

- The existing storm sewer system in the Hampton Avenue-Hanson Drive intersection will be analyzed, redesigned and reconstructed at the petitioner's expense in accordance with City of Charlotte regulations and standards as accepted by the City Engineer with the objective of reducing the flooding frequency of that intersection.
- The petitioners shall indicate on the plan an area 50 feet in width adjacent to and parallel to Briar Creek to be made available upon request to the Mecklenburg County Park and Recreation Commission as an easement for use as part of the Greenway Park System. This area is to be used as a pedestrian and/or bicycle path or maintenance passage, provided adequate provision is made by the Commission for a barrier and/or screening arrangement for the privacy and security of the housing development.
- Open drainage channels to be used on the site having longitudinal slopes of less than 1% must have concrete inverts or be enclosed with properly sized reinforced concrete pipes. If other open drainage channels are determined by the City Engineer to be unreasonably hazardous, they shall be replaced by underground conduits in the final grading and drainage plans.
- The lakes shall be constructed in accordance with the following minimum requirements:
 - There will be no appreciable amount of normal, onsite or offsite surface runoff drainage into the lakes;
 - All storm drainage will be designed to bypass the lakes and discharge directly into Briar Creek;
 - The lakes will be supplied primarily by natural ground water supplemented by a well and pump system to provide a continual flow of fresh water. The water will be "live", capable of supporting fish and aquatic plant life;
 - The lakes will be served by a drain system permitting rising lake water to run into the creek but with rising creek water of less than flooding volume being prevented from entering the lake by the inclusion of float valves in the drain system pipes;
 - Final design of the lake system will be subject to review by the City Engineer.

- Documents required in the establishment of a Home Owners Association (deposition creating common ownership and bylaws) will contain language to inform the potential homeowners of:
 - Potential responsibility in maintaining the lake areas, both as an individual unit owner and a member of the homeowners association;
 - Actions which may be taken by the City and County should the lakes not be maintained and then determined to be a health hazard in accordance with present State statutes;
 - A general indication of a proposed annual maintenance program and budget.
 Final language to achieve this will be reviewed by the City Attorney and the City Engineer.

- The intersection of the development private access drive and Hanson Drive shall be designed to discourage outbound traffic from turning left on Hanson Drive. The layout of such intersection will be as shown on Exhibit A attached hereto or as otherwise approved by the Traffic Engineer.
- A median shall be located in Hanson Drive opposite the exit lane of the private access drive. This median will be designed and constructed by the City but the cost of construction shall be borne by the petitioner. The median will not be located in such a manner as to interfere with traffic making left-hand turns into the entry lane of the private access drive. The petitioner's responsibility with respect to the median is limited to the cost of construction and nothing herein shall be construed to make the petitioner (1) responsible for the way in which the median is located, designed, constructed and maintained, or (11) liable for any injury to person or property resulting from the location, design, construction or maintenance of the median. The median may be removed at the expense of the City should the Traffic Engineer determine that it is or has become an unreasonable traffic hazard.

There will be located at the private access drive exit lane and at the Hanson Drive-Hampton Avenue intersection appropriate signage to discourage outbound traffic from turning left onto Hanson Drive and right onto Hampton Avenue. Such signage will be designed and installed by the City with the cost of installation (but not of maintenance) to be borne by the petitioner.

- GENERAL NOTES:**
- Project will adhere to City of Charlotte floodway regulations.
 - Private street pavement will be at or above 100 yr. flood elevation, tapered to meet Hanson Drive.
 - Finished floor elevation of every unit will be above 100 yr. flood elevation.
 - Parking will be provided in excess of city of Charlotte minimum requirements for projects of this type.
 - Common open space and lakes will be maintained by the project's Homeowners Association.
 - Areas within housing clusters will be filled to approximate elevation 620'; this elevation may vary somewhat due to the architectural type of unit and location of the housing cluster.
 - Developer initially clean out the 48" pipe.
 - Developer initially clean out the outlet of the 48" pipe to the creek.
 - The Airfile Homeowners Association be made responsible for continued maintenance of pipe.
 - Landowners adjacent to the perimeter ditch responsible for maintenance of ditch.

