

SITE DEVELOPMENT DATA:

1. THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET AND THE ILLUSTRATIVE PLAN. THE TECHNICAL DATA SHEET 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 ILLUSTRATIVE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET. 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. IN NO EVENT, HOWEVER, SHALL BUFFER OR SETBACK/YARD SPACES BE DECREASED OR THE MAXIMUM LEVEL OF DEVELOPMENT INTENSITY INCREASED FROM THAT SHOWN ON THE TECHNICAL DATA SHEET.

2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, TREE ORDINANCE, ETC.

3. THE NUMBER OF VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO THE POINTS OF INGRESS/EGRESS AS SHOWN ON THE SITE PLAN. HOWEVER, THE LOCATIONS MAY VARY SOMEWHAT FROM THAT DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

4. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO THREE STORIES. BUILDINGS SHALL NOT EXCEED 43' IN HEIGHT. BUILDINGS LOCATED ALONG THE SOUTHERLY BOUNDARY OF THE SITE SHALL BE LIMITED TO TWO STORIES IN HEIGHT.

5. A CLASS "C" BUFFER MEASURING 75 FEET IN WIDTH SHALL BE ESTABLISHED ALONG THE SOUTHERLY PROPERTY LINE. THIS WIDTH EXCEEDS THE REQUIRED MINIMUM OF 50 FEET. OF THE TOTAL WIDTH OF 75 FEET, A MINIMUM OF 60 FEET OF BUFFER SHALL REMAIN UNDISTURBED, EXCEPT FOR ANY REQUIRED/NECESSARY UTILITY CONNECTION. WHERE THERE IS INSUFFICIENT NATURAL VEGETATION TO COMPLY WITH MINIMUM BUFFER STANDARDS, THE BUFFER SHALL BE IMPROVED WITH NEW LANDSCAPING IN ACCORDANCE WITH APPLICABLE STANDARDS. FURTHERMORE, A 40' FOOT SETBACK SHALL BE ESTABLISHED ALONG WILORA LAKE ROAD AND A 45' FOOT SETBACK ALONG HOLLYFIELD DRIVE.

6. STORM WATER DETENTION SHALL NOT BE LOCATED IN THE BUFFERS OR SETBACK AREAS.

7. MAXIMUM HEIGHT OF LIGHTING SHALL BE 20 FEET. LIGHTING SHALL BE DESIGNED IN A MANNER TO SHIELD/DIRECT LIGHTING GLARE AWAY FROM RESIDENTIAL AREAS.

8. BUFFER AREAS SHALL NOT BE REDUCED IN DEPTH FROM THAT DEPICTED ON THE PLAN.

9. THE CLASS "C" BUFFER SHALL BE BARRICADED, FLAGGED OR OTHERWISE CLEARLY MARKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ORDER TO PROVIDE FOR AN UNDISTURBED DEPTH OF 60 FEET AS MEASURED FROM THE OUTSIDE EDGE OF THE BUFFER (EXCEPT FOR NECESSARY UTILITY CONNECTIONS).

10. VEHICULAR PARKING WILL BE PROVIDED BY A COMBINATION OF OFF-STREET SURFACE PARKING, DETACHED AND/OR ATTACHED GARAGES/CARPORTS.

11. PETITIONER SHALL INSTALL A 5 FOOT SIDEWALK AND AN 8 FOOT PLANTING STRIP ALONG WILORA LAKE ROAD AND HOLLYFIELD DRIVE. THE PROPOSED 5 FOOT SIDEWALK ALONG HOLLYFIELD DRIVE AND WILORA LAKE ROAD MAY MEANDER AND THE PLANTING STRIP WIDTH MAY VARY DUE TO CONFLICTS WITH EXISTING TOPOGRAPHY AND UTILITY POLES OR TO SAVE EXISTING TREES. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH CITY ENGINEERING AND URBAN FORESTRY STAFF.

12. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

13. THE TRASH COMPACTOR SHALL BE SCREENED FROM VIEW.

14. AS REQUIRED BY FIRE DEPARTMENT REGULATIONS, A FIRE HYDRANT SHALL BE PROVIDED WITHIN 750 FEET OF THE MOST REMOTE BUILDING LOCATION, AS THE FIRE TRUCK TRAVELS, IF SUCH HYDRANT DOES NOT ALREADY EXIST.

