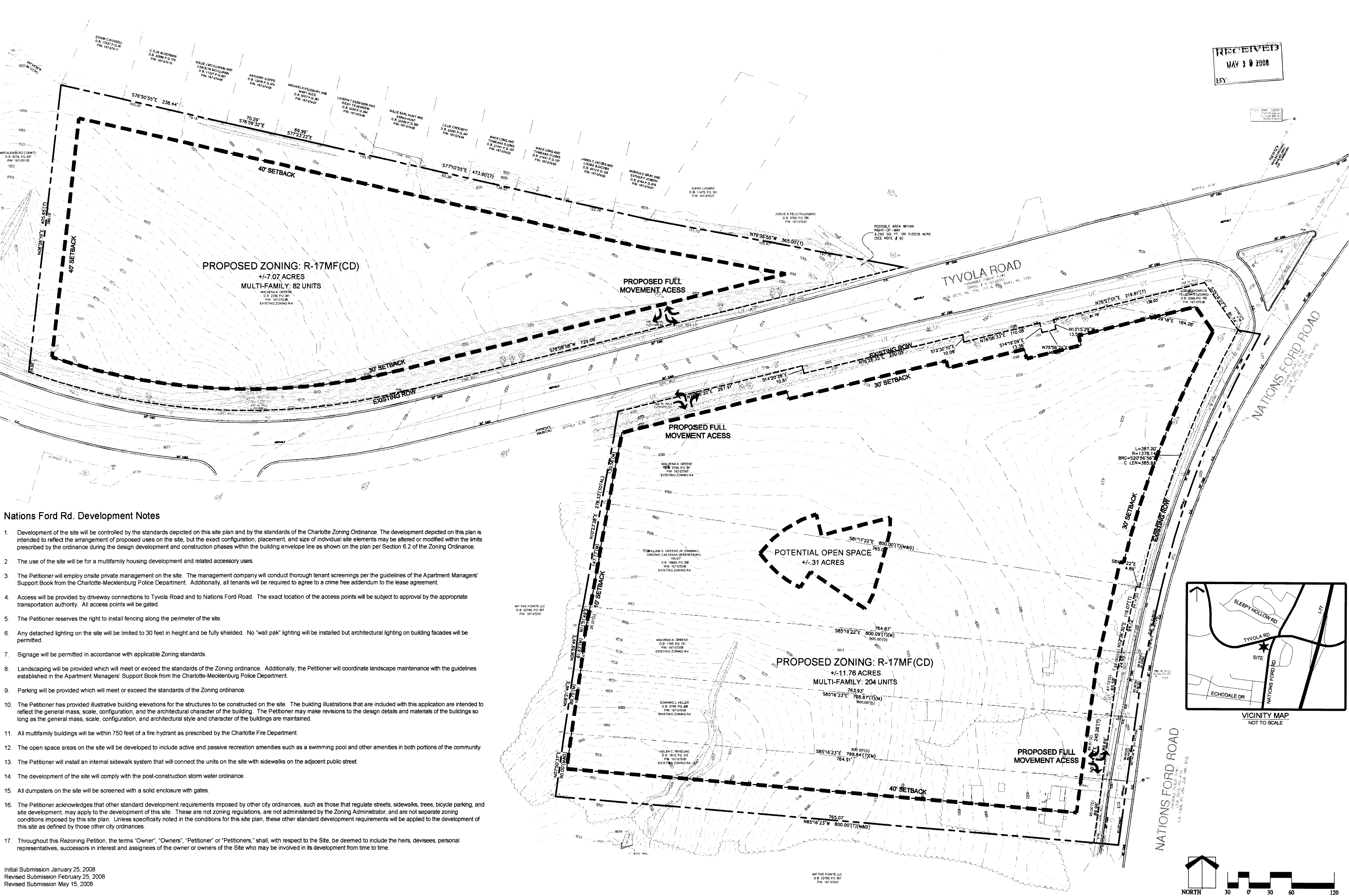


Nations Ford Rd. Development Notes

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
- The use of the site will be for a multifamily housing development and related accessory uses.
- The Petitioner will employ onsite private management on the site. The management company will conduct thorough tenant screenings per the guidelines of the Apartment Managers' Support Book from the Charlotte-Mecklenburg Police Department. Additionally, all tenants will be required to agree to a crime free addendum to the lease agreement.
- Access will be provided by driveway connections to Tyvola Road and to Nations Ford Road. The exact location of the access points will be subject to approval by the appropriate transportation authority. All access points will be gated.
- The Petitioner reserves the right to install fencing along the perimeter of the site.
- Any detached lighting on the site will be limited to 30 feet in height and be fully shielded. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
- Signage will be permitted in accordance with applicable Zoning standards.
- Landscaping will be provided which will meet or exceed the standards of the Zoning ordinance. Additionally, the Petitioner will coordinate landscape maintenance with the guidelines established in the Apartment Managers' Support Book from the Charlotte-Mecklenburg Police Department.