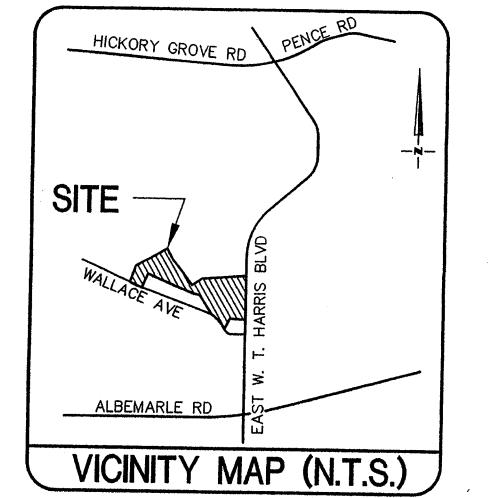
WOODBURY MANOR

MULTIFAMILY COMMUNITY

FOR PUBLIC HEARING PETITION NO. 99-46

DEVELOPED BY
KEYSTONE REALTY AND DEVELOPMENT CORPORATION



1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF IND!VIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED AS ALLOWED PER SECTION 6.206(2) OF THE CHARLOTTE ZONING CODE WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE BUILDING ENVELOPE LINE AS SHOWN ON THE PLAN.

FOUR SEASONS SUBDIVISION

2. STORM WATER DETENTION FACILITIES WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF CHARLOTTE/MECKLENBURG STORMWATER SERVICES. NO STORM WATER DETENTION WILL OCCUR WITHIN ANY REQUIRED BUFFER AREA. IN ADDITION TO PROVIDING STORMWATER DETENTION FOR THE 2 AND 10 YEAR EVENTS TO PREDEVELOPED CONDITIONS, THE PETITIONER AGREES, AT THE SPECIFIC REQUEST OF STORMWATER SERVICES, TO DETAIN THE RUNOFF FOR THE 25,50 AND 100 YEAR STORM EVENTS SUCH THAT POST DEVELOPMENT RELEASE RATES DO NOT EXCEED THOSE PRODUCED BY R-3 LAND COVER.

3: ANY DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 20 FEET IN HEIGHT AND WILL BE SHIELDED TO PREVENT GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES.

5 PARKING WILL BE PROVIDED WHICH WILL MEET OR EVOCED THE GTANDADDO OF THE

4. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING

6. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE. ALL PERMANENT GARBAGE/TRASH DISPOSAL FACILITIES (I.E. DUMPSTERS OR COMPACTORS IF PROVIDED) WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES

7. BUFFERS WILL BE ESTABLISHED AS REQUIRED BY ORDINANCE. THE PETITIONER RESERVES THE RIGHT TO REDUCE THE BUFFER AT THE NARROW PORTION OF THE SITE AND ALONG THE SOUTHEASTERN LIMITS OF THE SITE ADJACENT TO TAX PARCEL 103—241—01 AS SHOWN ON THE SITE PLAN. A SOLID FENCE, 'YALL, OR BERM ALONG WITH ADDITIONAL LANDSCAPING WILL BE PLACED WITHIN THIS AREA OF REDUCED BUFFER. THE REMAINING BUFFER AREA WILL NOT BE REDUCED. THE PETITIONER RESERVES THE RIGHT TO SELECTIVELY CLEAR UNDERBRUSH, VINES, DEADWOOD, AND TREES LESS THAN 2" IN CALIPER TO ENHANCE THE HEALTH AND APPEARANCE OF THE BUFFER. IN ADDITION, THE PETITIONER RESERVES THE RIGHT TO CLEAR AND GRADE IN THE 50" BUFFER AREA UP TO 15" IN THE AREA OF BUILDINGS AND/OR DETENTION FACILITIES TO FACILITATE THEIR CONSTRUCTION. REQUIRED BUFFERS ON THE SITE MAY BE ELIMINATED IF THE ADJOINING PARCELS ARE REZONED SUCH THAT BUFFERS ARE NO LONGER REQUIRED.

8. THE USE OF THE SITE WILL BE FOR THE CONSTRUCTION OF A MULTIFAMILY COMMUNITY, INCLUDING A PORTION OF THE SITE TO BE USED FOR TOWNHOUSE TYPE STRUCTURES TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE. BUILDINGS ON THE FRONT PORTION OF THE SITE WILL CONSIST OF THREE RESIDENTIAL FLOORS PLUS ROOF, AND THE TOWNHOUSE BUILDINGS ON THE REAR PORTION OF THE SITE WILL CONSIST OF TWO RESIDENTIAL FLOORS

9. THE PETITIONER WILL COMPLY WITH THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE RELATIVE TO THE IMPROVEMENTS REQUIRED ON THE FRONTAGE OF THE PETITIONER'S SITE ALONG THE EXISTING PAVED PORTION OF WALLACE AVE.

