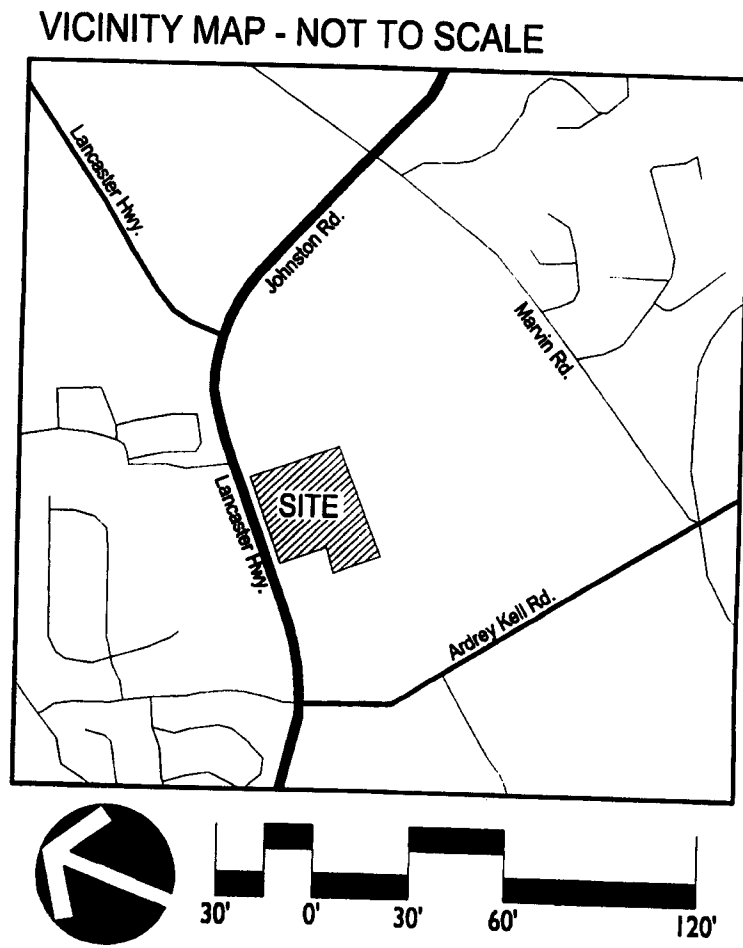


- SITE DEVELOPMENT SUMMARY:**
- 1) TAX PARCEL NUMBERS:
223-081-02
223-081-12
223-081-25
- 2) SITE JURISDICTION:
CITY OF CHARLOTTE
- 3) TOTAL SITE SF (ACREAGE):
696,406.31 SF (15.99 AC)
- 4) EXISTING ZONING & USES:
URBAN RESIDENTIAL (UR-2)CD - REZONING PETITION #2007-043
- SINGLE FAMILY
- VACANT
- 5) PROPOSED USES:
- TOWN HOME STYLE APARTMENTS (RENTAL)
- APARTMENTS (RENTAL)
- CLUBHOUSE
- 6) DIMENSIONAL REQUIREMENT
BUILDING SETBACK:
14 FEET ALONG PROPOSED PUBLIC STREET (FROM BACK OF CURB)
20 FEET ALONG LANCASTER HIGHWAY (HWY. 521) (FROM RIGHT-OF-WAY)
SIDE YARD:
5 FEET
REAR YARD:
10 FEET
BUILDING SEPARATION:
10 FEET MINIMUM
- 7) TOTAL PROPOSED DWELLING UNITS & FLOORS:
- | BUILDING | UNITS | FLOOR |
|------------------------------|---------------|---------|
| BUILDING 1: 0 DU (CLUBHOUSE) | 12 DU | 1 STORY |
| BUILDING 2: 4 DU | 8 DU | 2 STORY |
| BUILDING 3: 16 DU | 16 DU | 3 STORY |
| BUILDING 4: 4 DU | 8 DU | 2 STORY |
| BUILDING 5: 4 DU | 8 DU | 3 STORY |
| BUILDING 6: 6 DU | 12 DU | 2 STORY |
| BUILDING 7: 4 DU | 8 DU | 3 STORY |
| BUILDING 8: 4 DU | 8 DU | 3 STORY |
| BUILDING 9: 16 DU | 16 DU | 2 STORY |
| BUILDING 10: 7 DU | 7 DU | 3 STORY |
| BUILDING 11: 7 DU | 7 DU | 3 STORY |
| BUILDING 12: 7 DU | 7 DU | 3 STORY |
| BUILDING 13: 6 DU | 6 DU | 3 STORY |
| TOTAL: | 210 DU | |
- * PLEASE NOTE ALL BUILDINGS SHALL BE PROVIDED WITH SPRINKLER SYSTEM.
- 8) PROPOSED DWELLING UNITS PER ACRE:
13.13 DUA
- 9) PROPOSED FLOOR AREA RATIO (1.0 MAX.):
0.46 FAR
- 10) BUILDING HEIGHT:
40 FEET MAXIMUM
- 11) CLUBHOUSE GROSS BUILDING SQUARE FOOTAGE:
4,800 SQUARE FEET
- 12) OPEN SPACE REQUIREMENTS:
PUBLIC OPEN SPACE REQUIRED: 37,000 SF (0.85 AC)
PUBLIC OPEN SPACE PROVIDED: 37,000 SF (0.85 AC); AREA 'A' = 0.20 AC; AREA 'B' = 0.65 AC
TREE SAVE AREA REQUIRED: 10% OF PROJECT AREA
TREE SAVE AREA PROVIDED: 69,652 (1.60 AC)
- 13) SOLID WASTE AREA:
SOLID WASTE CONTAINERS REQUIRED: 360 SQFT PROVIDED
SOLID WASTE CONTAINERS PROVIDED: (1) 8 CU.YD. COMPACTOR PER 90 UNITS = 19 CU.YD. COMPACTOR
RECYCLING REQUIRED: (1) 19 CU.YD. COMPACTOR
RECYCLING PROVIDED: (3) 144 SF RECYCLING STATIONS
432 SF RECYCLING STATION
- 14) ESTIMATED PROJECT COMPLETION TIMEFRAME: SPRING 2009
- PARKING REQUIREMENTS:**
- 1) VEHICULAR PARKING REQUIRED:
RESIDENTIAL PARKING SPACES:
210 SPACES MINIMUM (1.0 SPACE PER UNIT)
630 SPACES MAXIMUM (3.0 SPACES PER UNIT)
- VEHICULAR PARKING PROVIDED:
GARAGE PARKING SPACES: 259 SPACES
TANDEM PARKING SPACES: 217 SPACES
ON-STREET PARKING SPACES: 28 SPACES
TOTAL: 502 SPACES
- 2) BICYCLE PARKING REQUIRED:
(REFER TO LAYOUT PLAN FOR LOCATIONS)
0 LONG-TERM SPACES
11 SHORT-TERM SPACES; 12 PROVIDED



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STATE OF NORTH CAROLINA

#958

Patricia Kell

THE VILLAS AT ARDREY KELL

MULTI-FAMILY DEVELOPMENT

THE HANOVER COMPANY, CHARLOTTE, NC

OVERALL SITE PLAN

REVISIONS:

07/20/07 - LAND DEVELOPMENT UPDATE SET

08/27/07 - LAND DEVELOPMENT UPDATE SET

DATE: 05/25/07

DESIGNED BY: CHK AM

DRAWN BY: CHK AM

CHECKED BY: RJP

SCALE: 1"=60'-0"

PROJECT #: 1006294

SHEET #:

C-1.3

DEVELOPMENT NOTES AND STANDARDS
REZONING PETITION #2007-043
MAY 21, 2007

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET FOR THE "ARDREY KELL DEVELOPMENT" SUBMITTED BY THE HANOVER COMPANY (THIS "TECHNICAL DATA SHEET"). DEVELOPMENT OF THE PROPERTY IDENTIFIED ON THIS TECHNICAL DATA SHEET (THE "PROPERTY" OR THE "SITE") AND THE INDIVIDUAL COMPONENTS TO BE LOCATED THEREON WILL BE GOVERNED BY THE CONDITIONS OF THIS TECHNICAL DATA SHEET AND THOSE PLANS AND DRAWINGS EXPRESSLY INCORPORATED HEREIN BY REFERENCE AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THIS TECHNICAL DATA SHEET, THE DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE URBAN RESIDENTIAL DISTRICT (UR-2) CLASSIFICATIONS SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

THE DEVELOPMENT DEPICTED ON THE SCHEMATIC SITE PLAN ATTACHED AS TDS.2.0 IS SCHEMATIC IN NATURE AND IS INTENDED ONLY TO DESCRIBE THE POSSIBLE ARRANGEMENT OF USES ON THE SITE AND ILLUSTRATE DESIGN PRINCIPALS. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING FOOTPRINTS OUTLINED ON THE ILLUSTRATIVE SITE PLAN ARE SCHEMATIC AND, SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS AND RESTRICTIVE COVENANTS, MAY BE ALTERED OR MODIFIED DURING DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM BUILDING/PARKING ENVELOPE LINES ESTABLISHED ON THE SHEET TDS.1.0. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS AND OFF-STREET PARKING SPACES MAY BE LOCATED INSIDE AND OUTSIDE BUILDING ENVELOPES TO THE EXTENT PERMITTED BY THE ORDINANCE. ALL SUCH CHANGES ARE SUBJECT TO APPROVAL PER SECTION 6.206(2) OF THE ORDINANCE.

PERMITTED USES

THE SITE MAY BE DEVELOPED FOR PLANNED MULTIFAMILY RESIDENTIAL AND ITS ACCESSORY USES WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS UNDER THE ORDINANCE FOR THE URBAN RESIDENTIAL (UR-2) DISTRICT.

THE MAXIMUM FLOOR AREA RATIO FOR THE ENTIRE RESIDENTIAL COMPONENT OF THE DEVELOPMENT SHALL COMPLY WITH SECTION 9.406 (2) OF THE ORDINANCE.

BUFFERS

1. ALL BUFFERS ALONG THE NORTHERN PROPERTY LINE AND SOUTHERN PROPERTY LINE HAVE BEEN ELIMINATED TO ALLOW FOR A MAXIMUM DENSITY OF RESIDENTIAL HOUSING ON THE SITE.

2. ALL BUFFERS ALONG THE EASTERN PROPERTY LINE HAVE BEEN ELIMINATED DUE TO THE REZONING OF THE ADJACENT PARCEL WITH PETITION #2006-024. THIS PARCEL MAINTAINS A 50' BUFFER ALONG THE WESTERN PROPERTY LINE.

3. ALL BUFFERS ALONG THE WESTERN PROPERTY LINE HAVE BEEN ELIMINATED DUE TO THE PROPOSED RESIDENTIAL UNITS FRONTING U.S. HIGHWAY 521 / LANCASTER HIGHWAY.

4. A REDUCED CLASS 'C' BUFFER HAS BEEN CREATED ALONG U.S. HIGHWAY 521 / LANCASTER HIGHWAY AT THE REAR OF THE RESIDENTIAL UNITS.

SETBACKS, SIDE YARDS AND REAR YARDS

1. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT.

2. ALL PUBLIC STREETS SHALL BE DESIGNED WITH A MINIMUM BUILDING AND PARKING SETBACK OF FOURTEEN (14) FEET AS MEASURED FROM THE BACK-OF-CURB PER SECTION 9.406 (2) OF THE ORDINANCE.

SCREENING AND LANDSCAPING AREAS

1. PETITIONER IS PURSUING AN AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO ALLOW FOR ADDITIONAL LANDSCAPING WITHIN THE U.S. HIGHWAY 521 / LANCASTER HIGHWAY RIGHT OF WAY.

2. SITE WILL COMPLY WITH CHAPTER 21 OF THE TREE ORDINANCE.

3. LANDSCAPE AREAS WILL BE PLANTED ON THE SITE TO MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

4. STREET TREES SHALL BE INSTALLED ALONG ALL PUBLIC STREETS PER SECTION 21-14 C(3) OF THE CHARLOTTE TREE ORDINANCE.

5. SCREENING SHALL CONFORM TO THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.

6. LIMITED AMOUNT OF CLEARING SHALL BE ALLOWED WITHIN THE SIDEYARD/REARYARD AREAS TO PROMOTE THE GROWTH OF EXISTING VEGETATION AND/OR ENHANCE THE AESTHETIC APPEAL OF THE SITE.

7. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

8. A DECORATIVE FENCE SHALL BE LOCATED WITHIN THE SETBACK OF THE PROPERTY FRONTAGE ALONG LANCASTER HIGHWAY BEHIND THE PROPOSED SIX FOOT SIDEWALK.

9. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.

PARKING FACILITIES

1. OFF STREET PARKING SHALL MEET THE MINIMUM AND MAXIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

2. BIKE RACKS WILL BE PROVIDED PER SECTION 12.202A OF THE ORDINANCE.

LIGHTING

1. PETITIONER AGREES TO INSTALL PEDESTRIAN SCALE LIGHTING ALONG INTERNAL PUBLIC AND PRIVATE STREETS, BUT MAY EXCLUDE PEDESTRIAN SCALE LIGHTING FROM RESIDENTIAL ALLEYS. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 12-15 FEET.

2. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREETLIGHTS WHICH MAY BE ERRECTED ALONG LANCASTER HIGHWAY AND PUBLIC STREETS 'A', 'B', AND 'C') SHALL BE FULLY SHIELDED AND DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND OUTSIDE OF THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.