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- The Petitioner has provided illustrative building elevations for the structures to be constructed on the site. The building illustrations that are included with this application are intended to reflect the general mass, scale, configuration, and the architectural character of the building. The Petitioner may make revisions to the design details and materials of the buildings so long as the general mass, scale, configuration, and architectural style and character of the buildings are maintained.
- All multifamily buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Department.
- The open space areas on the site will be developed to include active and passive recreation amenities such as a swimming pool and other amenities in both portions of the community.
- The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street.
- The development of the site will comply with the post-construction storm water ordinance.
- All dumpsters on the site will be screened with a solid enclosure with gates.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

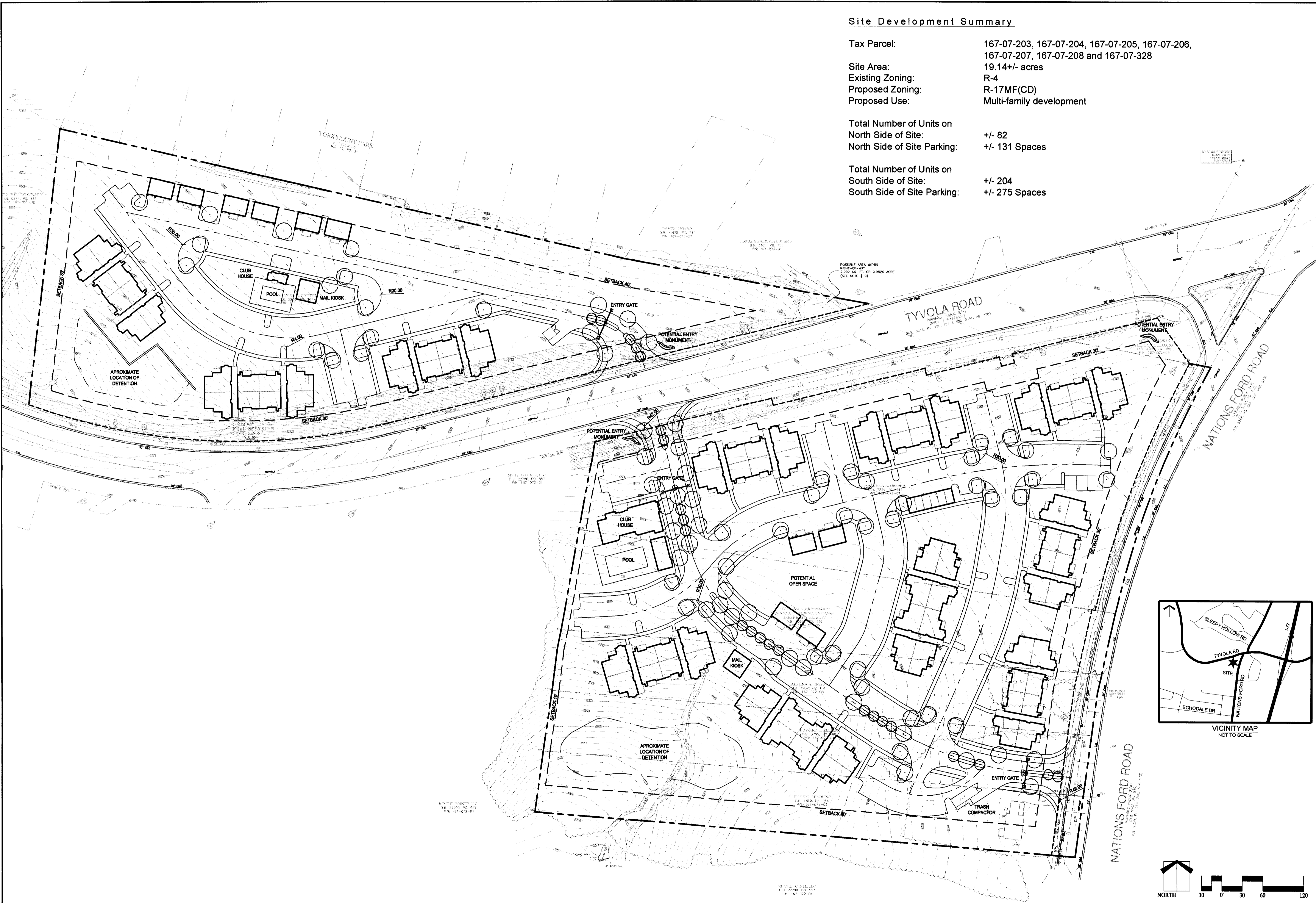
Initial Submission January 25, 2008
Revised Submission February 25, 2008
Revised Submission May 15, 2008



