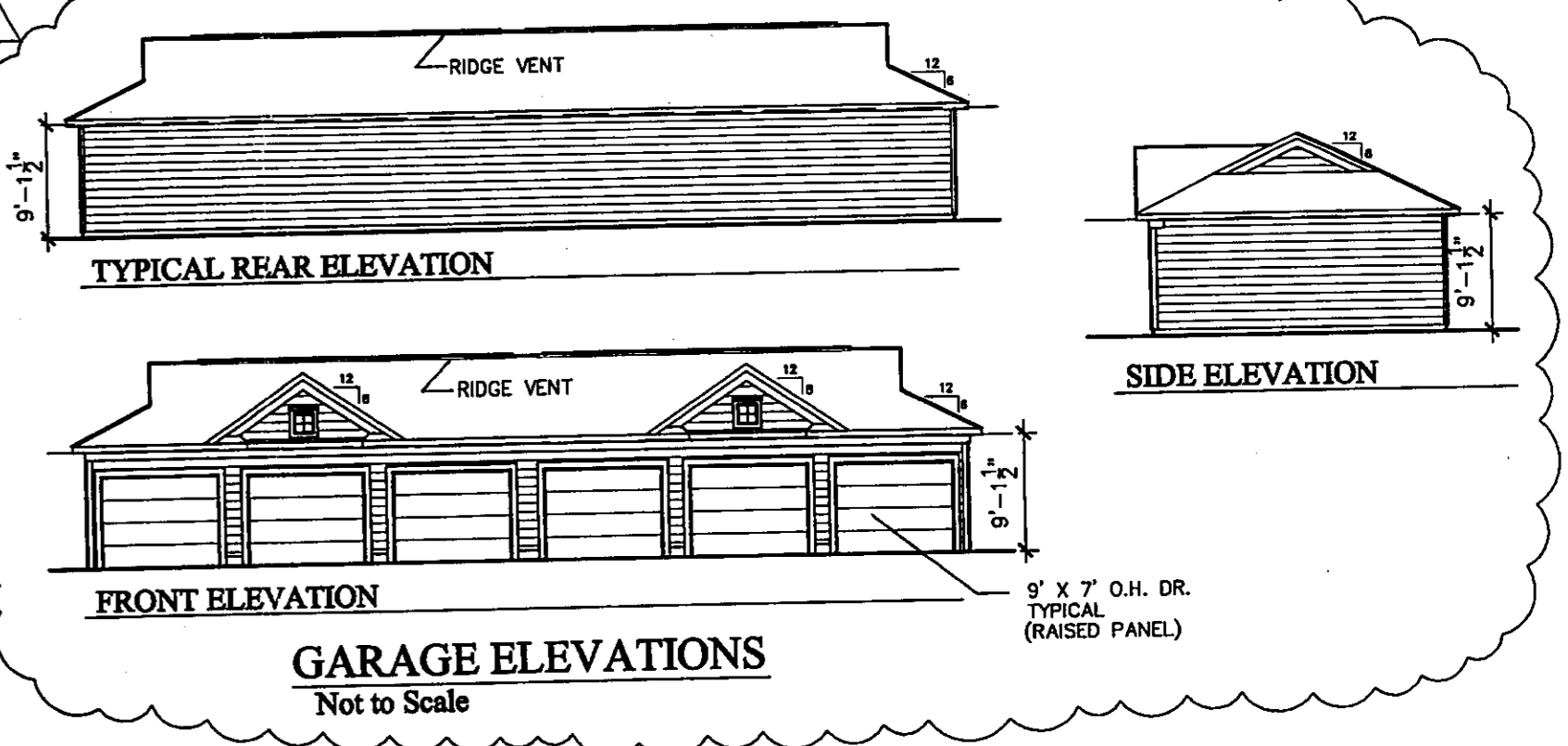


DEVELOPMENT DATA

TOTAL SITE AREA:	7.26 AC.
TAX PARCEL NO.:	061-011-30
EXISTING ZONING:	R-8
PROPOSED ZONING:	UR-2 (CD)
PROPOSED # OF UNITS:	180
PROPOSED DENSITY:	24.7 D.U./AC.

- 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 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 within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
 - Any detached lighting on the site will be limited to 20 feet in height. Pedestrian lighting will be provided throughout the site in pedestrian areas.
 - Signage will be permitted in accordance with applicable Zoning standards.
 - The Petitioner will install buffers as generally depicted on the site plan. The buffer along the north side of the site will include 200% of the normal amount of evergreen plantings to offset the existence of a Duke power easement along the rear of the site. HVAC units will be screened from adjoining properties and from public streets. Landscaping as shown on the site plan will be the minimum installation required and additional landscaping may also be placed on the site.
 - Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
 - The use of the site will be for a multifamily housing development.
 - All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
 - Access will be provided by a driveway connection to Westery Hills Drive. The exact location of the access to Westery Hills Drive will be subject to approval by the appropriate transportation authority. The Petitioner will provide for a future pedestrian connection from the site to the property to the south that may be opened if that property redevelops in the future. The Petitioner will provide for connections from buildings to the sidewalk along Westery Hills Drive, but the Petitioner may install all gates to control the access to the site via these connections for the use of residents.
 - The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street in accordance with ordinance standards.
 - No storm water detention will be placed in any setbacks or buffers. It is the Petitioner's intention to locate any required detention underground. The Petitioner will tie-in to the existing storm water system(s). The Petitioner will have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring. If the system is already out of standard, then the Petitioner's development will be designed so as to not place the downstream system further out of standard.
 - 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. Within the areas noted on the site plan as 'tree save areas', the Petitioner will be allowed to hand clear vines, debris, and other plant material and trees with a caliper of less than 2".
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
 - Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners" shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

APPROVED BY CITY COUNCIL
 DATE 7/18/05
 205-095



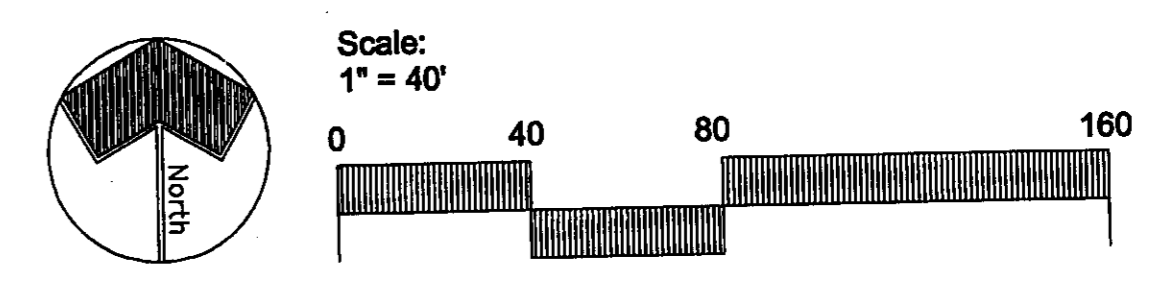
TECHNICAL DATA SHEET & SCHEMATIC SITE PLAN
 FOR PUBLIC HEARING PETITION # 2005-95
WESTERLY HEIGHTS APARTMENTS
 FOR
WESTERLY HILLS PARTNERS, LLC
 CHARLOTTE, NORTH CAROLINA

REVISED: 7/14/05
 5/24/05

Project Manager
 AHS
 Drawn By
 AHS
 Checked By
 TM
 Date
 3/17/05
 Project Number
 04104



DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
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 Charlotte, NC 28204
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Sheet Number
RZ-1
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RMA

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