3. NO WALL PACK LIGHT FIXTURES WILL BE ALLOWED ON ANY STRUCTURES PLACED ON THE SITE.

SIGNS

1. ALL SIGNS PLACED ON THE SITE SHALL BE GROUND MOUNTED AND WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13 OF THE ORDINANCE.

2. TEMPORARY CONSTRUCTIONS SIGNAGE CANNOT BE LOCATED WITHIN THE REQUIRED SETBACK, AND MUST BE REMOVED NO LATER THAN 60 DAYS FOLLOWING THE RECEIPT OF THE CERTIFICATE OF OCCUPANCY FOR THE STRUCTURE ADDRESSED BY THE SIGNAGE.

3. SIGNAGE LOCATED WITHIN THE URBAN RESIDENTIAL (UR-2) DISTRICT SHALL CONFORM TO SECTION 13.109 (1) OF THE ORDINANCE.

4. DEVELOPMENT ENTRY SIGNAGE SHALL BE LOCATED AT THE INTERSECTION OF LANCASTER HIGHWAY AND THE PROPOSED PUBLIC STREET (A). THIS SIGNAGE SHALL BE LOCATED OUTSIDE OF ALL REQUIRED SIGHT TRIANGLES.

ACCESS POINTS (DRIVEWAYS)

1. THE NUMBER OF ACCESS POINTS TO U.S. HIGHWAY 521 / LANCASTER HIGHWAY SHALL BE LIMITED TO ONE (1) RIGHT-IN/RIGHT-OUT ACCESS.

2. ONE PROPOSED PUBLIC STREET CONNECTION IS PLANNED TO THE SOUTH OF THE PROPERTY. THE PETITIONER SHALL COORDINATE THIS LOCATION WITH THE ADJACENT PROPERTY OWNER DURING THE CONSTRUCTION DOCUMENTATION PROCESS.

3. THE PUBLIC STREET CONNECTION TO THE SOUTH OF THE PROPERTY MAY BE DISREGARDED IN THE EVENT A VARIANCE IS GRANTED THROUGH THE CITY OF CHARLOTTE SUBDIVISION APPROVAL PROCESS.

4. ONE PROPOSED PRIVATE STREET CONNECTION IS PLANNED TO THE NORTH OF THE PROPERTY. THE PETITIONER SHALL COORDINATE THIS LOCATION WITH THE ADJACENT PROPERTY OWNER DURING THE CONSTRUCTION DOCUMENTATION PROCESS.

ACCESS POINTS (DRIVEWAYS) - CONT

5. ONE PROPOSED PUBLIC STREET CONNECTION IS PLANNED TO THE EAST OF THE PROPERTY. THE PETITIONER SHALL COORDINATE THIS LOCATION WITH THE ADJACENT PROPERTY OWNER DURING THE CONSTRUCTION DOCUMENTATION PROCESS.

6. ONE PROPOSED PUBLIC STREET CONNECTION IS PLANNED TO THE NORTH OF THE PROPERTY. THE PETITIONER SHALL COORDINATE THIS LOCATION WITH THE ADJACENT PROPERTY OWNER DURING THE CONSTRUCTION DOCUMENTATION PROCESS.

7. THE PLACEMENT AND CONFIGURATION OF THIS ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

8. ALL PROPOSED DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET SHALL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO THE CHARLOTTE DEPARTMENT OF TRANSPORTATION FOR FINAL REVIEW AND APPROVAL.

9. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S).

OPEN SPACE

1. THE PETITIONER COMMITS TO MAINTAIN A 10 % TREE SAVE AREA WITHIN THE PROPERTY.

2. THE PETITIONER COMMITS TO MAINTAIN 37,000 SF OPEN SPACE WITHIN THE PROPERTY.

3. COMMON OPEN SPACE OCCUPIED OR USED FOR GRADING, SLOPES, WALLS, FENCES, SIGNS, DRAINAGE AND UTILITIES SHALL NOT BE COUNTED TOWARD THE USEABLE COMMON OPEN SPACE.

4. IN OPEN SPACE AREAS LOCATED WITHIN THE PROPERTY THE PETITIONER SHALL CONSTRUCT IMPROVEMENTS TO INCLUDE SIDEWALKS, PLAYGROUND / TOT LOT, PEDESTRIAN LIGHTING, ADDITIONAL HARDSCAPE MATERIALS, POOL, FIRE PLACE, AND GRILLS.

5. THE TREE SAVE AREA ENCOMPASSED WITHIN PUBLIC OPEN SPACE 'A' SHALL BE UTILIZED AS AN ACTIVE OPEN SPACE AREA FOR THE DEVELOPMENT AND SHALL INCLUDE A PLAYGROUND / TOT LOT AND GRILLS.

ARCHITECTURAL CONTROLS AND RESTRICTIVE COVENANTS

1. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATIONS TO THE USE OF EACH BUILDING).

2. THE FIRST FLOOR OF ALL BUILDINGS SHALL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN SCALE INTEREST AND ACTIVITY.

3. BUILDING ELEVATIONS FOR THE APARTMENTS/CONDOMINIUMS LOCATED IN THE DEVELOPMENT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT DURING THE SITE PLAN APPROVAL PHASE PRIOR TO ISSUANCE OF BUILDING PERMITS. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT SHALL HAVE THE OPPORTUNITY TO REVIEW THE PROPOSED PLANS AGAINST THE APPROVED CONDITIONAL PLANS TO ASSURE COMPLIANCE WITH DESIGN PRINCIPALS ILLUSTRATED ON THE PLANS.

SOLID WASTE

1. THERE IS A PERMITTED MSW LANDFILL LOCATED WITHIN 2,000 FEET OF THE PROJECT AREA.

2. THE PETITIONER SHALL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. THE PLAN SHALL SPECIFY THAT MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.

3. MULTIFAMILY COMPLEXES MUST MEET ALL REQUIREMENTS AS STATED IN CHAPTERS 9 AND 12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTOR AND RECYCLING AREAS

STORM WATER MANAGEMENT

1. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL 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 THE 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.

2. FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24 % BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85 % TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

3. FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24 % BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.

4. FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24 % BUA, CONTROL THE PEAK TO MATCH THE PRE-DEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. "RESIDENTIAL" SHALL BE DEFINED AS "A DEVELOPMENT CONTAINING DWELLING UNITS WITH OPEN YARDS ON AT LEAST TWO SIDES WHERE LAND IS SOLD WITH EACH DWELLING UNIT."

5. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, 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 THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, THE CONDITIONS OF THIS PETITION SHALL APPLY.

6. LOCATION, SIZE, AND TYPE OF ANY STORMWATER MANAGEMENT SYSTEMS DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

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

GROUND AND WASTEWATER SERVICES

DATA FOR THE MECKLENBURG COUNTY WELL INFORMATION SYSTEM INDICATES THAT PARCEL NUMBERS 223-081-02 AND 223-081-12 EACH HAVE A WATER SUPPLY WELL. A LOCAL GROUNDWATER ORDINANCE THAT ADDRESSES THE INSTALLATION, REPAIR AND ABANDONMENT OF WELLS (INCLUDING MONITORING WELLS) WAS EFFECTIVE JANUARY 2008. THE MECKLENBURG COUNTY GROUNDWATER AND WASTEWATER SERVICES PROGRAM SHOULD BE CONTACTED PRIOR TO ANY INSTALLATION OR ABANDONMENT OF WELLS ON THIS PROPERTY. TO ENSURE COMPLIANCE WITH THESE REGULATIONS, ABANDONMENT OF ANY WELLS DISCOVERED DURING ANY DEVELOPMENT AT THE SITE SHALL BE DONE IN ACCORDANCE WITH THE MECKLENBURG COUNTY WELL REGULATIONS AND NORTH CAROLINA'S 15A NCAC 2C RULE .0133 - "ABANDONMENT OF WELLS".

FIRE PROTECTION

1. ALL NEW BUILDINGS SHALL COMPLY WITH THE LAND USE REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT.

2. ALL NEW BUILDINGS SHALL COMPLY WITH THE WATER SUPPLY REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT.

3. ALL NEW BUILDINGS SHALL COMPLY WITH THE ACCESS REQUIREMENTS OF THE NORTH CAROLINA STATE FIRE CODE AND THE CHARLOTTE FIRE DEPARTMENT.

AIR QUALITY

1. DEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF AN ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION TO MCAQ DUE TO POSSIBLE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE. A LETTER OF NOTIFICATION AND THE REQUIRED FORMS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCAQ.

2. THE PROPOSED PROJECT MAY BE SUBJECT TO CERTAIN AIR QUALITY PERMIT REQUIREMENTS IN ACCORDANCE WITH MECKLENBURG COUNTY AIR POLLUTION CONTROL CRDINANCE (MCAPCO) REGULATION 2.0805 - "PARKING FACILITIES". A LETTER OF NOTIFICATION AND COPY OF THE REGULATIONS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCAQ.

SIDEWALKS AND INTERNAL STREETS

1. PETITIONER SHALL INSTALL A 6 FOOT WIDE SIDEWALK WITH A MINIMUM 8 FOOT WIDE PLANTING STRIP ALONG ALL PUBLIC STREETS LOCATED IN THE DEVELOPMENT. FOR PORTIONS OF THE SIDEWALK LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, THE PETITIONER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND DEDICATE A PUBLIC ACCESS AND MAINTENANCE EASEMENT.

2. PETITIONER SHALL INSTALL A 6' SIDEWALK TO PARALLEL U.S. HIGHWAY 521 / LANCASTER HIGHWAY AND SHALL DESIGN FOR THE FUTURE CONNECTION OF THIS SIDEWALK TO ADJACENT PARCELS. THE SIDEWALK MAY MEANDER IN ORDER TO PERMIT THE PETITIONER TO EXERCISE GOOD FAITH EFFORTS TO SAVE EXISTING 8 INCH OR LARGER CALIPER TREES WITHIN THE APPLICABLE BUILDING SETBACK AREA.

3. AS CONCEPTUALLY DEPICTED ON THE SCHEMATIC SITE PLAN, THE PETITIONER SHALL INSTALL INTERNAL SIDEWALKS ON THE SITE THAT WILL PROVIDE PEDESTRIAN CONNECTIONS BETWEEN THE RESIDENTIAL BUILDINGS LOCATED THEREON AND TO THE SIDEWALKS INSTALLED ALONG U.S. HIGHWAY 521 / LANCASTER HIGHWAY.

4. EXCEPT WHERE NECESSARY TO ACCOMMODATE SIGNIFICANT DESIGN AND ARCHITECTURAL ELEMENTS LOCATED ON THE SITE, INTERNAL PRIVATE STREETS SHALL BE DESIGNED TO HAVE SIDEWALKS A MINIMUM OF 5 FEET IN WIDTH PROVIDED THAT ANY DEVIATION FROM THE MINIMUM 5 FEET SIDEWALK WIDTH SHALL RELATE TO PEDESTRIAN WALK AREAS OF AN APPROPRIATE WIDTH INCLUDED AS PART OF THE ABOVE DESCRIBED SIGNIFICANT DESIGN FEATURES.

TRANSPORTATION COMMITMENTS

1. PETITIONER SHALL CONSTRUCT A RIGHT-TURN LANE WITH A MINIMUM 150' STORAGE AND THE APPROPRIATE TAPER-LENGTH ALONG THE NORTHBOUND LANES OF U.S. HIGHWAY 521 / LANCASTER HIGHWAY AT THE INTERSECTION OF PUBLIC STREET 'A' AND U.S. HIGHWAY 521 / LANCASTER HIGHWAY. THE PETITIONER SHALL CONTACT THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR ADDITIONAL INFORMATION CONCERNING THE DESIGN OF THE RIGHT-TURN LANE.

AMENDMENTS TO REZONING PLAN

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

BINDING EFFECT

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST OR ASSIGNS.

