

NOTES

OWNER
BELMONT CHARLOTTE I LIMITED PARTNERSHIP
 254 FRIEND STREET SUITE 400
 BOSTON, MASS. 02114
 (617) 367-1750

ARCHITECT
FUGLEBERG KOCH ARCH.
 2555 TEMPLE TRAIL
 WINTER PARK, FL 32789
 (407) 629-0595

SOILS ENGINEER
LAW ENGINEERING
 P.O. BOX 11297
 CHARLOTTE, NC 28220
 501 MINUET LANE
 CHARLOTTE, NC 28217
 (704) 523-2022

CIVIL ENGINEER
FRANK B. HICKS ASSOCIATES, INC.
 4560 OLD PINEVILLE ROAD
 CHARLOTTE, NC 28217
 (704) 527-1586

STRUCTURAL ENGINEER
SHEPARD CRANE & ASSOCIATES
 11104 WEST AIRPORT BLVD, SUITE 222
 STAFFORD, TEXAS 77477
 (813) 884-4224

M.E.P. ENGINEER
RELCO UNLIMITED
 25 WEST NEW HAVEN AVE
 MELBOURNE, FLORIDA 32901
 (407) 984-1040

BELMONT
CONDITIONAL REQUIREMENTS

01. MAXIMUM PRESERVATION OF NATURAL TOPOGRAPHY AND VEGETATION IS A PREEMINENT DESIGN FACTOR.
02. PRESERVE EXISTING NATURAL VEGETATION AT EDGE CONDITIONS OF PROPERTY AND SUPPLEMENT WITH BERMS AND/OR PLANTING IF NECESSARY TO OBTAIN A VISUAL SCREEN FROM ADJACENT PARCELS.
03. PROJECT SIGNAGE SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE. SCREENING AND BUFFERING SHALL ALSO CONFORM TO ORDINANCE REQUIREMENTS.
04. DEVELOPMENT OF ALL PARCELS SHALL COMPLY WITH ALL APPLICABLE ZONING ORDINANCES AT THE TIME OF DEVELOPMENT.
05. EVEN THOUGH THE DEVELOPMENT IS LOCATED IN MECKLENBURG COUNTY, THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE (WHICH INCLUDES CREDIT FOR PRESERVATION OF EXISTING TREES).
06. IN AREA 3, UNITS MAY BE DEVELOPED AS R-12 OR UTILIZE THE CLUSTER SUBDIVISION AS OUTLINED IN THE MECKLENBURG ZONING ORDINANCE FOR THE R-12 DISTRICT.
- (AREAS 1 & 2 ONLY)
07. INNOVATIVE DESIGN AND SITE INTEGRATION OF BUILDINGS AND PARKING AS IT RELATES TO EXISTING TOPOGRAPHY IS A MAJOR OBJECTIVE FOR EACH DEVELOPMENT AREA.
08. STEP BUILDING UNITS TO REFLECT EXISTING GRADES WHICH WILL REQUIRE THE MINIMUM AMOUNT OF GRADING AS POSSIBLE. PAVING AREAS TO BE AS SMALL AS POSSIBLE WITH LANDSCAPED AREAS EQUAL TO 10% OF THE PAVED AREAS. PARKING AREAS SHOULD REFLECT A RESIDENTIAL SCALE.
09. INTERNAL BUFFER RELATIONSHIPS SHALL BE DESIGNED TO INSURE ADEQUATE SCREENING AND PRIVACY BETWEEN BUILDING AREAS. SITE RELATIONSHIPS SUCH AS BUILDING ORIENTATION AND ELEVATION SHALL BE DESIGNED TO ENHANCE PRIVACY AND SCREENING REQUIREMENTS.
10. THREE STORY BUILDINGS WILL NOT BE PERMITTED ADJACENT TO S.F. DEVELOPMENT.
11. IT IS A DESIGN OBJECTIVE TO AVOID ROWS OF PARKING ADJACENT TO THE STREETS SHOWN ON THE SITE PLAN. IF PARKING DOES OCCUR ADJACENT TO THE STREET OR SINGLE FAMILY, EARTH BERMING AT LEAST 4" HIGH AND ADEQUATE LANDSCAPING SHALL BE UTILIZED TO PROVIDE VISUAL SCREENING. ALSO, PARKING AREAS ARE TO BE SCREENED FROM HIGHWAY 29 AND ACCESS ROAD. IT IS INTENDED THAT A RESIDENTIAL STREETSCAPE CHARACTER BE DEVELOPED.
12. LANDSCAPING PLANTING SHALL BE PROVIDED BETWEEN BUILDINGS, PARKING AREAS, AND STREETS.
13. BUILDING TYPE SHALL BE APPROPRIATE TO SPECIFIC TOPOGRAPHY.
14. EACH DEVELOPMENT AREA SHALL HAVE ITS OWN BUILDING STYLE AND TYPE. IMPORTANT DESIGN FEATURES TO ASSURE A VARIETY BETWEEN AREAS ARE SUCH FACTORS AS SCALE, ROOF LINES, MATERIALS, AND COLOR.
15. THE NUMBER OF UNITS WITHIN A DEVELOPMENT AREA ARE NOT TRANSFERABLE TO OTHER AREAS.
16. PROVIDE THE FOLLOWING ROAD IMPROVEMENTS (BY PETITIONER):
 - A. A LEFT TURN LANE FOR TRAFFIC NORTH BOUND ON U.S. 29 ONTO THE ACCESS ROAD.
 - B. RIGHT AND LEFT TURN LANES OUT OF THE ACCESS ROAD ONTO U.S. 29.
 - C. WHEN 150 D.U. ARE COMPLETED, NO ADDITIONAL UNITS SHALL BE BUILT UNTIL A FULL LANE OF TRAVEL ON THE NORTH SIDE OF U.S. 29 BETWEEN THE ACCESS ROAD AND MALLARD CREEK CHURCH ROAD IS PROVIDED.
17. THE PLANNING COMMISSION SHALL BE INFORMED OF ALL DEVELOPMENT PLAN SUBMITTALS AND GIVEN AN OPPORTUNITY TO REVIEW THE GENERAL RESULTS BEING ACHIEVED BY THE CONDITIONS PLACED ON THE PLAN. UPON PLANNING COMMISSION APPROVAL, NORMAL ADMINISTRATIVE PROCEDURES FOR THE DEVELOPMENT PLAN SHALL PROCEED.
18. WATER AND SEWER WILL BE EXTENDED TO SIR ANTHONY DRIVE AT THE TIME THE DEVELOPMENT ROADS (INTERNAL) ARE CONSTRUCTED. THE DEVELOPER WILL NOTIFY THE PLANNING COMMISSION OF COMPLETION OF THIS CONDITION.
19. SIR ANTHONY DRIVE WILL BE PAVED FROM ITS INTERSECTION WITH U.S. HIGHWAY 29 ACCESS ROAD TO THE POINT WHERE CURRENT STATE MAINTENANCE OF SIR ANTHONY DRIVE ENDS, A DISTANCE OF APPROXIMATELY THREE-TENTHS OF A MILE. THE PAVING WILL BE ACCOMPLISHED AT THE TIME THE DEVELOPMENT ROADS (INTERNAL) ARE CONSTRUCTED AND PAVED. THE DEVELOPER WILL NOTIFY THE PLANNING COMMISSION OF THIS CONDITION.
20. WHEN DEVELOPMENT PLANS ARE SUBMITTED TO THE PLANNING COMMISSION, SUCH DEVELOPMENT PLANS WILL ALSO BE GIVEN TO THE HOMEOWNERS (BY THE DEVELOPER) ON SIR ANTHONY DRIVE. THE TAX PARCEL NUMBERS FOR THESE HOMEOWNERS ARE AS FOLLOWS:
 - 029-041-03
 - 029-041-32
 - 029-041-35
 - 029-041-34
 - 029-041-37A
 - 029-041-37B
 - 029-041-18
 - 029-041-29
 - 029-041-28
 - 029-041-16
 - 029-041-17
21. BUILDING OCCUPANCY PERMITS SHALL NOT BE ISSUED UNTIL THE ROAD SIGNAGE EXTENDING THROUGH THE SITE FROM SIR ANTHONY DRIVE TO THE WESTERN BOUNDARY OF THE SITE IS COMPLETED.

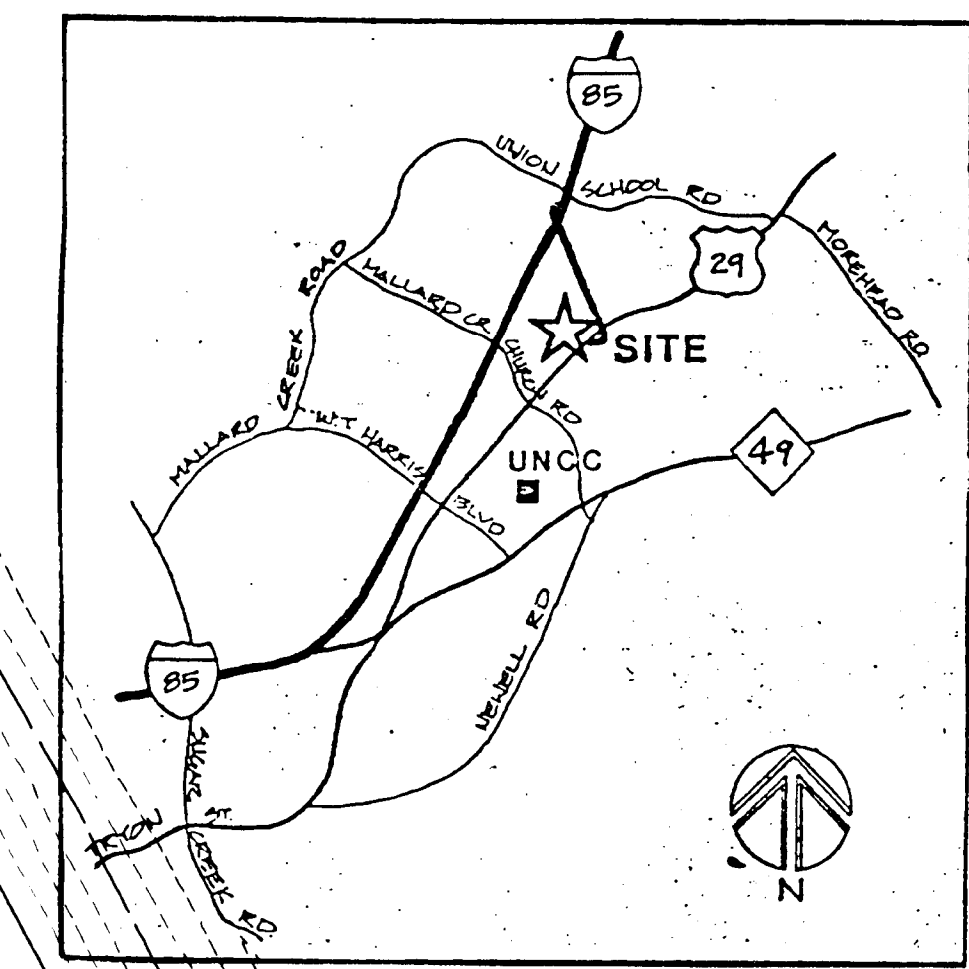
SITE SUMMARY

S1B	SMALL ONE BEDROOM (661.5 S.F.)	6 BLDGS 3-STORY	(12 UNITS/BLDG) 72 UNITS
L1B	LARGE ONE BEDROOM (795.0 S.F.)	9 BLDGS 2-STORY	(8 UNITS/BLDG) 72 UNITS
1BD	ONE BEDROOM/DEN (962.3 S.F.)	5 BLDGS 3-STORY	(12 UNITS/BLDG) 60 UNITS
2B	TWO BEDROOM (1092.0 S.F.)	8 BLDGS 3-STORY	(12 UNITS/BLDG) 96 UNITS
		28 BLDGS. TOTAL	TOTAL 300 UNITS

BUILDING IDENTIFICATION

UNIT	TYPE I ALL SIDING	TYPE II SIDING & STUCCO
	AREA 1	AREA 2
S1B	2 BLDGS.	4 BLDGS.
L1B	6 BLDGS.	3 BLDGS.
1BD	2 BLDGS.	3 BLDGS.
2B	4 BLDGS.	4 BLDGS.

SITE LOCATION



SITE PLAN
 SCALE: 1" = 60'-0"

APPROVED BY ZONING COMMITTEE 10/21/89 ATTACHED TO MEMO DATED 10/21/89. BY MARTIN R. CRATON, JR.