Master Plan for Illustrative Purpose Only; Subject to Revisions

08-56

TYVOLA APARTMENTS
REZONING PETITION NUMBER
HATHAWAY DEVELOPMENT
TECHNICAL SITE PLAN

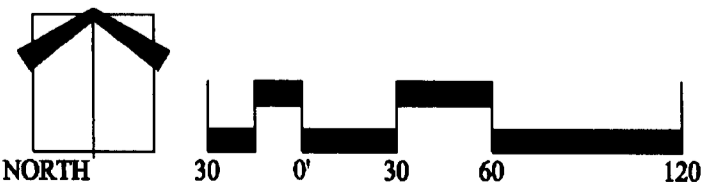
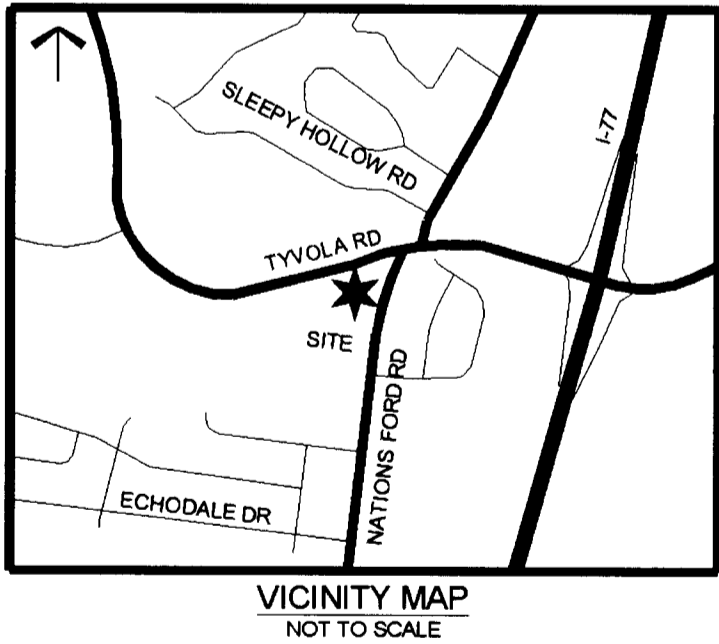


Site Development Summary

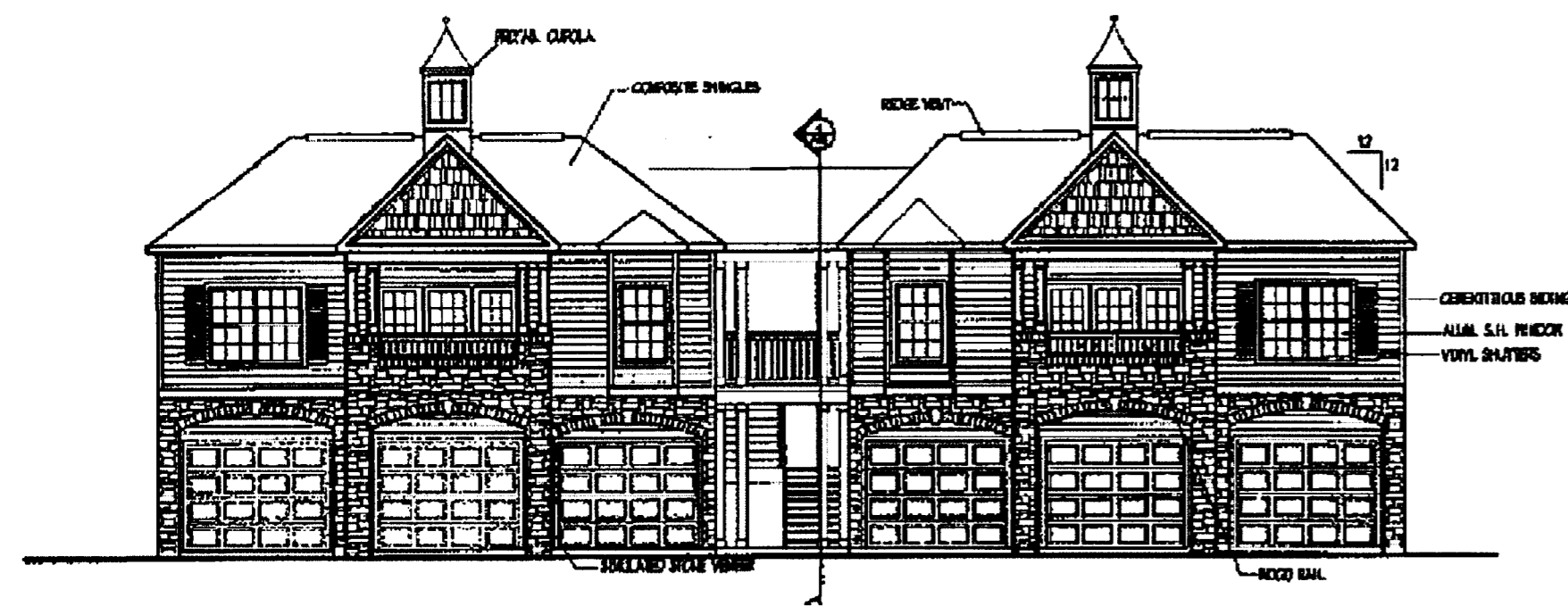
Tax Parcel: 167-07-203, 167-07-204, 167-07-205, 167-07-206, 167-07-207, 167-07-208 and 167-07-328
Site Area: 19.14+/- acres
Existing Zoning: R-4
Proposed Zoning: R-17MF(CD)
Proposed Use: Multi-family development

