IMPERVIOUS SUMMARY

AREA 1 – EVERGREEN TERRACE/CEDAR WALK LANE

ORIGINAL PLAN:		35 UNITS
	BUILDINGS:	53,699 SF
	GARAGES:	10,080 SF
	DRIVEWAYS:	3,456 SF
	TOTAL:	67,235 SF
REVISED PLAN:		29 UNITS
	BUILDINGS:	53,260 SF
	GARAGES:	8,030 SF
	DRIVEWAYS:	7,781 SF
	TOTAL:	68,106 SF
NET IMPERVIOUS:		1,129 SF DECREASE

AREA 2 – CEDAR WALK LANE

ORIGINAL PLAN:		21 UNITS
	BUILDINGS:	27,656 SF
	GARAGES:	8,820 SF
	DRIVEWAYS:	2,285 SF
	TOTAL:	38,761 SF
REVISED PLAN:		28 UNITS
	BUILDINGS:	18,628 SF
	GARAGES:	8,517 SF
	DRIVEWAYS:	1,553 SF
	TOTAL:	28,698 SF
NET IMPERVIOUS:		11,793 SF DECREASE

BEFORE YOU DIG!
CALL 1-800-QUIET-ZONE
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GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

SITE DATA/ZONING INFORMATION

ZONING CLASSIFICATION (PETITION 2005-065 & 2010-023):
NS – NEIGHBORHOOD SERVICES (8.59 ACRES)
UR-2 (CD) – URBAN RESIDENTIAL 2 (14.99 ACRES)

TOTAL ACREAGE: 23.58 AC

SETBACKS:
FRONT: 14' FROM BOC
REAR: 30' FROM PROP. LINE
SIDE: 10' FROM PROP. LINE

BUILDING AREAS:
ALLOWED PER REZONING
42 LIVE/WORK TOWNHOMES
120 RESIDENTIAL TOWNHOMES
PROPOSED:
PHASE 1
12 LIVE/WORK TOWNHOMES (NS)
121 RESIDENTIAL UNITS (UR-2 & NS)
PHASE 2
16 RESIDENTIAL UNITS (UR-2)
TOTAL UNITS: 149
A MINIMUM 400 SF SUBLOT FOR PRIVATE OPEN SPACE WILL BE PROVIDED FOR ALL UNITS IN THE UR-2(CD) ZONING DISTRICT. NO MINIMUM SUBLOT REQUIREMENT FOR THE UNITS IN THE NS ZONING DISTRICT.

OFF STREET PARKING/LOADING REQUIREMENTS:
REQUIRED
LIVE/WORK: 1 SPACE PER 250 SF = 10,295/250 = 42 SPACES
RESIDENTIAL: 1.5 SPACE PER UNIT MIN = 137*1.5 = 206 SPACES
PROVIDED
LIVE/WORK: 42
RESIDENTIAL: 181
ON-STREET/SHARED: 76 SPACES
TOTAL SPACES PROVIDED: 299

BICYCLE PARKING
REQUIRED: 2 SHORT TERM (LIVE/WORK)
PROVIDED: 2

BUILDING HEIGHT (MAX 40') = 40'

F.A.R. (UR 2 (CD) PORTION)
MAXIMUM: 1.0
PROVIDED: 73,677/652,964 = 0.11 (PHASE 1)

TRASH COLLECTION:
SHALL BE BY PRIVATE CONTRACTOR.
CITY REQUIREMENTS :
RECYCLING REQ: 2 – 144 SF STATIONS
DUMPSTER REQ: 1 – 8 CY/30 UNITS, 4 REQ'D

DEVELOPMENT STANDARDS (2010-023):