1 12-15-88 FINAL REVIEW SUBMITTAL

FUGLEBERG KOCH ARCHITECTS

Orlando Dallas Melbourne

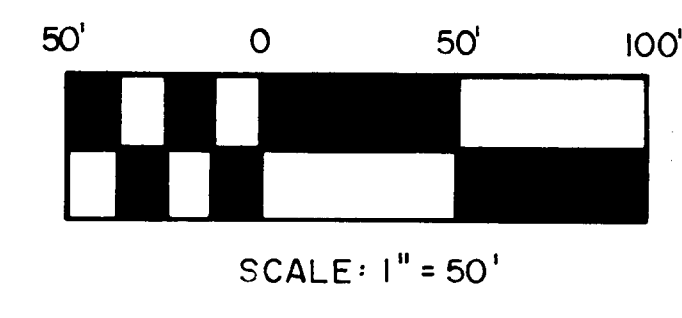
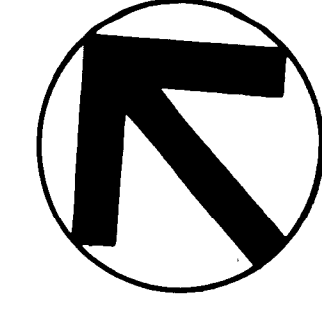
2555 Temple Trail Winter Park, FL 32789 (407) 629-0595
 13140 Minnow Road Suite 505 Dallas, TX 75234 (214) 438-0343
 25 W. New Market Ave. Suite # Melbourn, FL 32901 (407) 984-7800

BELMONT CHARLOTTE CLUBHOUSE
 NORTH CAROLINA

DR: JKF
 CK: CLK/YANK
 AD: [Signature]
 DATE: 12/3/89
 PROJ: 1425.02

SITE PLAN A1.01

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PROJECT DATA:
 ZONING: R-12.00 (60 UNITS MAX.)
 NUMBER OF UNITS SHOWN: 49
 PROJECT AREA: 19.1 AC.
 MIN. LOT AREA: 12,000 SF
 MIN. LOT WIDTH: 70'
 MIN. SETBACK: 30'
 MIN. SIDEYARD: 10'
 MIN. REARYARD: 45'

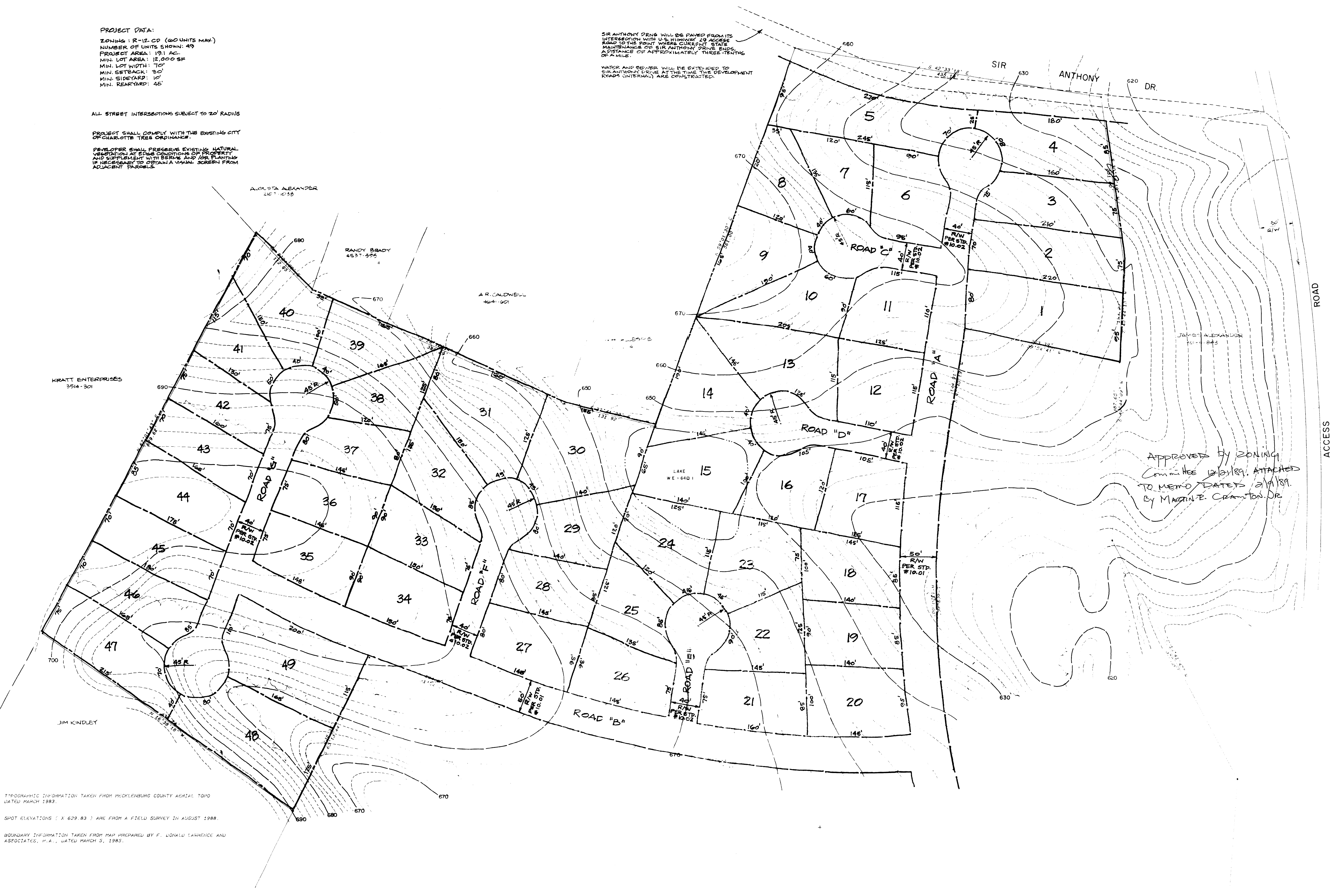
ALL STREET INTERSECTIONS SUBJECT TO 20' RADIUS

PROJECT SHALL COMPLY WITH THE EXISTING CITY OF CHARLOTTE TREE ORDINANCE.

DEVELOPER SHALL PRESERVE EXISTING NATURAL VEGETATION AT EDGE CONDITIONS OF PROPERTY AND SUPPLEMENT WITH BIRCH AND OAK PLANTING IF NECESSARY TO OBTAIN A VISUAL SCREEN FROM ADJACENT TRAFFIC.

SIR ANTHONY DRIVE WILL BE PAVED FROM ITS INTERSECTION WITH U.S. HIGHWAY 29 ACCESS ROAD TO THE POINT WHERE CURRENT STATE MAINTENANCE OF SIR ANTHONY DRIVE BEGINS. DISTANCE OF APPROXIMATELY THREE FEET OF PAVEMENT.

WATER AND SEWER WILL BE EXTENDED TO SUBSTATIONS LEAVE AT THE TIME THE DEVELOPMENT ROAD (INTERNAL) ARE CONSTRUCTED.



TOPOGRAPHIC INFORMATION TAKEN FROM MCKLENSBURG COUNTY AERIAL PHOTO DATED MARCH 1983.

SPOT ELEVATIONS (X 629 83) ARE FROM A FIELD SURVEY IN AUGUST 1988.

BOUNDARY INFORMATION TAKEN FROM MAP PREPARED BY F. DONALD LAWRENCE AND ASSOCIATES, P.A., DATED MARCH 5, 1985.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: February 9, 1989

TO: Robert Brandon
 Zoning Administrator

FROM: *Martin R. Cramton, Jr.*
 Martin R. Cramton, Jr.
 Planning Director

SUBJECT: Planning Commission Approval of Specific Plans for Petition #85-25(c) by Jerry Segal

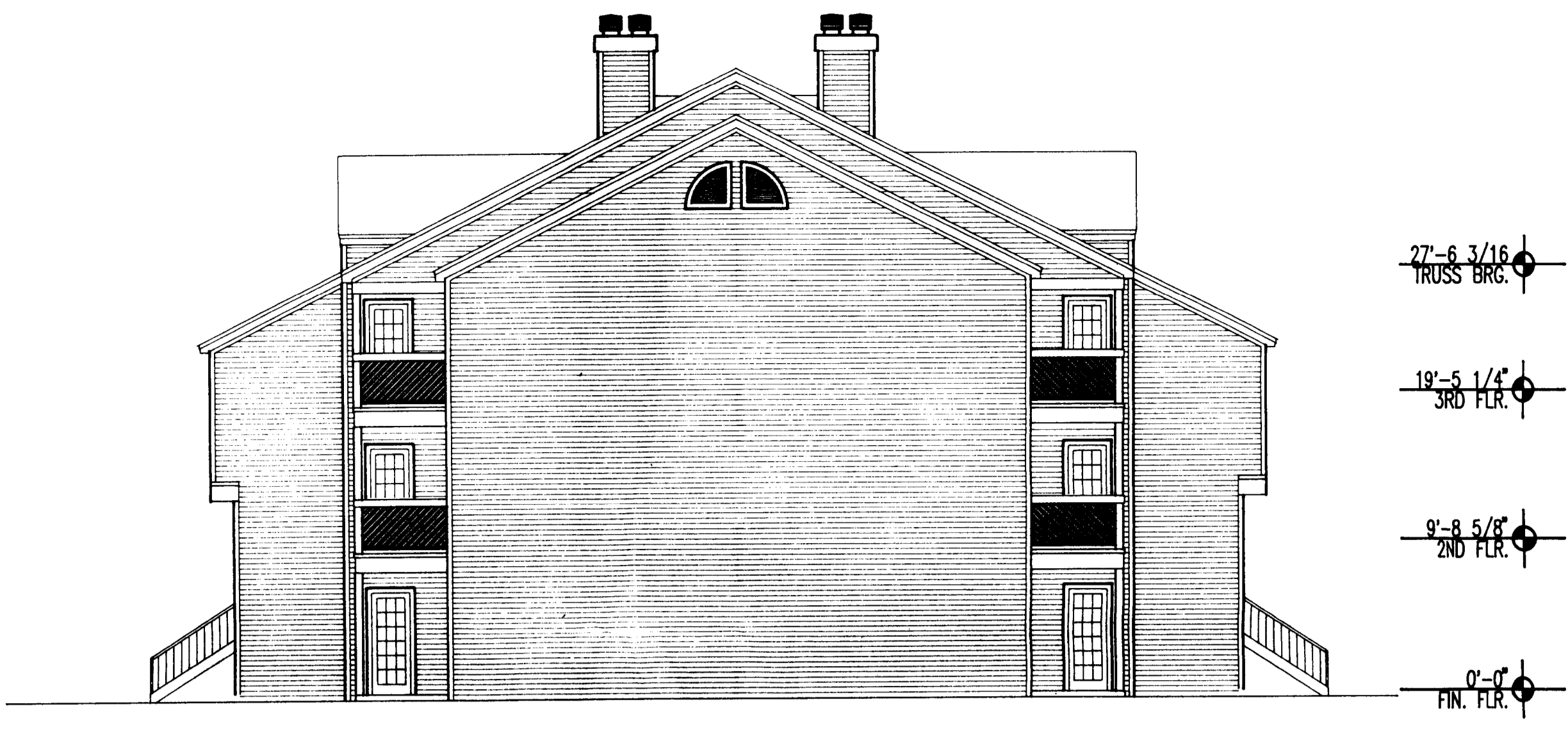
The attached plans were presented to the Zoning Committee of the Planning Commission on December 21, 1988. The attached plans and elevations were approved. As part of the approval, the developer requested that the road extending through the site from Sir Anthony Drive to the I-85 service road be cul-de-sac. The Zoning Committee approved this change having received a positive recommendation from the Planning Commission staff and the adjoining property owners. This change will require that note number twenty-one be interpreted to mean the completion of this cul-de-sac and the extension of water and sewer lines to Sir Anthony Drive be completed before any Certificates of Occupancy can be issued.

This approval does not constitute planned multi-family or subdivision approval. The plans must be submitted to the Planning Commission and approved in accordance with the subdivision ordinance before building permits can be issued.

MRC:rkj:jb

Handwritten notes and signatures at the bottom of the letter, including a date '2/9/89' and a signature.

