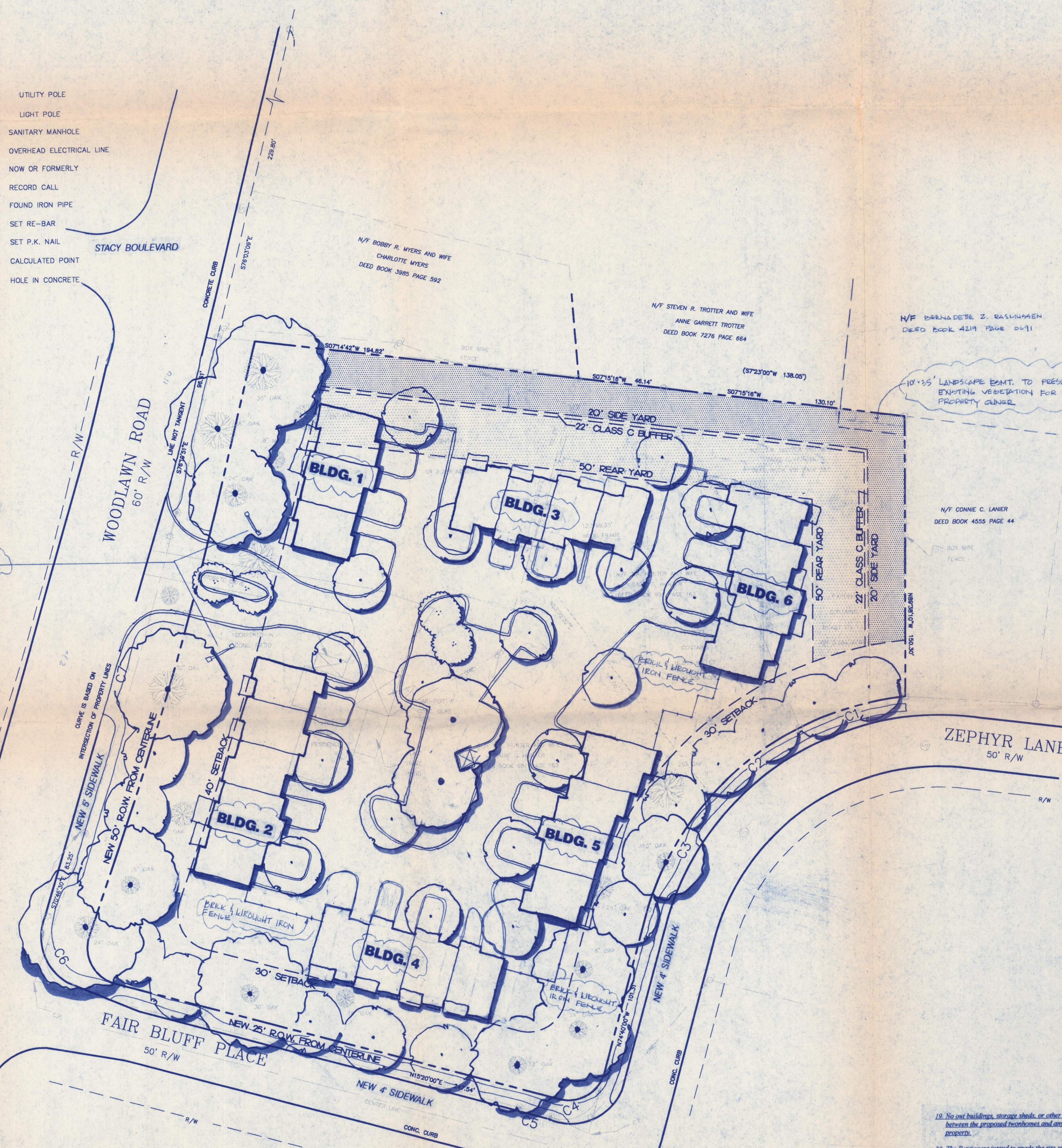


LEGEND

⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	SANITARY MANHOLE
—	OVERHEAD ELECTRICAL LINE
N/F	NOW OR FORMERLY
(S70°46'30"E 83.25')	RECORD CALL
○	FOUND IRON PIPE
●	SET RE-BAR
△	SET P.K. NAIL
C.P.	CALCULATED POINT
X	HOLE IN CONCRETE