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
Charlotte-Mecklenburg Planning Commission

REVISIONS:

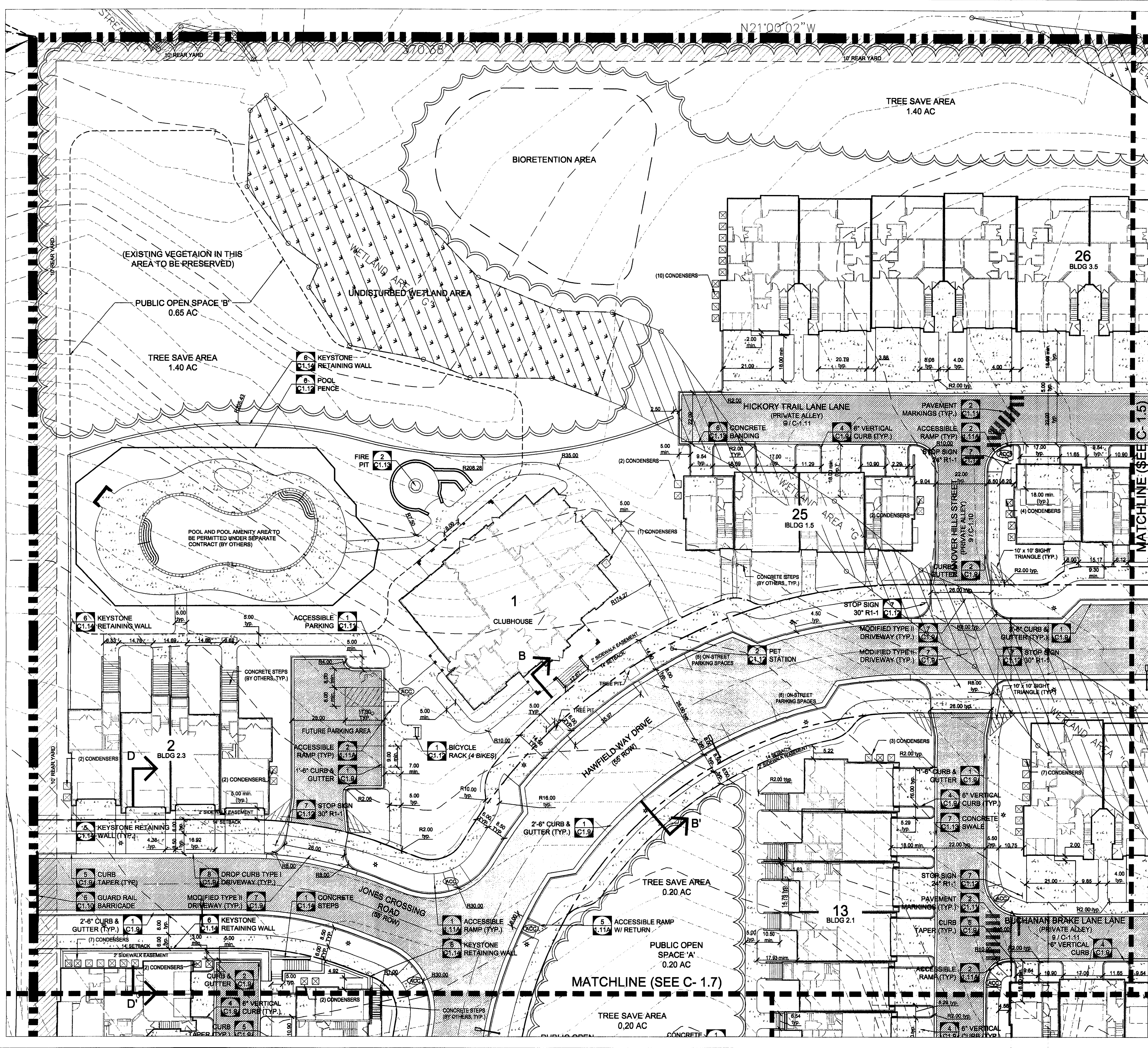
DATE: 05/23/07
DESIGNED BY: CLK/AM
DRAWN BY: CLK/AM
CHECKED BY: KWW
Q.C. BY: KWW
SCALE: AS SHOWN
PROJECT #: 1066294
SHEET #

C-1.2

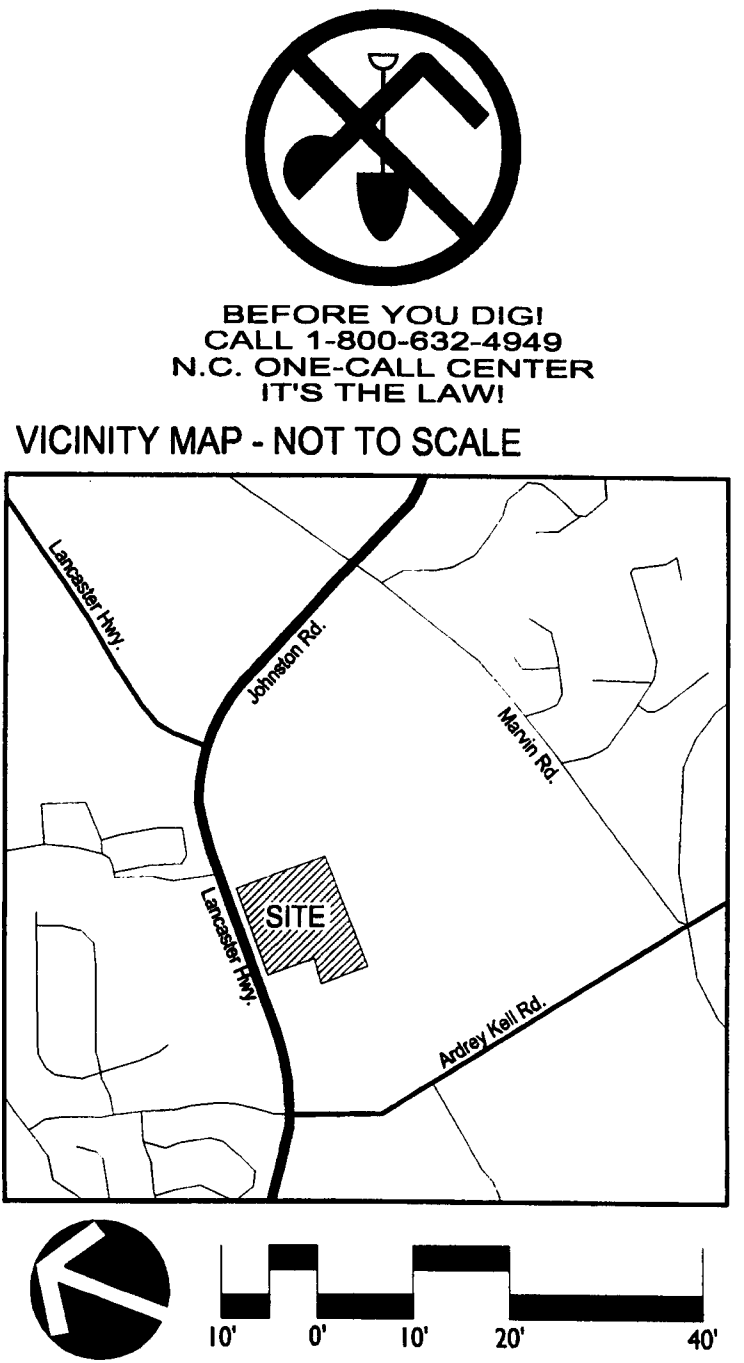
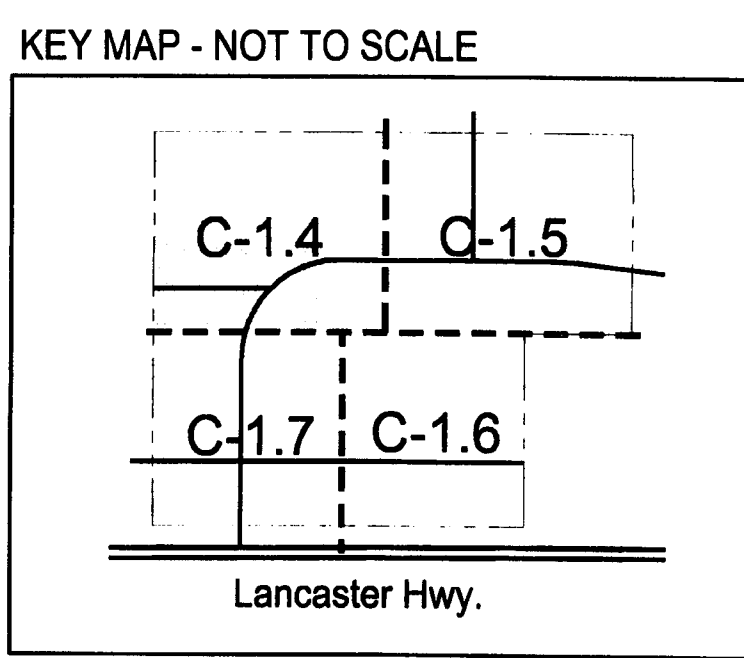
THE VILLAS AT ARDREY KELL
MULTI-FAMILY DEVELOPMENT
THE HANOVER COMPANY, CHARLOTTE, NC
DEVELOPMENT NOTES AND LEGENDS

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- LAYOUT NOTES:
1. ALL DIMENSIONS ARE TO THE FACE OF CURB, WALL OR BUILDING, UNLESS OTHERWISE NOTED.
 2. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOUR NOTICE PRIOR TO START OF CONSTRUCTION.
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- LEGEND
- REGULAR DUTY CONCRETE
 - HEAVY DUTY CONCRETE
 - REGULAR DUTY ASPHALT
 - PEDESTRIAN LIGHT
 - STREET LIGHT

THE VILLAS AT ARDREY KELL
MULTI-FAMILY DEVELOPMENT
THE HANOVER COMPANY, CHARLOTTE, NC
LAYOUT PLAN

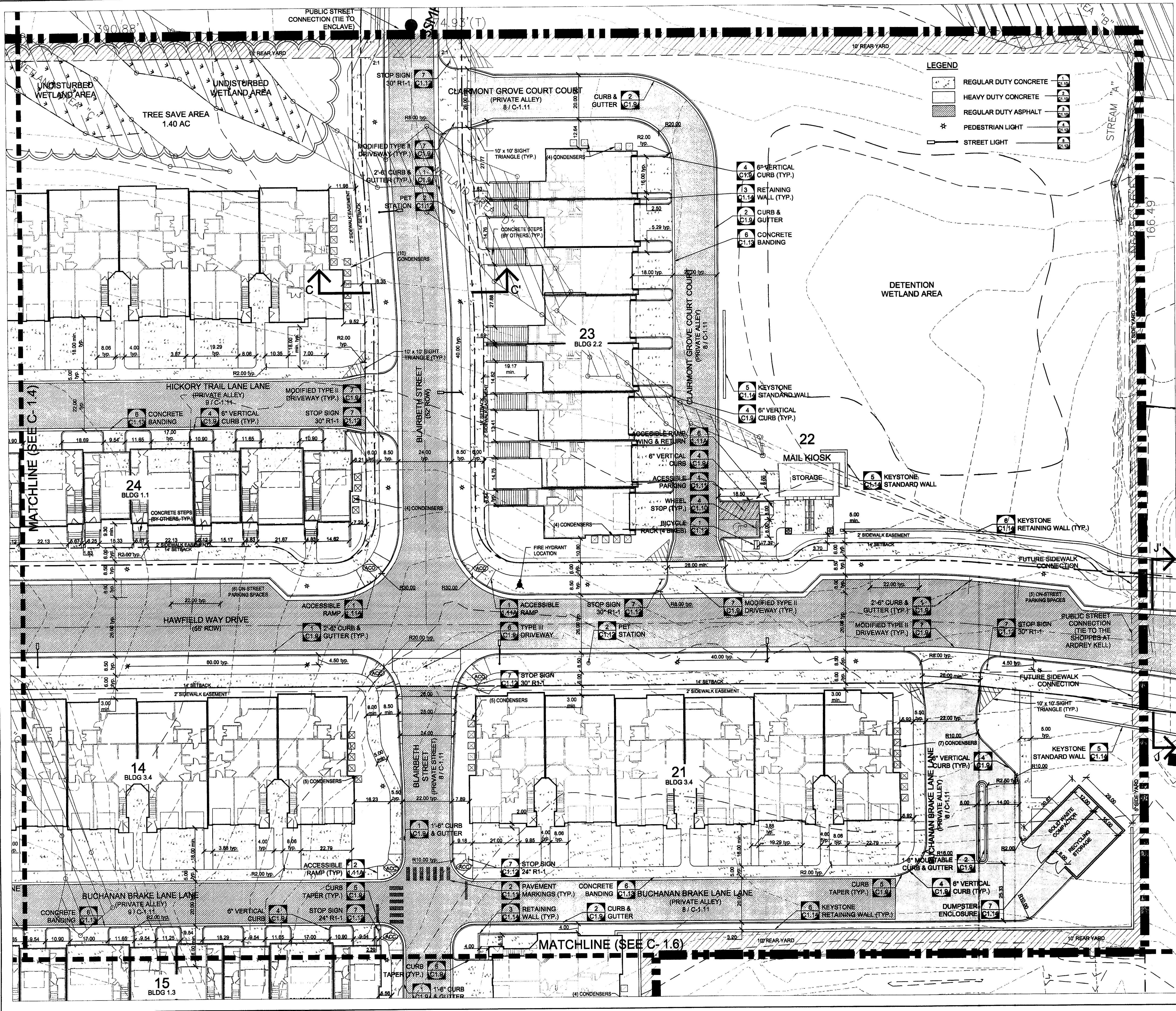
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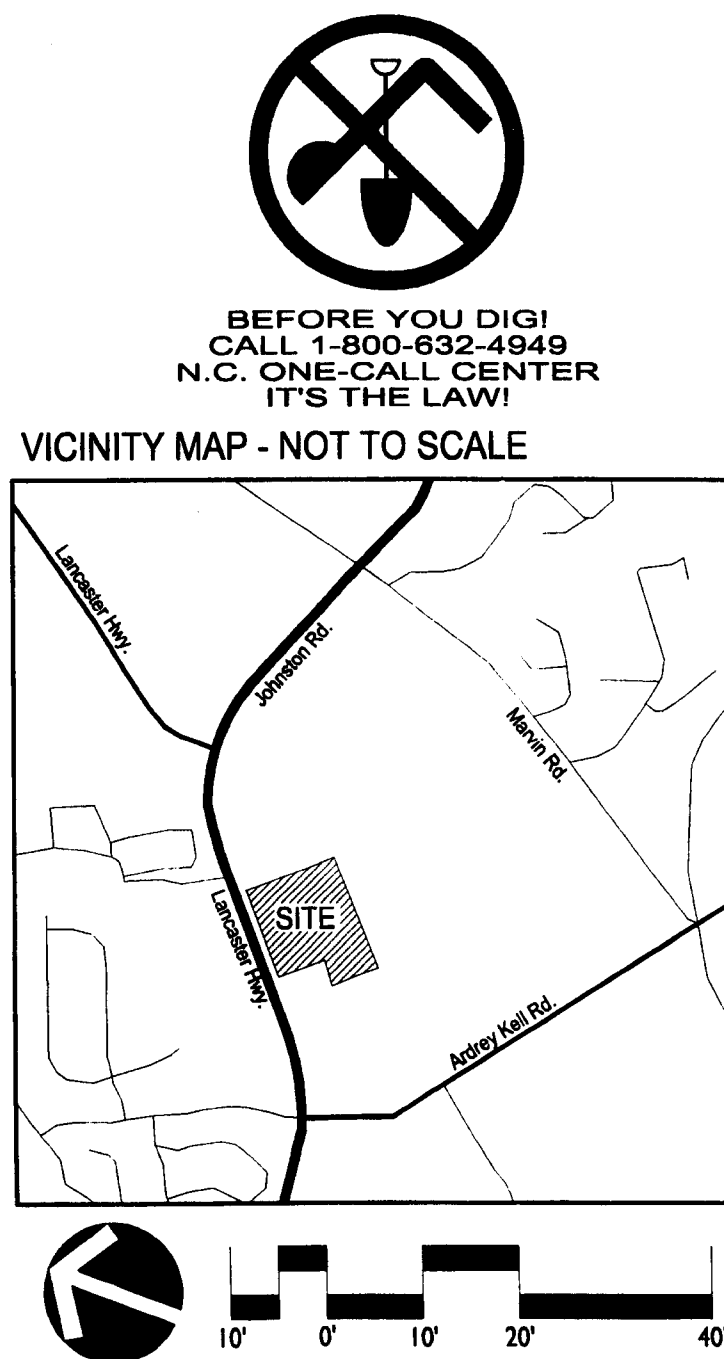
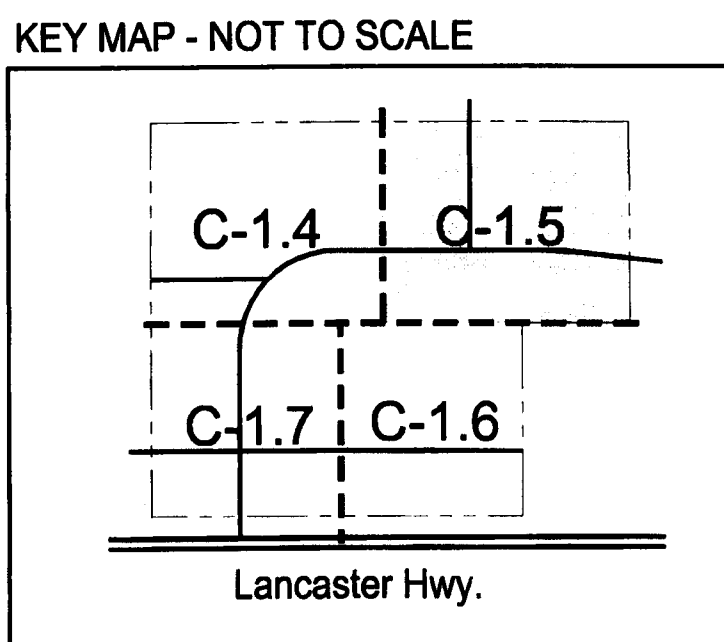
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MULTI-FAMILY DEVELOPMENT
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LAYOUT PLAN