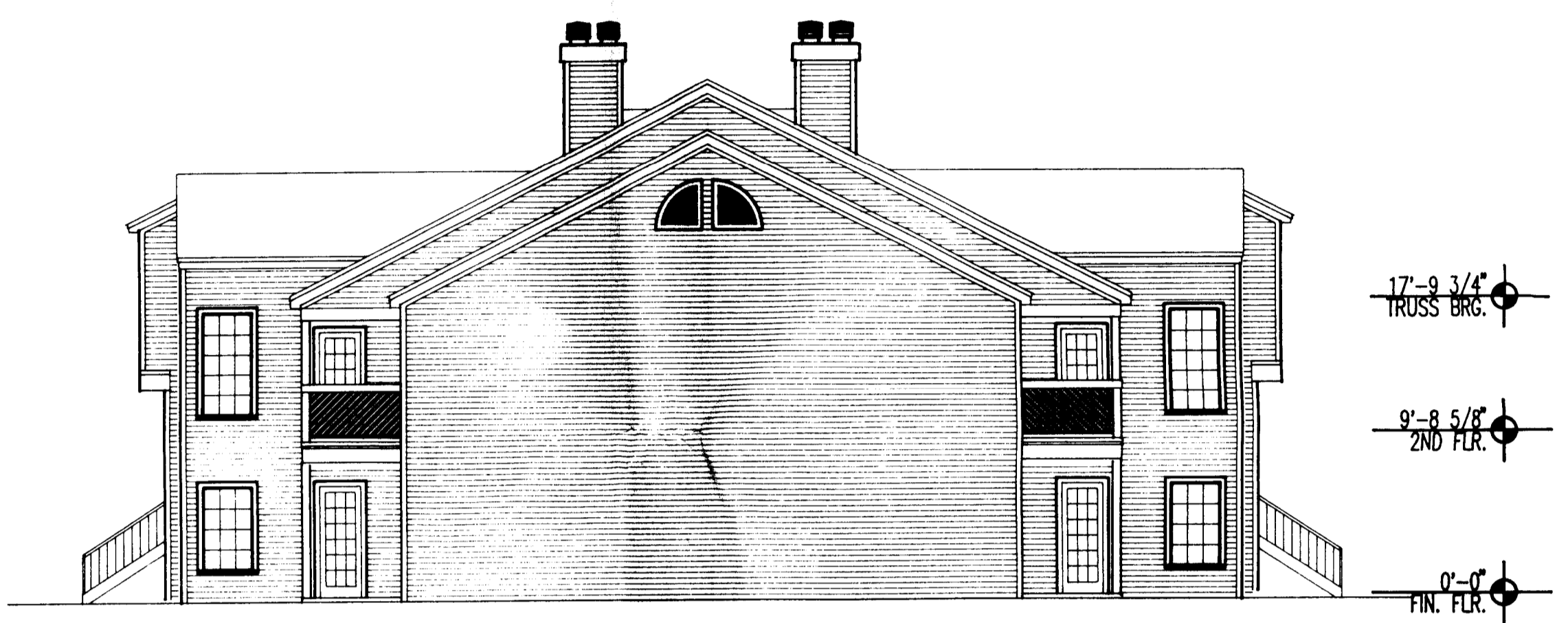
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D2 ELEVATION - S1B - END - TYPE I
SCALE: 1/8" = 1'-0"



D6 ELEVATION - S1B - FRONT - TYPE I
SCALE: 1/8" = 1'-0"



G2 ELEVATION - END - L1B - TYPE I
SCALE: 1/8" = 1'-0"



G6 ELEVATION - FRONT - L1B - TYPE I
SCALE: 1/8" = 1'-0"

KEY
OVERLAYS
SHEET
OVERLAYS

NOTES

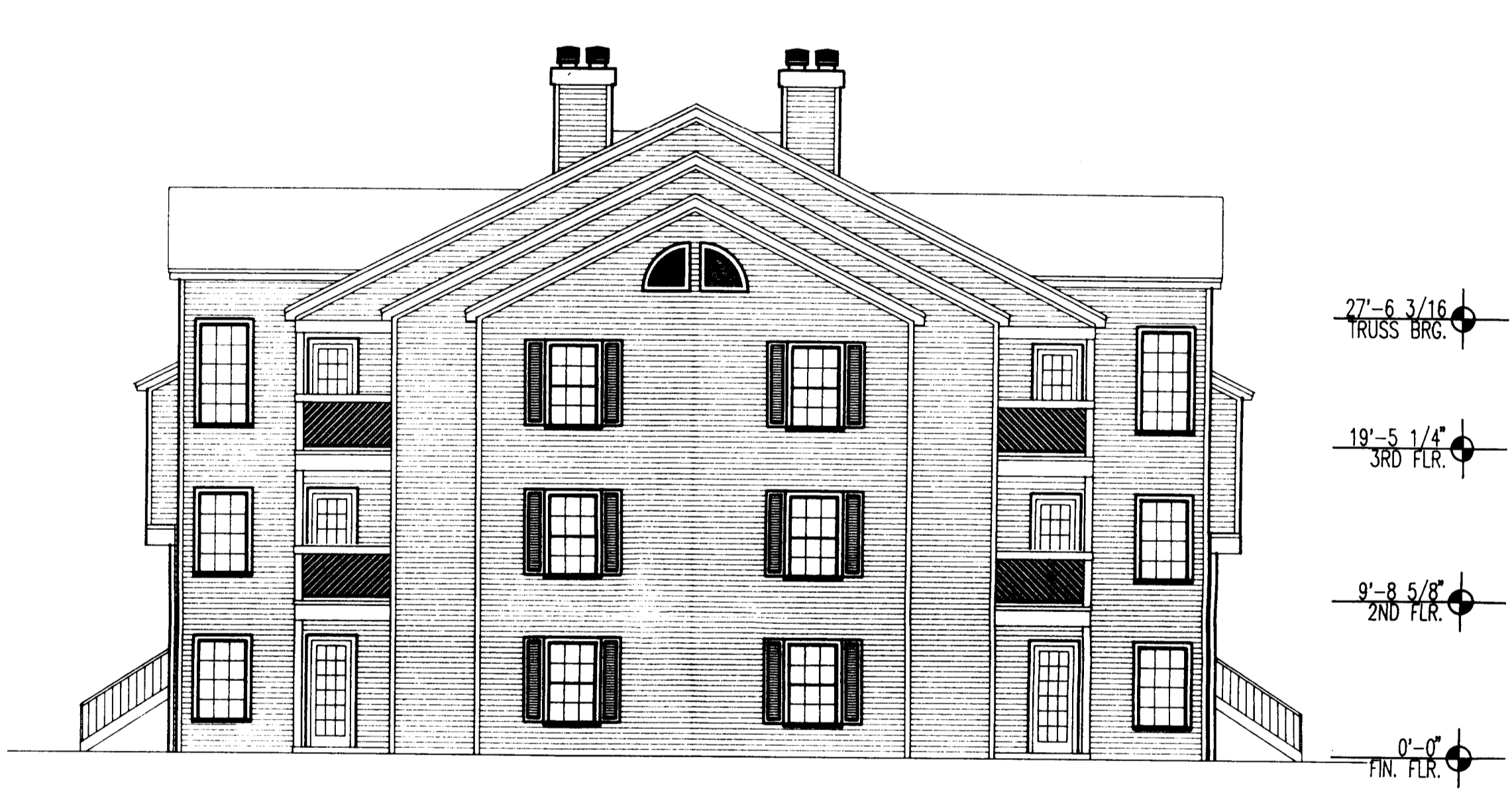
Approved by zoning
Committee 12/21/89.
ATTACHED TO MEMO
DATED 2/1/89. BY
MARTIN R. COANTON, JR.

4/19/89	P&2 COMM. SUBMITTAL
Rev. No.	Date
	Issue History

FUGLEBERG KOCH ARCHITECTS
Orlando Dallas Melbourne
8550 Temple Trail, Winter Park, FL 32789 (407) 928-0565
13740 Midway Road, Suite 202, Dallas, TX 75244 (214) 438-8843
12 S. New Victoria Ave., Suite 7 Melbourne, FL 32901 (407) 758-1987

BELMONT CHARLOTTE NORTH CAROLINA	ED/RON D JAN. DEC. 1 1988 REV. 1425-00
EXTERIOR ELEVATIONS - TYPE I -	A4.01

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D1 ELEVATION - 1B/D - END - TYPE I
SCALE: 1/8" = 1'-0"



D6 ELEVATION - 1B/D - FRONT - TYPE I
SCALE: 1/8" = 1'-0"

KEY
OVERLAYS
SHEET
OVERLAYS

NOTES

Approved by zoning
Committee 12/21/89.
ATTACHED TO MEMO
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MARTIN R. COANTON, JR.

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BELMONT CHARLOTTE NORTH CAROLINA	ED/RON D JAN. DEC. 1 1988 REV. 1425-00
EXTERIOR ELEVATIONS - TYPE I -	A4.02

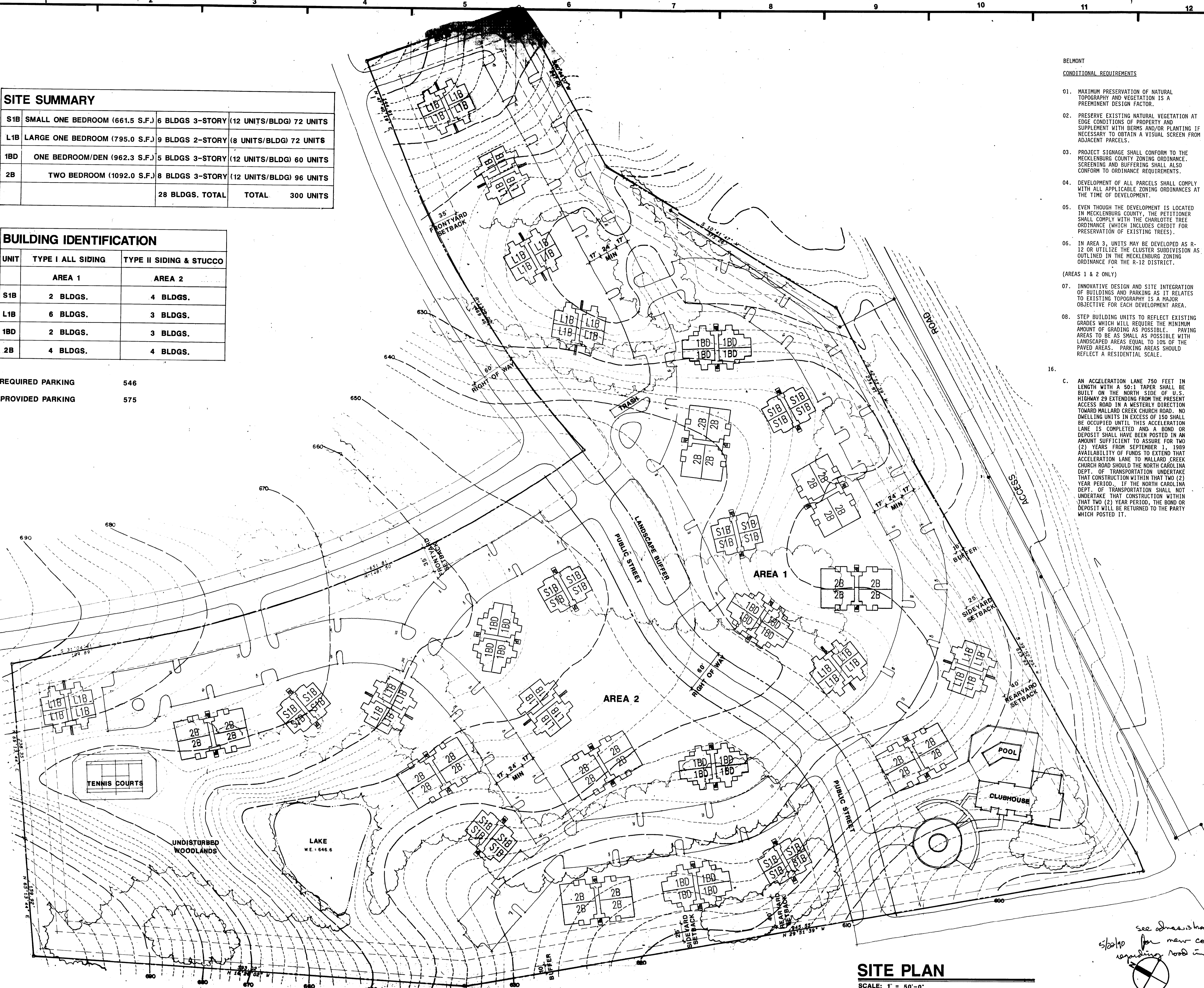
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2B	4 BLDGS.		4 BLDGS.	

REQUIRED PARKING 546
 PROVIDED PARKING 575



SITE PLAN
 SCALE: 1" = 50'-0"

ATTACHMENTS TO ADMINISTRATIVE APPROVAL DATED 9/12/89 BY MARTIN R. CRANTON, JR.

- BELmont**
CONDITIONAL REQUIREMENTS
- MAXIMUM PRESERVATION OF NATURAL TOPOGRAPHY AND VEGETATION IS A PREEMINENT DESIGN FACTOR.
 - PRESERVE EXISTING NATURAL VEGETATION AT EDGE CONDITIONS OF PROPERTY AND SUPPLEMENT WITH BERMS AND/OR PLANTING IF NECESSARY TO OBTAIN A VISUAL SCREEN FROM ADJACENT PARCELS.
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1	12-15-88	FINAL REVIEW SUBMITTAL
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see administrative approval dated 9/12/89 for road improvements.

FUGLEBERG KOCH ARCHITECTS
 Orlando Dallas Melbourne
 2550 Tompkins Way, Suite 200, Orlando, FL 32809 305-428-0585
 25 W. North-Haven Ave., Suite 1, Charlotte, NC 28206 704-386-7867

BELMONT CHARLOTTE CLUBHOUSE NORTH CAROLINA

SITE PLAN A1.01

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Robert Brandon
 page 2

than 150 dwelling units are occupied I am requesting that Kan Merrell of the Charlotte-Mecklenburg Building Standards not issue certificates of occupancy, including temporary certificates of occupancy, for 150 of the dwelling units until the County Engineering Department provides documentation that the lane construction has been completed.