42' CLASS III DRIVEWAY W/  
35' AND 10' x 70' SIGHT TRIANGLES  
ACCESSIBLE SIDEWALKS

BRICK WALL MONUMENTS BEARING  
PROJECT NAME: HUNTER OAKS



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	162.79'	59.94'	30.31'	59.60'	N73°57'06"E	21°05'50"
C2	162.79'	60.04'	30.36'	59.70'	N52°51'28"E	21°07'54"
C3	162.79'	69.96'	35.53'	69.42'	N29°58'29"E	24°37'19"
C4	20.00'	33.26'	21.94'	29.56'	S62°58'55"W	95°17'49"
C5	188.92'	17.41'	8.71'	17.40'	S72°01'05"E	05°16'46"
C6	20.00'	32.77'	21.41'	29.23'	N27°43'15"W	93°53'30"
C7	1948.35'	179.46'	89.79'	179.40'	N16°35'11"E	05°16'39"

- No out buildings, storage sheds, or other structures, and no trash receptacles will be allowed between the proposed townhomes and any adjoining public right-of-way or adjoining property.
  - The Petitioners intend to grade the site only as much as is necessary to accommodate the proposed project. The site lends itself to the proposed development and the plan will use the existing topography to the fullest extent possible.
  - There will be no windows on the second floor on the east end of the unit closest to the Rasmussen property.
- 5/15/98 Revisions per staff and neighborhood comments. New language is underlined.  
10/01/98 Revisions per neighborhood comments. New language is underlined and italicized.

**SITE DATA**

Total Area: 3.0 Acres

Existing Zoning: R-4

Proposed Zoning: R-8 MF(CD)

Proposed Units: 24

Density: 8 D.U.A.

