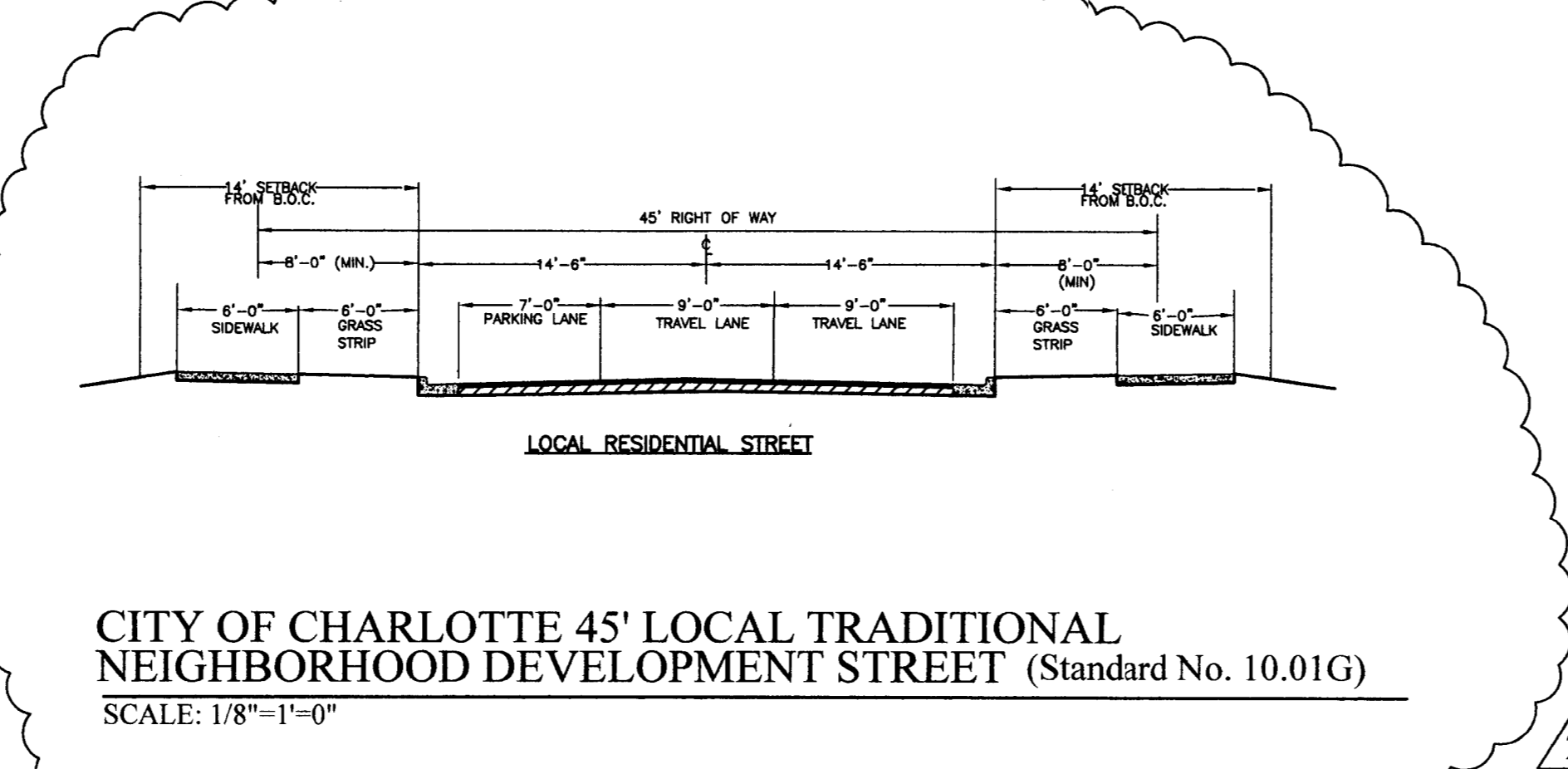
