

VICINITY MAP - NOT TO SCALE	
PARCEL INFORMATION	
OWNER:	PETITIONER:
BLEEKA HUBBEL	VSL CONSTRUCTION, INC.
ESTATE EXECUTOR FOR:	35100 TELEGRAPH RD, SUITE 316
W.A. JOHNSTON	BINGHAM FARMS, MI 48025
705 PHOEBE POND RD	
CONCORD, VA 24538	
PARCEL NUMBER:	10324103
TOTAL AREA:	4.50 ACRES (APPROX)
EXISTING ZONING PER #99-46:	R-12M(CD)
EXISTING USE:	VACANT
PROPOSED ZONING:	R-12M(CD)SPA
PROPOSED USE:	MULTI-FAMILY UNITS
PROPOSED # OF UNITS	48 RENTAL UNITS
PROPOSED DENSITY	10.66 UNITS PER ACRE
MINIMUM PARKING:	72 SPACES (1.5/UNIT)
PROPOSED PARKING:	91 SPACES
MIN. HC SPACES:	4
PROPOSED HC SPACES:	4
MIN. HC VAN SPACES:	1
PROPOSED HC VAN SPACES:	1
MIN. SHORT TERM BICYCLE SPACES:	1
MIN. SHORT TERM BICYCLE SPACES:	12
PROPOSED BUILDING HEIGHT:	39'-3.25" TO PEAK
MINIMUM OPEN SPACE:	50%
PROPOSED OPEN SPACE:	57%
DESIGNATED NATURAL AREA CRITERIA:	17.5%
PROPOSED DESIGNATED NATURAL AREA:	19.62%

PINE VILLAGE DEVELOPMENT NOTES:

A) PERMITTED USES

- 1) PERMITTED USES SHALL BE THOSE ALLOWED IN THE R-12MF ZONING CLASSIFICATION.
2) THE MAXIMUM NUMBER OF DWELLING UNITS CONSTRUCTED ON THE SITE MAY NOT EXCEED 48

1 B) SETBACKS, SIDE YARDS AND REAR YARDS

- 1) BUILDING SETBACK ALONG WALLACE AVENUE SHALL BE 30' FROM EXISTING RIGHT-OF-WAY LINE. BUILDING SETBACK ALONG EAST WY. HARRIS BOULEVARD SHALL BE 30' FROM PROPOSED RIGHT-OF-WAY LINE. A 40' LANDSCAPE BUFFER TO BE PROVIDED ALONG EAST WY. HARRIS BOULEVARD FROM PROPOSED PROPERTY LINE.

C) SCREENING

- 1) SCREENING SHALL CONFORM TO THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.30.3 OF THE ORDINANCE.
- 2) 30' CLASS C BUFFERS WILL BE PROVIDED ALONG THE WEST AND NORTH PROPERTY LINES ADJACENT TO SINGLE-FAMILY STRUCTURES, AS SHOWN.
- 3) DUMPSTERS LOCATED WITHIN THE SITE THAT ARE VISIBLE FROM A PUBLIC STREET OR FROM AN EXTERNAL ADJOINING PROPERTY WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES.
- 4) ALL FLOOD-PROOF MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND NOT COUNT TOWARD OVERALL BUILDING HEIGHT.

D) OPEN SPACE

- 1) THE OPEN SPACE PROVIDED EXCEEDS THE REQUIREMENT SET FORTH IN THE R-12MF ZONING DISTRICT IN THE ORDINANCE

E) DESIGN AND PERFORMANCE STANDARDS

- 1) THE EXTERIOR ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED WILL BE DESIGNED SUBSTANTIALLY SIMILAR TO THE SUBMITTED ELEVATIONS DEPICTED FOR PETITION #2008-132.

F) LIGHTING

- 1) ALL FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN, FULLY SHIELDED, AND HAVE A MAXIMUM HEIGHT OF 20', INCLUDING ITS BASE. LIGHTING FIXTURES WILL HAVE FULL CUT-OFF.
- 2) PARKING LOT LIGHT POLES SHALL NOT BE PLACED IN THE TREE ISLANDS.
- 3) WALL 'PAK' LIGHTING SHALL NOT BE ALLOWED.

G) SIGNS

- 1) SIGNAGE SHALL CONFORM TO THE PROVISIONS OF CHAPTER 13 OF THE ORDINANCE.
- 2) DIRECTIONAL SIGNS SHALL BE ALLOWED AS PERMITTED IN THE ORDINANCE AND SHALL BE 5' BEHIND PROPOSED RIGHT-OF-WAY AND OUT OF ANY SIGHT DISTANCE TRIANGLES.
- 3) SIGNS SHALL BE LOCATED BEHIND THE MINIMUM SETBACK.

