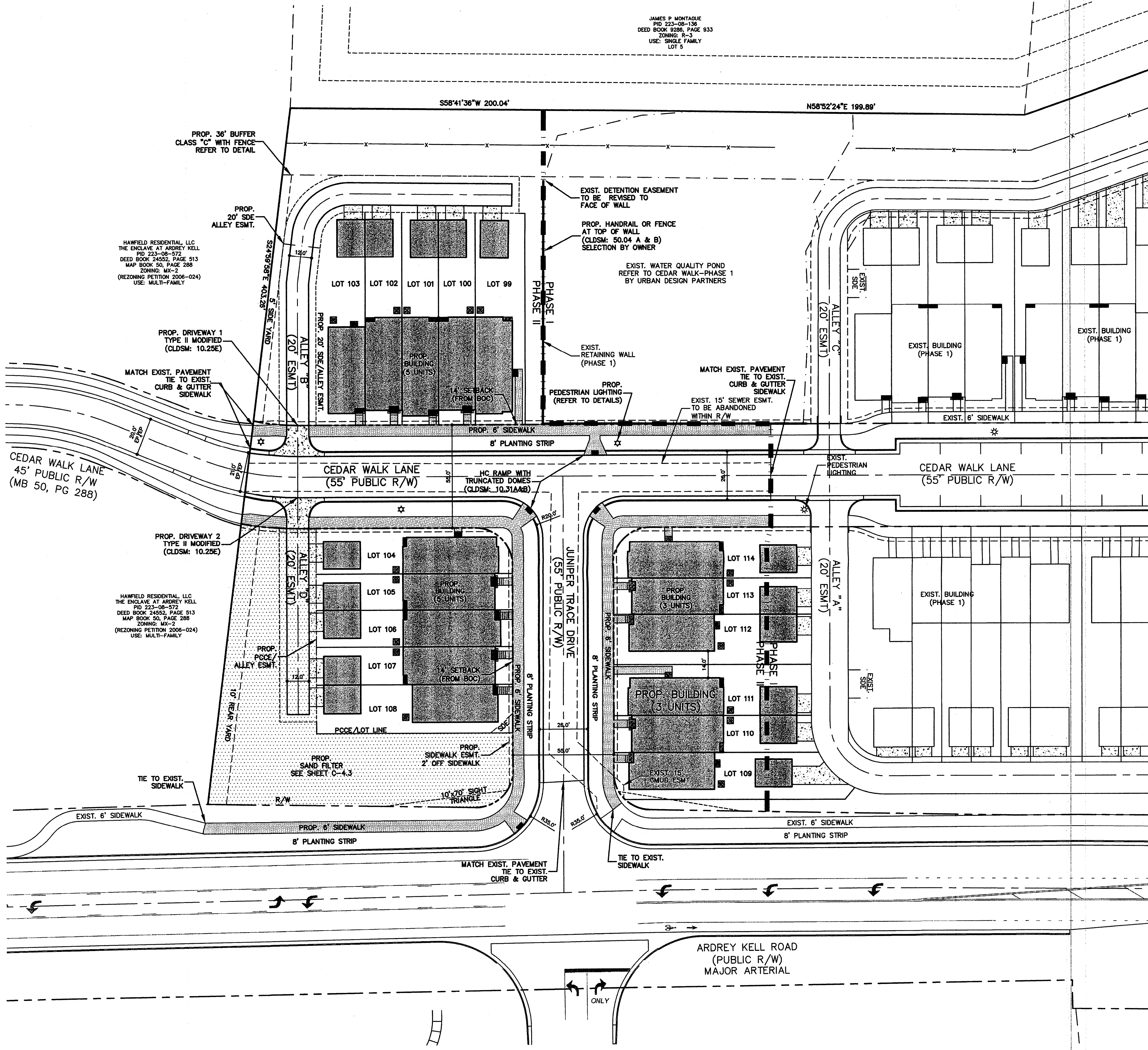


DEVELOPMENT STANDARDS - PETITION 10-023:

1. THE REZONING PLAN CONSISTS OF THE DEVELOPMENT STANDARDS AND THE SITE PLAN. THE DEVELOPMENT STANDARDS CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR ACCESS POINTS, BUFFERS, SETBACK/YARD DIMENSIONS, GENERALIZED BUILDING/PARKING/CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE SITE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE CONDITIONAL NOTES. HOWEVER, OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT, WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENT OF BUILDING/PARKING/CIRCULATION AREAS, BUILDING FOOTPRINTS AND SHAPES, ETC. SUCH CHANGES SHALL STILL REFLECT THE "NEIGHBORHOOD SERVICES" OR "URBAN RESIDENTIAL" STYLE LAYOUT OF THE SITE AS GENERALLY DEPICTED ON THE PLAN.
2. MAXIMUM BUILDING HEIGHTS FOR THE RETAIL BUILDINGS SHALL BE 24 FEET FOR THE BASE OF THE BUILDING. MAXIMUM BUILDING HEIGHTS FOR THE OFFICE BUILDINGS SHALL BE 32 FEET. CERTAIN ARCHITECTURAL ELEMENTS INCLUDING CLOSESTORIES, TOWERS, SLOPED ROOF SECTIONS OR OTHER DESIGN ELEMENTS MAY EXTEND BEYOND THE 24 FEET AND 32 FEET LIMITS FOR RETAIL AND OFFICE BUILDINGS, RESPECTIVELY.
3. STORM WATER DETENTION AND WATER QUALITY FACILITIES MAY BE LOCATED IN ABOVE-GROUND OR UNDERGROUND FACILITIES. ABOVE-GROUND WATER QUALITY FACILITIES WHICH ALSO PROVIDE HIGH AESTHETIC VALUE SUCH AS RAINGARDENS, BIORETENTION, OR WET PONDS MAY BE LOCATED BETWEEN BUILDINGS AND PUBLIC STREETS INCLUDING ARDREY KELL.
4. MAXIMUM HEIGHT OF LIGHTING SHALL BE 25 FEET. LIGHTING WILL BE FULL CUTOFF FIXTURES.
5. ALL DUMPSTERS SHALL BE LOCATED WITHIN A SOLID BRICK ENCLOSURE WITH GATES.
6. COMMERCIAL BUILDINGS ON THE SITE WILL BE CONSTRUCTED WITH BRICK AND/OR OTHER MASONRY FINISHING MATERIALS. 70% OF THE WALL AREA WILL BE CONSTRUCTED OUT OF MASONRY. OTHER MATERIALS TO INCLUDE STUCCO AND/OR HARDI PLANK SIDING
7. THE PETITIONER/DEVELOPER SHALL INSTALL A 6 FOOT SIDEWALK AND AN 8 FOOT PLANTING STRIP ALONG ALL PUBLIC STREETS
8. PROPOSED USES FOR THE SITE SHALL INCLUDE THOSE ALLOWED IN THE NS AND UR-2 DISTRICTS EXCEPT FOR THE FOLLOWING:  
AUTOMOTIVE SERVICE STATIONS, OFF STREET PARKING AS A PRINCIPAL USE, PEST CONTROL/DISINFECTING SERVICES, LABORATORIES, EQUIPMENT RENTAL, AUCTION SALES, OUTDOOR COMMERCIAL AMUSEMENT, FAST FOOD WITH DRIVE THRU, ARMORIES, GASOLINE SALES BAR OR ESTABLISHMENT WHERE LIQUOR SALES IS THE MAJOR SOURCE OF INCOME, ESTABLISHMENTS WHERE FOOD DELIVERY IS THE MAIN PART OF THE BUSINESS. THERE WILL BE A MAXIMUM OF TWO (2) USES WITH DRIVE THRU ON THE SITE. NO SINGLE RETAIL TENANT TO BE GREATER THAN 15,000 SF.
9. THE PETITIONER AGREES TO PROVIDE 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, EXCEPT BETWEEN LONGSTONE LANE AND JUNIPER TRACE DRIVE.
10. THE PETITIONER/DEVELOPER WILL MAKE THE STREETS LOOK LIKE PUBLIC STREETS WITH SIDEWALKS ON BOTH SIDES AND ADEQUATE PLANTING STRIPS COMPLETE WITH APPROPRIATE SIZED TREES AND SPACINGS.
11. SEE PLAN FOR EXISTING RIGHTS-OF-WAY. RIGHTS-OF-WAY ARE TO BE "DEDICATED AND CONVEYED" AS NEEDED TO PROVIDE THE REQUIRED DISTANCE FROM THE CENTERLINE OF THE STREET.
12. THE HOURS OF OPERATION FOR THE RETAIL BUSINESS SHALL NOT BE LATER THAN 12:00 AM. THERE WILL BE NO DELIVERIES OR GARBAGE PICK UP BETWEEN THE HOURS OF 10 PM AND 7 AM.
13. THE NOISE LEVEL AS GENERATED FROM THE COMMERCIAL PART OF THE DEVELOPMENT SHALL NOT EXCEED 60 DB AS MEASURED AT THE RIGHTS OF WAY ALONG ARDREY KELL ROAD.
14. THE PETITIONER/DEVELOPER HAS INSTALLED A STREET LIGHT AT THE INTERSECTION OF ARDREY KELL AND MARVIN, AS AGREED TO IN THE ORIGINAL REZONING OF THIS SITE.