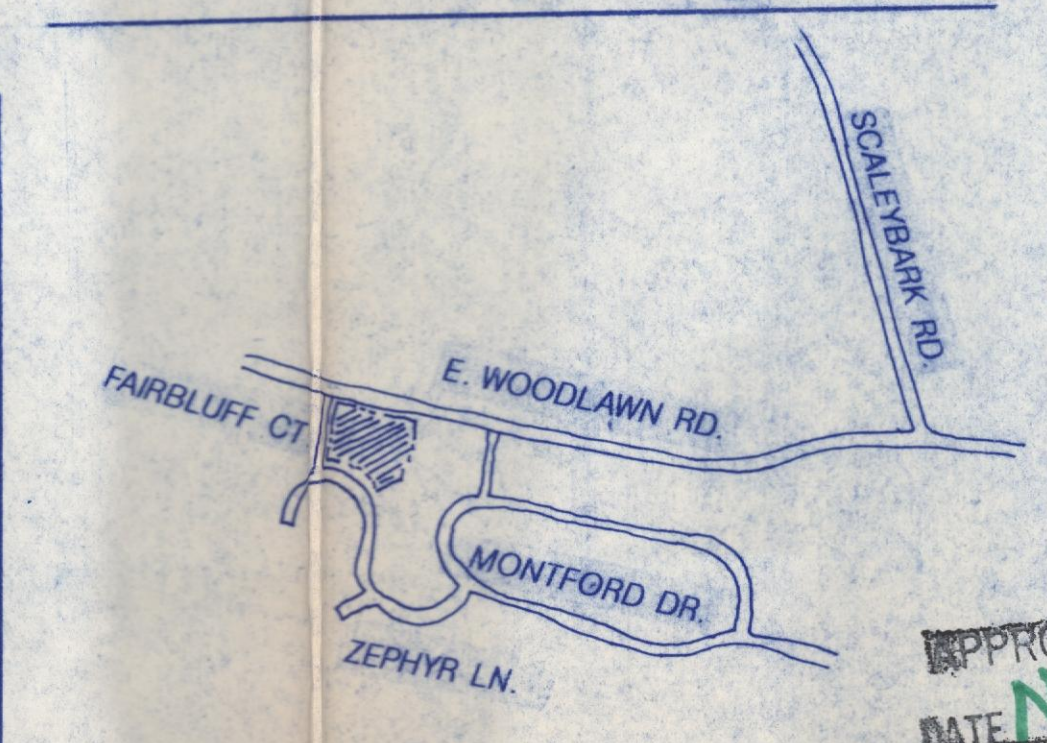
Parking Required: 45

Parking Provided: 45 Minimum

Building Height: 40' Maximum

**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 general pattern for 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.
- Buffer areas adjacent to single-family homes will be developed in accordance with Sect. 12.302 and will remain undisturbed, except as necessary for the installation of utilities and storm drainage facilities and minor hand clearing of underbrush, debris, and trees less than 2 inches in caliper. In such cases the utilities will cross the buffer as near to perpendicular to the buffer as is reasonably possible. Buffer widths will not be reduced from the dimensions shown on the plan. Buffers will be attractively landscaped (without disturbing the terrain) with evergreen shrubs, crepe myrtles and trees.
- Stormwater 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 or setback area. In addition, the Petitioner, in conjunction with Charlotte Stormwater Services, will evaluate the impact of the proposed development on existing stormwater conditions in the area and will coordinate development of stormwater facilities for this site with ongoing City stormwater projects in the area. The Petitioner will install a drainage device at the southeast corner of the property, such as a sump drain, to collect surface water from the site and will direct that water and all water from roof drains and paved areas on the site away from the Rasmussen property. In addition to the 2yr. and 10yr. Storms detention will be provided for the 25 yr. Storm.
- Any detached lighting on the site will be limited to 20 feet in height in the interior of the site and 10 feet in height on the exterior of the site and will be shielded to prevent glare onto adjacent residential properties. No detached or site security lighting will be located within any buffer area and any residential type accent or security lighting, such as "corner spotlights" will be directed away from all adjoining properties. The uniform decorative security lighting around the project will give light unobstructedly from dusk to dawn.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- 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.
- Buildings will not exceed two stories nor 40 feet in height.
- The use of the site will be for the construction of a townhouse development. If not used for a townhouse development, the site may be used for any use allowed in the R-4 district in accordance with the standards of that district.
- All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
- Petitioner will dedicate additional right of way sufficient to provide 50 feet from the centerline of Woodlawn Road before the issuance of building permits.
- Petitioner agrees to install sidewalk along Woodlawn Rd., Fair Bluff Place, and Zephyr Lane. In some locations, the sidewalk may be installed to avoid existing trees and will, where possible, be installed with an 8 foot planting strip. The petitioner will place preserving existing trees on the site and adjoining rights-of-way as a higher priority than maintaining an 8 foot planting strip.
- The Petitioner, pursuant to discussions with the adjoining property owners, commits to individually arrange landscaping in the buffer area in consultation with each owner to enhance the relationship between the petitioned site and each of the adjoining lots in a fashion which best suits the unique requirements of each lot. A 10 foot permanent landscape easement in favor of the Rasmussen property shall be established on the plan in the southeast corner of the site along the Rasmussen property line for the purpose of preserving landscaping on the Rasmussen property.
- Trees within the setback along Woodlawn Rd., Fairbluff Place, and Zephyr Lane which are not required to be removed for the construction of driveways, buildings, fire code requirements, or for the construction of curbs, gutters, and sidewalks will be preserved. Hand clearing of underbrush, debris and trees less than 2 inches in caliper is permitted. Except as noted above the area that may be cleared within the setbacks for construction of the buildings will be limited to 18 feet inside the setback areas. Trees on the site, which are to be saved, will be marked and preserved during construction.
- All townhomes will be of all brick and mortar construction, where brick is not possible, all outside trim materials will be maintenance free as brick, no stucco. There will be no windows on the second floor in the east end of the unit closest to the Rasmussen Property.
- The developer will remove all trees declared diseased or unsafe by the Urban Forester or a licensed arborist.
- All new utilities will be installed underground.
- Restrictive covenants on the townhomes and grounds will include:
  - No parking of campers, boats, motor cycles or other motorized vehicles within the thirty foot setbacks on Fairbluff Place or Zephyr Lane.
  - No playground equipment will be permitted within the setbacks or buffer areas.



VICINITY MAP

**WOODLAWN TOWN HOMES**  
CHARLOTTE, NORTH CAROLINA  
TO BE KNOWN AS HUNTER OAKS  
**EVERETT COMPANY**  
P.O. BOX 1224  
CHARLOTTE, NORTH CAROLINA, 28202-2224  
TEL: (704) 252-0880 FAX: (704) 522-1929

**DESIGN RESOURCE GROUP, PA**  
Landscape Architecture • Land Planning  
500 East Boulevard  
Suite 102  
Charlotte, NC 28203  
Ph.: (704) 343-0608  
Fax: (704) 343-9380  
E-Mail: drgroup@unifidial.com

**98-60**  
ZONING  
PLAN  
PETITION No. 98-60

FOR  
PUBLIC HEARING

Scale: 1" = 30'  
Date: 23 MARCH 1998  
Revisions:  
15 MAY 98 PER CITY REVIEW  
01 OCT. 98

APPROVED BY CITY COUNCIL  
DATE November 16, 1998

Sheet of