H) PARKING

- 1) OFF STREET AND BICYCLE PARKING SPACES WILL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF TABLE 12.202 OF THE ORDINANCE.

1) SIDEWALKS, PLANTING STRIPS AND PEDESTRIAN CONNECTIONS

- 1) A SIDEWALK SHALL BE PROVIDED ALONG THE SITE SIDE OF WALLACE AVENUE AND EAST WY. HARRIS BOULEVARD WHICH WILL BE AT LEAST 6' IN WIDTH AND HAVE A PLANTING STRIP BETWEEN THE SIDEWALK AND THE STREET CURB OR EDGE OF PAVEMENT WHICH IS AT LEAST 8' IN WIDTH.
- 2) PLANTING STRIPS AND SIDEWALKS MAY BE LOCATED WITHIN THE SETBACK AND/OR THE RIGHTS-OF-WAYS SUBJECT TO ANY CITY GOVERNMENT ORDINANCES.
- 3) SIDEWALK AND VEHICULAR CONNECTIONS TO ADJACENT PARCELS WILL BE PROVIDED WHERE POSSIBLE ALONG THE NORTHERN AND SOUTHEASTERN PROPERTY BOUNDARIES.

J) ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS

- 1) THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON SHEET TD-1. ADDITIONAL ACCESS POINTS MAY BE ALLOWED AS NEEDED AND ARE SUBJECT TO CDD APPROVAL.
- 2) ALL PLANTING SHALL BE SUBJECT TO THE CITY OF CHICAGO'S STANDARDS AND SPECIFICATIONS FOR PLANTING. PLANTING SHALL BE DESIGNED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR THE PROJECT.
- 3) ALONG EAST W. HARRIS BOULEVARD, PROPERTY TO BE CONVEYED, MEASURED 30' FROM CENTERLINE, PRIOR TO PLANNED CONSTRUCTION, THE FOLLOWING SHALL BE MAINTAINED:
- a) VEHICULAR ACCESS TO EAST W. HARRIS BOULEVARD IS NOT PERMITTED AND EXISTING ACCESS ALONG THE FRONTAGE WILL BE REMOVED AND REPLACED WITH CURB, CURB, PLANTING STRIP, AND SIDEWALK AS REQUIRED THROUGH THE BUILDING DRAINAGE PATTERN.
 - b) PRIVATE STREETS WILL NOT BE GATED.
 - c) PROPOSED DRIVEWAYS SHALL NOT PROVIDE ENTERING INTO A CROSS-ACCESS AGREEMENT TO CONNECT THE PRIVATE STREET TO PUBLIC STREETS TO THE NORTH AND SOUTH PARCELS.

K) FIRE PROTECTION

- 1) ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS

L) AMENDMENTS TO REZONING PLAN

- 1) FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

M) BINDING EFFECT OF THE REZONING APPLICATION

- 1) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS, THROUGHOUT THESE AND ALL FUTURE YEARS. THE TERMS OF THIS PETITION SHALL NOT BE LIMITED TO INCLUDE THE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

N) STORM WATER MANAGEMENT

1. Final Site Plan SHALL BE SUBMITTED TO THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE (PCCO) FOR THE CENTRAL CATAWBA DISTRICT.
2. Final Stormwater Management Plan SHALL BE SUBMITTED WITHIN THE 30' GLASS CURB OR SETBACK ALLONG WALLAGE VEED.
3. THE PROPERTY OWNER OR PROPERTY ASSOCIATION WILL MAINTAIN ALL STORM WATER FACILITIES.
4. FINAL LOCATIONS AND SIZES OF BMP'S TO BE DETERMINED DURING THE DEVELOPMENT/ENGINEERING PROCESS.
5. LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE REVIEWED AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS SHALL BE THE RESPONSIBILITY OF THE SITE PLANNER. THE SITE PLANNER IS SUBJECT TO REVIEW AND APPROVAL WITH FINAL PLANNING PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING.
6. ADJUSTMENTS TO SITE LAYOUT MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND SETBACK DISTANCE POINTS.
7. THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO SUBMITTING REZONING REGARDING WETLAND AND WATER QUALITY PERMITS:
8. U.S. ARMY CORPS OF ENGINEERS, WETLAND Delineation, NCEM/NRHP, BALDWIN OFFICE (919) 733-1786 AND SECTION 404 PERMIT, U.S. ARMY CORPS OF ENGINEERS (704) 277-4854.