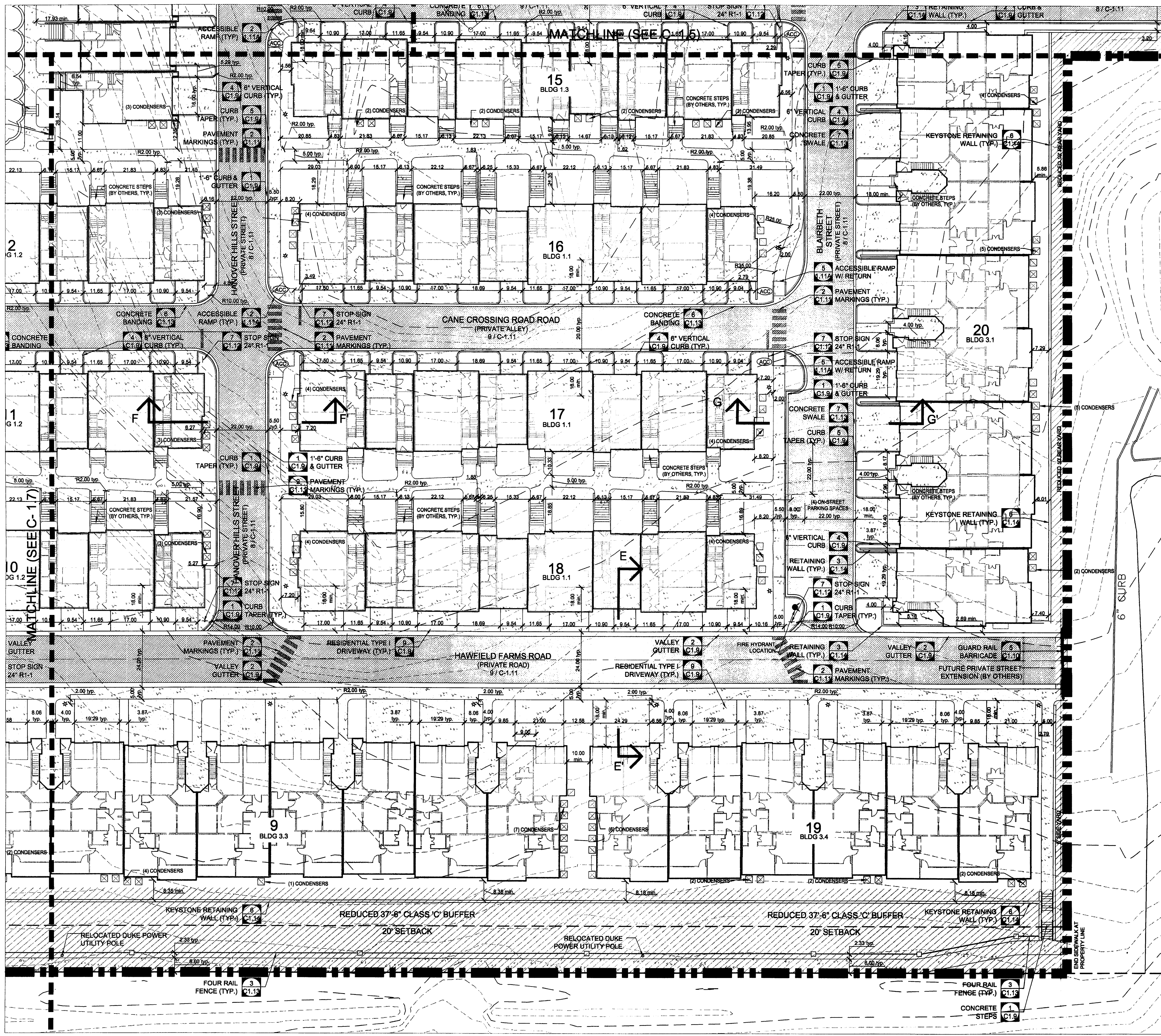
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DATE: 05/05/07
DESIGNED BY: CH-KAM
DRAWN BY: CH-KAM
CHECKED BY: KWW
C.C. BY: KWW
PROJECT #: 106094
SHEET #:
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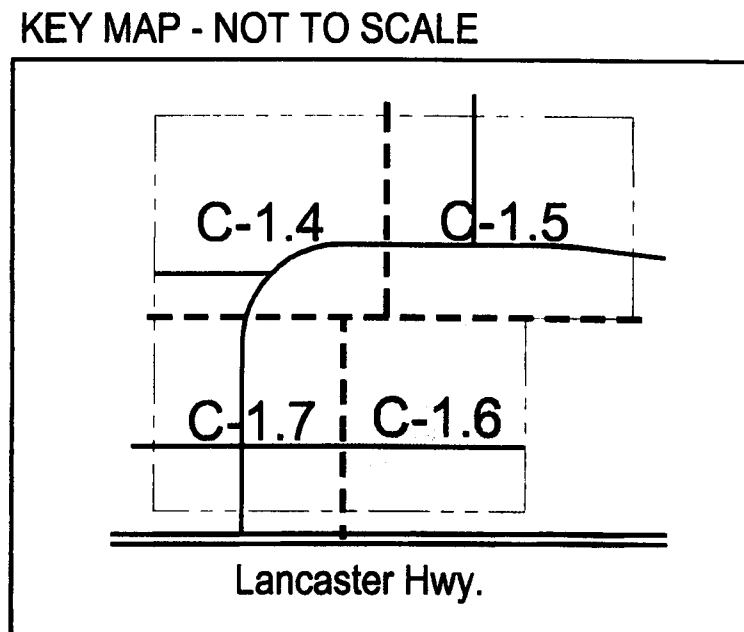
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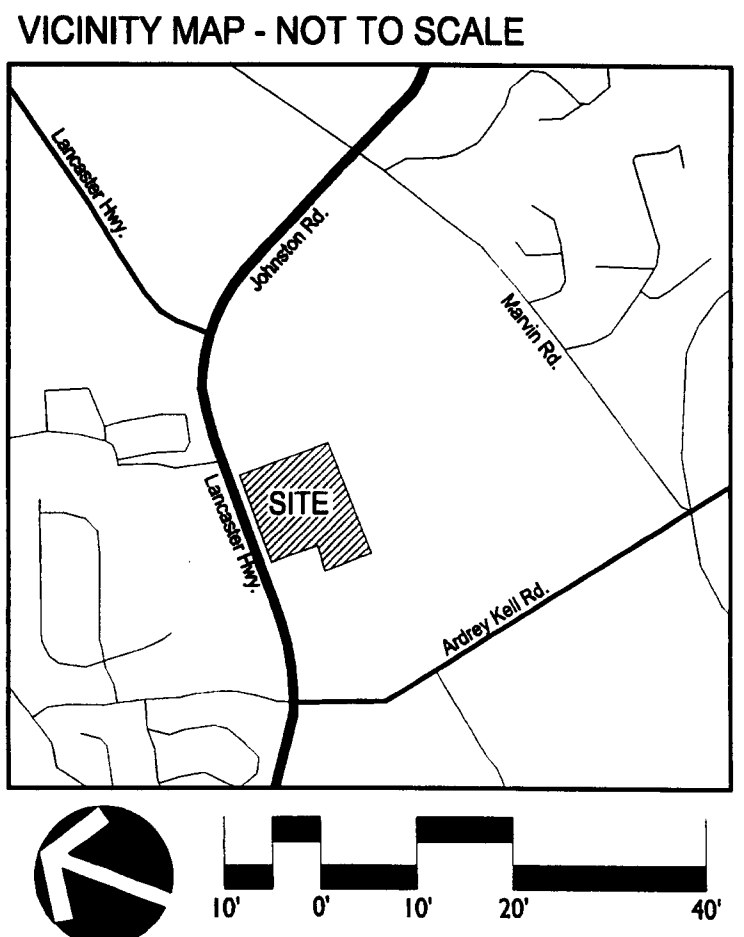
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- LEGEND
- | | |
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| | PEDESTRIAN LIGHT |
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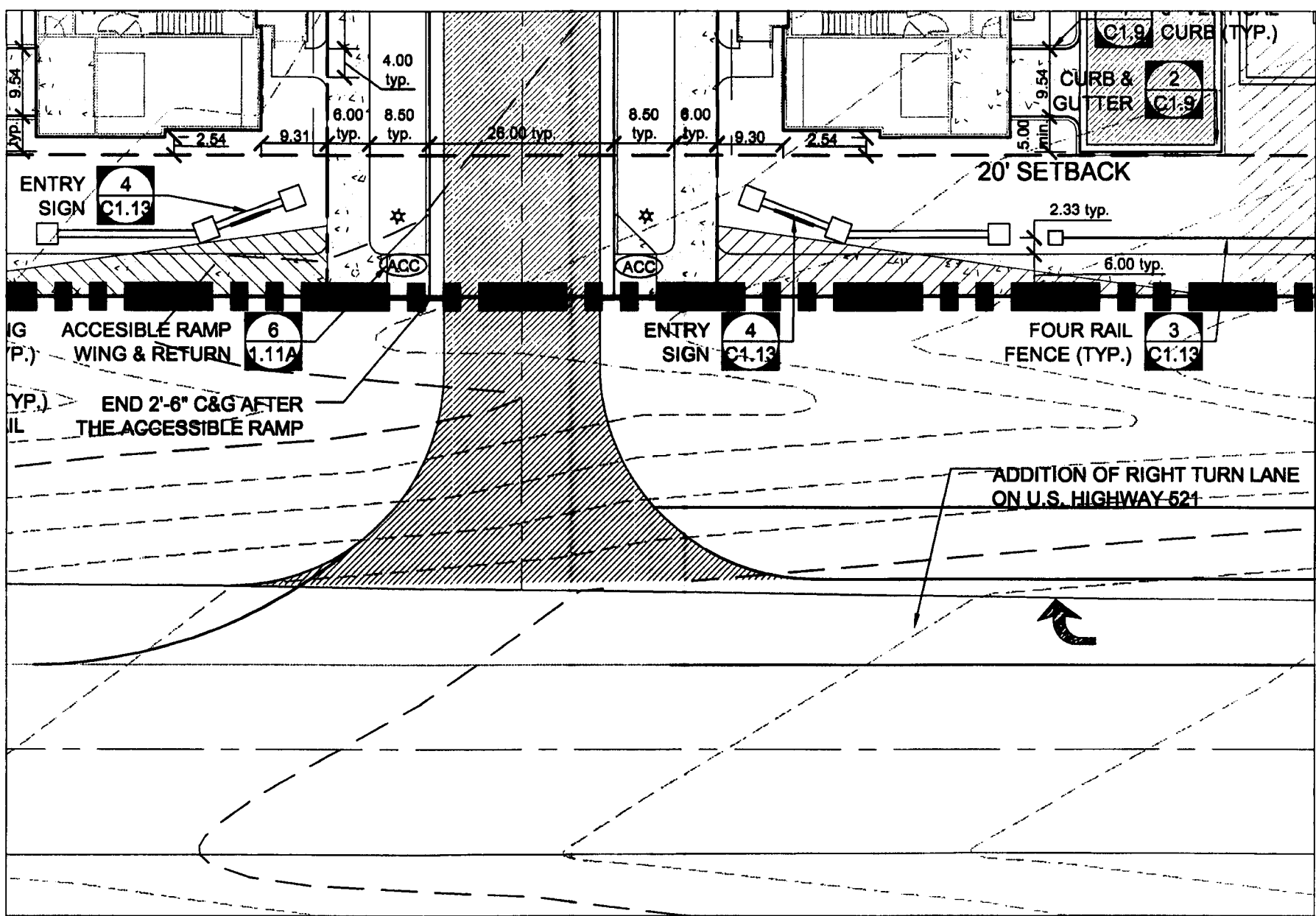
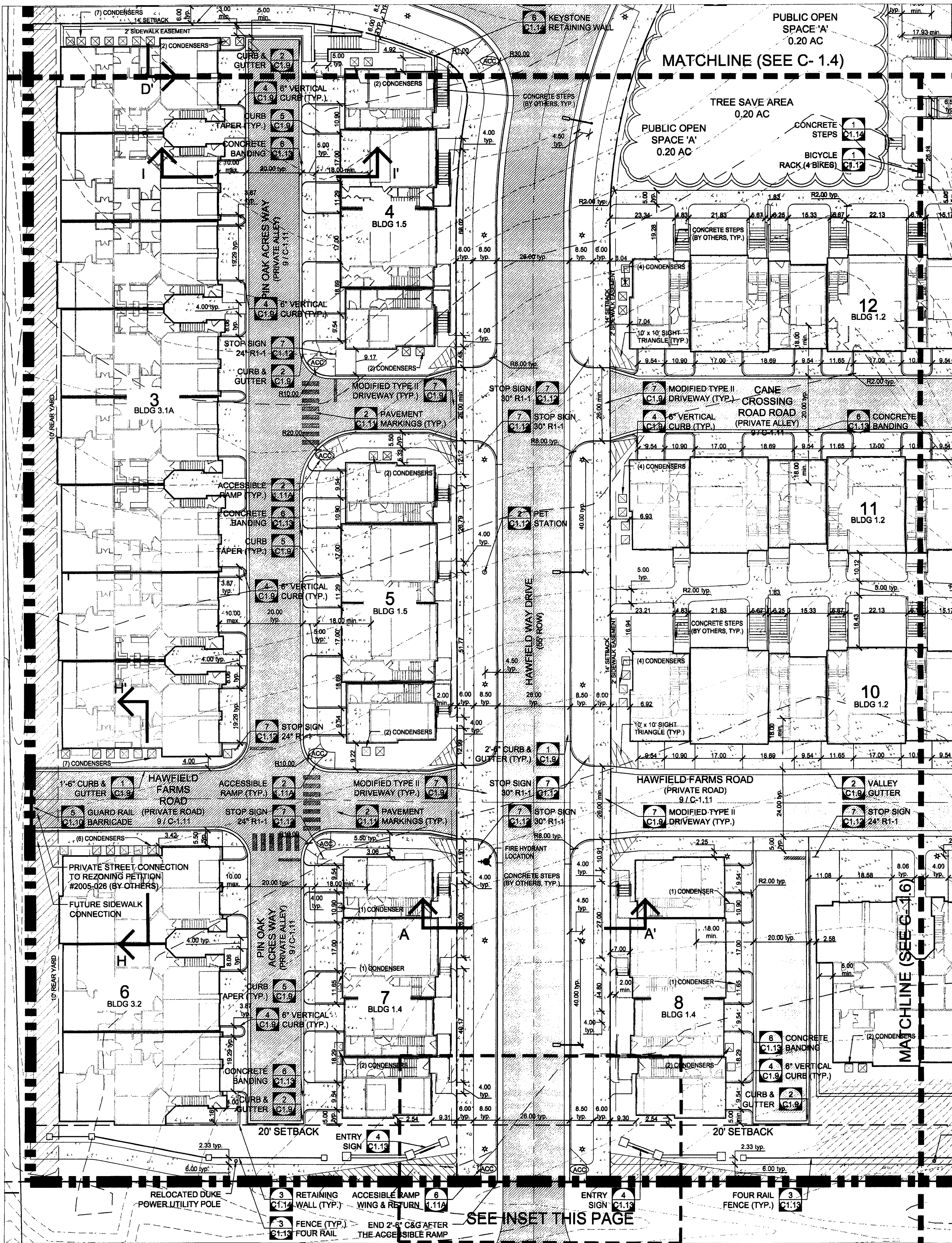