15. THE PETITIONER/DEVELOPER AGREES TO INSTALL LANDSCAPING THAT IS GREATER THAN WHAT IS REQUIRED BY THE ORDINANCE. CONTRIBUTING PLANTINGS ARE SHOWN SCHEMATICALLY ON THE REZONING PLAN; HOWEVER THE EXACT CONFIGURATION AND LAYOUT IS SUBJECT TO CHANGE FROM WHAT IS SHOWN. LANDSCAPING PROVIDED BETWEEN ARDREY KELL ROAD AND "BUILDING AND PARKING ENVELOPE #2", "BUILDING AND PARKING ENVELOPE #3", AND "BUILDING AND PARKING ENVELOPE #5" SHALL EFFECTIVELY SCREEN THE REAR ELEVATIONS OF ALL UNITS FROM ARDREY KELL ROAD AT MATURITY.
16. DEVELOPMENT OCCURRING ON THE AREAS ILLUSTRATED AS "BUILDING AND PARKING ENVELOPE #1", "BUILDING AND PARKING ENVELOPE #2", "AND BUILDING AND PARKING ENVELOPE #3" IS LIMITED TO TOWNHOMES OR CONDOMINIUMS. PARKING MAY BE DESIGNED AS FRONT-LOADED INTERNAL GARAGE, REAR-LOADED INTERNAL OR DETACHED GARAGE, OR SURFACE PARKING. EACH BUILDING ENVELOPE MAY HAVE UP TO TWO BUILDINGS.
17. BUILDINGS DEVELOPED ON THE AREA ILLUSTRATED AS "BUILDING AND PARKING ENVELOPE #1" WILL BE ORIENTED TOWARD CEDAR WALK LANE OR THE EXISTING WET POND AND SIDEWALK CONNECTIONS WILL BE PROVIDED TO CEDAR WALK LANE.
18. BUILDINGS DEVELOPED ON THE AREAS ILLUSTRATED AS "BUILDING AND PARKING ENVELOPE #2" AND "BUILDING AND PARKING ENVELOPE #3" WILL BE ORIENTED TOWARD CEDAR WALK LANE OR JUNIPER TRACE DRIVE AND INDIVIDUAL SIDEWALK CONNECTIONS WILL BE PROVIDED TO THE STREET.
19. DEVELOPMENT OCCURRING ON THE AREAS ILLUSTRATED AS "BUILDING AND PARKING ENVELOPE #4" AND "BUILDING AND PARKING ENVELOPE #5" IS LIMITED TO TOWNHOMES. PARKING WILL BE DESIGNED AS REAR-LOADED INTERNAL OR DETACHED GARAGE OR SURFACE PARKING. ALL SURFACE PARKING WILL BE LOCATED BEHIND THE BUILDINGS. ALL PARKING WILL BE ACCESSED FROM EXISTING OR PROPOSED ALLEYS. "BUILDING AND PARKING ENVELOPE 4" CAN INCLUDE UP TO FIVE BUILDINGS AND "BUILDING AND PARKING ENVELOPE 5" CAN INCLUDE UP TO FOUR BUILDINGS. ALL BUILDINGS IN THESE AREAS WILL FRONT EVERGREEN TERRACE DRIVE OR CEDAR WALK LANE AND INDIVIDUAL SIDEWALKS WILL BE PROVIDED TO THE STREETS.
20. BUILDINGS DEVELOPED ON THE AREA ILLUSTRATED AS "BUILDING ENVELOPE A" IS LIMITED TO 10 TOWNHOMES OR 8 LIVE/WORK UNITS. UNITS WILL FRONT LONGSTONE LANE AND INDIVIDUAL SIDEWALKS WILL BE PROVIDED TO THE STREET.
21. DEVELOPMENT OCCURRING ON "BUILDING ENVELOPE B" WILL BE LIMITED TO TWO LIVE/WORK UNITS OR THREE TOWNHOMES.
22. DEVELOPMENT OCCURRING ON "BUILDING ENVELOPE C" WILL BE LIMITED TO LIVE/WORK UNITS AND/OR TOWNHOMES. THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT THIS AS ONE OR MULTIPLE BUILDINGS.
23. DEVELOPMENT OCCURRING ON "BUILDING ENVELOPE D" WILL BE LIMITED TO OFFICE AND/OR LIVE/WORK UNITS AND/OR TOWNHOMES. THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT THIS AS ONE OR MULTIPLE BUILDINGS. OFFICE MAY BE DEVELOPED AS MEDICAL AND GENERAL OFFICE USES; HOWEVER, THE PETITIONER WILL LIMIT MEDICAL OFFICE USE TO 7,000 SQUARE FEET OF THE PROPOSED 9,000 SQUARE FEET OF OFFICE SPACE.
24. THIS REZONING PETITION IS FOR A SITE PLAN AMENDMENT TO REZONING PETITION #2005-065 ORIGINALLY APPROVED BY CHARLOTTE CITY COUNCIL ON SEPTEMBER 19TH, 2005. THE PETITION INCLUDES PORTIONS OF THE ORIGINAL SITE AS INDICATED ON THE SITE PLAN BY THE REZONING BOUNDARY.
25. PARKING WILL BE PROVIDED AT THE FOLLOWING MINIMUM RATES:  
RESIDENTIAL: 1.5 SPACES PER UNIT  
MEDICAL OFFICE: 1 SPACE PER 200 GSF  
GENERAL OFFICE: 1 SPACE PER 300 GSF
26. SIDEWALKS WILL BE PROVIDED FROM ALL TOWNHOME AND LIVE/WORK UNIT ENTRANCES TO THE STREET SIDEWALK SYSTEM.
27. EXISTING DUMPSTER AND RECYCLING FACILITIES ON SITE WILL BE SHARED BY ALL TENANTS.



DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	223-081-14
TOTAL SITE AREA:	23.58-AC
PHASE 2 AREA:	1.96-AC
EXISTING ZONING:	UR-2 (CD) SPA 2005-065 2010-023
SETBACKS (UR-2):	
FRONT:	14' FROM BOC
SIDE:	5' FROM PROP. LINE
REAR:	10' FROM PROP. LINE
PROPOSED UNITS:	
PHASE 1:	
LIVE/WORK :	36
TOWNHOMES:	103
PHASE 2:	
TOWNHOMES:	16
TOTAL:	155
BUILDING HEIGHT:	40' MAX.
BUILDING SEPERATION:	10' MIN.
OPEN SPACE:	
A MINIMUM 400-SF SUBLLOT FOR PRIVATE OPEN SPACE WILL BE PROVIDED FOR ALL UNITS IN THE UR-2 DISTRICT. NO MINIMUM SUBLLOT REQUIREMENT FOR THE UNITS IN THE NS ZONING DISTRICT.	
VEHICULAR PARKING:	
REQUIRED:	
LIVE/WORK:	103 (1 SPACE/ 250-SF)
RESIDENTIAL:	(1.5 SPACE PER UNIT)
PHASE 1 (103 UNITS):	155
PHASE 2 (16 UNITS):	24
TOTAL:	179
PROPOSED:	299 SPACES
TRASH COLLECTION:	
SHALL BE PROVIDED BY PRIVATE CONTRACTOR	
CITY REQUIREMENTS:	
RECYCLING:	2 (144 SF STATIONS)
DUMPSTER:	4 (8 CY DUMPSTERS)
AREAS FOR DUMPSTERS PROVIDED IN PHASE 1	