10. ALL BUILDINGS WILL BE WITHIN 750 FEET OF A FIRE HYDRANT AS PRESCRIBED BY THE CHARLOTTE FIRE DEPT.

11. PETITIONER WILL DEDICATE RIGHT-OF-WAY SUFFICIENT TO PROVIDE 50 FEET FROM THE CENTERLINE OF W. T. HARRIS BLVD., AND 30 FEET FROM THE CENTERLINE OF WALLACE AVE. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY

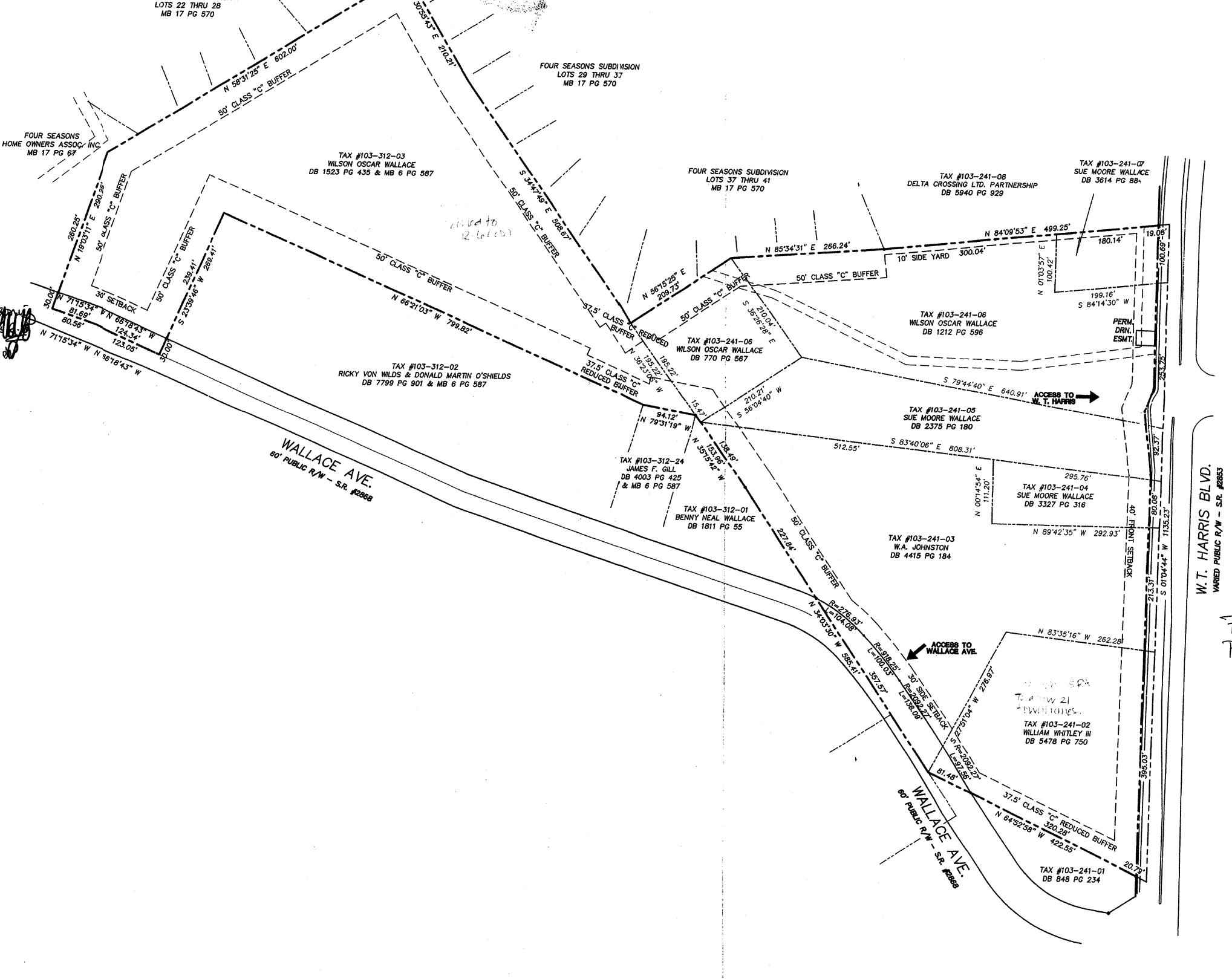
12. ACCESS TO THE SITE WILL BE PROVIDED BY ONE DRIVEWAY CONNECTING TO W. T. HARRIS BLVD. AT AN EXISTING MEDIAN OPENING AND ONE DRIVEWAY CONNECTING TO WALLACE AVE. ADDITIONAL ACCESS MAY BE PROVIDED TO ADJOINING SITES IF THOSE SITES CONSTRUCT A PUBLIC STREET THAT THE PETITIONER'S PROPERTY MAY CONNECT TO. NO ACCESS IS PROPOSED TO THE EXISTING SINGLE FAMILY OR MULTIFAMILY COMMUNITIES WHICH ADJOIN THE SITE, INASMUCH AS THE DEVELOPMENT PATTERNS OF THOSE AREAS HAVE ALREADY BEEN ESTABLISHED.