15. THE PETITIONER ACKNOWLEDGES THAT THE WATER SUPPLY PRESSURE MAY BE MARGINAL FOR FIRE FIGHTING PURPOSES AND AT THE TIME OF BUILDING PERMIT REVIEWS WILL WORK WITH THE FIRE DEPARTMENT TO ADDRESS THE ISSUE, IF A PRESSURE PROBLEM EXISTS.

16. PETITIONER SHALL CONSTRUCT A 6 FOOT HIGH SOLID WOODEN FENCE ALONG THE INSIDE UNDISTURBED EDGE OF THE SOUTHERLY 75 FOOT BUFFER.

17. PETITIONER SHALL DEDICATE 5 FEET OF THE PROPERTY'S HOLLYFIELD DRIVE FRONTAGE FOR RIGHT-OF-WAY PURPOSES. THIS DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.

18. PETITIONER SHALL NOT OFFER SHORT TERM LEASES TO TENANTS. THE MINIMUM LEASE ARRANGEMENT SHALL BE FOR A PERIOD OF ONE YEAR.

19. IF PERMITTED BY ORDINANCE REGULATIONS AND WITH THE COOPERATION OF THE PROPERTY OWNER, AN OFF-PREMISE DIRECTIONAL SIGN SHALL BE ERRECTED AT EITHER THE INTERSECTION OF JENKINS DRIVE/BARR DRIVE OR JENKINS DRIVE/ALBEMARLE ROAD TO IDENTIFY THE LOCATION OF THE PROPOSED DEVELOPMENT.

20. WASTE/TRASH COLLECTION SHALL BE MEANS OF A TRASH COMPACTOR, WHICH SHALL BE LOCATED AS SHOWN ON THE SITE PLAN.

21. IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS, REQUIRED STORM WATER ENGINEERING METHODS AND THE UNDISTURBED BUFFER, THE PROPOSED DEVELOPMENT WILL NOT CONTAMINATE THE UNDERGROUND WATER TABLE WHICH SUPPLIES THE PRIVATE WELLS AND SEPTIC TANK SYSTEMS OF ADJUTING PROPERTY OWNERS ALONG THE SOUTHERLY BOUNDARY OF THE SITE.

22. SETBACK AREAS ALONG HOLLYFIELD DRIVE AND WILORA LAKE ROAD SHALL REMAIN UNDISTURBED (EXCEPT FOR UTILITY CONNECTIONS); HOWEVER GRADING INTO THE SETBACK FOR A DISTANCE OF 15 FEET IS ALLOWED TO PERMIT THE DEVELOPMENT/LOCATION OF PROPOSED BUILDINGS AT THE INTERIOR EDGE OF THE SETBACK. THE UNDISTURBED AREA OF THE SETBACK MAY BE HAND CLEARED OF ANY UNSUITABLE WEEDS, VINES, UNDERSTORY GROWTH, ETC. INCLUDING TREES UP TO 1" IN CALIPER.

23. MAXIMUM BUILDING HEIGHT FOR THREE STORY BUILDINGS SHALL BE 43 FEET AND 32 FEET FOR TWO STORY BUILDINGS.

24. THE BUILDINGS SHOWN ON THE ILLUSTRATIVE PLAN ALONG THE SOUTHERLY EDGE OF THE SITE ARE FIRM AS TO THE DEPICTION OF A SIDE ORIENTATION TOWARDS THE SOUTHERLY PROPERTY BOUNDARY.