MRC/KBP:sls
 Attachment

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: September 12, 1989
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cranton, Jr., Planning Director
 SUBJECT: Administrative approval for petition #85-25(c) by Jerry Segal, Tax Parcel #029-041-10

Attached is a revised plan for the above referenced petition. Note sixteen (16) paragraph "C" has been amended, at the request of the developer. Note sixteen (16) of the approved plan required the developer to construct a full travel lane from Sir Anthony Drive to Mallard Creek Church Road. When the construction drawings for this additional lane were prepared it became necessary for the developer to obtain construction easements from two adjoining property owners. The developer's attorney, Claude Q. Freeman, Jr. of Robinson, Bradshaw, and Hinson was only able to acquire one easement. The developer then approached the North Carolina Department of Transportation and County Engineering Department in hopes that they would use their power of condemnation to acquire the remaining easement. Both the State and the County declined to exercise their power to condemn the necessary easement siting insufficient benefit to the general public. With only one construction easement it became impossible for the developer to construct the entire lane from Sir Anthony Drive to Mallard Creek Church Road. The developer then requested that he only be required to construct 750' feet of the lane with a 50:1 taper. The County Engineering Department confirmed that at the time of the rezoning they had requested only an acceleration lane and that the proposed 750 foot lane with a 50:1 taper would be sufficient and would also meet the traffic needs of the proposed development.

Since the 750 foot lane with a 50:1 taper will meet the traffic requirements of the development, I am amending the plan to allow the construction of the 750' foot lane with the 50:1 taper. I have also required the developer to make available to N.C.D.O.T. for two years the funds necessary to construct the remainder of the lane. The funds will be set aside in an escrow account or other acceptable device. The amount of the fund will be determined by the County Engineering Department.

Note sixteen (16) also restricts the number of units that can be built before the additional lane along U.S. Hwy. 29 is completed. Since the developer has posted a bond with the County Engineering Department that assures the construction of the lane I have agreed to allow the developer to begin construction of all 300 units. However, only 150 of the units may be occupied prior to the construction and completion of the additional lane. To assure that no more

see administrative approval dated 9/12/89 for road improvements.



Charlotte-Mecklenburg Planning Department

DATE: July 15, 2015

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 1985-025C Belmont Charlotte I limited Partnership

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

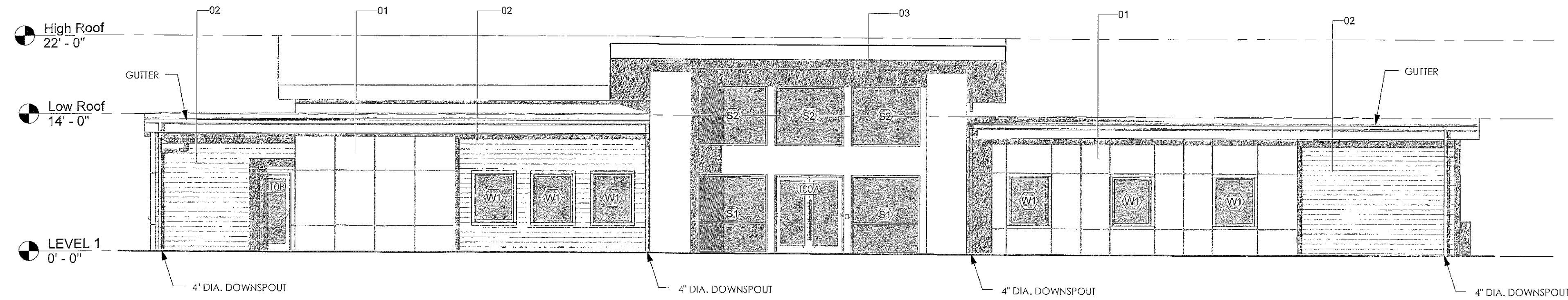
- Building Elevations for a new clubhouse

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the County Commissioners.

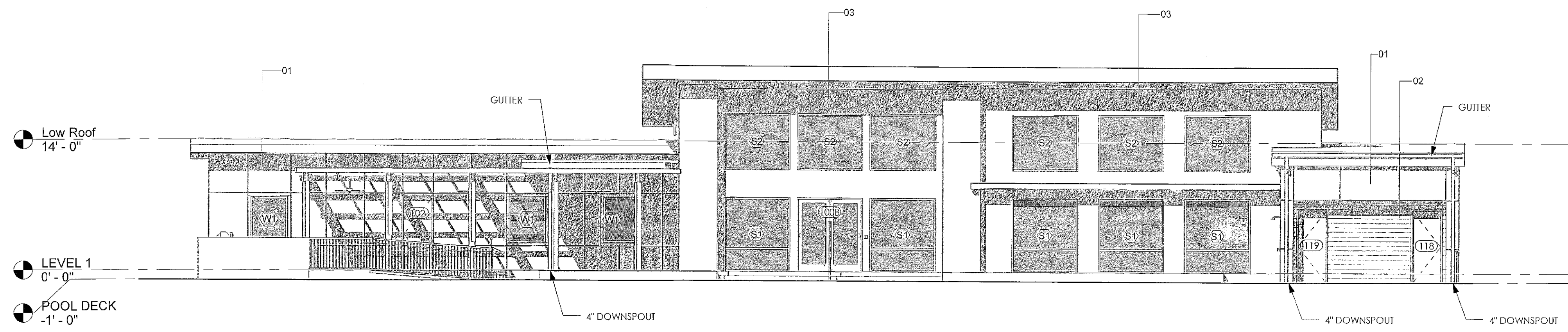
Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was note reviewed as part of this request.



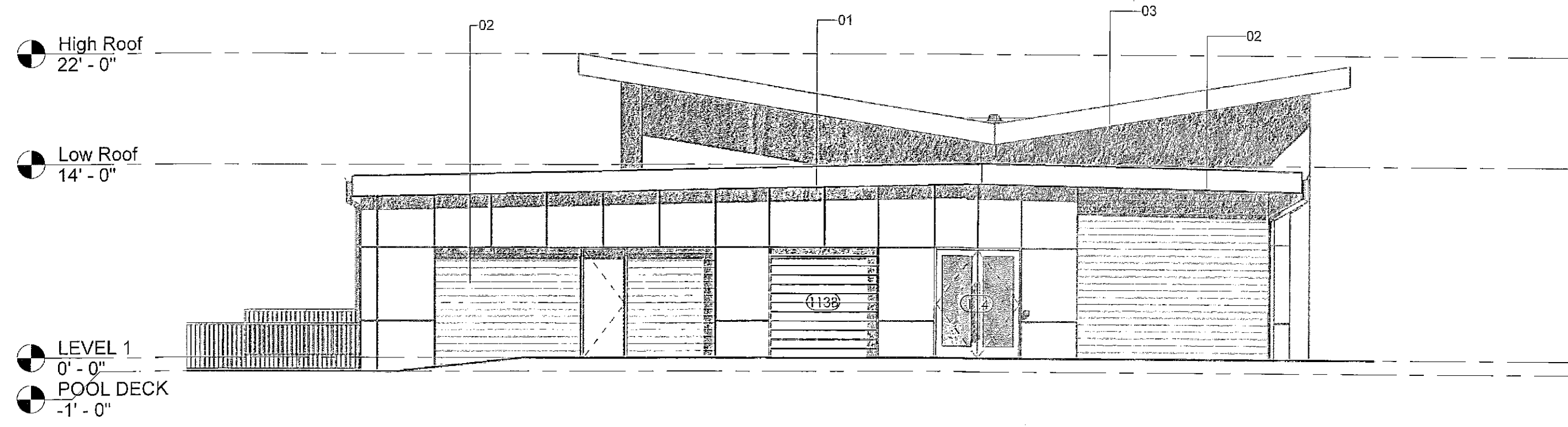
4 FRONT-WEST
1/8" = 1'-0"

- EXTERIOR MATERIAL LEGEND**
- 01 HARDIE PANEL WITH METAL REVEAL SYSTEM
- PAINT FINISH FOR HARDIE PANELS: SW 7070 SILE WHITE
 - 02 1 X 4 HORIZONTAL SHIPLAP SIDING
- PAINT FINISH FOR HORIZONTAL SIDING: SW7620 SEAWORTHY
 - 03 DEFS
- FINE FINISH, COLOR SENERGY #875 GREY CLOUD
- FASCIA: ALL HARDIE BOARD FASCIAS TO HAVE PAINT FINISH SW 7019 GUANILET GREY
- SOFFIT: ALL HARDIE BOARD SOFFIT TO HAVE PAINT FINISH SW 7065 ARGOS
- TRIM AT WINDOWS: ALL HARDIE TRIM BOARDS TO HAVE SAME PAINT FINISH AS ASSOCIATED WALL
- TUBE STEEL AT PATIO: ALL TUBE STEEL AT PATIO TO HAVE PAINT FINISH SW7048 URBANE BRONZE

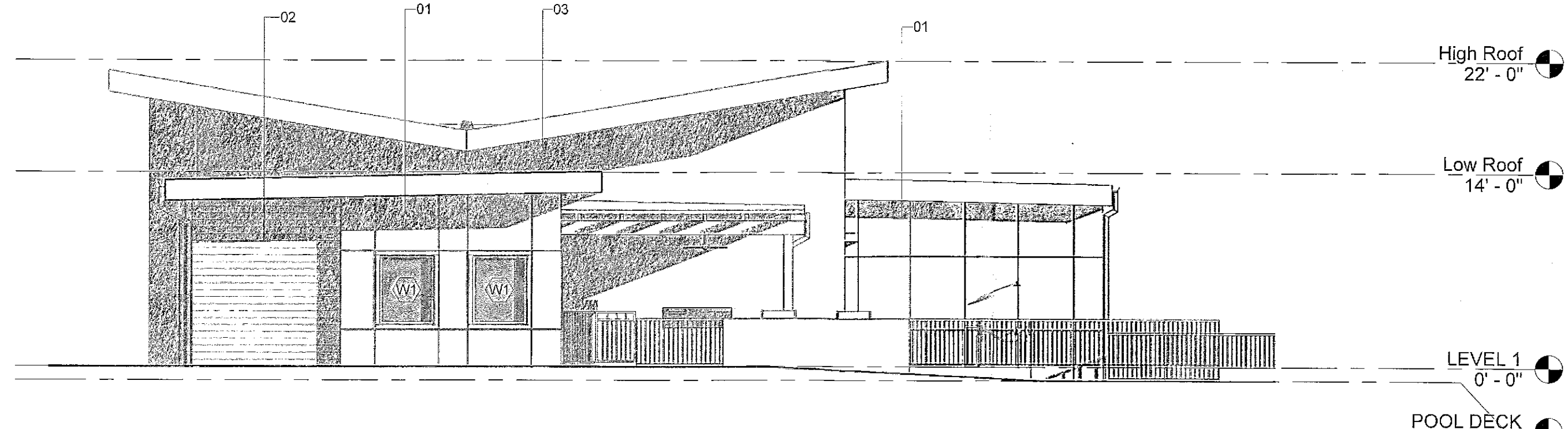


3 REAR-EAST
1/8" = 1'-0"

ATTACHED TO ADMINISTRATIVE
APPROVAL
JUL 15 2015



2 SIDE-NORTH
1/8" = 1'-0"



1 SIDE-SOUTH
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

No.	Description	Date

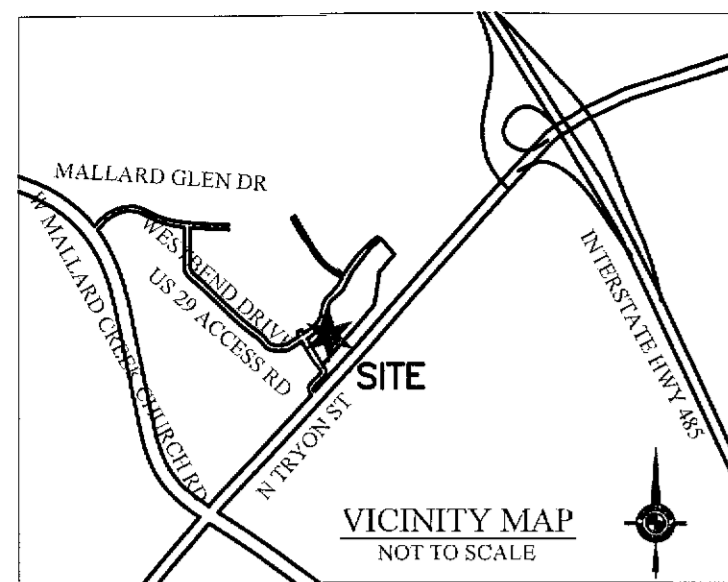
HUNT CLUB- CLUB HOUSE
100 HERITAGE POINTE ROAD
CHARLOTTE, NC 28262

PROJECT # 15-001

DATE: 07/08/2015

EXTERIOR
ELEVATIONS

A3.1



ZONING CODE SUMMARY

PROJECT NAME: HUNT CLUB APARTMENTS CLUB HOUSE
 ADDRESS: 100 HERITAGE POINT ROAD TAX PARCEL NO.: 029-03-123
 OWNER: CORTLAND PARTNERS PHONE #
 PLANS PREPARED BY: DOGWOOD ENGINEERING, PLLC PHONE # 704-574-0419
 ZONING: R-12MF(CD) JURISDICTION: CHARLOTTE
 PROPOSED USE: APARTMENT CLUBHOUSE (NO CHANGE) REZONING PETITION: 85-25C
 BUILDING HEIGHT: 20' Feet STORIES: 1
 SITE ACREAGE: 10.12 AC

YARD REQUIREMENTS:
 Setback (front): 40 ft. from R/W
 Side Yard (L): 5 ft. Side Yard (R): 5 ft.
 Rear Yard (L): 20 ft.