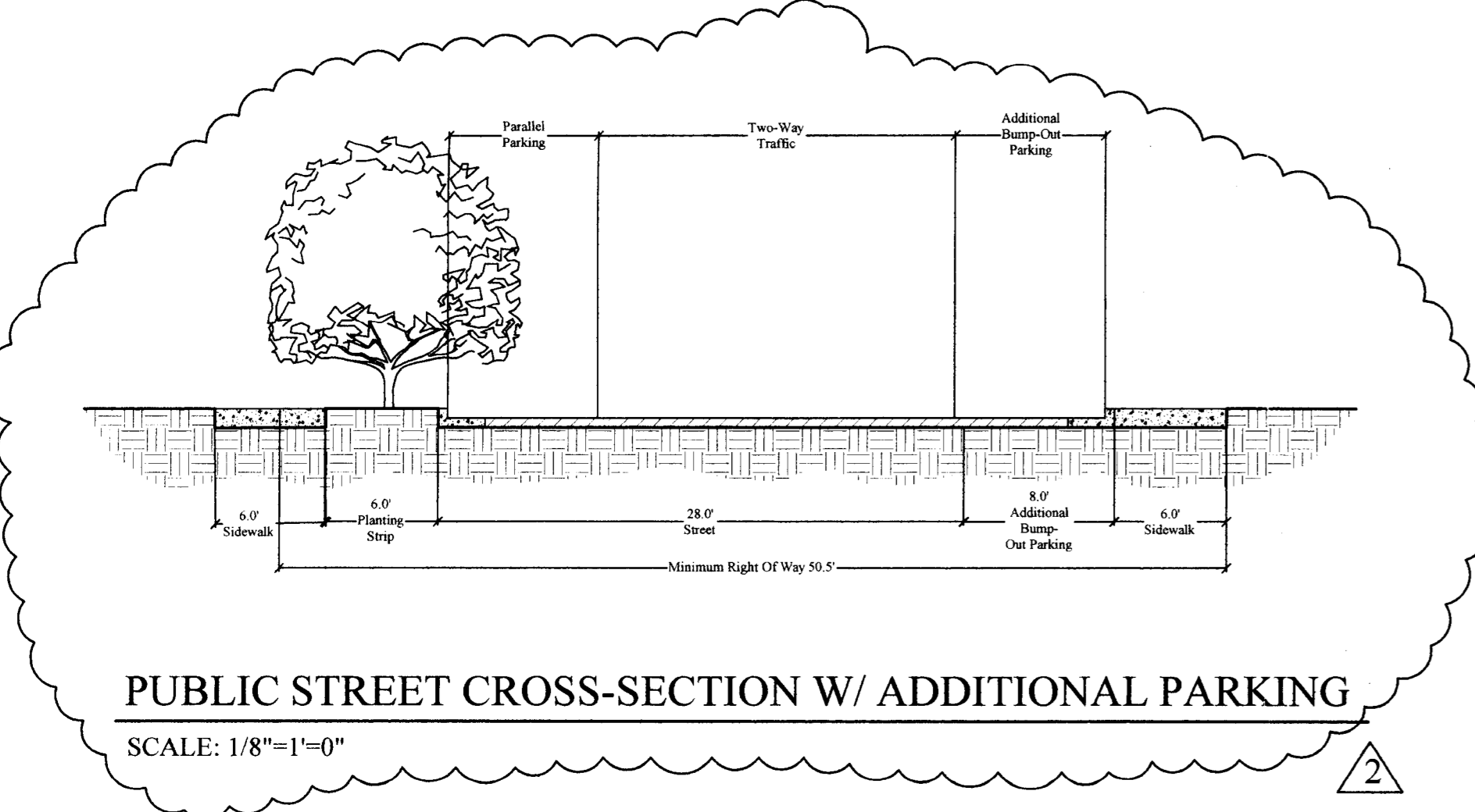