1. THE REZONING PLAN CONSISTS OF THE DEVELOPMENT STANDARDS AND THE SITE PLAN. THE DEVELOPMENT STANDARDS CONTAIN ALL OF THE CONDITIONS UNDER WHICH THE DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED UNDER THE REZONING PLAN. SUBJECT TO THE ADMINISTRATIVE AMENDMENT PROVISIONS OF SECTION 6.207 OF THE ZONING ORDINANCE AND THE PLANNED/UNIFIED DEVELOPMENT STANDARDS, THE SITE PLAN AND THE DEVELOPMENT STANDARDS ESTABLISH THE MAXIMUM DEVELOPMENT RIGHTS, THE MINIMUM DEVELOPMENT STANDARDS AND THE PUBLIC STREET AND PEDESTRIAN IMPROVEMENTS THAT ARE APPLICABLE TO THE DEVELOPMENT OF THE SITE. THE SITE PLAN DEPICTS A DEVELOPMENT KNOWN AS CEDAR WALK LANE (THE "DEVELOPMENT") THAT IS PROPOSED FOR THE SITE. THE DEVELOPMENT CONSISTS OF A MAXIMUM OF 149 RESIDENTIAL UNITS AND LIVE/WORK UNITS. SUCH CHANGES SHALL STILL REFLECT THE "NEIGHBORHOOD SERVICES" OR "URBAN RESIDENTIAL" STYLE LAYOUT OF THE SITE AS GENERALLY DEPICTED ON THE SITE PLAN.

2. THE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF 29 UNITS FOR THE BASE OF THE BUILDING. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO 40 FEET AND THREE STORIES FOR THE LIVE/WORK TOWNHOMES AND 40 FEET AND THREE STORIES FOR THE RESIDENTIAL BUILDINGS, RESPECTIVELY.

3. ARCHITECTURAL STANDARDS, SETBACK AND YARD REQUIREMENTS, AND OTHER STANDARDS FOR THE DEVELOPMENT SHALL BE AS SET FORTH ON THE SITE PLAN AND THESE DEVELOPMENT STANDARDS.

4. PARKING AREAS, DRIVEWAYS AND WATER QUALITY FACILITIES MAY BE LOCATED IN ABOVE-GROUND OR UNDERGROUND FACILITIES, ABOVE-GROUND WATER QUALITY FACILITIES SHALL BE LOCATED IN THE REAR YARD AS FAN-SHAPED, SHORETREATED, OR WET DETENTION PONDS WITH NATURALIZED EDGES AND PLANTINGS.

5. ALL BUILDINGS SHALL BE CONSTRUCTED WITH A MINIMUM OF 30% BRICK MASONRY FINISHING MATERIALS. TYPE OF THE REMAINING BUILDING FINISHING MATERIALS SHALL INSTALL A 6 FOOT WOOD PRIVACY FENCE AT THE REAR OF THE BUILDINGS. THERE WILL BE A MAXIMUM OF TWO (2) USES WITH DRIVE THRUS ON THE SITE, NO SINGLE USE WILL EXCEED 2,500 SQUARE FEET.

6. THE PETITIONER AGREES TO PROVIDE A LOCATION FOR A CATS BUS STOP ON THE PROPERTY. A PRELIMINARY LOCATION HAS BEEN SHOWN ON THE REZONING PLAN, HOWEVER THE PETITIONER RESERVES THE RIGHT TO INSTALL IT AT ANOTHER LOCATION ALONG ARDREY KELL ROAD AS APPROVED BY CATS AND CDOT DURING THE PERMITTING PROCESS.

7. THE PETITIONER/DEVELOPER WILL MAKE THE STREETS (LOW LIFE PUBLIC STREETS WITH SIDEWALKS ON BOTH SIDES AND ADEQUATE PLANTING STRIPS COMPLETE AND ACCESSIBLE TO THE PUBLIC.

8. THE PETITIONER AGREES TO DEDICATE AND CONVEY FEE SIMPLE TITLE TO ALL PUBLIC STREET RIGHT-OF-WAY AS TO BE "DEDICATED AND CONVEYED" AS NEEDED TO PROVIDE THE PUBLIC STREETS AS GENERALLY DEPICTED ON THE SITE PLAN.

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10. THE PETITIONER SHALL DEDICATE AND CONVEY ALL RIGHT-OF-WAY TO THE CITY BEFORE THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE DEVELOPMENT, BUT NOT LATER THAN 12:00 AM. THERE WILL BE NO DELIVERIES OR GARBAGE PICK UP BETWEEN THE HOURS OF 10 PM AND 7 AM.

