ZONING CODE SUMMARY:

PROJECT NAME: DOGWOOD PARK

OWNER: VILLAGE OF WESLEY CHAPEL, NC PHONE: (704) 243-7391

ADDRESS: 121 LESTER DAVIS ROAD, VILLAGE OF WESLEY CHAPEL, NC

PLANS PREPARED BY: WIRTH & ASSOCIATES PHONE: (704) 375-1588

ZONING: R-40 JURISDICATION: VILLAGE OF WESLEY CHAPEL

TAX PARCEL NUMBERS: 06-072-005, 06-072-005A

PROPOSED USE: PUBLIC PARK

BUILDING HEIGHT: APPROX. 20' - 35' MAX HEIGHT (ALT RESTROOM) STORIES: 1

BUILDING SF: APPROX. 350 SF NUMBER OF UNITS/SUITES: NA

LOT SIZE: TOTAL SITE AREA: 22.524 ACRES

DISTURBED AREA: XXXXX AC.

EXISTING IMPERVIOUS AREA: 24,586 SF, 0.56 AC

PROPOSED NET IMPERVIOUS AREA: 28,402 SF, 0.65 AC

TOTAL IMPERVIOUS AREA (PAVEMENTS & BUILDINGS): 63,935 SF, 1.47 AC (6.5% BUILT-UPON-AREA)

OPEN SPACE: 21.05 AC (93.5% TOTAL OPEN SPACE)

YARD REQUIREMENTS:

SETBACK (WEDDINGTON ROAD): 75 FT. SETBACK (LESTER DAVIS ROAD): 15 FT.
SIDE YARD: 15 FT. REAR YARD: 40 FT. W/OPTIONAL 15'

REQUIRED BUFFER:

FRONT (WEDDINGTON RD.): (NO) / YES _____ REAR: NO / (YES) 50'
SIDE (LESTER DAVIS RD.): (NO) / YES _____ SIDE: NO / (YES) 50'

REQUIRED SCREENING:

FRONT (WEDDINGTON RD.): (NO) / YES _____ REAR: NO / (YES) 10'
SIDE (LESTER DAVIS RD.): (NO) / YES _____ SIDE: NO / (YES) 10'

PARKING DATA: 1 SPACE / PER 4 FIXED/DESIGNATED AMPHITHEATER SEATING; PLUS 1 SPACE PER 100 SF OF DESIGNATED ASSEMBLY AREA.