Total Number of Units on North Side of Site: +/- 82
North Side of Site Parking: +/- 131 Spaces

Total Number of Units on South Side of Site: +/- 204
South Side of Site Parking: +/- 275 Spaces



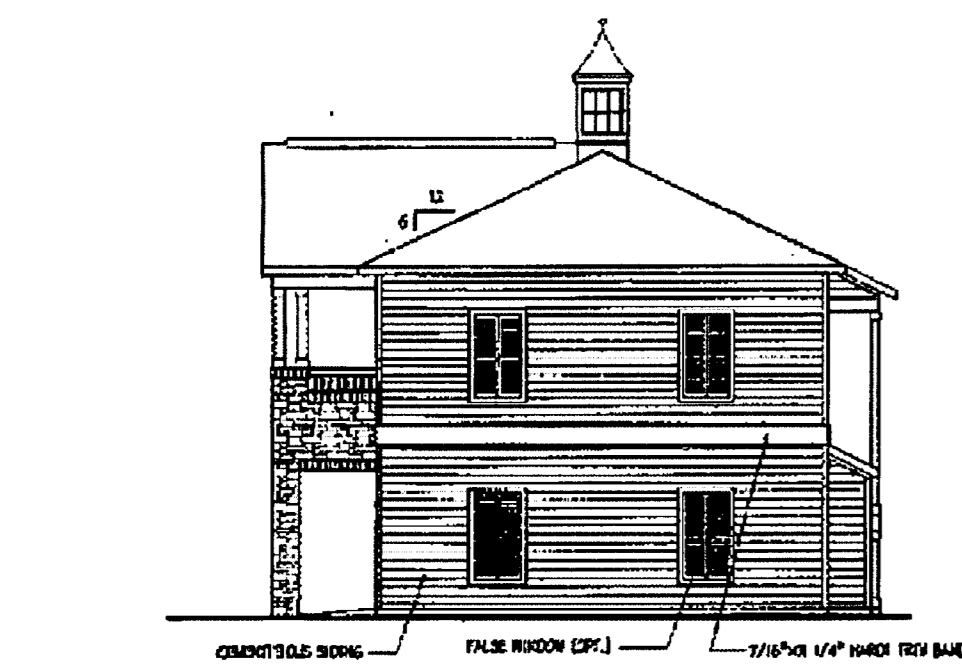
Master Plan for Illustrative Purpose Only; Subject to Revisions