11. THE MORE LEVEL AS GENERATED FROM THE COMMERCIAL PART OF THE DEVELOPMENT SHALL NOT EXCEED 60 DB AS MEASURED AT THE POINTS OF INTO ALONG ARDREY KELL AND MARVIN ROADS.

12. THE PETITIONER/DEVELOPER SHALL INSTALL A STREET LIGHT AT THE INTERSECTION OF ARDREY KELL AND MARVIN, AS AGREED TO IN THE TRANSPORTATION AGREEMENT.

13. THE PETITIONER/DEVELOPER AGREES TO INSTALL LANDSCAPING THAT IS GREATER THAN WHAT IS REQUIRED BY THE ORDINANCE, WHERE POSSIBLE, ALONG THE PROPERTY LINES ADJACENT TO THE EXISTING SINGLE FAMILY HOMES. THE PETITIONER RESERVES THE RIGHT TO CHANGE FROM WHAT IS SHOWN. LANDSCAPING PROVIDED BETWEEN ARDREY KELL ROAD AND "BUILDING AND PARKING ENVELOPE #1", AND "BUILDING AND PARKING ENVELOPE #2", AND "BUILDING AND PARKING ENVELOPE #3" SHALL EFFECTIVELY SCREEN THE REAR ELEVATIONS OF BUILDINGS.

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15. DEVELOPMENT OCCURRING ON THE AREAS ILLUSTRATED AS "BUILDING AND PARKING ENVELOPE #1", "BUILDING AND PARKING ENVELOPE #2", AND "BUILDING AND PARKING ENVELOPE #3" SHALL BE DESIGNED AS REAR-LOADED TOWNS OR SLAB-ON-GRADE CONDOMINIUMS. ALL PARKING WILL BE ACCESSED FROM DISTRICTS OR PROPOSED ALLEYS.

16. DEVELOPMENT OCCURRING ON THE AREAS ILLUSTRATED AS "BUILDING AND PARKING ENVELOPE #1" IS LIMITED TO TOWNHOMES OR SLAB-ON-GRADE CONDOMINIUMS. ALL PARKING WILL BE ACCESSED FROM DISTRICTS OR PROPOSED ALLEYS.

17. BUILDINGS DEVELOPED ON THE AREA ILLUSTRATED AS "BUILDING ENVELOPE A" IS LIMITED TO 10 TOWNHOMES OR 9 LIVE/WORK UNITS.

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23. DEVELOPMENT OCCURRING ON THE AREAS ILLUSTRATED AS "BUILDING ENVELOPE C" IS LIMITED TO TOWNHOMES OR 9 LIVE/WORK UNITS. UNITS WILL FRONT LONGSTONE LANE AND EVERGREEN TERRACE DRIVE. SIDEWALKS WILL BE PROVIDED TO THE STREETS.

24. THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT THIS AS ONE OR AS MULTIPLE BUILDINGS. OFFICE MAY BE DEVELOPED AS MEDICAL AND NON-MEDICAL OFFICE USES AND SHALL BE LIMITED TO A MAXIMUM OF 10,000 SQUARE FEET OF GROSS FLOOR AREA.

25. THIS REZONING PETITION IS FOR A SITE PLAN AMENDMENT TO REZONING PETITION #2005-065 ORIGINALLY APPROVED BY CHARLOTTE CITY COUNCIL ON MAY 15TH, 2006. THE PETITION INCLUDED PURPOSES OF THE ORIGINAL SITE AS INDICATED ON THE SITE PLAN BY THE REZONING BOUNDARY.

26. PARKING WILL BE PROVIDED AT THE FOLLOWING MINIMUM RATES:
LIVE/WORK UNITS: 2 SPACES PER UNIT
MEDICAL OFFICE: 1 SPACE PER 250 SF
NON-MEDICAL OFFICE: 1 SPACE PER 400 SF

27. SIDEWALKS WILL BE PROVIDED FROM ALL TOWNHOME AND LIVE/WORK UNIT ENTRANCES TO THE STREET SIDEWALK SYSTEM.

28. EXISTING DUMPSTER AND RECYCLING FACILITIES ON SITE WILL BE SHARED BY ALL TENANTS.

STREET CONNECTIONS

THE PETITIONER PROPOSES FOUR (4) PUBLIC STREET CONNECTIONS, BUT MAY BE REDUCED TO THREE (3) OR FIVE (5) IF SUBJECT TO BE DETERMINED BY CDOT.