REQUIRED: 72 FIXED SEATS/4 = 18
+ 6900 SF ASSEMBLY AREA/100 = 69
TOTAL SPACES REQUIRED = 87

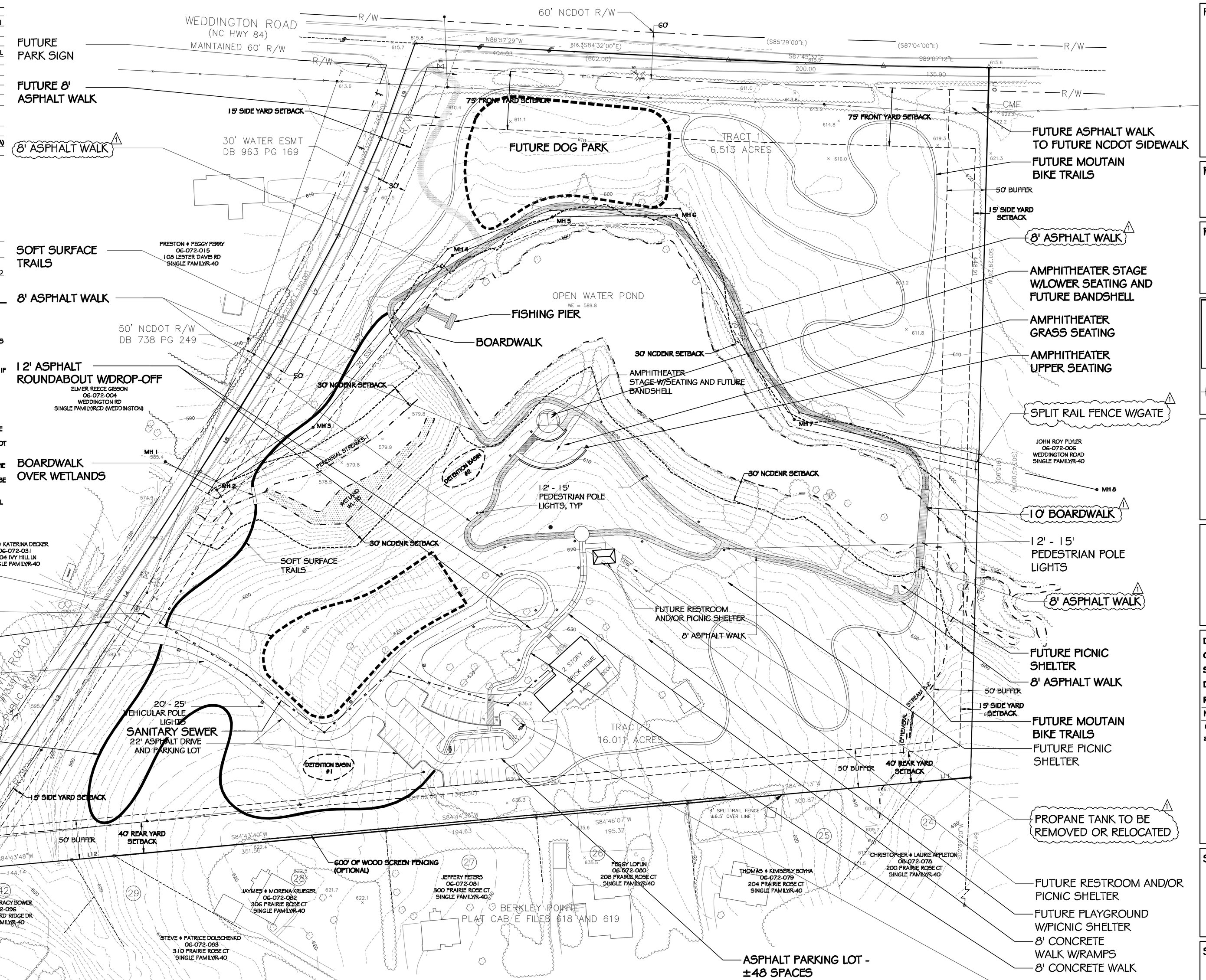
PROVIDED: 98 SPACES - 48 PAVED AND 50 OVERFLOW

HANDICAP: 2 SPACES PROVIDED COMPACT: N/A LOADING SPACE: NOT REQUIRED

BICYCLE PARKING: 9 SPACES

GENERAL NOTES:

1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VILLAGE OF WESLEY CHAPEL ZONING, LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS AND NCDOT WHEN WORKING IN THE ROW.
2. PARK DEVELOPMENT WILL OCCUR IN PHASES. INITIAL PHASE ELEMENTS ARE IDENTIFIED AS PROPOSED, FUTURE PHASES ARE IDENTIFIED AS FUTURE. IT HAS NOT BEEN DETERMINED HOW MANY PHASES THE FUTURE PARK DEVELOPMENT WILL HAVE AND WHEN THEY WILL BE IMPLEMENTED.
3. UTILITIES - PROPOSED SEWER WILL BE EXTENDED FROM THE EXISTING PUBLIC SEWER TO THE EXISTING BUILDING AND THE PROPOSED REST ROOM BUILDING IF IMPLEMENTED. PUBLIC WATER EXISTS TO THE MAIN HOUSE AND WILL BE MAINTAINED. EXISTING WELL WILL POSSIBLY BE USED FOR IRRIGATION NEEDS.
4. PROPOSED BUILDINGS CONSIST OF A STAND ALONE REST ROOM WITH APPROXIMATELY 500 SF AND THREE FUTURE PICNIC SHELTERS WITH APPROXIMATELY 150 SF EACH.
5. ALL PROPOSED PARK SIGNS WILL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE 8 OF THE VILLAGE OF WESLEY CHAPEL ZONING ORDINANCE.
6. ALL ROAD IMPROVEMENTS AT LESTER DAVIS AND WEDDINGTON ROADS WILL BE COORDINATED AND PERMITTED WITH NCDOT.
7. IN ACCORDANCE WITH FEMA FIRM MAP #3710448500J, THIS PROPERTY IS NOT WITHIN A REGULATED FLOOD WAY AND THEREFORE IS NOT SUBJECT TO THE FLOOD PLANE PROTECTION ORDINANCE.
8. POLE LIGHTING (20' - 25' HT.) IS PROPOSED ALONG THE ENTRY DRIVE AND IN THE PARKING AREA. POLE LIGHTING (12' - 15' HT.) IS ALSO PROPOSED ALONG THE MAIN PEDESTRIAN WALKS LEADING TO THE AMPHITHEATER. ALL LIGHTING WILL BE IN ACCORDANCE WITH SECTION 4.10 OUTDOOR LIGHTING OF THE VILLAGE OF WESLEY CHAPEL ZONING ORDINANCE.
9. NO QUARANTINED VEGETATION OR SOIL WILL BE REMOVED FROM THE SITE. ALL ENDANGERED SPECIES, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE FEATURES OR AREAS WILL BE IDENTIFIED, PROTECTED, MITIGATED AND ADDRESSED IN CORRESPONDENCE WITH ALL APPLICABLE VILLAGE, COUNTY STATE AND FEDERAL REQUIREMENTS.