- SITE PLAN NOTES:**
1. Parking: Townhome Condominiums = 101 Spaces
Single Family (2 Spaces/Lot) = 140 Spaces
Lot 71 (Duplex) = 2 Spaces
Lot 72 = 2 Spaces
On-Street Parking = 69 Spaces
Total = 314 Spaces
 2. Typical parking model dimensions per Charlotte-Mecklenburg Land Development Standards Manual, Latest Edition.
 3. Utilities to be underground.
 4. Common Open Space will be improved as passive amenity area. It may include pedestrian amenities such as trails and benches.
 5. Grading and filling in the greenway area shall be prohibited except outside of the 100' buffer area, as allowed in the S.W.I.M. Ordinance.
 6. Driveways shall be drop curb ramp Type 2 Modified driveways (with radii).
 7. The public streets will have a 6" planting strip in order to accommodate front porches.
 8. All vehicular access to the residences along the public streets will be made via the alleys in the rear. There will be no driveways or other vehicular amenities, except as noted, fronting the public street.
 9. This site will comply with Chapter 21-Trees, of the City Code.
 10. Stormwater detention is not required, however, the petitioner agrees to coordinate water quality efforts (level spreaders) with the City of Charlotte Storm Water Services (CWS) in order to offset or minimize potential impacts to water quality.
 11. Streamside SWIM zone shall remain undisturbed.