*NOTE: YARDS LISTED ABOVE DISCUSSED IN LAND DEVELOPMENT PRE-SUBMITTAL MEETING. SITE PLAN ALSO SHOWS ORIGINAL YARDS SHOWN ON CONDITIONAL REZONING PLAN INCLUDING A 40' FRONT SETBACK, 25' SIDE YARD, AND 40' REAR YARD.

REQUIRED BUFFERS: 10' BUFFER SHOWN ON REZONING PLAN

REQUIRED SCREENING:

Front: (No) / Yes Rear: (No) / Yes
 Side (L): (No) / Yes Side (R): (No) / Yes
 Parking Only: No / (Yes)

EXISTING CLUBHOUSE BUILDING AREA: 5,519 Square Feet
 PROPOSED CLUBHOUSE BUILDING AREA: 5,433 Square Feet
 EXISTING PROJECT AREA IMPERVIOUS AREA: 13,451 Square Feet
 PROPOSED PROJECT AREA IMPERVIOUS AREA: 15,897 Square Feet

EXISTING MULTI-FAMILY BUILDING SUMMARY (ALL BLDGS TO REMAIN)
 TOTAL NUMBER OF BUILDINGS: 14
 12 UNIT, 3 STORY BLDGS: 8
 8 UNITS, 2 STORY BLDGS: 6
 TOTAL UNITS: 144

SITE NOTES

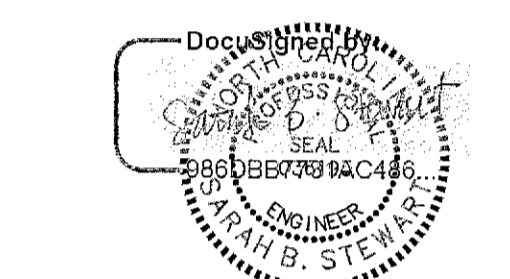
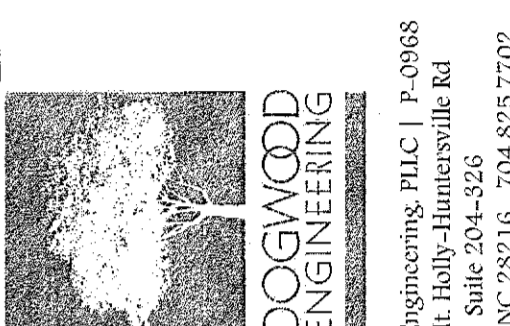
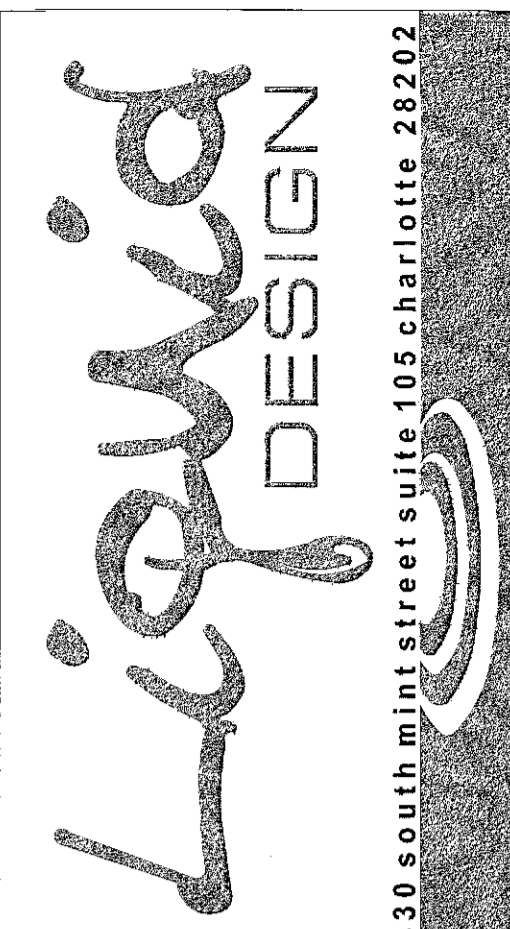
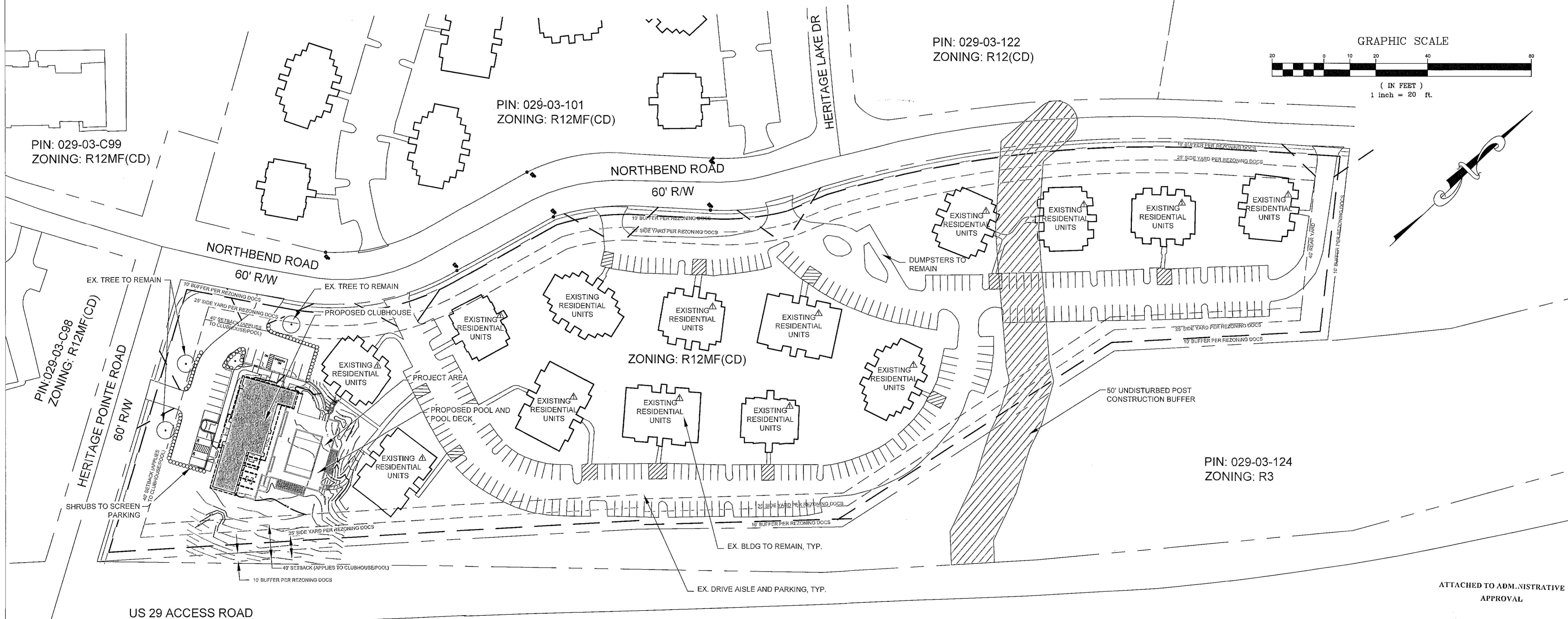
- BOUNDARY AND SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY R.B. PHARR ON FEBRUARY 2015.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
- ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER PRIOR TO PROCEEDING WITH THE WORK.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SUCH THAT WORKMAN AND THE GENERAL PUBLIC SHALL BE PROTECTED FROM INJURY.
- DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCH WHITE LINES UNLESS INDICATED OTHERWISE ON THE DRAWINGS. ALL INTERNAL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS MUST CONFORM WITH THE MUTCD.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS.
- A RIGHT OF WAY ENCROACHMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONC. PAVING, BRICK PAVERS, ETC.) WITHIN A PROPOSED /EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS OR HOMEOWNERS/BUSINESS ASSOCIATION.
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- CONSTRUCTION STAGING IN R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. SEE TRAFFIC CONTROL PLAN NOTES FOR DETAILS. CONTRACTOR SHALL CONTACT CDOT AT 704-336-3888.
- NON-STANDARD ITEMS (IE PAVERS, IRRIGATION SYSTEMS, ETC) IN THE CITY R/W REQUIRES A RIGHT OF WAY ENCROACHMENT AGREEMENT WITH CDOT BEFORE INSTALLATION, CONTACT CDOT AT 704-336-3888.
- WORK TO BE COMPLETED IN ONE PHASE.

AUTO PARKING REQUIREMENTS:

Multi-Family (R8): 144 Units * 1.5 spaces / Unit = 216 Spaces
 Total Required Parking Spaces: 216 Total Provided Parking Spaces: 252
 * AT CLUBHOUSE* Office User: 1326 sf * 1 spaces / 300 sf = 5 Spaces
 Total Required Accessible Parking Spaces: 1 Total Provided Acc. Spaces: 3 Spaces
 Total Required Van Accessible Parking Spaces: 1 Total Provided Van Acc. Spaces: 1 Spaces

CONDITIONAL REQUIREMENTS

- MAXIMUM PRESERVATION OF NATURAL TOPOGRAPHY AND VEGETATION IS A PREEMINENT DESIGN FACTOR.
- PRESERVE EXISTING NATURAL VEGETATION AT EDGE CONDITIONS OF PROPERTY AND SUPPLEMENT WITH BERMS AND/OR PLANTING OF NECESSARY TO OBTAIN A VISUAL SCREEN FROM ADJACENT PARCELS.
- PROJECT SIGNAGE SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE. SCREENING AND BUFFERING SHALL ALSO CONFORM TO ORDINANCE REQUIREMENTS.
- DEVELOPMENT OF ALL PARCELS SHALL COMPLY WITH ALL APPLICABLE ZONING ORDINANCES AT THE TIME OF DEVELOPMENT.
- EVEN THOUGH THE DEVELOPMENT IS LOCATED IN MECKLENBURG COUNTY, THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE WHICH INCLUDES CREDIT FOR PRESERVATION OF EXISTING TREES.
- IN AREA 3, UNITS MAY BE DEVELOPED AS R-12 OR UTILIZE THE CLUSTER SUBDIVISION AS OUTLINED IN THE MECKLENBURG ZONING ORDINANCE FOR THE R-12 DISTRICT, (AREAS 1 AND 2 ONLY)
- INNOVATIVE DESIGN AND SITE INTEGRATION OF BUILDINGS AND PARKING AS IT RELATES TO EXISTING TOPOGRAPHY IS A MAJOR OBJECTIVE FOR EACH DEVELOPMENT AREA.
- STEP BUILDING UNITS TO REFLECT EXISTING GRADES WHICH WILL REQUIRE THE MINIMUM AMOUNT OF GRADING AS POSSIBLE. PAVING AREAS TO BE AS SMALL AS POSSIBLE WITH LANDSCAPED AREAS EQUAL TO 10% OF THE PAVED AREAS. PARKING AREAS SHOULD REFLECT A RESIDENTIAL SCALE.
- INTERNAL BUFFER RELATIONSHIPS SHALL BE DESIGNED TO INSURE ADEQUATE SCREENING AND PRIVACY BETWEEN BUILDING AREAS. SITE RELATIONSHIPS SUCH AS BUILDING ORIENTATION AND ELEVATION SHALL BE DESIGNED TO ENHANCE PRIVACY AND SCREENING REQUIREMENTS.
- THREE STORY BUILDINGS WILL NOT BE PERMITTED ADJACENT TO SINGLE FAMILY DEVELOPMENT.
- IT IS A DESIGN OBJECTIVE TO AVOID ROWS OF PARKING ADJACENT TO THE STREETS SHOWN ON THE SITE PLAN. IF PARKING DOES OCCUR ADJACENT TO THE STREET OR SINGLE FAMILY, EARTH BERMING AT LEAST FOUR FEET HIGH AND ADEQUATE LANDSCAPING SHALL BE UTILIZED TO PROVIDE VISUAL SCREENING. ALSO, PARKING AREAS ARE TO BE SCREENED FROM HIGHWAY 29 AND ACCESS ROAD. IT IS INTENDED THAT A RESIDENTIAL STREETScape CHARACTER BE DEVELOPED.
- LANDSCAPING PLANTING SHALL BE PROVIDED BETWEEN BUILDINGS, PARKING AREAS, AND STREETS.
- BUILDING TYPE SHALL BE APPROPRIATE TO SPECIFIC TOPOGRAPHY.
- EACH DEVELOPMENT AREA SHALL HAVE ITS OWN BUILDING STYLE AND TYPE. IMPORTANT DESIGN FEATURES TO ASSURE A VARIETY OF BETWEEN AREAS ARE SUCH FACTORS AS SCALE, ROOFLINES, MATERIALS, AND COLOR.
- THE NUMBER OF UNITS WITHIN A DEVELOPMENT AREA ARE NOT TRANSFERABLE TO ANOTHER AREA.
- PROVIDE THE FOLLOWING ROAD IMPROVEMENTS (BY PETITIONER):
 A. A LEFT TURN LANE FOR TRAFFIC NORTH BOUND ON U.S. 29 ONTO THE ACCESS ROAD.
 B. RIGHT AND LEFT TURN LANES OUT OF THE ACCESS ROAD ONTO U.S. 29.
 C. WHEN 150 D.U. ARE COMPLETED, NO ADDITIONAL UNITS SHALL BE BUILT UNTIL A FULL LANE OF TRAVEL ON THE NORTH SIDE OF U.S. 29 BETWEEN THE ACCESS ROAD AND MALLARD CREEK CHURCH ROAD IS PROVIDED.
- THE PLANNING COMMISSION SHALL BE INFORMED OF ALL DEVELOPMENT PLAN SUBMITTALS AND GIVEN AN OPPORTUNITY TO REVIEW THE GENERAL RESULTS BEING ACHIEVED BY THE CONDITIONS PLACED ON THE PLAN. UPON PLANNING COMMISSION APPROVAL, NORMAL ADMINISTRATIVE PROCEDURES FOR THE DEVELOPMENT PLAN SHALL PROCEED.
- WATER AND SEWER WILL BE EXTENDED TO SIR ANTHONY DRIVE AT THE TIME THE DEVELOPMENT ROADS (INTERNAL) ARE CONSTRUCTED. THE DEVELOPER WILL NOTIFY THE PLANNING COMMISSION OF COMPLETION OF THIS CONDITION.
- SIR ANTHONY DRIVE WILL BE PAVED FROM ITS INTERSECTION WITH US HIGHWAY 29 ACCESS ROAD TO THE POINT WHERE CURRENT STATE MAINTENANCE OF SIRE ANTHONY DRIVE ENDS. A DISTANCE OF APPROXIMATELY THREE-TENTHS OF A MILE. THE PAVING WILL BE ACCOMPLISHED AT THE TIME THE DEVELOPMENT ROADS (INTERNAL) ARE CONSTRUCTED AND PAVED. THE DEVELOPER WILL NOTIFY THE PLANNING COMMISSION OF THIS CONDITION.
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 029-041-03
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 029-041-35
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 029-041-37A
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 029-041-29
 029-041-28
 029-041-16
 029-041-17
- BUILDING OCCUPANCY PERMITS SHALL NOT BE ISSUED UNTIL THE ROAD SHOWN EXTENDING THROUGH THE SITE FROM SIR ANTHONY DRIVE TO THE WESTERN BOUNDARY OF THE SITE IS COMPLETED.