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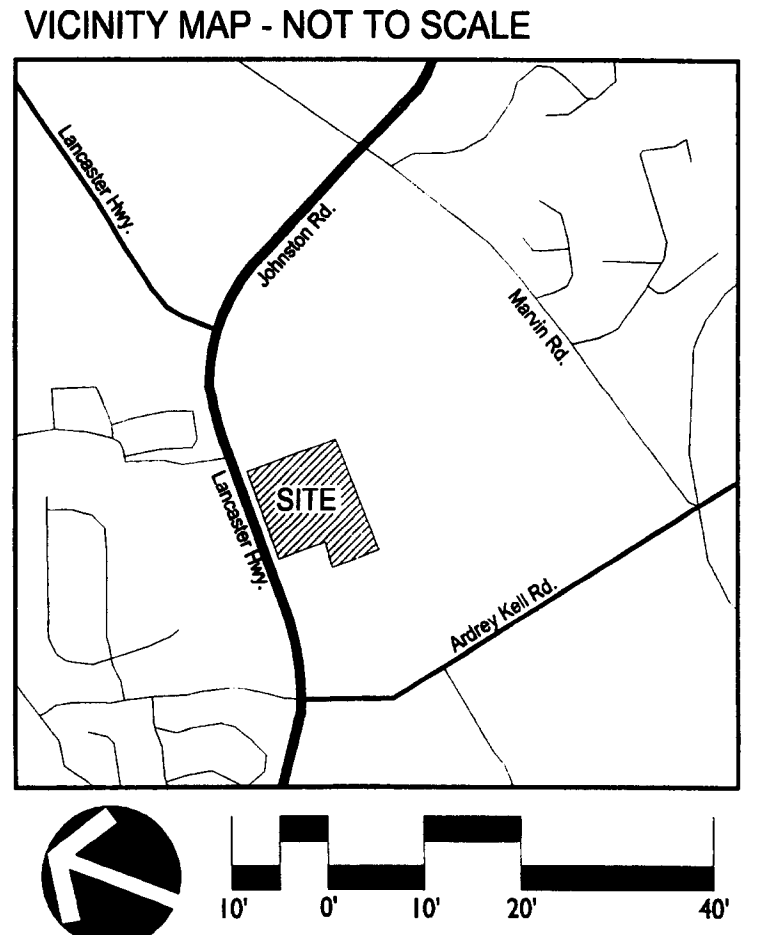
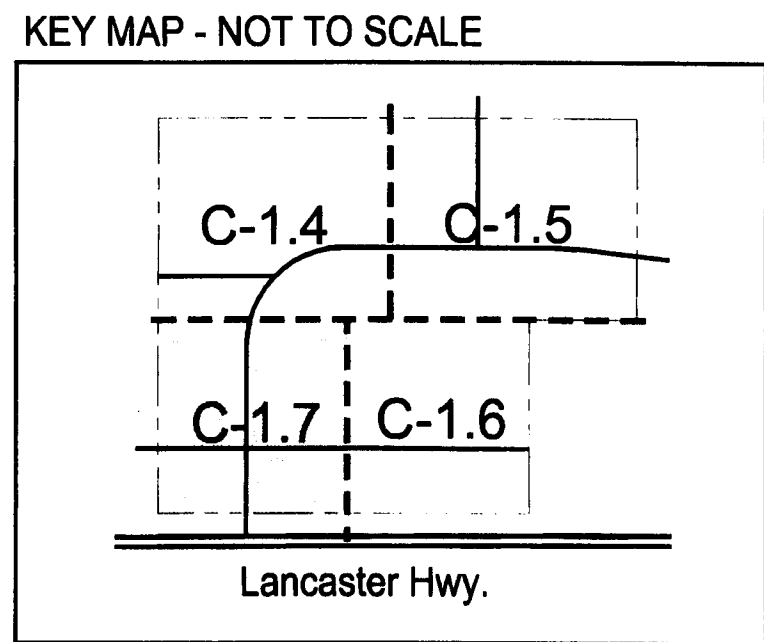
THE VILLAS AT ARDREY KELL
MULTI-FAMILY DEVELOPMENT
THE HANOVER COMPANY, CHARLOTTE, NC
LAYOUT PLAN

REVISIONS:
DATE: 05/20/07
DRAWN BY: CLK/KM
CHECKED BY: KWW
QC BY: KWW
PROJECT #: 1066294
SHEET #:
C-1.6



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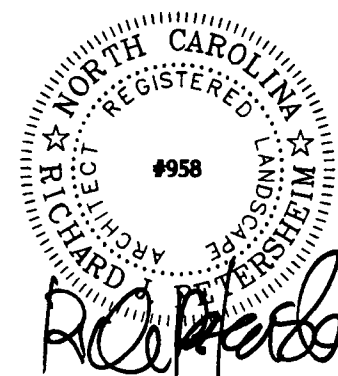
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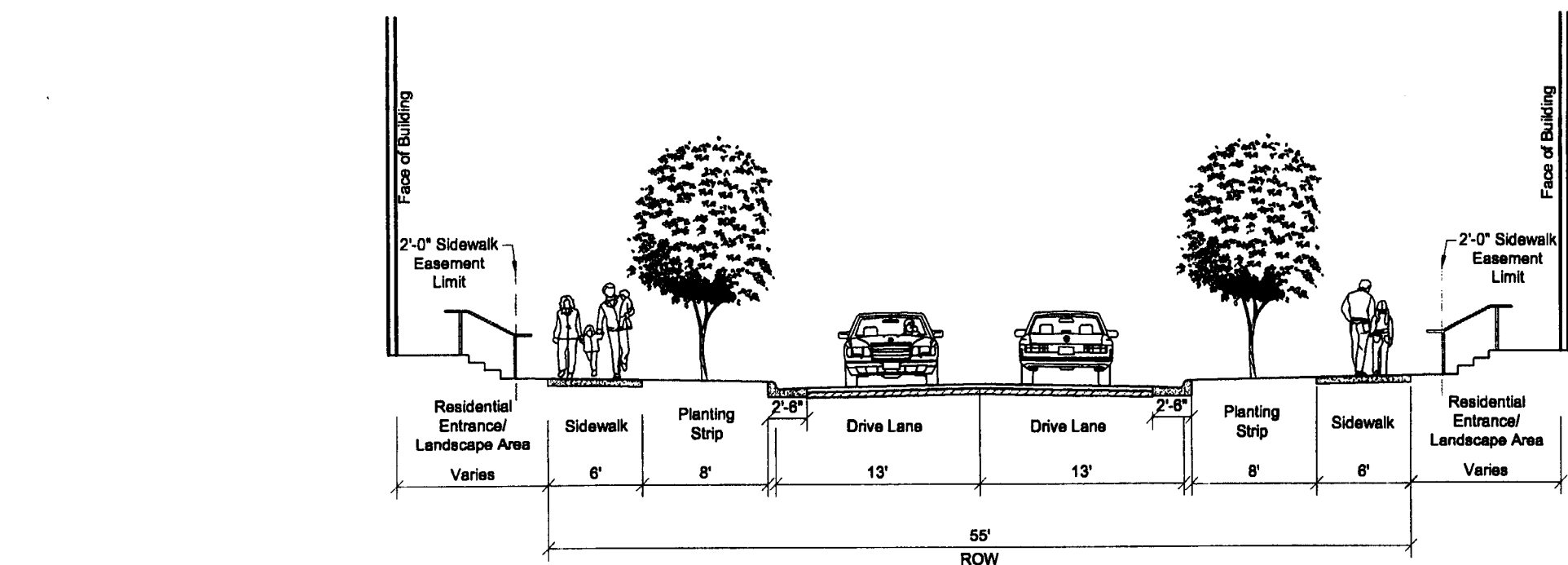
REVISIONS:
DATE: 05/25/07
DESIGNED BY: CHK/AM
CHECKED BY: KWW
QC BY: KWW
SCALE: 1"=20'-0"
PROJECT #: 1006294
SHEET #:

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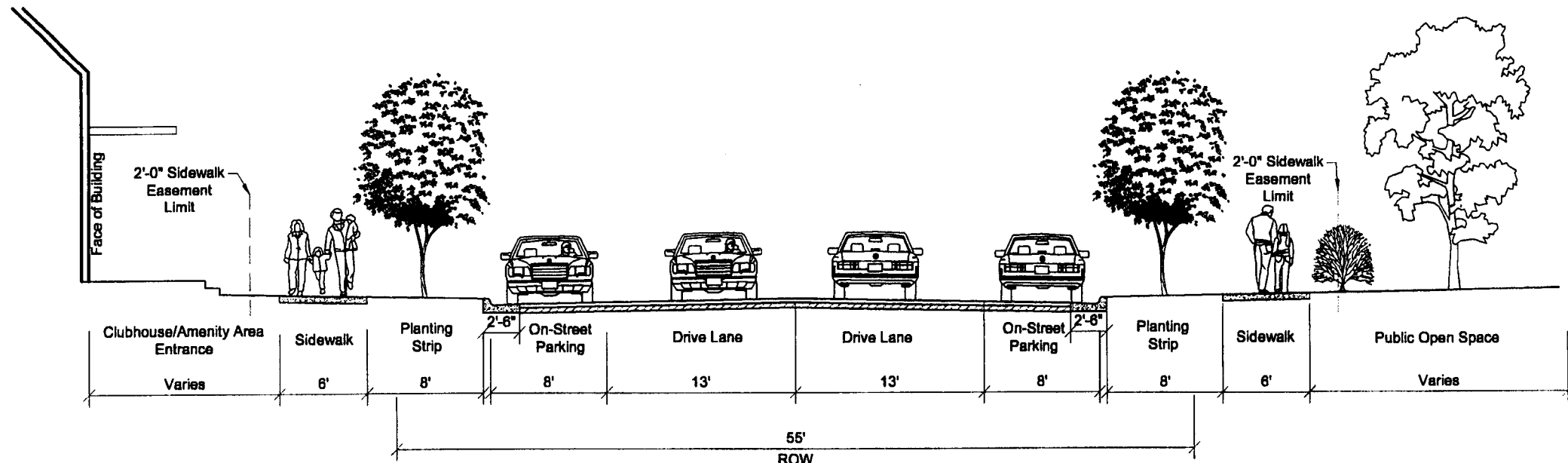


LAYOUT PLAN

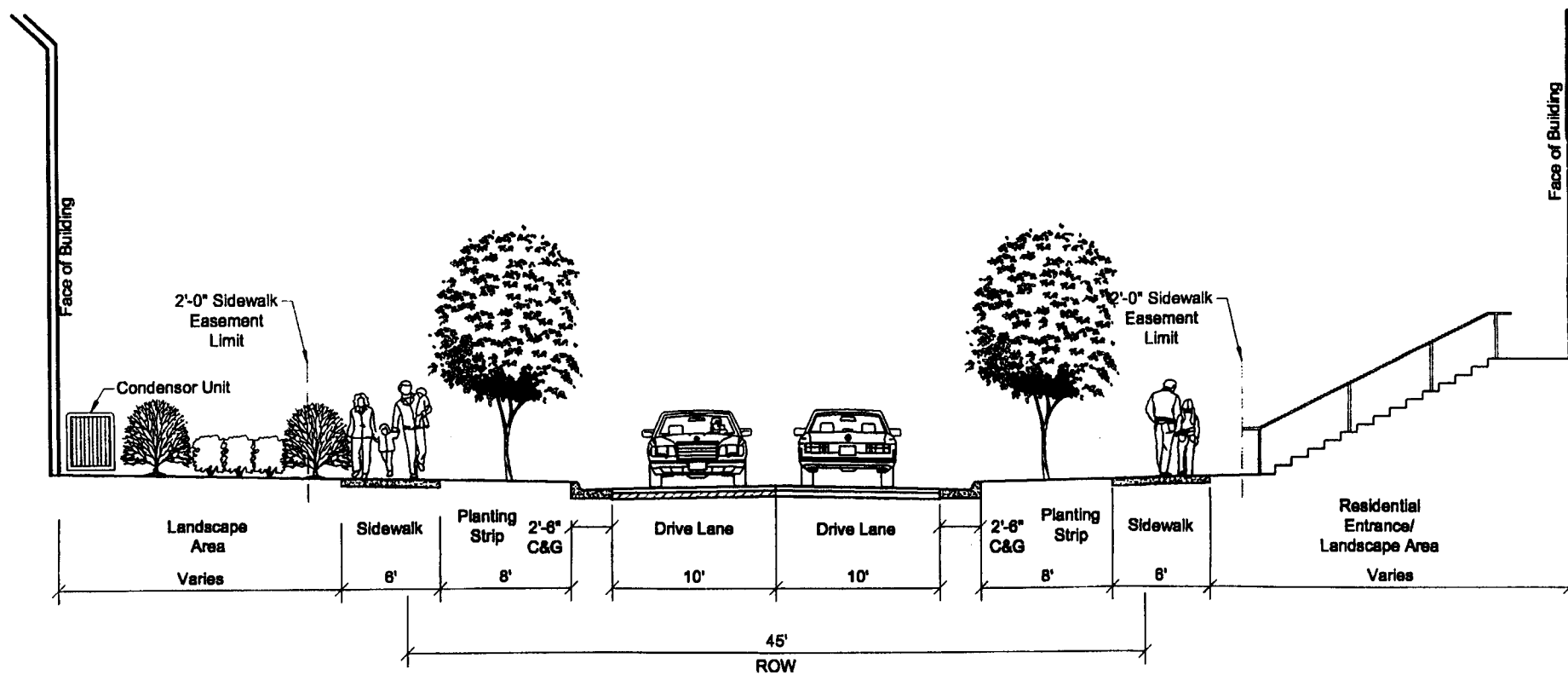
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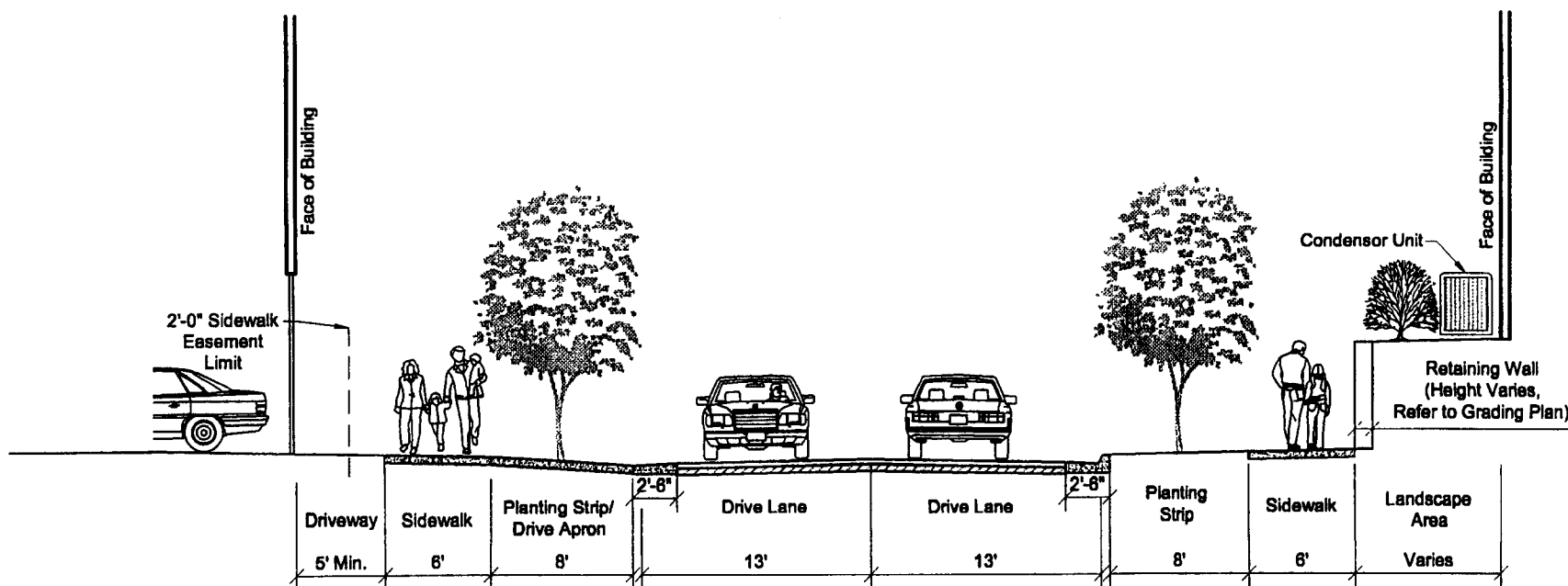
HAWFIELD WAY DRIVE
A - A' Cross-Section