LOT AREA TABLE		
LOT NUMBER	LOT AREA (SF)	OPEN SPACE AREA (SF)
99	3,065	1,678
100	2,276	907
101	2,280	872
102	2,285	884
103	2,933	1,642
104	2,582	1,196
105	2,134	765
106	2,134	727
107	2,134	766
108	2,774	1,496
109	3,076	1,586
110	2,182	751
111	2,916	1,476
112	2,916	1,580
113	2,160	735
114	2,926	1,473

- NOTES:
1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: R.B. PHARR & ASSOCIATES  
420 HANTHORNE LANE  
CHARLOTTE, NC 28204  
704-376-2188
  2. SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS  
PREPARED BY: LEINAR  
14120 BALLANTYNE CORPORATE PLACE #475  
CHARLOTTE, NC 28277  
704-542-8300
  3. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
  4. ALL DEVELOPMENT CREATING A TOTAL 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
  5. TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY OF CHARLOTTE LANDSCAPE MANAGEMENT AT 704-336-4262. ALL TREES OVER 8-INCHES IN DIAMETER (4.5-FT ABOVE GROUND) IN SETBACK AREA ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY ENGINEERING AT 704-336-6892.
  6. TRASH SERVICE FOR THE SITE WILL BE CONTRACTED THROUGH A PRIVATE COLLECTION COMPANY. COORDINATION FOR SERVICE IS THE RESPONSIBILITY OF THE APPLICANT.
  7. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  8. ALL UTILITIES SHALL BE UNDERGROUND.

URBAN  
DESIGN  
PARTNERS

1318-s6 central ave. # 704.334.3303  
charlotte, nc 28205 f 704.334.3305  
urbandesignpartners.com

PROFESSIONAL  
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D. SMITH  
REGISTERED  
ENGINEER  
IN THE STATE OF NORTH CAROLINA

REAL ESTATE  
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DRAWN  
R-E-D  
PLANNING  
PARTNERS  
1318-S6 CENTRAL AVE. #200  
CHARLOTTE, NC 28205  
704-334-3305

PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

# Cedar Walk Phase 2 Site Plan

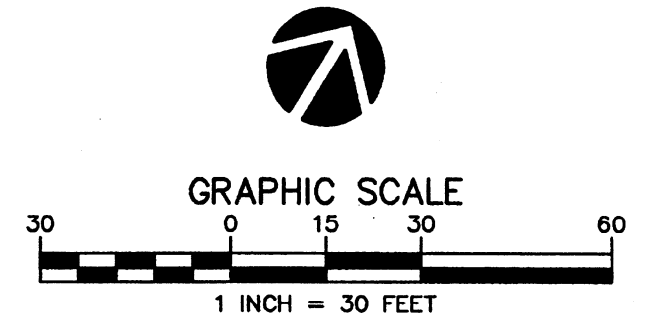
Charlotte, NC

NO.	DATE:	BY:	REVISIONS:
1	08/25/10	udp	per city comments

Project No: 10-014  
Date: July 14, 2010  
Designed by: udp  
Drawn By: udp  
Scale: 1"=30'  
Sheet No:

PROJECT SCHEDULE:	
START DATE:	SEPTEMBER 2010
COMPLETION DATE:	NOVEMBER 2010

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



C-3.0