SITE DEVELOPMENT DATA:

EXISTING ZONING: R-3

PROPOSED ZONING: R-17MF(CD)

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

PROJECT ACREAGE: 19.35 TOTAL ACRES GROSS

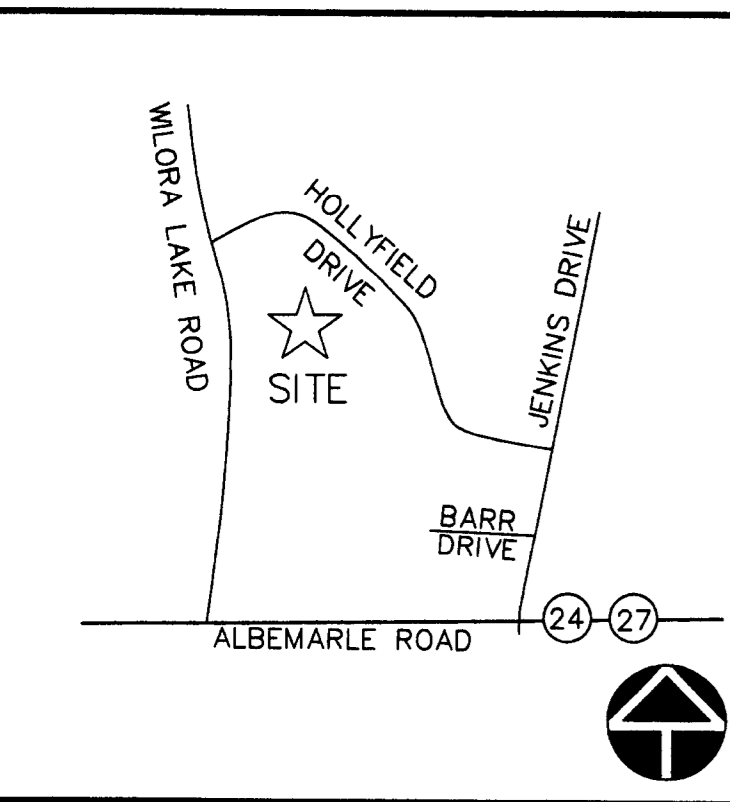
1.99 ACRES IN R/W

17.36 ACRES TOTAL NET

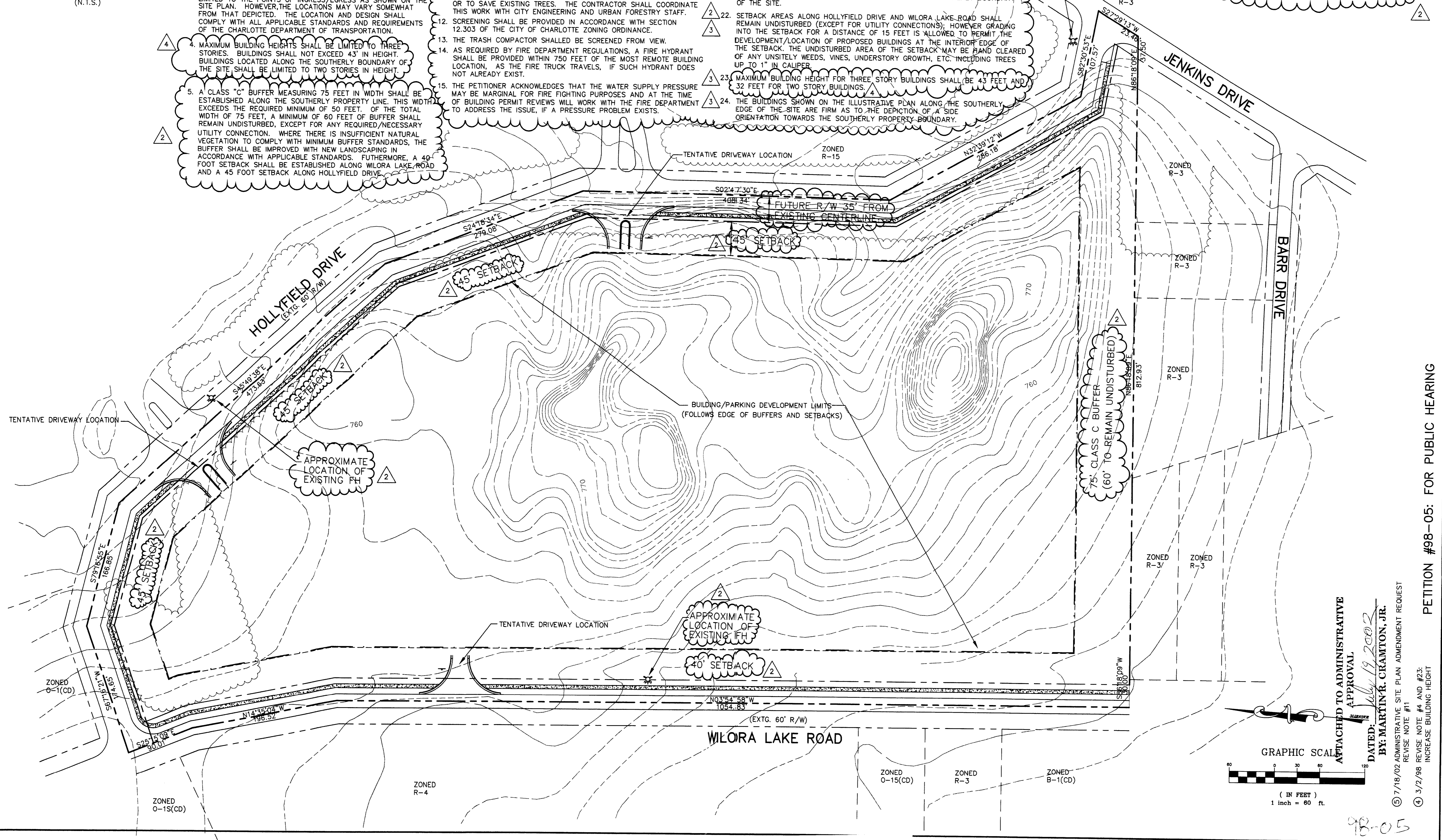
MAX. # UNITS ALLOWED: 295 TOTAL UNITS (BY R-17MF DISTRICT)