A. THE PETITIONER PROPOSES TO CONSTRUCT A PUBLIC STREET TO CONNECT TO ARDREY KELL ROAD AND PROVIDE FULL ACCESS.

B. THE PETITIONER PROPOSES TO CONSTRUCT A PUBLIC STREET TO CONNECT TO ARDREY KELL ROAD AND INSTALL A SIGNAL. THE PETITIONER PROPOSES TO CONSTRUCT A PUBLIC STREET TO CONNECT TO MARVIN ROAD AND INSTALL A SIGNAL. THE PETITIONER PROPOSES TO CONSTRUCT A PUBLIC STREET TO CONNECT TO MARVIN ROAD AND ALLOW FOR FULL ACCESS MOVEMENTS.

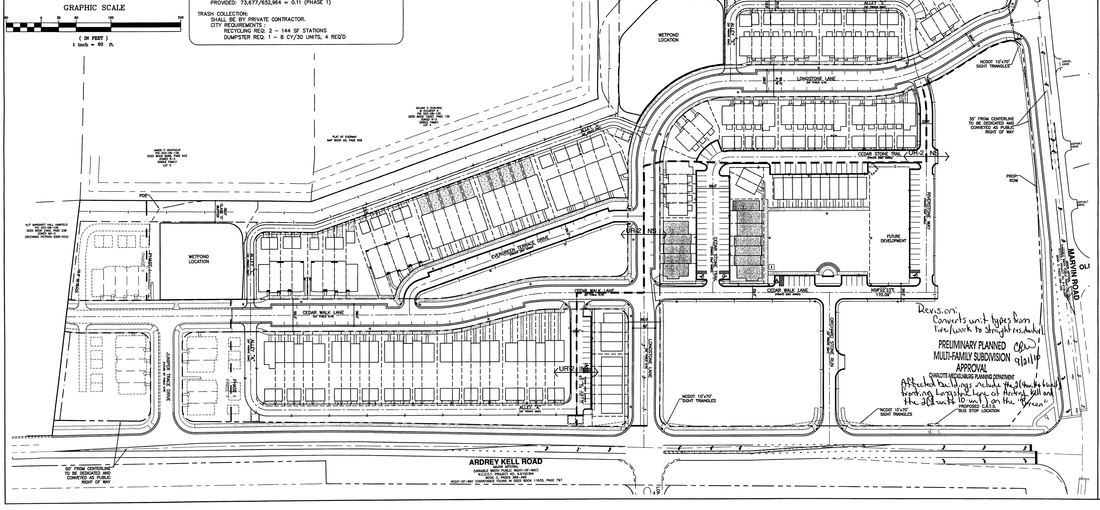
C.

D.

TOWNHOME LEGEND:

URBAN/LUXURY TOWNHOMES

LIVE/WORK TOWNHOMES



Revision:
Converts unit types from live/work to straight residential.

PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
9/21/10

Attached buildings include the other buildings fronting Longstone Lane and the one adjacent to Marvin Rd. on the Phase 1 plan.

URBAN DESIGN PARTNERS
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charlotte, nc 28205 • 704.334.3305
urbandesignpartners.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
09.14.10

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1318-a8 central ave • 704.334.3303

CEDAR WALK
PHASE 1
SITE LAYOUT
OVERALL PLAN
16700 MARVIN RD, CHARLOTTE NC

NO.	DATE	BY	REVISIONS:
1.	06.14.10	BDS	PER CITY COMMENTS
2.	07.21.10	BDS	REVISE BUILDING LOCATIONS
3.	08.16.10	BDS	ADDED DRIVEWAY INFORMATION
4.	08.18.10	BDS	ADDED DRIVEWAY INFORMATION
5.	09.14.10	BDS	PER CITY COMMENTS