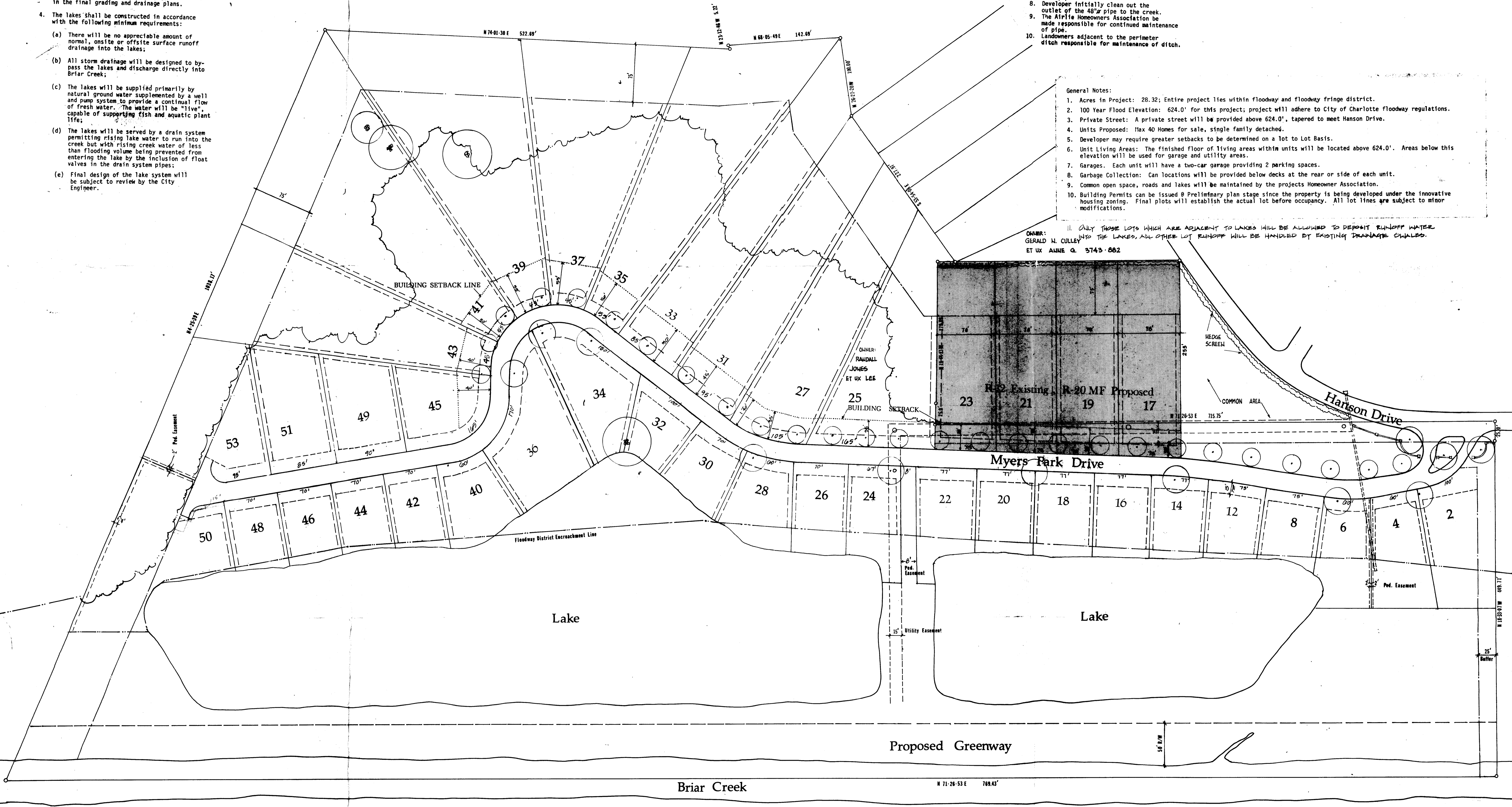
Project Tally

ACRES IN PROJECT: 28.32
 EXISTING ZONING: R-20 MF (CD)
 PROPOSED ZONING: R-20 MF
 UNITS ALLOWED BY EXISTING ZONING: 64
 UNITS PROPOSED BY THIS PLAN: 40
 PROJECT WILL BE SINGLE FAMILY DETACHED FOR SALE

- General Notes:**
- Acres in Project: 28.32; Entire project lies within floodway and floodway fringe district.
 - 100 Year Flood Elevation: 624.0' for this project; project will adhere to City of Charlotte floodway regulations.
 - Private Street: A private street will be provided above 624.0', tapered to meet Hanson Drive.
 - Units Proposed: Max 40 Homes for sale, single family detached.
 - Developer may require greater setbacks to be determined on a lot to lot basis.
 - Unit Living Areas: The finished floor of living areas within units will be located above 624.0'. Areas below this elevation will be used for garage and utility areas.
 - Garages: Each unit will have a two-car garage providing 2 parking spaces.
 - Garbage Collection: Can locations will be provided below decks at the rear or side of each unit.
 - Common open space, roads and lakes will be maintained by the projects Homeowner Association.
 - Building Permits can be issued @ Preliminary plan stage since the property is being developed under the innovative housing zoning. Final plots will establish the actual lot before occupancy. All lot lines are subject to minor modifications.

11. ONLY THOSE LOTS WHICH ARE ADJACENT TO LAKES WILL BE ALLOWED TO DEPOSIT RUNOFF WATER INTO THE LAKES, ALL OTHER LOT RUNOFF WILL BE HANDLED BY EXISTING DRAINAGE CHANNELS.

OWNER:
 GERALD N. CULLEY
 ET UX ANNE G. 3743-882



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 Architecture/Interior Design PA
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Master Plan

Change from R-20 MF to R-20 MF and
 in P-20 MF as plan amendment in
 311 A additional job to the Airfile
 Development

APPROVED BY CITY COUNCIL
 DATE 4/15/85
 1985-14