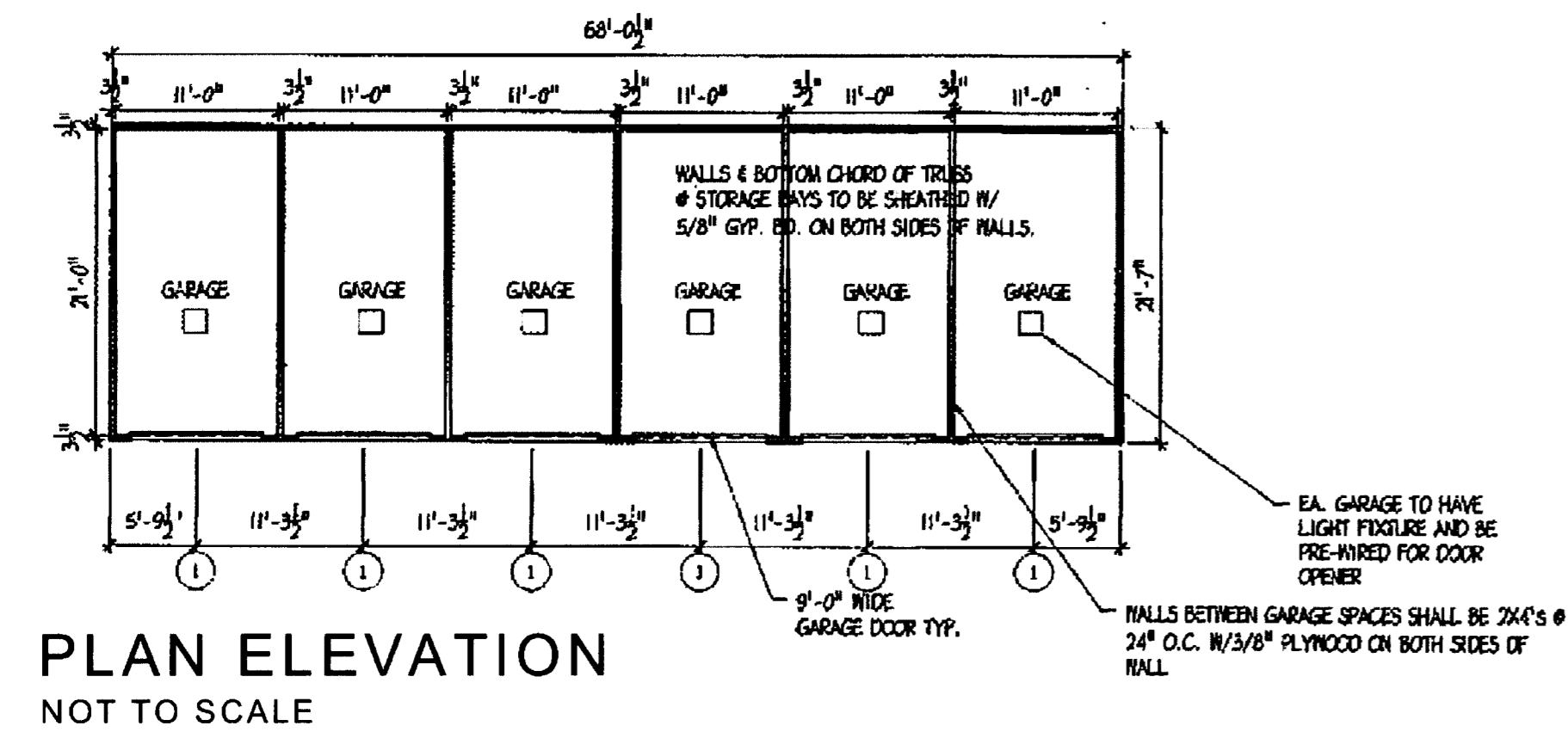
FRONT ELEVATION GARAGE CARRIAGE APARTMENTS
NOT TO SCALE



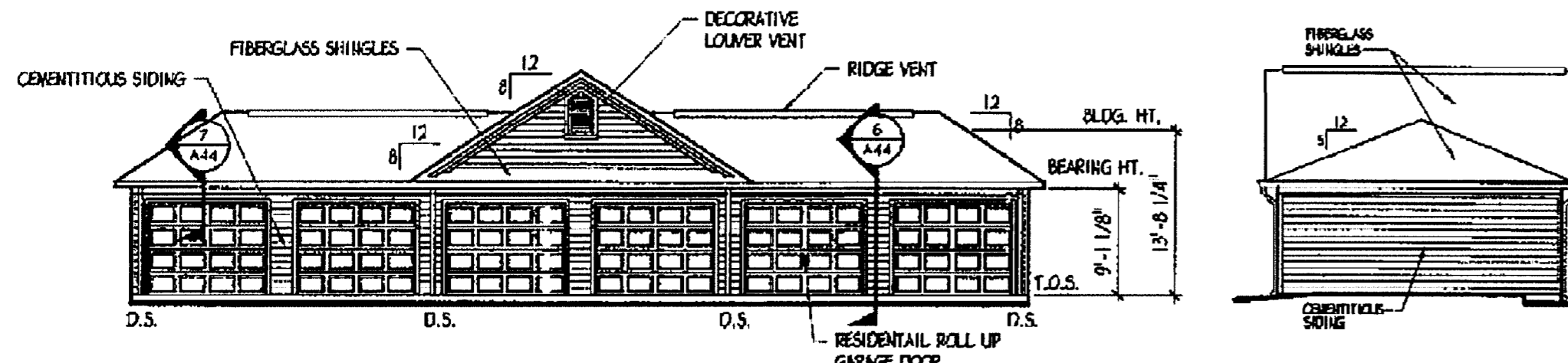
REAR ELEVATION GARAGE CARRIAGE APARTMENTS
NOT TO SCALE