Project No: 05-001
Date: 07.06.06
Designed by: BDS
Drawn By: BDS
Scale: 1"=60'
Sheet No:

3.0

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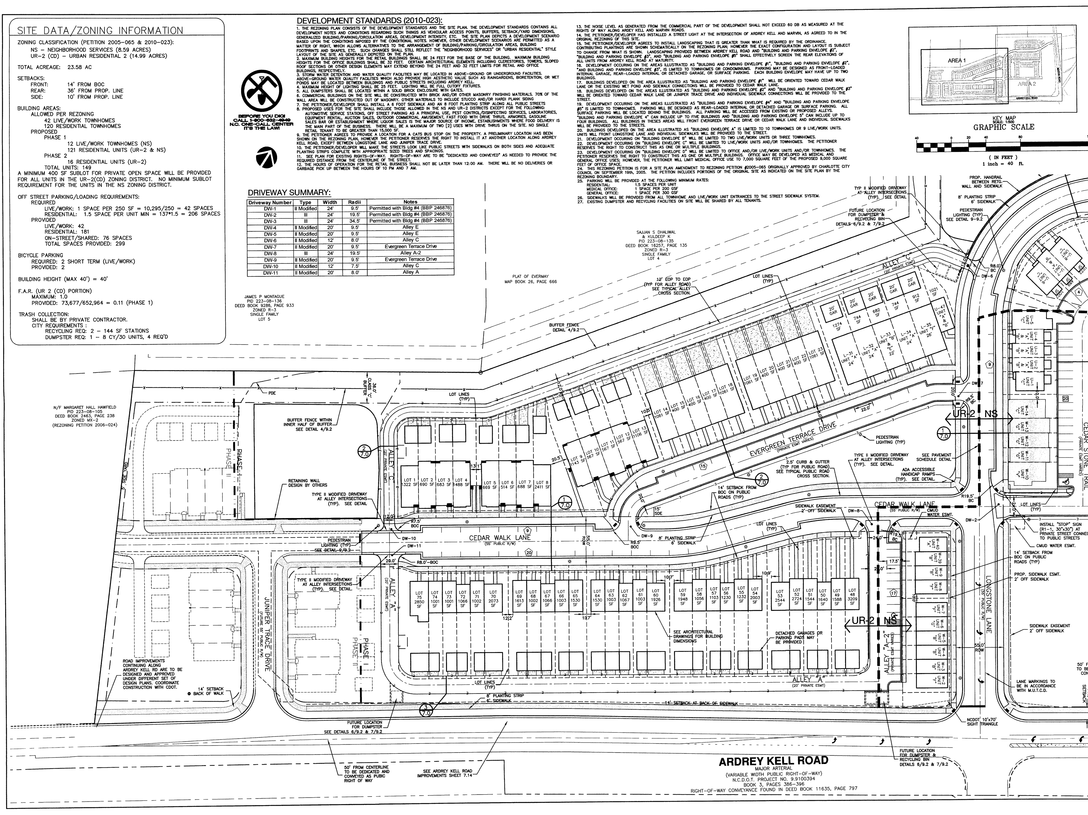
28. EXISTING DUMPSTER AND RECYCLING FACILITIES ON SITE WILL BE SHARED BY ALL TENANTS.

DRIVEWAY SUMMARY:

Driveway Number	Type	Width	Radii	Notes
DW-1	6 Modified	24'	9.5'	Permitted with Bldg #4 (SBP 246676)
DW-2	8	24'	14.5'	Permitted with Bldg #4 (SBP 246676)
DW-3	8	24'	14.5'	Permitted with Bldg #4 (SBP 246676)
DW-4	6 Modified	20'	9.5'	Alley E
DW-5	6 Modified	20'	9.5'	Alley E
DW-6	6 Modified	20'	9.5'	Alley C
DW-7	6 Modified	20'	9.5'	Evergreen Terrace Drive
DW-8	8	24'	19.5'	Alley A-2
DW-9	6 Modified	20'	9.5'	Evergreen Terrace Drive
DW-10	6 Modified	32'	7.5'	Alley C
DW-11	6 Modified	20'	9.5'	Alley A