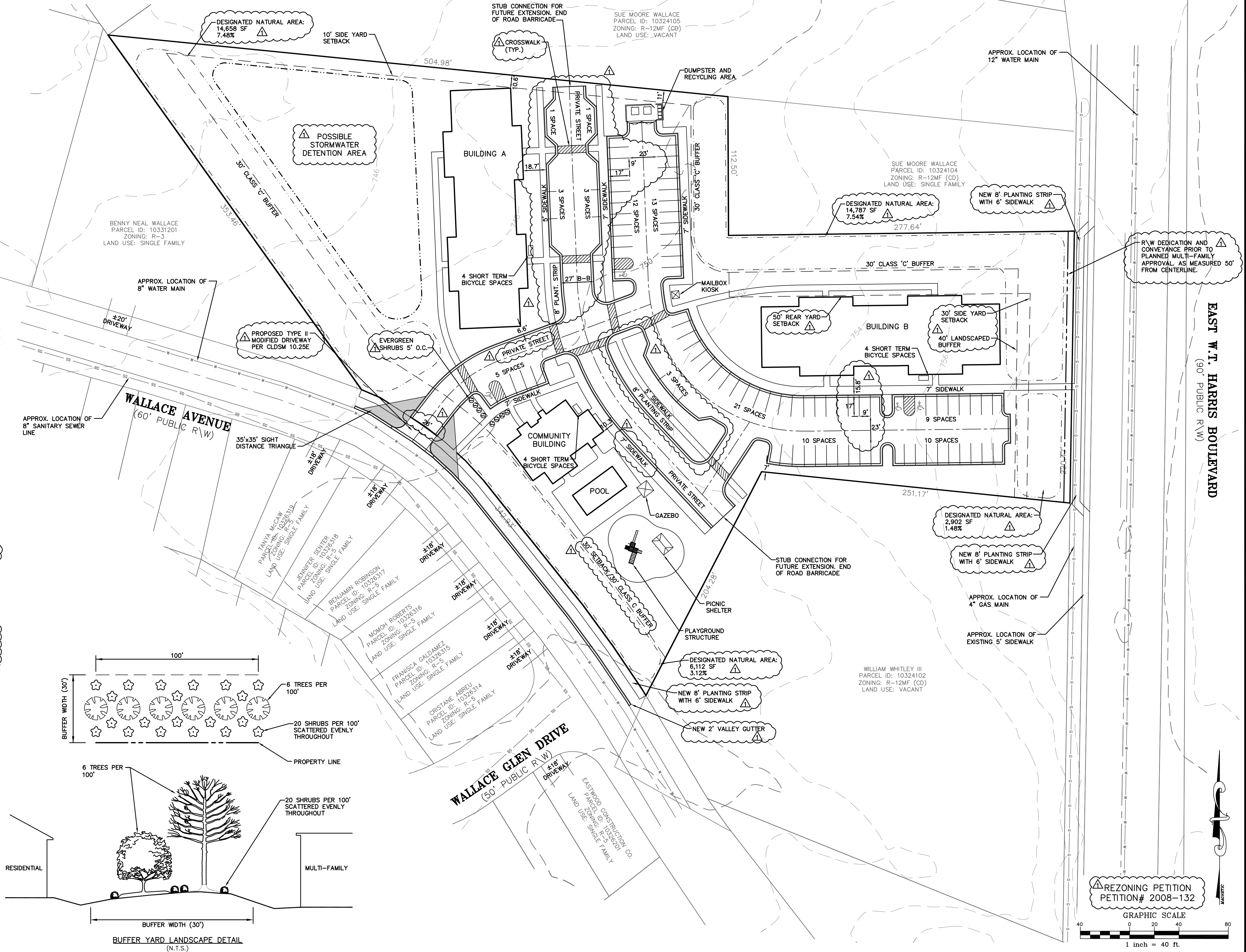
ADDITIONAL NOTES:

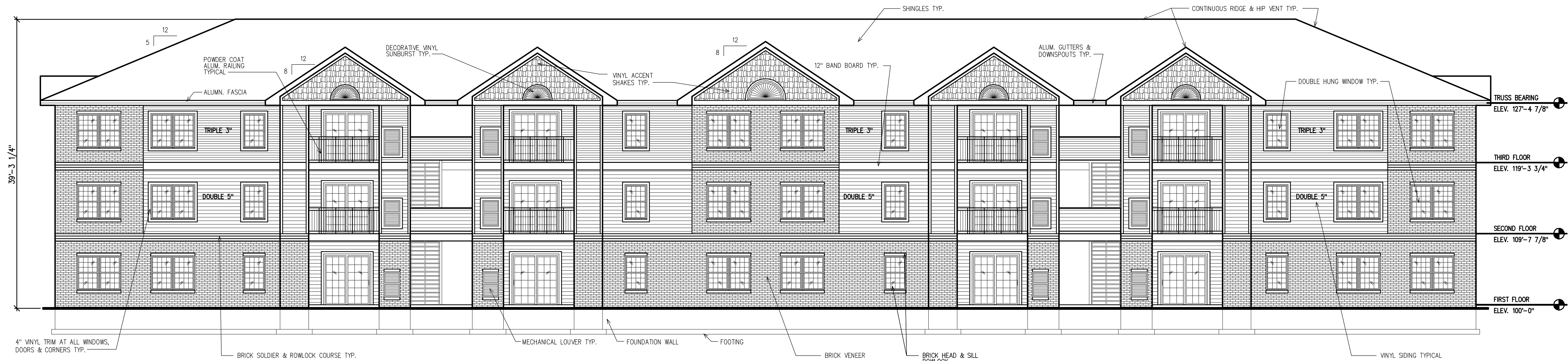
- 1) THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN ORDINANCE AND DESIGN STANDARDS REQUIREMENTS THAT ARE NOT SPECIFIC TO THE DEVELOPMENT SITE, BUT THAT HAVE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

- 2) ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT DEHNR. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.

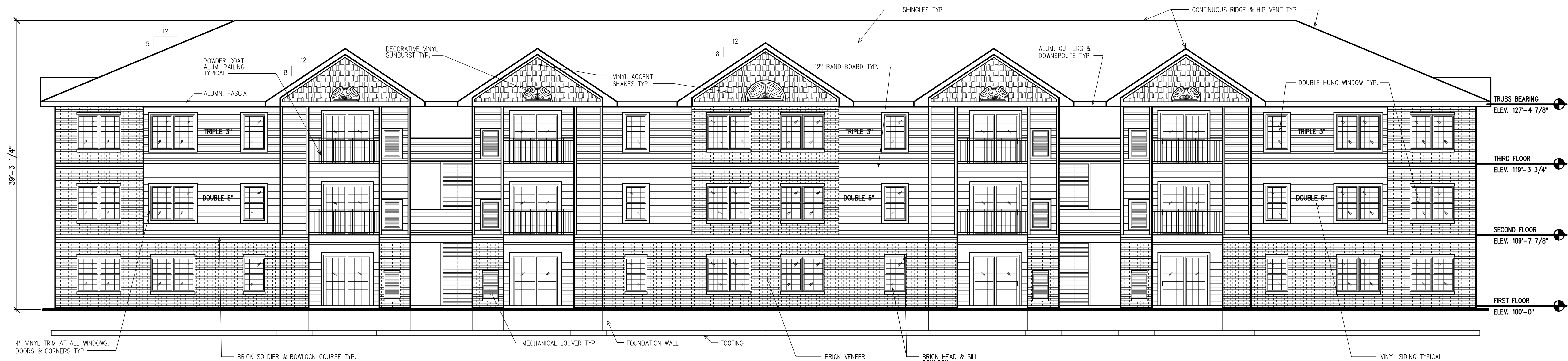
- 3) PER THE PCCO, THE NATURAL AREA IS GENERALLY DEPICTED ON THIS PLAN BUT MAY ADJUST DUE TO GRADING REQUIREMENTS. THE NATURAL AREA IS APPROXIMATELY 19.62% OF THE TOTAL SITE.

- 5) SHEET TD-1 IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY THE CITY OF CHARLOTTE FOR COMPLIANCE WITH APPLICABLE REGULATIONS. THE INFORMATION SHOWN HEREON IS COMPILED FROM MECKLENBURG COUNTY GIS DATA AND UTILITY AS-BUILT DRAWINGS. SHEET TD-1 IS FOR ILLUSTRATION PURPOSES ONLY. NONE OF THE INFORMATION SHOWN HEREON HAS BEEN FIELD VERIFIED.