SIDE ELEVATION GARAGE CARRIAGE APARTMENTS
NOT TO SCALE

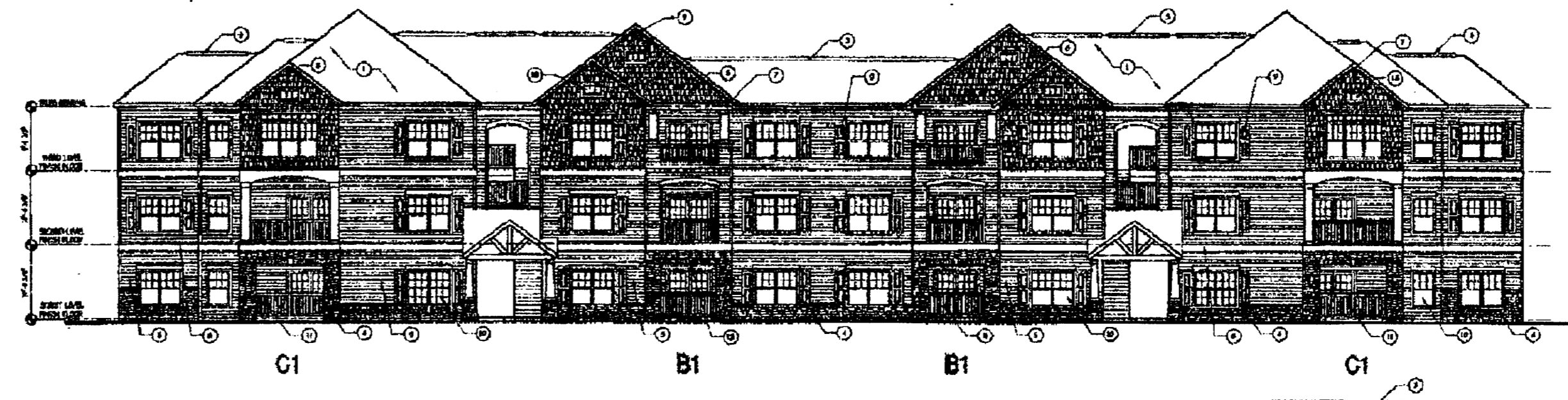


PLAN ELEVATION
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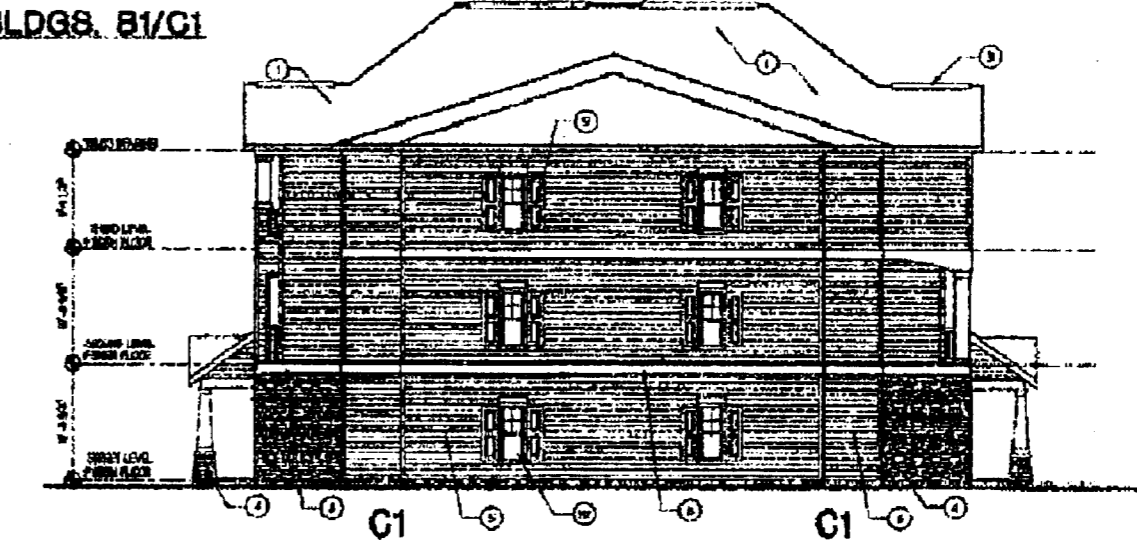