THIS PROJECT USE MEETS ALL REQUIRED CONDITIONS AND SPECIFICATIONS SET FORTH BY THE VILLAGE OF WESLEY CHAPEL ZONING ORDINANCE. THE PROPOSED PARKS RELATIONSHIP TO AND IMPACTS UPON THE ADJOINING AND SURROUNDING NEIGHBORHOOD PROPERTIES OF THE PROPOSED MEASURES WILL MINIMIZE ANY ADVERSE IMPACTS. THE PROPOSED USE WILL BE COMPATIBLE WITH THE GENERAL CHARACTERISTICS OF THE AREA WITH RESPECT TO THE LOCATION OF STRUCTURES AND OFF-STREET PARKING AREAS PROVIDING SCREENING AS REQUIRED. THIS USE WILL NOT ENDANGER THE PUBLIC HEALTH, SAFETY, OR WELFARE. THE USE WILL INCREASE THE VALUE OF THE ADJOINING OR ABUTTING PROPERTIES THAT SURROUND THE SITE. THE USE WILL NOT HINDER FUTURE DEVELOPMENT POTENTIAL OF ADJACENT PROPERTIES. THE LOCATION AND CHARACTER OF THE PROPOSED PLAN UTILIZES THE LAND SO ALL MAY HAVE A USE AS LIMITING THE DISRUPTION OF EXISTING LAND FEATURES TO BE IN COMPLIANCE WITH THE ZONING ORDINANCE AND THE VILLAGE OF WESLEY CHAPEL LAND DEVELOPMENT PLAN. SEVERAL EXISTING SERVICES ALREADY ARE PRESENT TO THE EXISTING SITE WITH THE EXCEPTION OF SANITARY SEWER WHICH IS PROPOSED IN THE PLAN. THE PUBLIC WILL HAVE ADEQUATE TRAFFIC AND CIRCULATION BOTH ON-SITE AND OFF-SITE FOR EITHER VEHICULAR OR PEDESTRIAN. ADEQUATE SAFETY AND EMERGENCY SERVICES WILL BE PROVIDED WITHOUT HINDRANCE. ANY ADDITIONAL REVIEW CRITERIA SET FOR BY THE VILLAGE OF WESLEY CHAPEL SHALL BE CONSIDERED AND ADDRESSED WHERE REQUIRED.

PREPARED FOR:

THE VILLAGE OF WESLEY CHAPEL

UNION COUNTY, NORTH CAROLINA

PROJECT:

DOGWOOD PARK

PREPARED BY:

Wirth & Associates
LANDSCAPE ARCHITECTS AND LAND PLANNERS
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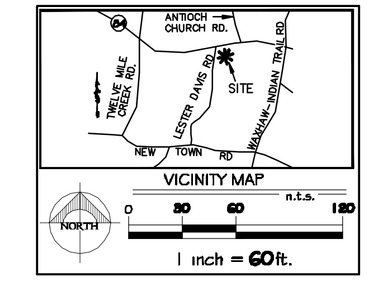

DRAWN BY: CKG
CHECKED BY: GNW
SCALE: 1"=60'
DATE: 02.06.2012
REVISIONS:

NO:	DATE:	DESCRIPTION:	BY:
1	2.16.2012	PER COMMENTS	CKG
2	2.22.2012	PER VILLAGE COUNCIL COMMENTS	CKG

SHEET TITLE:

OVERALL SITE PLAN

SHEET NO.:

L2.0

PROJECT NO.: _____