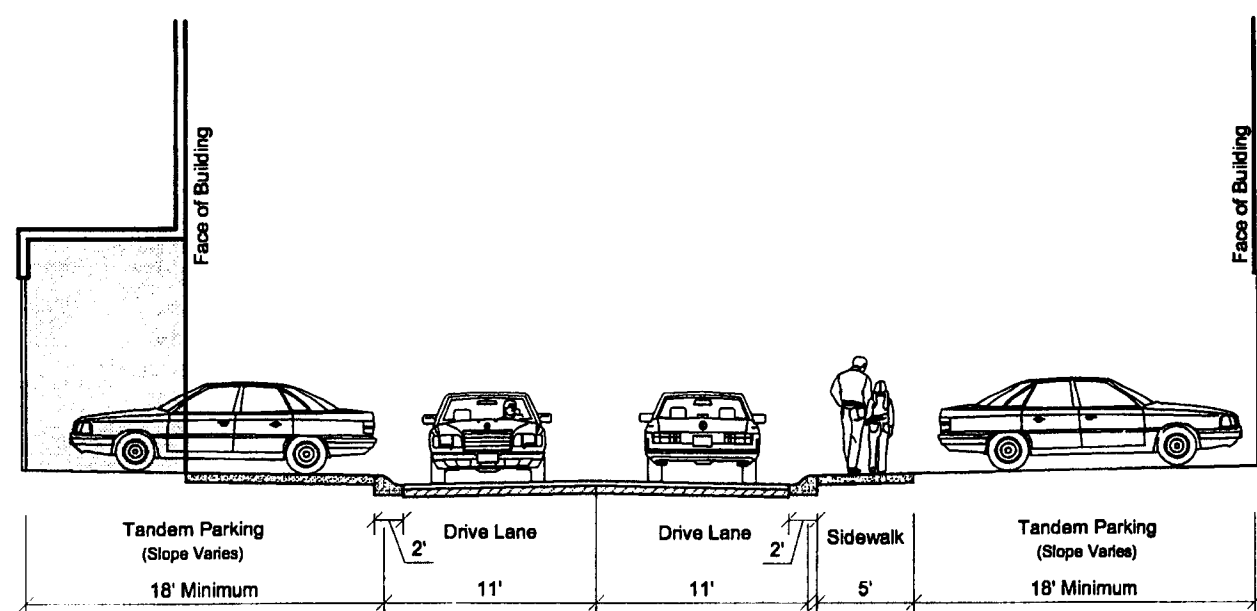
HAWFIELD WAY DRIVE
B - B' Cross-Section



BLAIRBETH STREET
C - C' Cross-Section

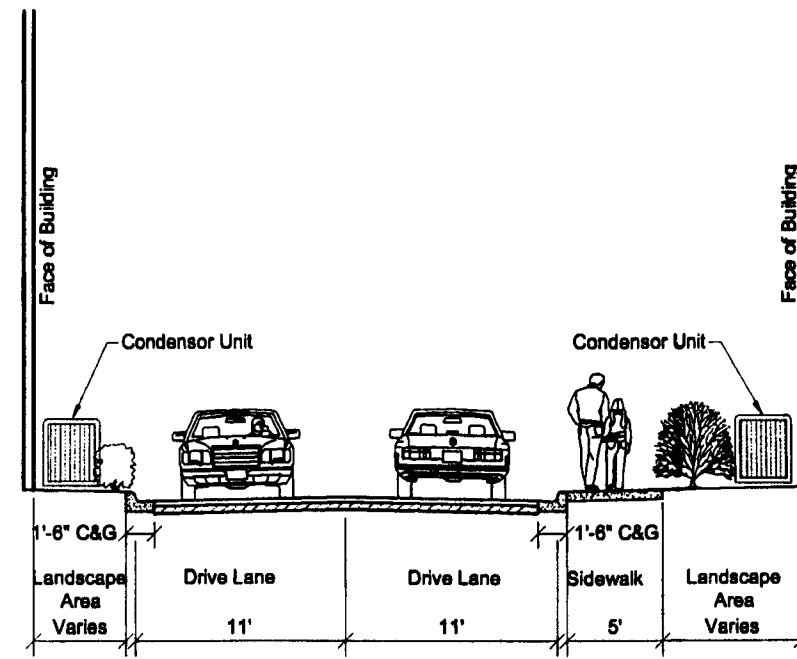


JONES CROSSING ROAD
D - D' Cross-Section

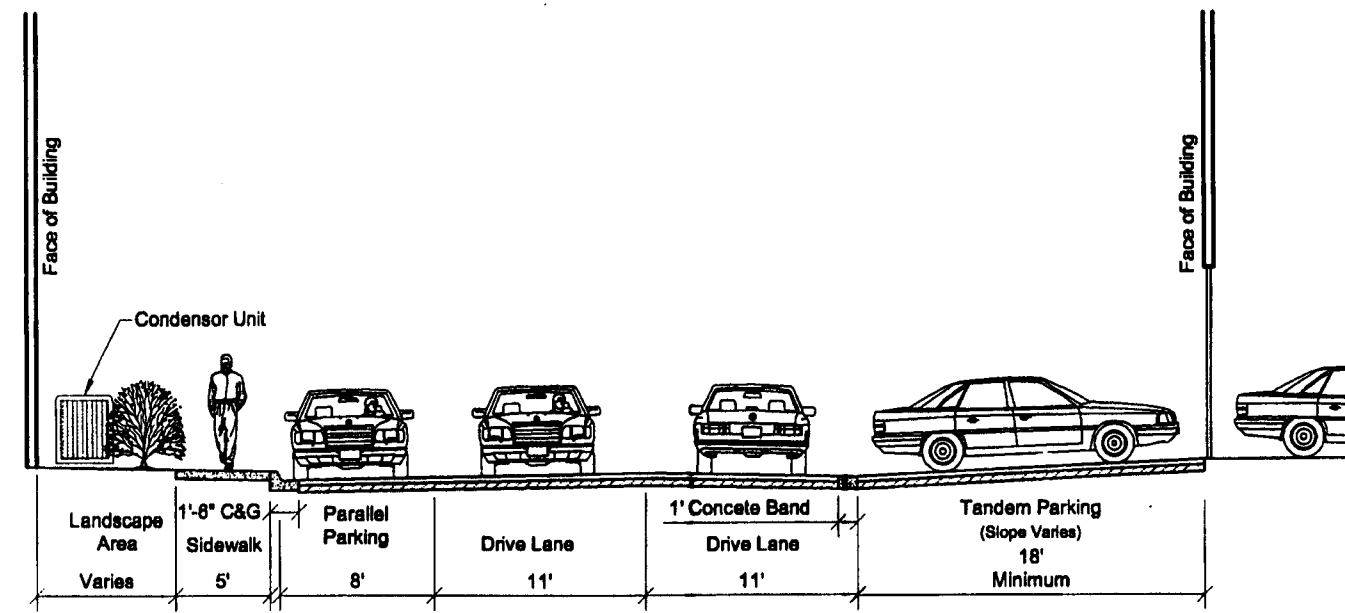


HAWFIELD FARMS ROAD (PRIVATE STREET)
E - E' Cross-Section

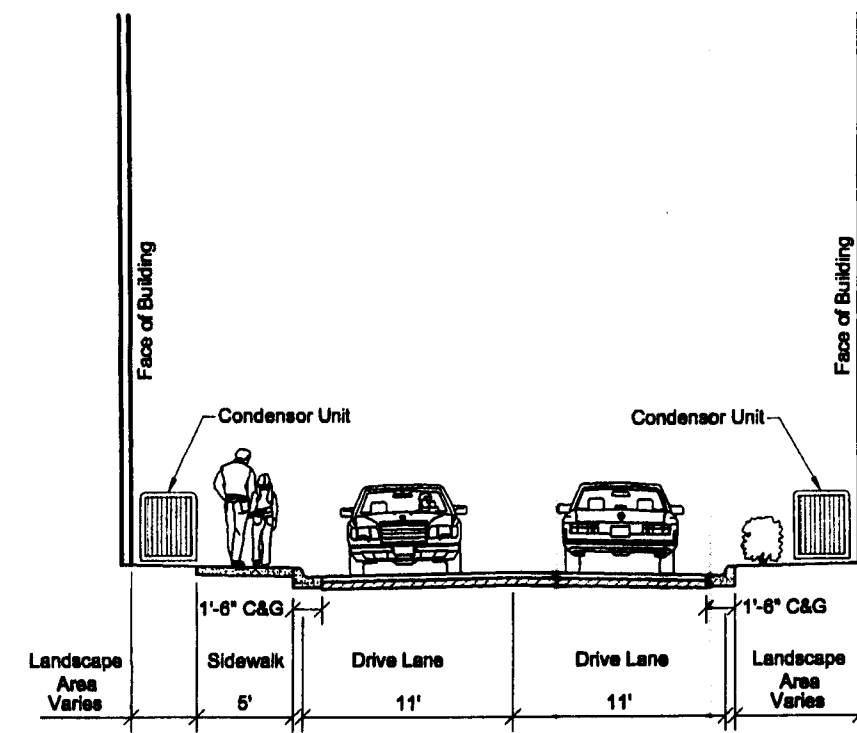
HANOVER HILLS (PRIVATE ALLEY)
F - F' Cross-Section



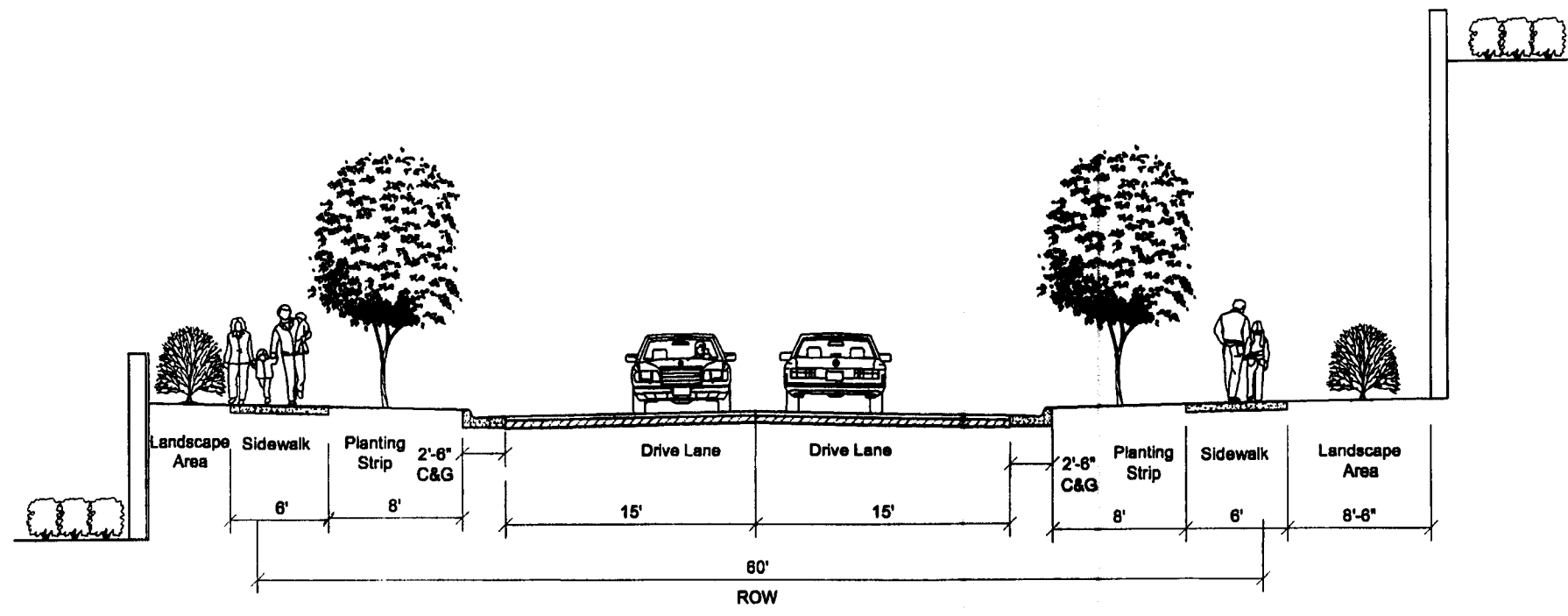
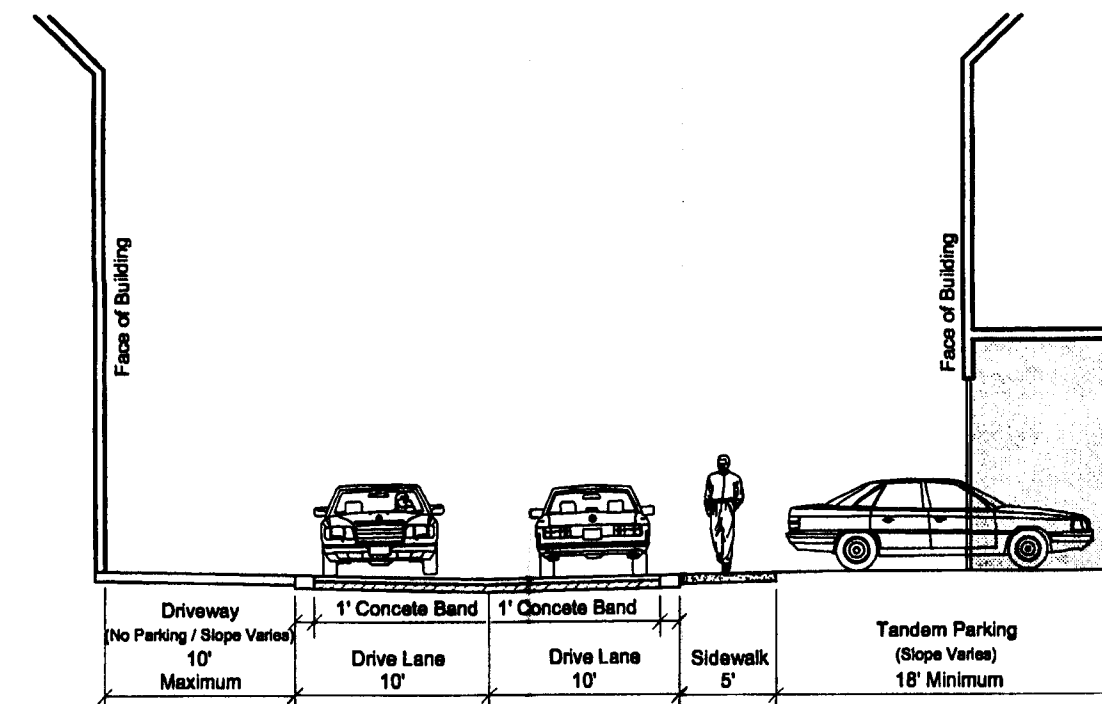
BLAIRBETH STREET (PRIVATE STREET)
G - G' Cross-Section



HAWFIELD FARMS ROAD (PRIVATE STREET)
H - H' Cross-Section

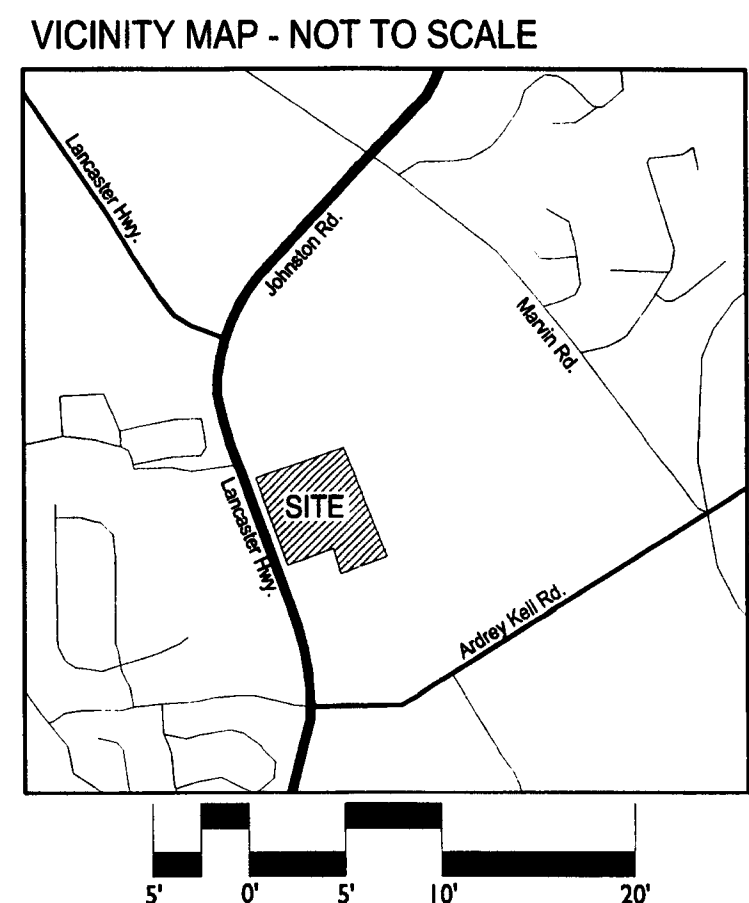


PIN OAK ACRES (PRIVATE ALLEY)
I - I' Cross-Section



HAWFIELD WAY DRIVE
J - J' Cross-Section

GENERAL NOTES:
1) BLAIRBETH STREET CROSS-SECTION DESIGNED TO MATCH "THE ENCLAVE" CROSS-SECTION AT THE PROPERTY LINE. "THE ENCLAVE" DEVELOPMENT INFORMATION PROVIDED BY:
SITE SOLUTIONS
CONTACT: PHILIP HOBBS
2320 WEST MOREHEAD STREET
CHARLOTTE, NC 28208
P. 704.521.9880
2) REFER TO LAYOUT PLAN FOR STREET CROSS-SECTION LOCATIONS.