FRONT GARAGE ELEVATION
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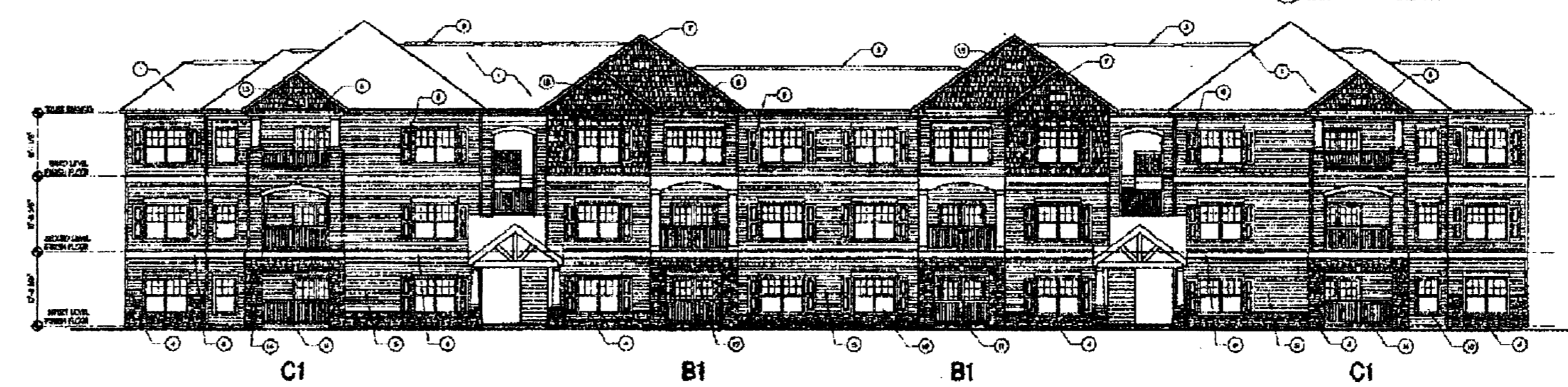
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NOT TO SCALE