13. WITHIN THE SETBACK ALONG HARRIS BLVD. THE PETITIONER WILL, IN ADDITION TO COMPLYING WITH THE CHARLOTTE TREE ORDINANCE, EMPLOY A COMBINATION OF PRESERVATION OF EXISTING VEGETATION, INSTALLATION OF NEW VEGETATION AND OTHER LANDSCAPE FEATURES, OR BOTH TO CREATE A STRONG AND ATTRACTIVE STREETSCAPE WHICH WILL ENHANCE THE PETITIONER'S SITE AND WILL ENHANCE THE RELATIONSHIP OF THE SITE TO THE SURROUNDING COMMUNITY. THE SPECIFIC CONFIGURATION OF THIS AREA WILL BE REVIEWED AND APPROVED THROUGH THE PLANNED MULTIFAMILY REVIEW PROCESS.

DEVELOPMENT CRITERIA

1. SITE PLAN BASED ON BOUNDARY SURVEY PREPARED BY MAPMAKERS SURVEYING DATED JANUARY 7, 1999.

GENERAL NOTES



GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

• PROPERTY TO BE REZONED:

PARCEL # 103-241-02, 03, 04, 05, 06 & 07 PARCEL # 103-312-03

• CURRENT ZONING: R-4

• PROPOSED ZONING: R-12MF(CD)

• PROPOSED UNITS: 262 UNITS

FRONT PORTION: 216 APARTMENTS/14.3267 AC. =15.08 UNITS/AC. REAR PORTION: 46 TOWNHOMES/7.7600 AC. =5.93 UNITS/AC. OVERALL: 262 UNITS / 22.0867 AC. = 11.86 UNITS/AC.

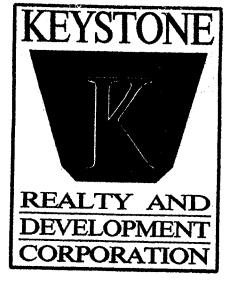
• DEVELOPABLE ACERAGE: 22.0867 AC.

• ACERAGE IN R/W: 1.0022 AC.

• TOTAL ACREAGE: 23.0889 AC.

PROPOSED USE: MULTIFAMILY RESIDENTIAL

DEVELOPMENT DATA



Revised Plan 6/10/99

KEYSTONE

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9731-A SOUTHERN PINE BLVD. Charlotte, North Carolina 28273 (704) 525-7275 Telephone (704) 525-2515 Fax

TECHNICAL DATA PLAN

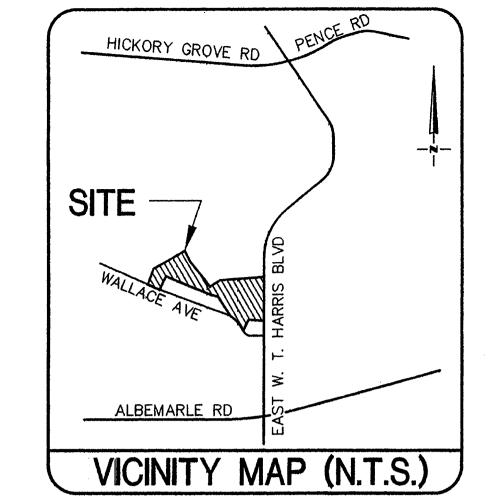
SHEET 1 OF 2
JANUARY 22, 1999
REVISED MARCH 16, 1999
REVISED APRIL 26, 1999
REVISED MAY 26, 1999
REVISED JUNE 9, 1999