PROPOSED # UNITS: 240 MAX. UNITS

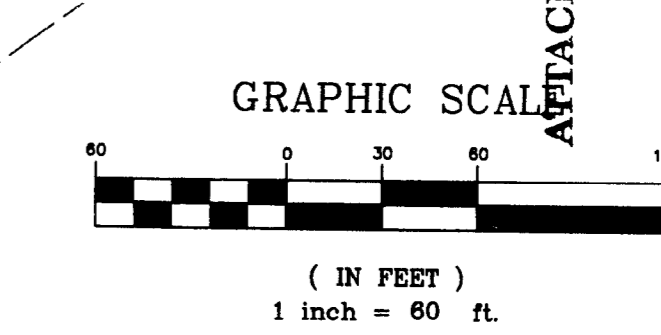
MAX. PROPOSED DENSITY: 13.82 DU/AC (BY THIS REZONING)



VICINITY MAP (N.T.S.)



ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: July 19, 2002
 BY: MARTIN R. CRAMTON, JR.
 7/18/02 ADMINISTRATIVE SITE PLAN AMENDMENT REQUEST
 REVISE NOTE #1
 3/2/98 REVISE NOTE #4 AND #23:
 INCREASE BUILDING HEIGHT



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THE HERMAN GROUP, LLC
 AMHERST, NY

CROWN RIDGE APARTMENTS
 MULTI-FAMILY REZONING
 TECHNICAL DATA SHEET

Project No. **40426**

Checked by TLH
 Drawn by PAB
 Date Drawn 7/25/97

Revisions
 1) 9/16/97 PER OWNER
 2) 12/12/97 PER CITY STAFF FOR PUBLIC HEARING
 3) 1/29/98 PER ZONING COMMITTEE

Sheet 1 of 2

98-05

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION

DATE: July 19, 2002

TO: Robert Brandon
 Zoning Administrator

FROM: Martin R. Cramton, Jr.
 Planning Director

SUBJECT: Administrative Approval for Petition No. 98-05 by The Herman Group, LLC.

Attached is the revised technical data sheet for the above petition. The plan has been revised to specify in not 11 that sidewalks may meander and planting strip widths may vary along Hollyfield Drive and Wilora Lake Road due to topography and to save existing trees. Since this change is minor, I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

Note that the illustrative plan included as part of the original approval still applies.