No.	Description	Date
1	Rev. per Planning	07.13.15

HUNT CLUB- CLUB HOUSE
 100 HERITAGE POINT ROAD
 CHARLOTTE, NC 28262
 PROJECT # 15-001
 DATE: 07/15/2015

ADMINISTRATIVE SITE PLAN

C2.0

ATTACHED TO ADMINISTRATIVE APPROVAL
 JUL 15 2015

1430 South Mint Streets Suite 105 Charlotte 28202
 Dogwood Engineering, PLLC | P-0968
 3611 Mt. Holly-Huntersville Rd
 Charlotte, NC 28216 704-824-7702
 P. Stearns@dogwood-engineering.com



Charlotte-Mecklenburg Planning Department

DATE: November 1, 2015

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 1985-025C Belmont Charlotte I limited Partnership

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

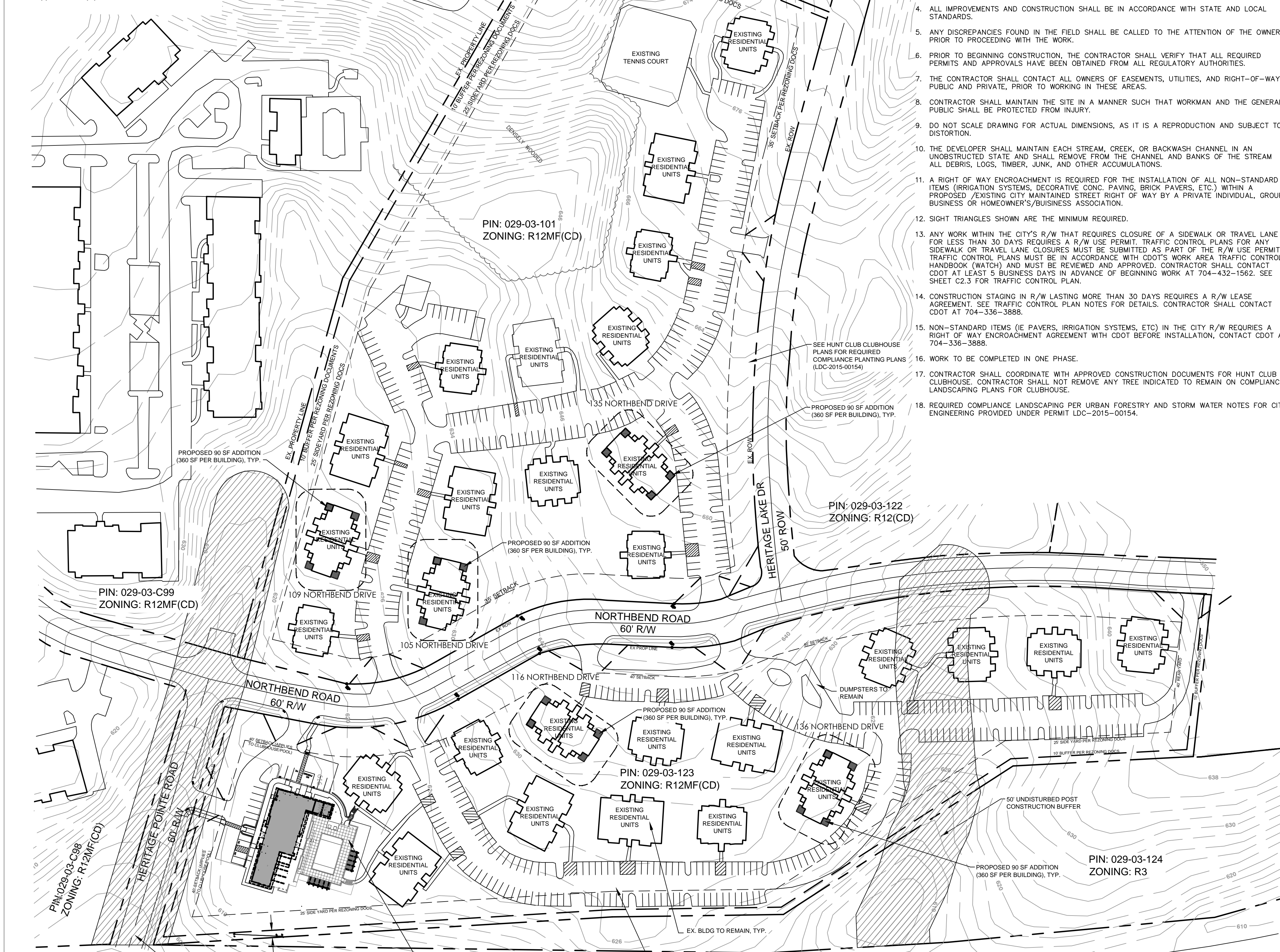
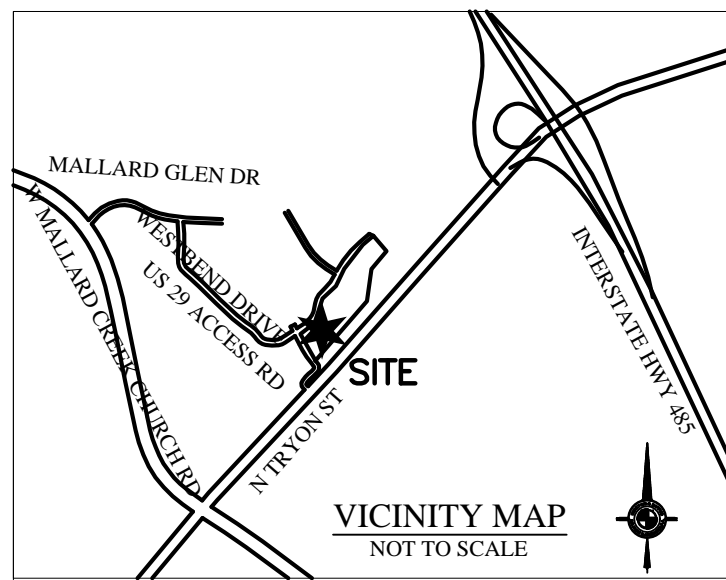
- Proposed expansion areas for existing residential buildings.
- Building Elevations for proposed expansion.

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the County Commissioners.

Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was note reviewed as part of this request.



SITE NOTES

- EXISTING BUILDING, DRIVES, PARKING, AND PROPERTY LINE INFORMATION SHOWN FROM MECKLENBURG COUNTY GIS DATA AND IS FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL CONFIRM LOCATIONS IN FIELD. TREE SURVEY DATA FROM SURVEY PERFORMED BY R.B.PHARR. EXISTING UTILITY INFORMATION IS FROM ORIGINAL CONSTRUCTION DOCUMENTS AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL UTILITIES NEAR AREA OF WORK TO BE VERIFIED IN FIELD.
- BUILDING ADDITIONS SHOWN FOR COORDINATION AND INFORMATION PURPOSES ONLY. CONTRACTOR SHALL OBTAIN ALL BUILDING DIMENSIONS AND PLACEMENT INFORMATION FROM ARCHITECTS DRAWINGS.
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- WORK TO BE COMPLETED IN ONE PHASE.
- CONTRACTOR SHALL COORDINATE WITH APPROVED CONSTRUCTION DOCUMENTS FOR HUNT CLUB CLUBHOUSE. CONTRACTOR SHALL NOT REMOVE ANY TREE INDICATED TO REMAIN ON COMPLIANCE LANDSCAPING PLANS FOR CLUBHOUSE.
- REQUIRED COMPLIANCE LANDSCAPING PER URBAN FORESTRY AND STORM WATER NOTES FOR CITY ENGINEERING PROVIDED UNDER PERMIT LDC-2015-00154.

CONDITIONAL REQUIREMENTS

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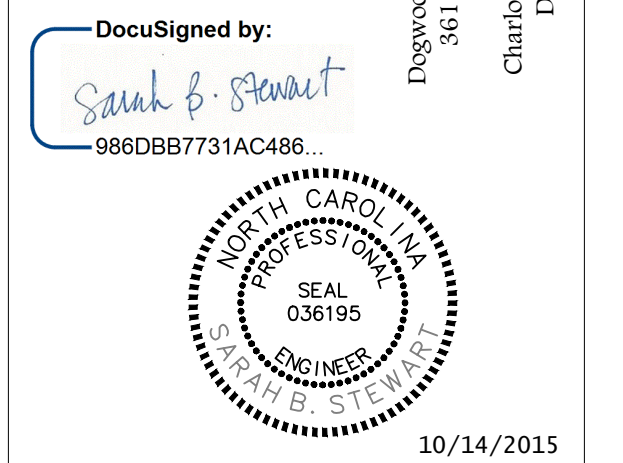
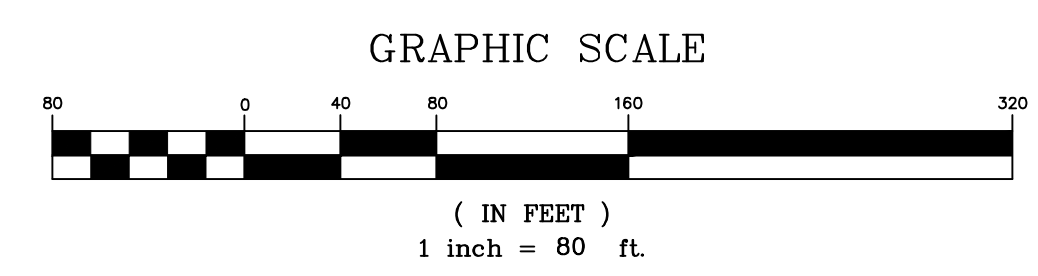
ZONING CODE SUMMARY

PROJECT NAME:	HUNT CLUB APARTMENTS CLUB HOUSE		
ADDRESSES:	105 NORTHBEND ROAD	TAX PARCEL NO.:	029-03-101
	109 NORTHBEND ROAD		029-03-101
	116 NORTHBEND ROAD		029-03-123
	135 NORTHBEND ROAD		029-03-101
	136 NORTHBEND ROAD		029-03-123
OWNER:	CORTLAND PARTNERS	PHONE #	-
PLANS PREPARED BY:	DOGWOOD ENGINEERING, PLLC	PHONE #	704-574-0419
ZONING:	R-12MF(CD)	JURISDICTION:	CHARLOTTE
PROPOSED USE:	BATHROOM ADDITION TO EX. MULTI-FAMILY	REZONING PETITION:	85-25C
MULTI-FAMILY STORIES:	3		
SITE ACREAGE:	029-03-123: 10.12 AC	029-03-101: 12.293 AC	
YARD REQUIREMENTS*:	Setback (front): 30 ft. from R/W		
	Side Yard (L): 5 ft. Side Yard (R): 5 ft.		
	Rear Yard (L): 20 ft.		
REQUIRED SCREENING:	Front: <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes		
	Side (L): <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes		
	Side (R): <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes		
	Rear: <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes		
	Parking Only: <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes		
PROPOSED MULTI-FAMILY BUILDING AREA:	1,800 Square Feet		
PROPOSED MULTI-FAMILY IMPERVIOUS AREA:	1,800 Square Feet		