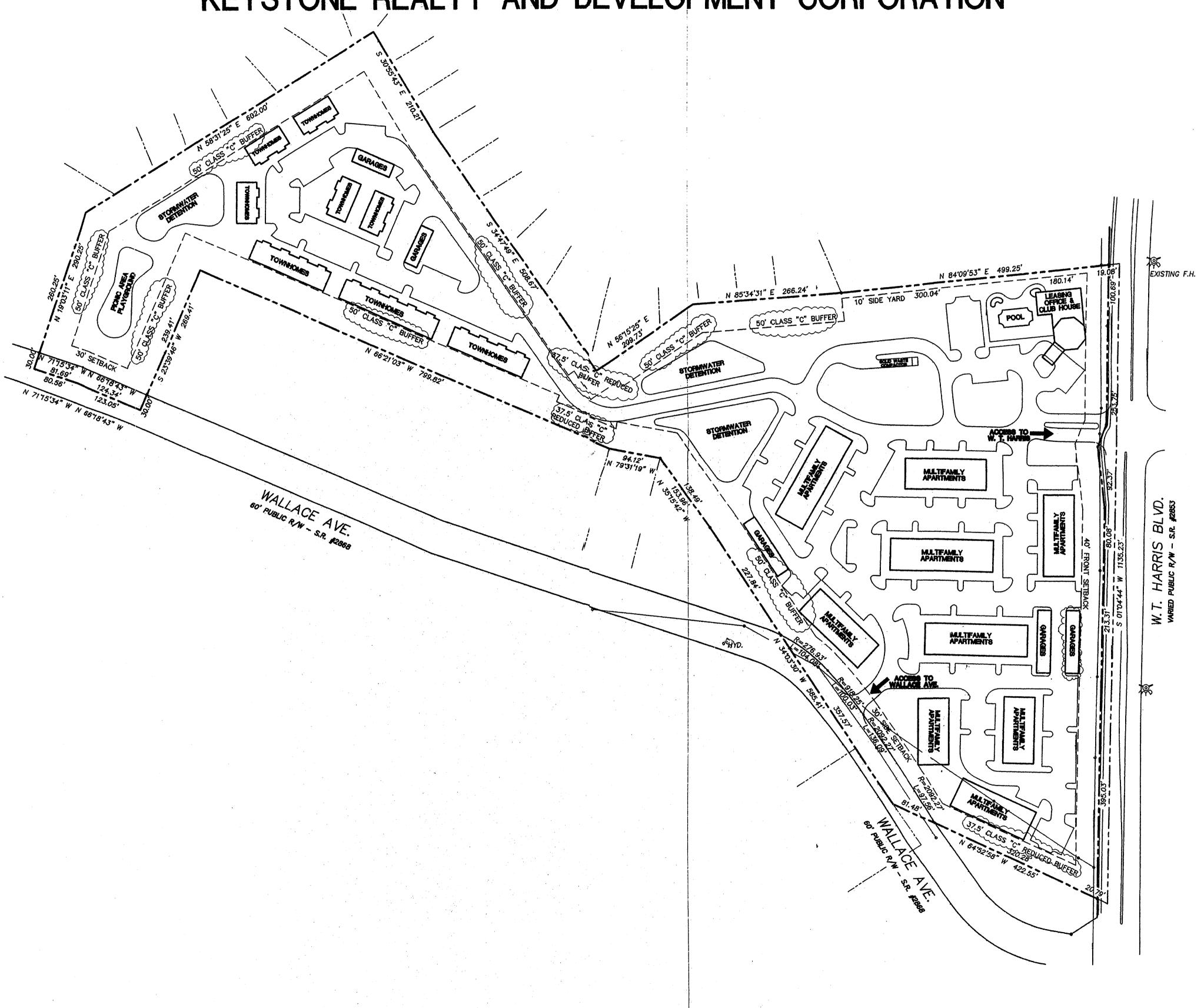
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MULTIFAMILY COMMUNITY

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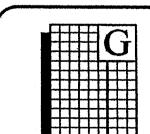
GRAPHIC SCALE

(IN FEET)
inch = 100 ft.



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SCHEMATIC PLAN

SHEET 2 OF 2
JANUARY 22, 1999
REVISED MARCH 16, 1999
REVISED APRIL 26, 1999
REVISED MAY 26, 1999
REVISED JUNE 2, 1999

1. SITE PLAN BASED ON BOUNDARY SURVEY PREPARED BY MAPMAKERS SURVEYING DATED JANUARY 7, 1999.

GENERAL NOTES