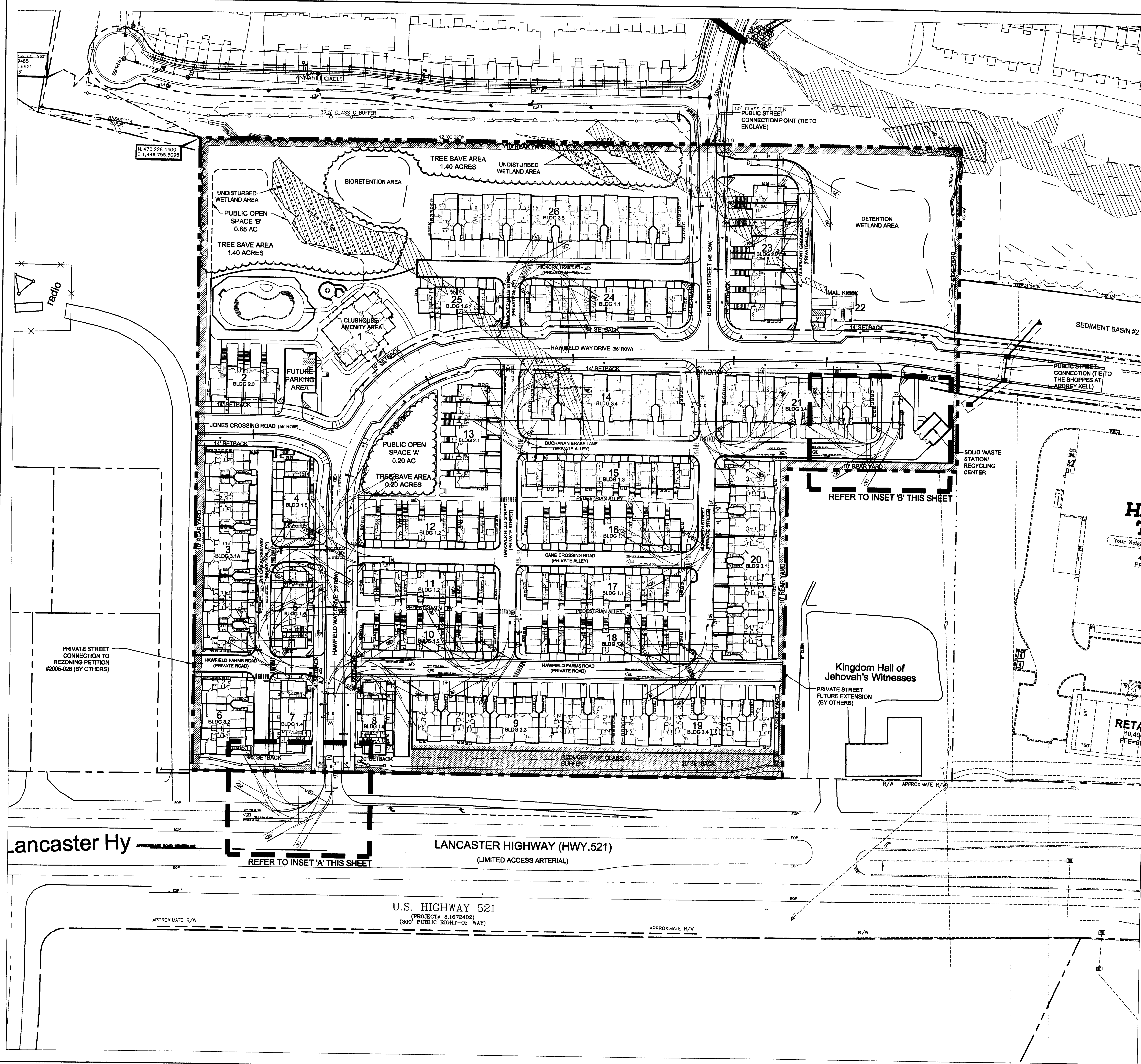


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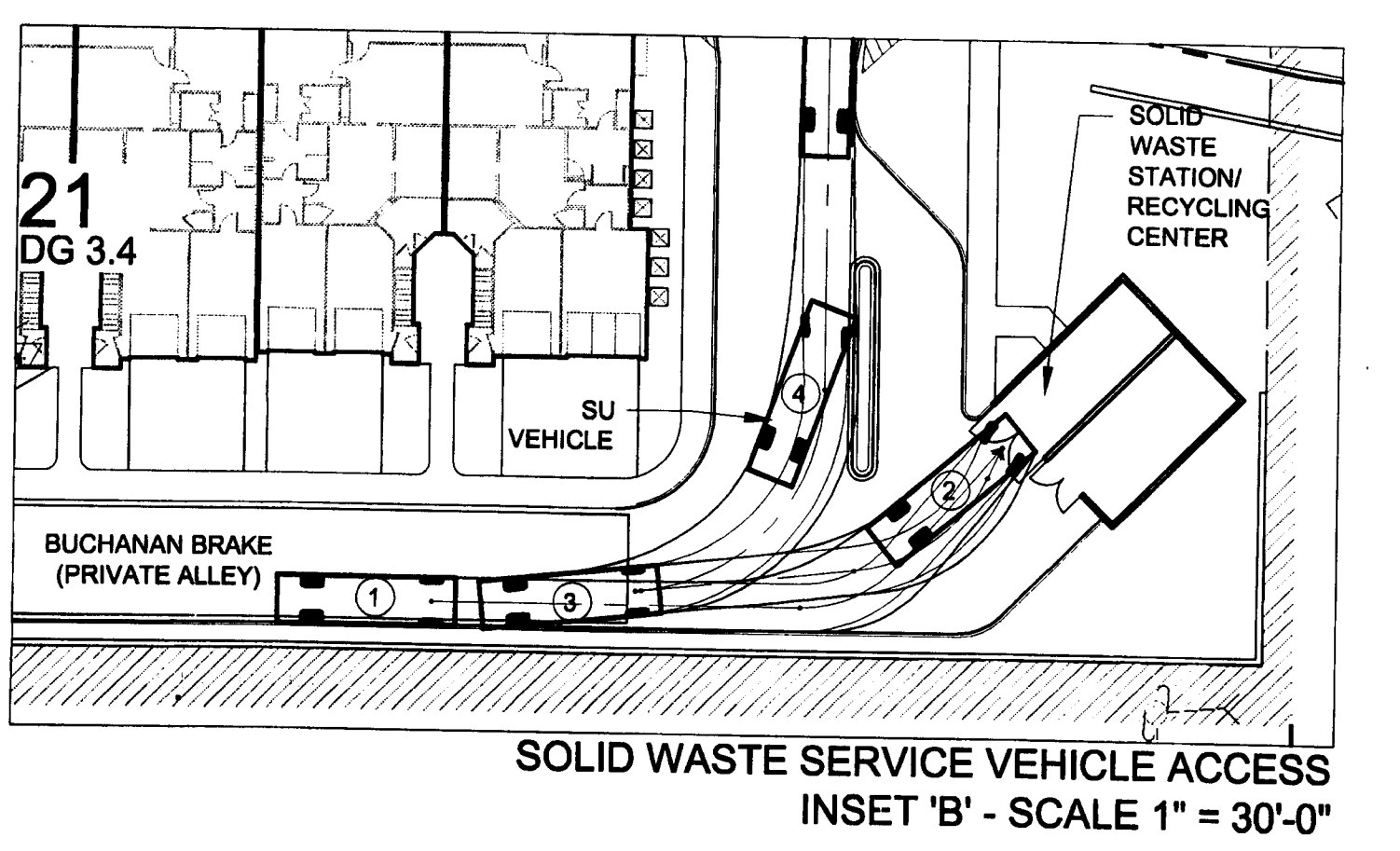
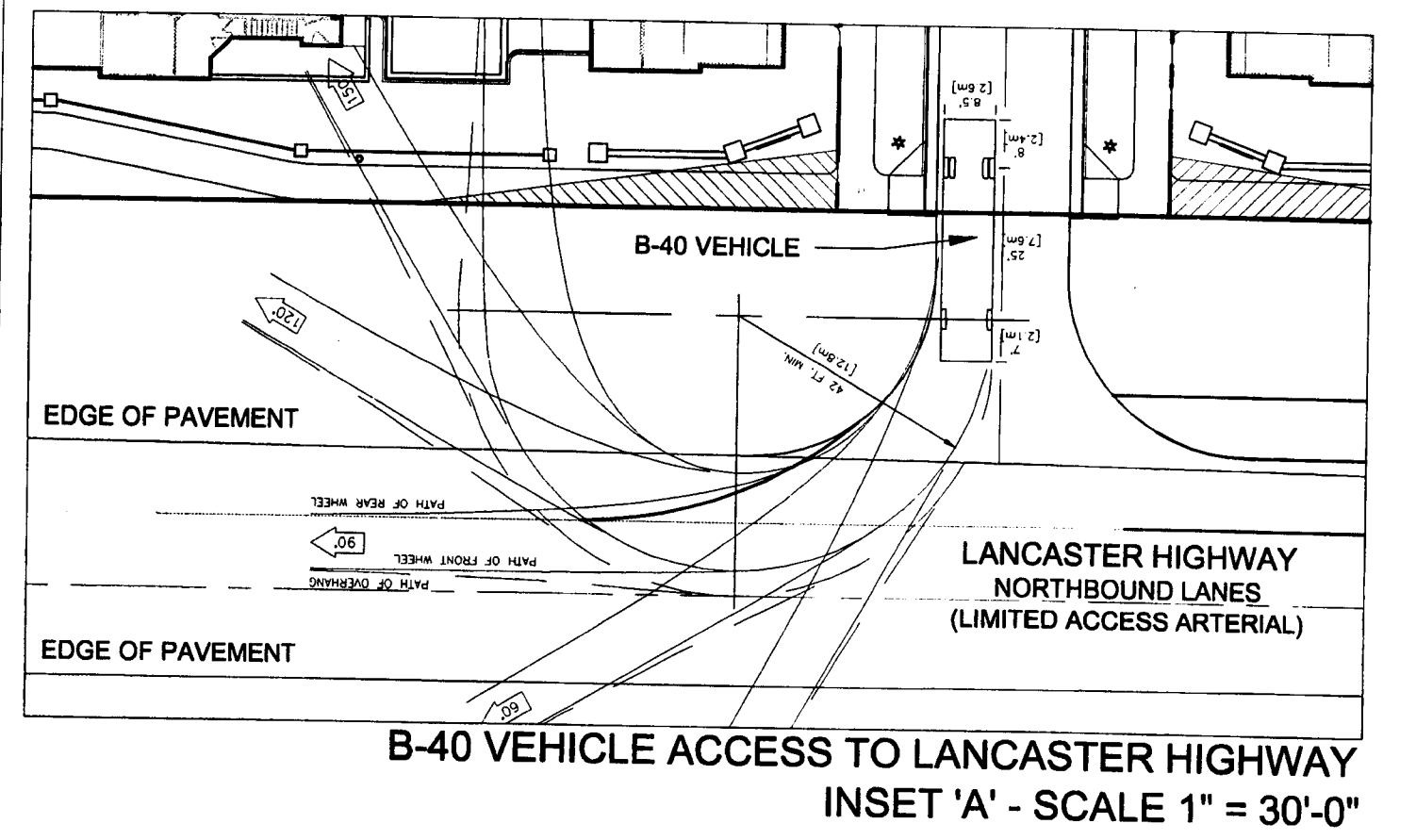
THE VILLAS AT ARDREY KELL
MULTI-FAMILY DEVELOPMENT
THE HANOVER COMPANY, CHARLOTTE, NC
TYPICAL SECTIONS

REVISIONS:
DATE: 05/25/07
DESIGNED BY: CHK, AM
DRAWN BY: CHK, AM
CHECKED BY: RJP
CALCULATED BY: RJP
PROJECT #: 1006294
SHEET #:
C-1.8

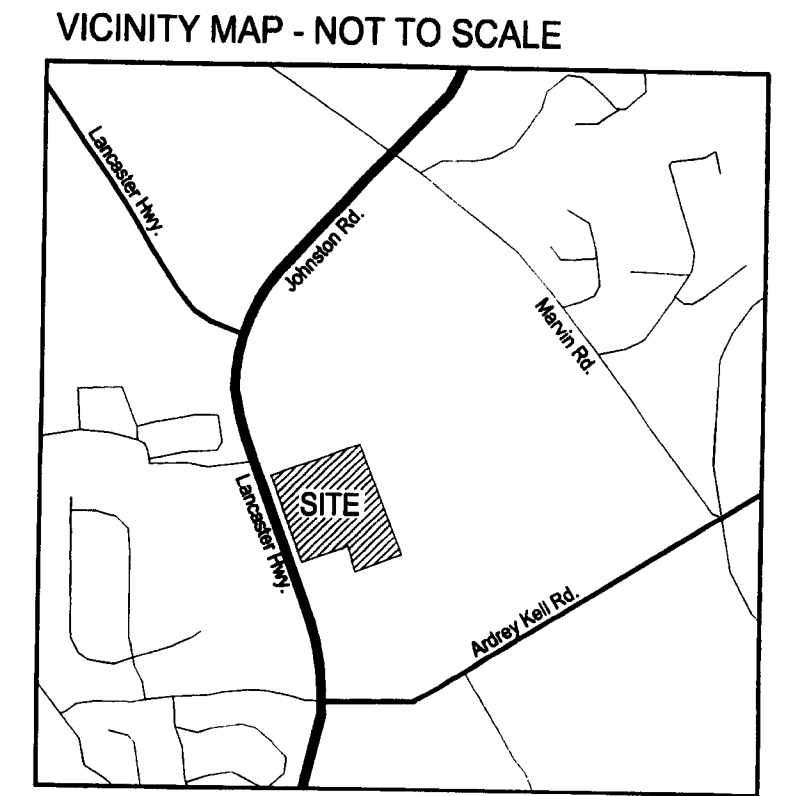


NOTES:
1. ALL WB-40 TRUCK DELIVERIES AND SINGLE UNIT VEHICLE ACCESS IS RESTRICTED TO THE ENTRANCE AT LANCASTER HIGHWAY / U.S. HIGHWAY 521 OR THE ENTRANCE AT THE JONES STREET EXTENSION TO THE SHOPPES AT ARDREY KELL.

SOLID WASTE ACCESS (SU)		FIRE DEPARTMENT ACCESS (B-40)	
Width	8.00	Width	8.50
Track	8.00	Track	8.50
Lock to Lock Time	6.00	Lock to Lock Time	6.00
Steering Angle	31.80	Steering Angle	40.10



BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



THE VILLAS AT ARDREY KELL
MULTI-FAMILY DEVELOPMENT
THE HANOVER COMPANY, CHARLOTTE, NC
SITE SERVICES PLAN

DATE: 05/24/07
DESIGNED BY: CHK, AM
DRAWN BY: CHK, AM
CHECKED BY: RP
SCALE: 1"=60'-0"
PROJECT #: 1006294
SHEET #:
C-1.15

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NORTH CAROLINA
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