Attached to Administrative Approval

Solomon A. Fortune \$F

Solomon A. Fortune



No.	Description	Date

No.	Description	Date

PROJECT # 15-001

DATE: 09/23/15

HUNT CLUB- BATH ADDITIONS

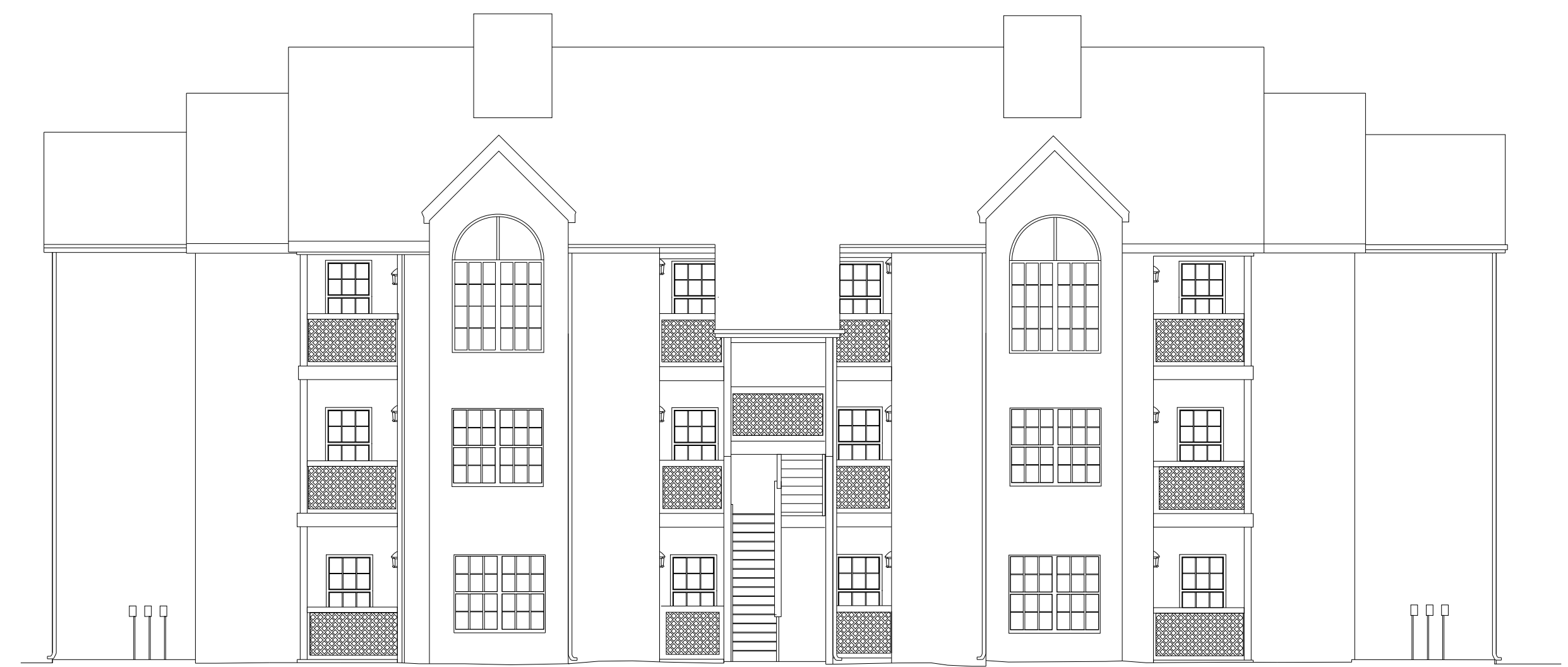
105,109,116,135, & 136 NORTHBEND DRIVE CHARLOTTE, NC 28262

OVERALL SITE PLAN

C2.0



4 NEW FRONT ELEVATION_ TYPE 1
1/8"=1'-0"

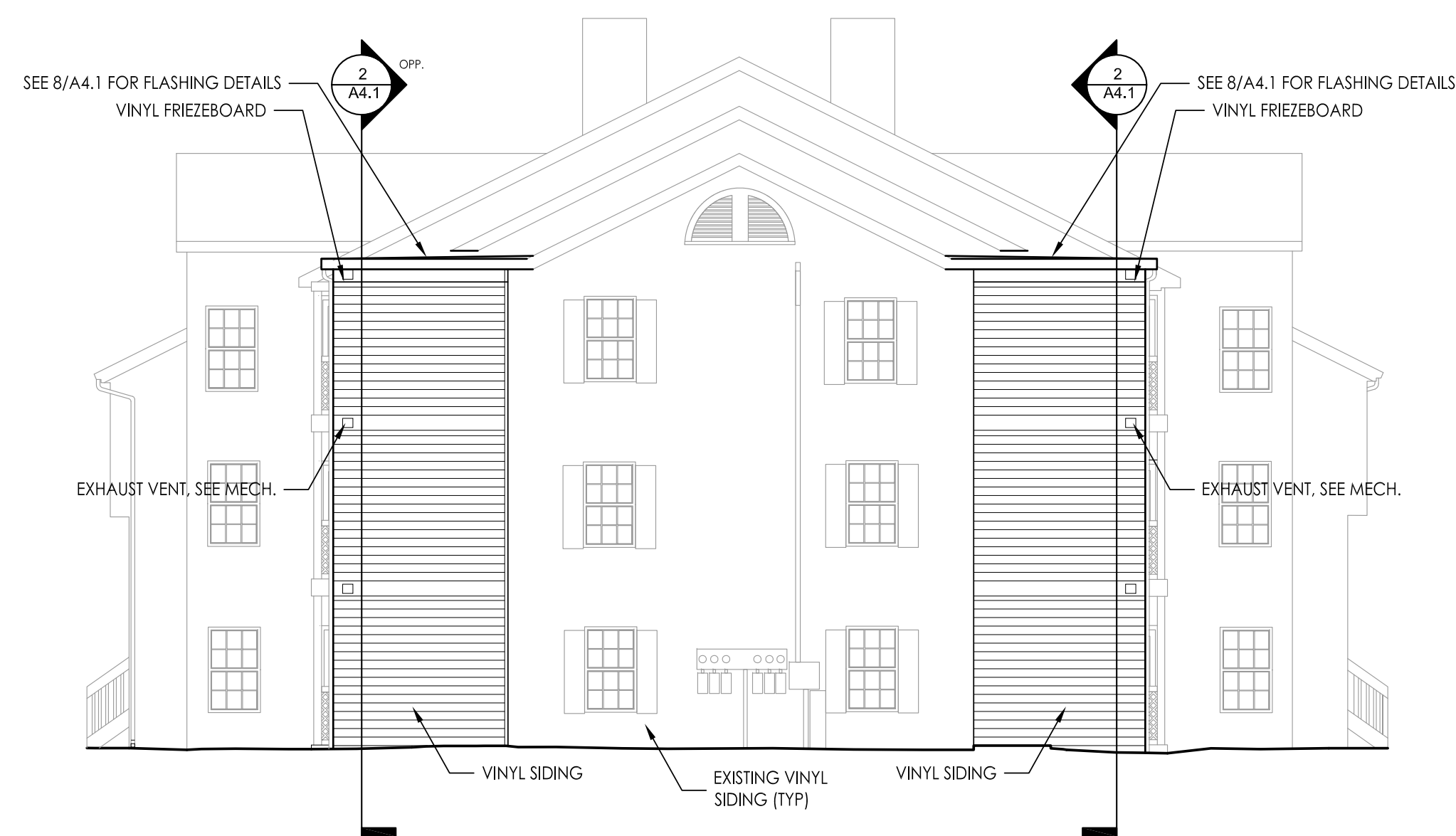


3 EXISTING FRONT ELEVATION_ TYPE 1
1/8"=1'-0"

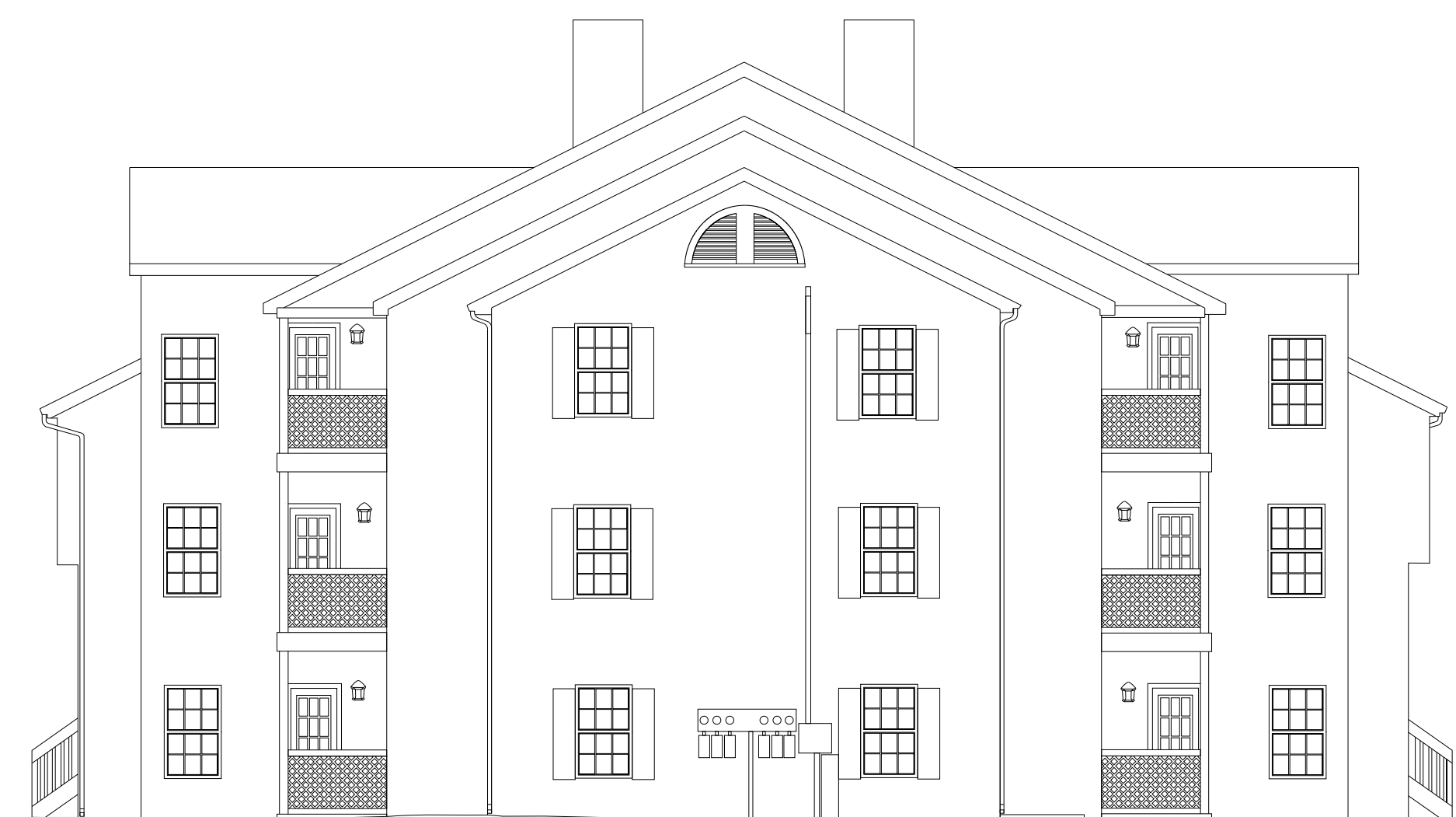
Attached to Administrative
Approval

Solomon A. Fortune \$F
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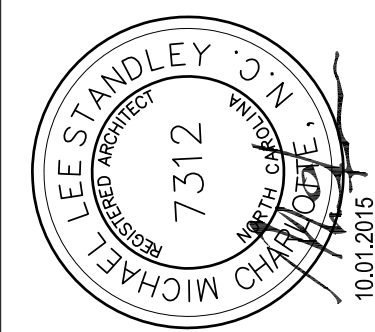
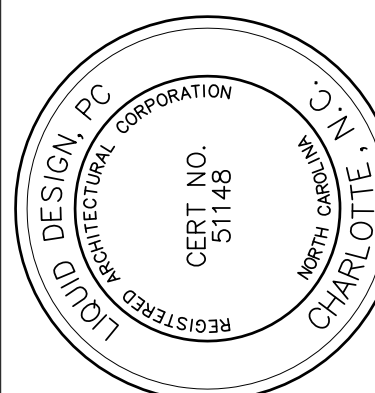
NOTE: VINYL SIDING SHOWN ON NEW ELEVATIONS TO BE SALVAGED FROM EXISTING BUILDINGS AS DESIGNATED BY OWNER. CONTRACTOR TO REPLACE SCAVENGED AREAS WITH NEW SIDING TO MATCH COLOR AND PROFILE AS CLOSELY AS POSSIBLE. FINAL MATCH SUBJECT TO APPROVAL BY OWNER.