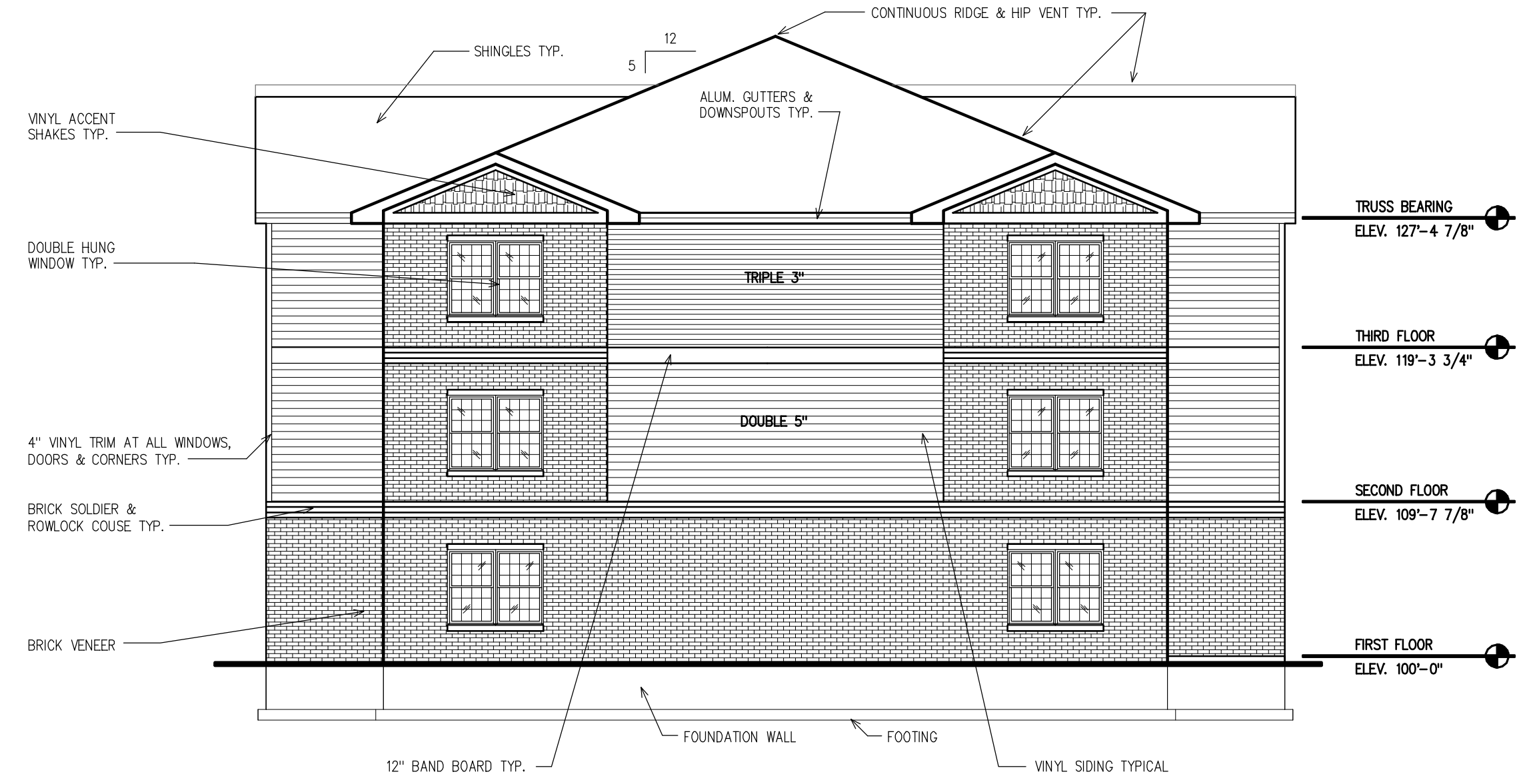




FRONT ELEVATION BUILDING 'A' & 'B'
SCALE: 1/8" = 1'-0"



REAR ELEVATION BUILDING 'A' & 'B'
SCALE: 1/8" = 1'-0"



TYPICAL SIDE ELEVATION BUILDING 'A' & 'B'
SCALE: 1/8" = 1'-0"

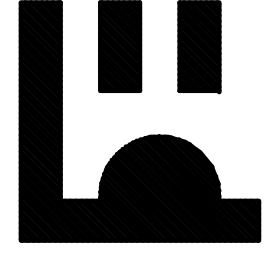
PROJECT DATA

BUILDING "A" (THREE STORIES)
12-THREE BEDROOM UNITS
12-TWO BEDROOM UNITS
24-UNITS

BUILDING "B" (THREE)
12-THREE BEDROOM UNITS
12-TWO BEDROOM UNITS
24-UNITS

48-UNITS TOTAL

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REVISIONS

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