2 Parking Spaces or Optional Garage (Typical) Located Per Ordinance

Typical Maximum Building Footprint Per Yard Requirements



Petition #2002-114
For Public Hearing
Site Plan

LELA COURT IN HISTORIC WESLEY HEIGHTS

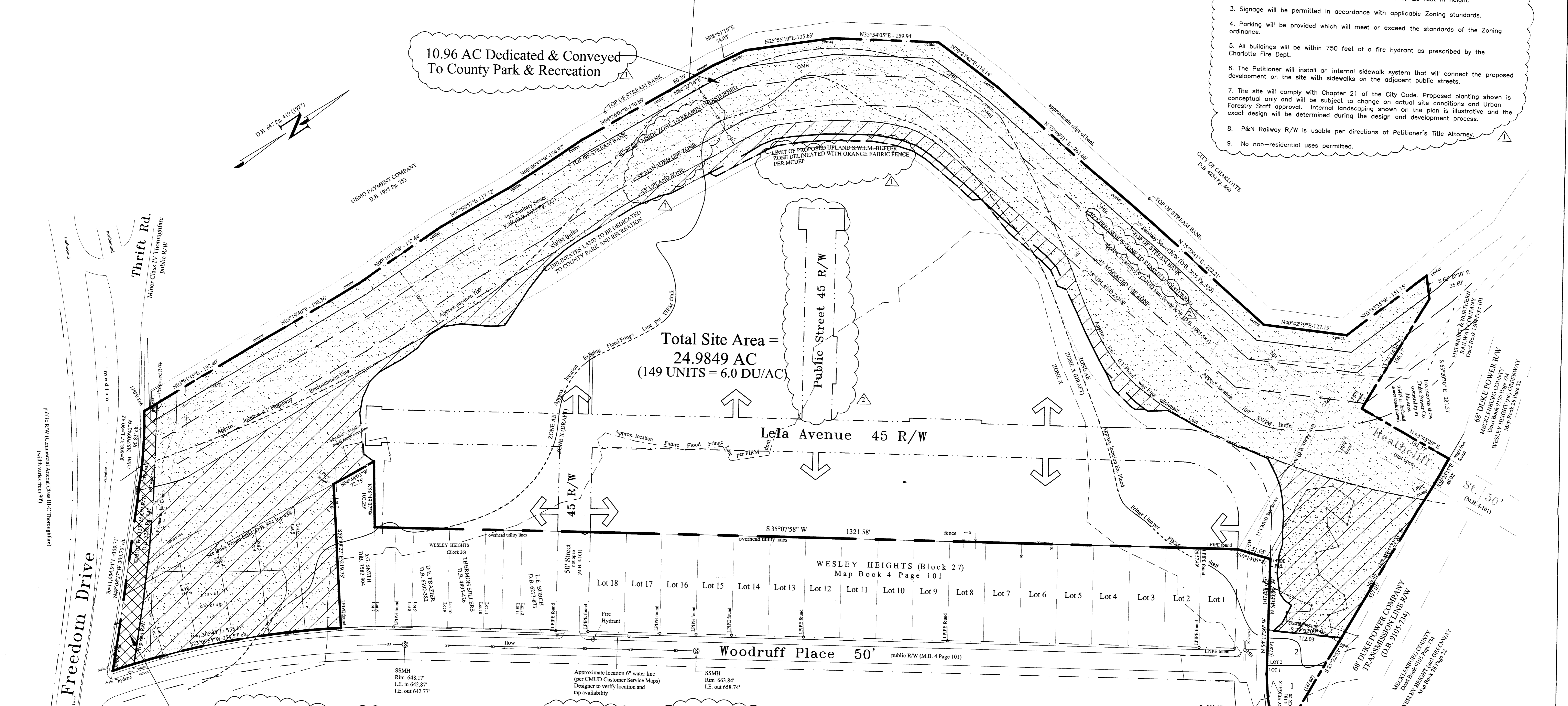
APPROVED BY CITY COUNCIL
DATE: 4/12/02

PREPARED BY: **Wirth & Associates**
ARCHITECTS AND LAND PLANNERS
1225 W. WILSON ST., SUITE 212
CHARLOTTE, NC 28202
PHONE: 704-375-1088 FAX: 704-375-2844
WWW.WIRTHANDASSOCIATES.COM

PREPARED FOR: **LandCraft**
801 SOUTH TRYON ST., SUITE 1800
CHARLOTTE, NC 28202
704-382-6660

SCALE: 1"=60'-0"

- Development Standards**
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 individual site elements may be altered or modified within the limits prescribed by the ordinance line as shown on the plan per Section 6.2 of the Zoning Ordinance.
 2. Any detached lighting on the site will be limited to 20 feet in height.
 3. Signage will be permitted in accordance with applicable Zoning standards.
 4. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
 5. All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
 6. The Petitioner will install an internal sidewalk system that will connect the proposed development on the site with sidewalks on the adjacent public streets.
 7. The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.
 8. P&N Railway R/W is usable per directions of Petitioner's Title Attorney.
 9. No non-residential uses permitted.



ZONING DATA TABLE:

LOT SIZES: 32' x 100' (MIN.) =	55 LOTS
25' x 120' (MIN.) =	15 LOTS
LOT 71 (DUPLEX) =	1 LOT (2 UNITS 5898 SF)
LOT 72 (S/F) =	1 LOT (1 UNIT 4630 SF)
TOTAL LOTS	72 LOTS (MAX.)

MAX. HEIGHT: 40' (PER ORDINANCE)
SIDE YARDS: 3' (REDUCED PER S.W.I.M. BUFFER STNDS. SECTION 12.805.3 (C))
SETBACK: 14' from B.O.C.
REAR YARD: 10'

S.W.I.M. BUFFER REQUIREMENTS:

AREA WITHIN 100' S.W.I.M. BUFFER: 6.4 AC
TOTAL AREA BETWEEN 100 YEAR FLOOD FRINGE & 100' ENCROACHMENT AREA S.W.I.M. BUFFER: 7.6 AC
UPLAND AREA REQUIRED (7.6/2) = 3.8 AC (1/2 of Flood Fringe Outside of 100' S.W.I.M. Buffer)

UPLAND AREA PROVIDED = 3.8 AC

DEVELOPMENT SITE DATA:

EXISTING ZONING: R-8
PROPOSED ZONING: UR-2(CD)
TOTAL AREA: 24.9849 AC
TOTAL AREA DEDICATED & CONVEYED TO PARK & REC.: 10.96 AC
JURISDICTION: CITY OF CHARLOTTE
TAX PIN: 071-034-01, 071-035-23
PROPOSED DEVELOPMENT:
TOWNHOMES: 76 UNITS
OPEN SPACE: 48%

Petition #2002-114
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Technical Data Sheet

LELA COURT IN HISTORIC WESLEY HEIGHTS

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