2 NEW SIDE ELEVATION_ TYPE 1
1/8"=1'-0"



1 EXISTING SIDE ELEVATION_ TYPE 1
1/8"=1'-0"



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No.	Description	Date

HUNT CLUB- BATH ADDITIONS
105,109,116,135, & 136 NORTHBEND
DRIVE CHARLOTTE, NC 28262

PROJECT #

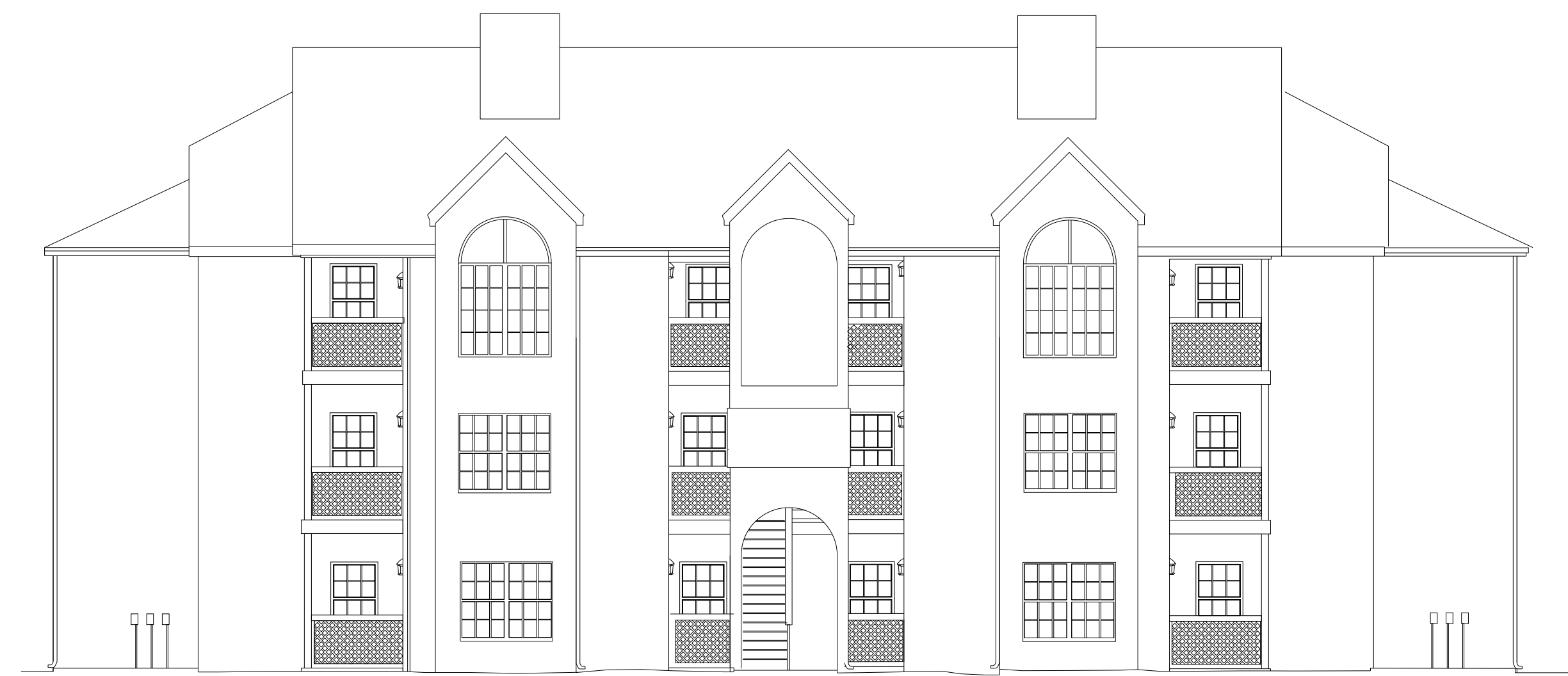
DATE: 10/01/2015

EXTERIOR
ELEVATIONS_
BUILDING TYPE 1

A3.1



4 NEW FRONT ELEVATION, TYPE 2
1/8"=1'-0"

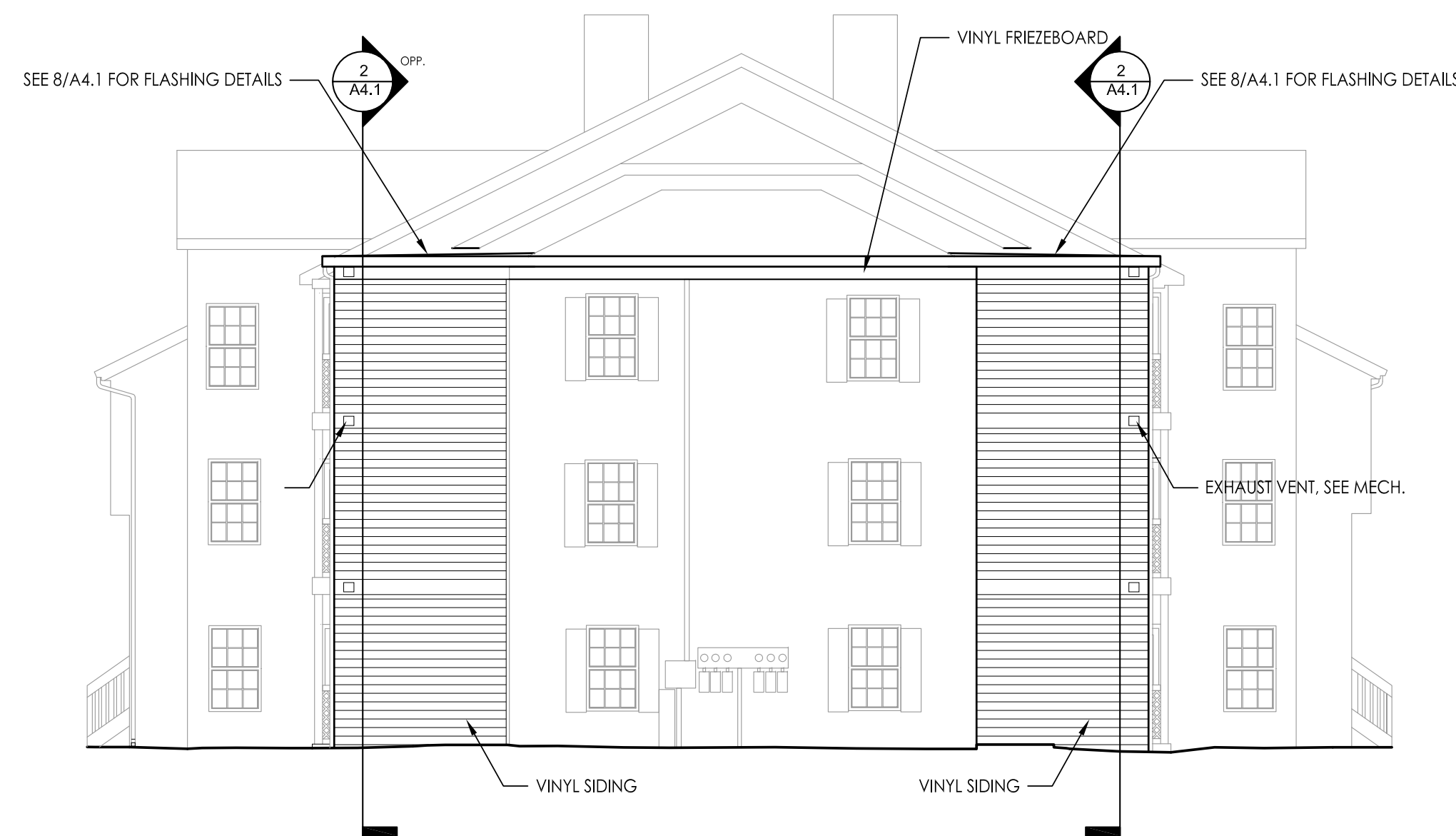


3 EXISTING FRONT ELEVATION, TYPE 2
1/8"=1'-0"

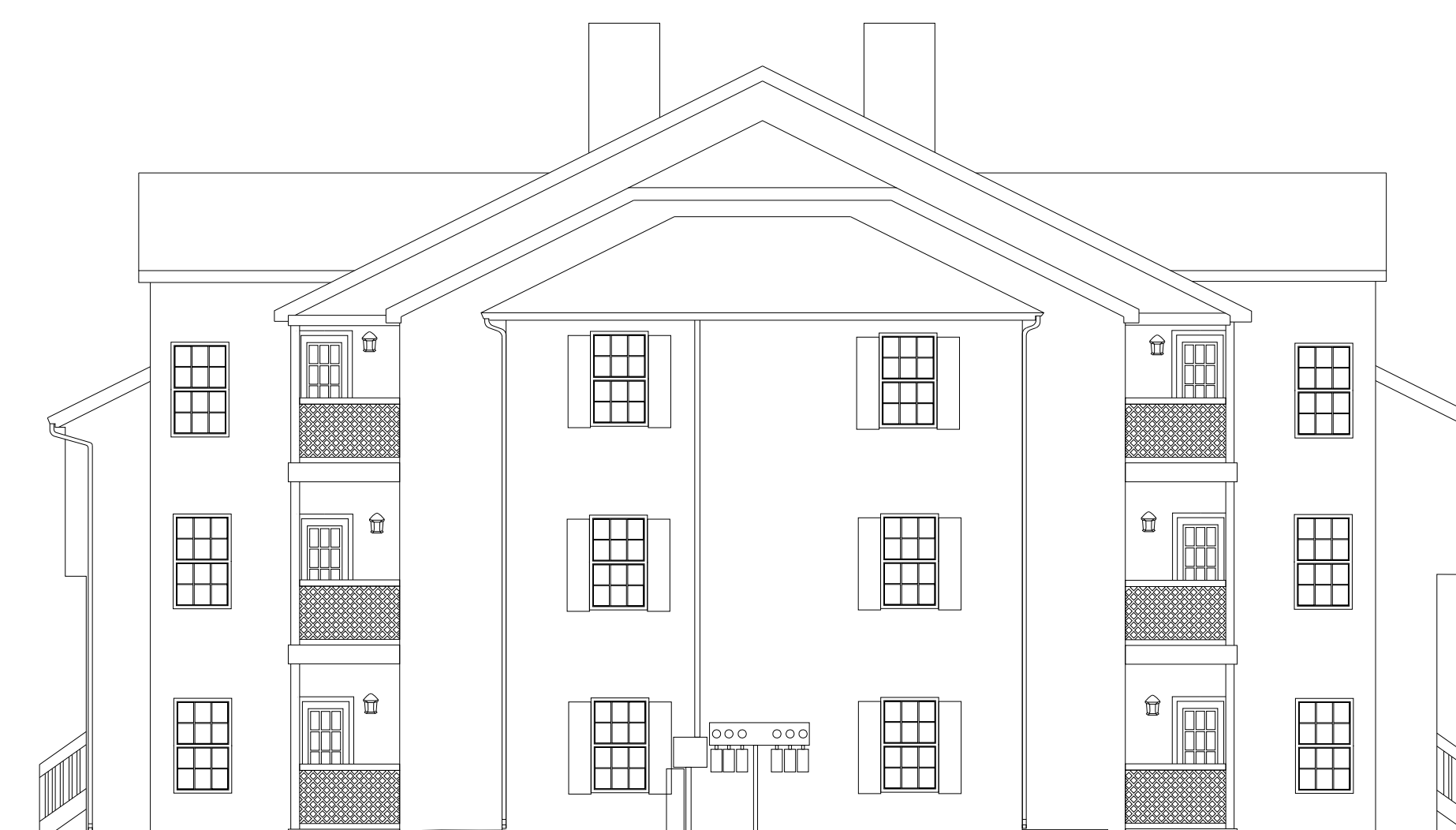
Attached to Administrative
Approval

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Solomon A. Fortune

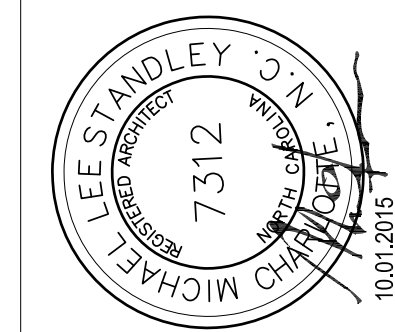
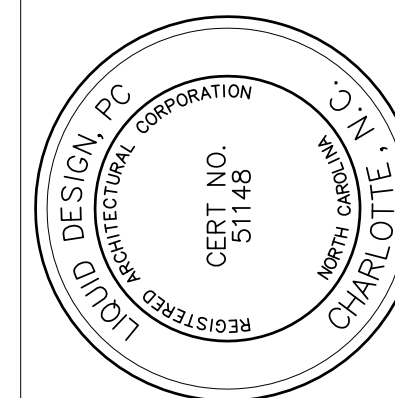
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2 NEW SIDE ELEVATION, TYPE 2
1/8"=1'-0"



1 EXISTING SIDE ELEVATION, TYPE 2
1/8"=1'-0"



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No.	Description	Date

HUNT CLUB- BATH ADDITIONS
105,109,116,135, & 136 NORTHBEND
DRIVE CHARLOTTE, NC 28262

PROJECT #

DATE: 10/01/2015

EXTERIOR
ELEVATIONS,
BUILDING TYPE 2

A3.2