KEY MAP
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

URBAN DESIGN PARTNERS
1318-a8 central ave • 704.334.3303
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
09.14.10

R·E·D
RESIDENTIAL ENTITLEMENT DEVELOPMENT
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CEDAR WALK
PHASE 1
SITE LAYOUT
AREA 1
16700 MARVIN RD, CHARLOTTE NC

NO.	DATE	BY	REVISIONS:
1.	06.14.10	BDS	PER CITY COMMENTS
2.	09.14.10	BDS	ADDED DRIVEWAY INFORMATION/UPDATED PLOT
3.	09.16.10	BDS	PER CITY COMMENTS
4.	09.16.10	BDS	UPDATE LOT #'s AND ARDREY KELL
5.	09.16.10	BDS	ADDED DRIVEWAY INFORMATION
6.	09.16.10	BDS	PER CITY COMMENTS
7.	09.16.10	BDS	PER CITY COMMENTS

Project No: 05-001
Date: 07.06.06
Designed by: BDS
Drawn By: BDS
Scale: 1"=40'
Sheet No:

3.1

SITE DATA/ZONING INFORMATION

ZONING CLASSIFICATION (PETITION 2005-065 & 2010-023):
NS – NEIGHBORHOOD SERVICES (8.59 ACRES)
UR-2 (CD) – URBAN RESIDENTIAL 2 (14.99 ACRES)

TOTAL ACREAGE: 23.58 AC

SETBACKS:
FRONT: 14' FROM BOC
REAR: 30' FROM PROP. LINE
SIDE: 10' FROM PROP. LINE

BUILDING AREAS:
ALLOWED PER REZONING
42 LIVE/WORK TOWNHOMES
120 RESIDENTIAL TOWNHOMES
PROPOSED:
PHASE 1
12 LIVE/WORK TOWNHOMES (NS)
121 RESIDENTIAL UNITS (UR-2 & NS)
PHASE 2
16 RESIDENTIAL UNITS (UR-2)
TOTAL UNITS: 149
A MINIMUM 400 SF SUBLOT FOR PRIVATE OPEN SPACE WILL BE PROVIDED FOR ALL UNITS IN THE UR-2(CD) ZONING DISTRICT. NO MINIMUM SUBLOT REQUIREMENT FOR THE UNITS IN THE NS ZONING DISTRICT.

OFF STREET PARKING/LOADING REQUIREMENTS:
REQUIRED
LIVE/WORK: 1 SPACE PER 250 SF = 10,295/250 = 42 SPACES
RESIDENTIAL: 1.5 SPACE PER UNIT MIN = 137*1.5 = 206 SPACES
PROVIDED
LIVE/WORK: 42
RESIDENTIAL: 181
ON-STREET/SHARED: 76 SPACES
TOTAL SPACES PROVIDED: 299

BICYCLE PARKING
REQUIRED: 2 SHORT TERM (LIVE/WORK)
PROVIDED: 2

BUILDING HEIGHT (MAX 40') = 40'

F.A.R. (UR 2 (CD) PORTION)
MAXIMUM: 1.0
PROVIDED: 73,677/652,964 = 0.11 (PHASE 1)

TRASH COLLECTION:
SHALL BE BY PRIVATE CONTRACTOR.
CITY REQUIREMENTS :
RECYCLING REQ: 2 – 144 SF STATIONS
DUMPSTER REQ: 1 – 8 CY/30 UNITS, 4 REQ'D

DRIVEWAY SUMMARY:

Driveway Number	Type	Width	Radii	Notes
DW-1	6 Modified	24'	9.5'	Permitted with Bldg #4 (SBP 246676)
DW-2	8	24'	14.5'	Permitted with Bldg #4 (SBP 246676)
DW-3	8	24'	14.5'	Permitted with Bldg #4 (SBP 246676)
DW-4	6 Modified	20'	9.5'	Alley E
DW-5	6 Modified	20'	9.5'	Alley E
DW-6	6 Modified	20'	9.5'	Alley C
DW-7	6 Modified	20'	9.5'	Evergreen Terrace Drive
DW-8	8	24'	19.5'	Alley A-2
DW-9	6 Modified	20'	9