FRONT ELEVATION - BLDGS. B1/C1

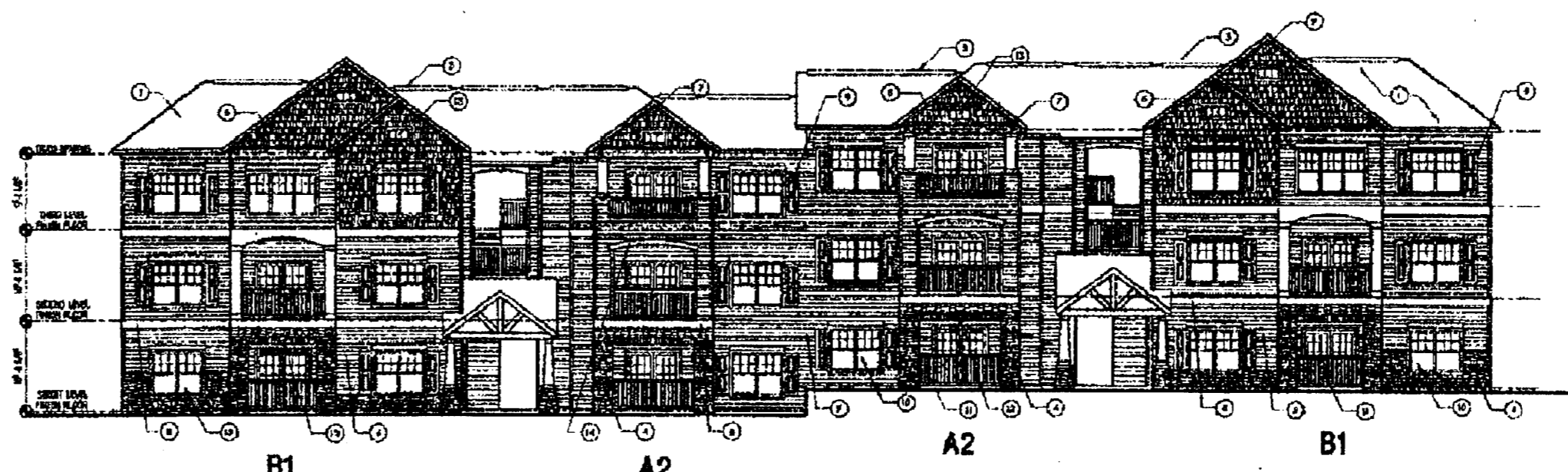


SIDE ELEVATION - BLDGS. B1/C1

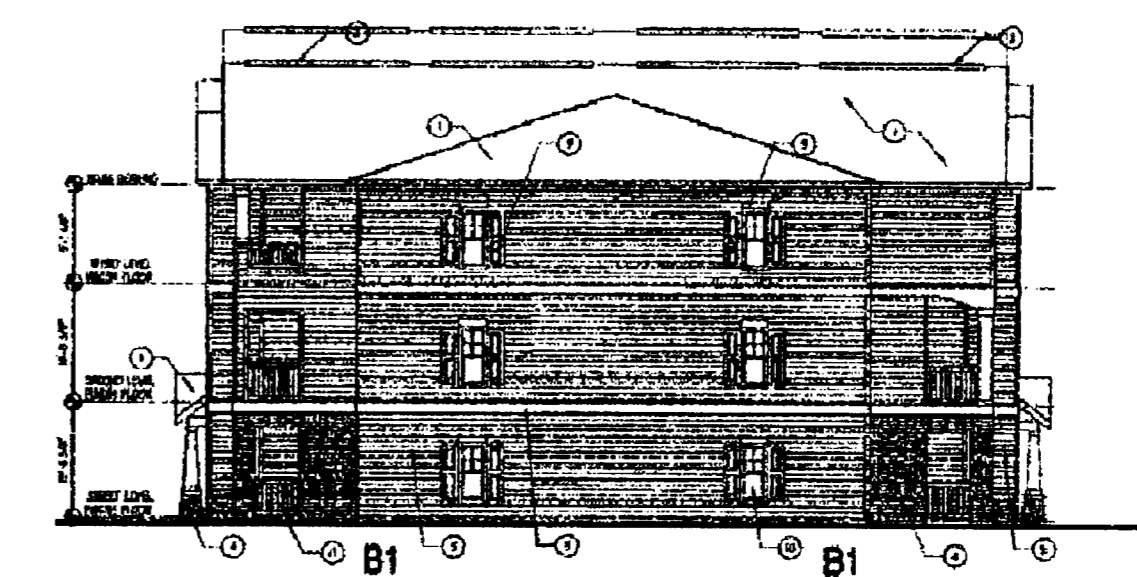


REAR ELEVATION - BLDGS. B1/C1

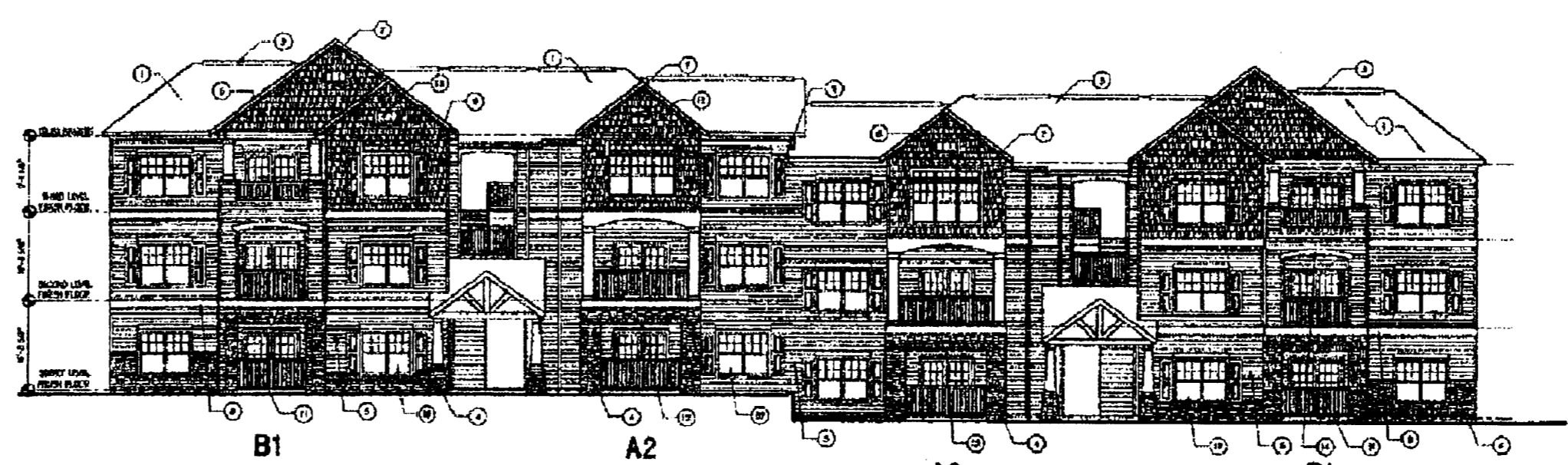
ELEVATIONS FOR BUILDING A
NOT TO SCALE



FRONT ELEVATION - BLDG. A2/B1



SIDE ELEVATION - BLDG. A2/B1



REAR ELEVATION - BLDG. A2/B1

ELEVATIONS FOR BUILDING B
NOT TO SCALE

Elevations for Illustrative Purpose Only; Subject to Revisions