be provided in the parking area to available expanses of pavement, all as generally depicted on the Schematic Site Pical This Island will satisfy the provisions of Section 12.208 of the Ordinance. (b)All parking will be screened from public streets in accordance with the requirements of the Ordinance.

(c)The Site will be subject to the Planned Multi-Family requirement of Section 9.303(19) of the Ordinance.

(d)At least 80% of the exterior elevations of all buildings will be a structed or brick (e)Each residential unit will be constructed with a pitched gable it. (f)No building constructed on the Site may exceed 2 stories or 40 act in height

12. Storm Drainage (a)Storm water runoff from the Site will be managed through pro attechniques which satisfy the standards imposed by the City of Charlotte in Seering

(b)No storm water facilities may be placed within buffer areas or suback areas. 13. Sharon Road

Petitioner agrees to convey fee simple title to City of Charlotte co.e..ig that portion of the Site which has precisely be dedicated for Sharon Road right of the purposed if requested by CDOT (with the understanding that the City will prepare the necessary documents to accomplish this.) C.Amendments to Rezoning Plans

Future amendments to the Rezoning Plan and these Development and ards may be applied for by the then owner or owners of the parcel or parcels included in accordance with Chapter 6 of the Ordinance. D.Binding Effect of the Rezoning Application

1.If the Petitioner's Rezoning Petition is approved, the developing at program established under these Development Standards, the Technical side Shell and other supportive documents shall, unless amended in the many proceeded under the Ordinance, be binding upon and inure to the benefit of the Littioner and subsequent owners of the Site, and their respective heirs, devices, personal representatives, successors in interest and assigns. 2.Throughout this Rezoning Petition, the terms, "Petitioner," and owners," small be deemed to include the heirs, devisees, personal representative successors in interest and assigns of the Petitioner and the current and substituted owners of the Site who, from time to time, may be involved in any future development of the

DATE: JAMUATT 15, 1999 PROJECT 1:0:\_18102 REVISIONS: 3-25-99 PERICITY REVIEW COMMENTS ATTACHED TO ADMINISTRATIVE

EY: MARTIN R. CRAMTON, JR. O 176 cast Boulevard, Charlotte, NC 28203 704/333-0325 O 314 Frince Street, Alexandria, VA 22314 703/549-7784 O 161 NW Broad St., Southern Pines, NC 28387 910/692-2788 O 135 2nd Ave. Ste 201, Franklin, TN 37060 615/591-7164

Estidscape Architecture Ulban Design

SHILL NO. The grisio2/isic2cvr.dwg

COVER SHEET

Fand Dining

CORPORATE

PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

March 29, 1999

TO: Robert Brandon Zoning Administrator

Martin R. Cramton, Jr. Planning Director

SUBJECT: Administrative Approval for Petition No. 97-4 by Grubb and Ellis Bissell Patrick Tax parcel 183-133-12.

Attached is a revised conditional plan for the above petition indicating the following. The site will be developed with attached condominiums instead of townhouses, the two oak trees along the western property line will be removed, the oak tree referenced in the southeast corner of the site is actually a tulip poplar tree. This tree will be removed and three large southern magnolias will be planted in this portion of the buffer. Since these changes are minor, I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

1)SITE Hazelton Drive VICINITY MAP - NTS

Leiden Square at Southl'ark

European REI, Corporation

SITE DEVELOPMENT TABULATIONS

	Total
Rezoning Petition Number 97-4: Tax parcel #	183-133-12
Jurisdiction:	City of Charlotte
Total Site Area	2.07 AC
Net Site Area (Less R.O.W.)	1.962 AC
Zoning	R-17 (CD)
Unit Type	Condominium For Sale
Maximum Building Height	40
Proposed Number of Units	17
Density	8.47 DUA
Required Open Space (1.962AC x .45)	38,460 S.F.
Provided Open Space	<sup>1</sup> 38,750 S.F.
Parking Required	£ 26 (J.5/Unit)
Parking Provided:	
Attached Garages	33
Driveway Spaces	14
Guest Spaces	5
Handicap Spaces	2
Total Provided	56 = 3.29/unit
	To a reason the differentiation of the proper financial control of the first part and reason in region

CHARLOTTE - MECKLENBURG



