

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

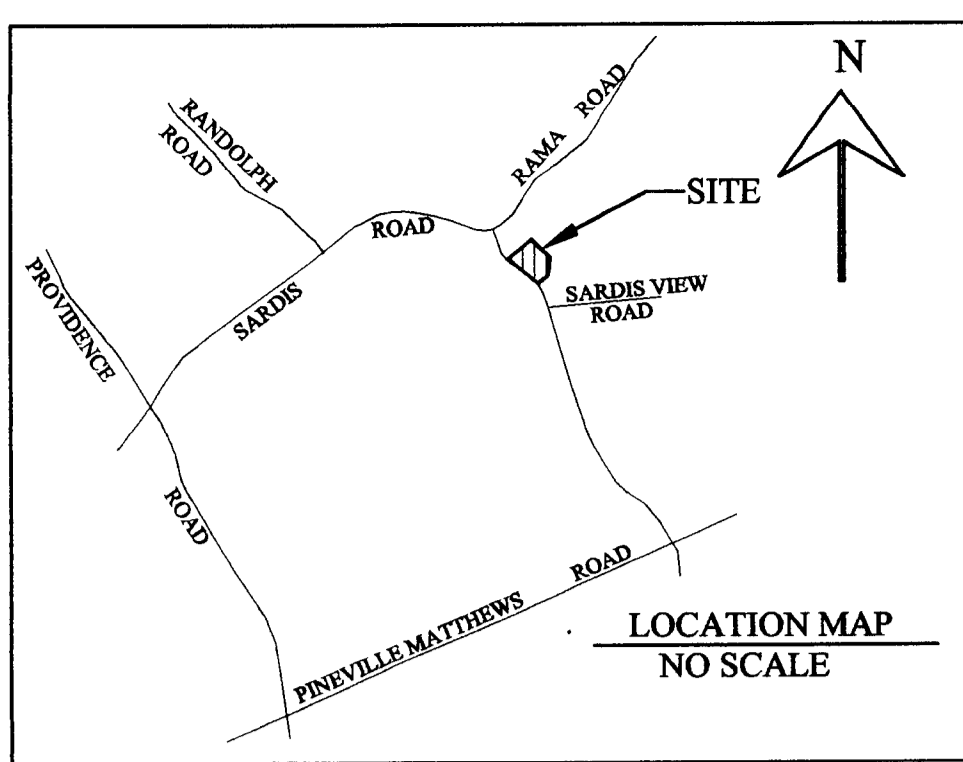
DATE: October 1, 2001

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 98-49 by The Everett Company.

Attached are revised plans for the above referenced petition. The plans have been revised to reflect a reduction in units, to add a fence along Sardis Road, to revise streetscape plantings along Sardis and reflect changes to the building elevations. These changes are considered minor and do not alter the intent of the originally approved plan therefore, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

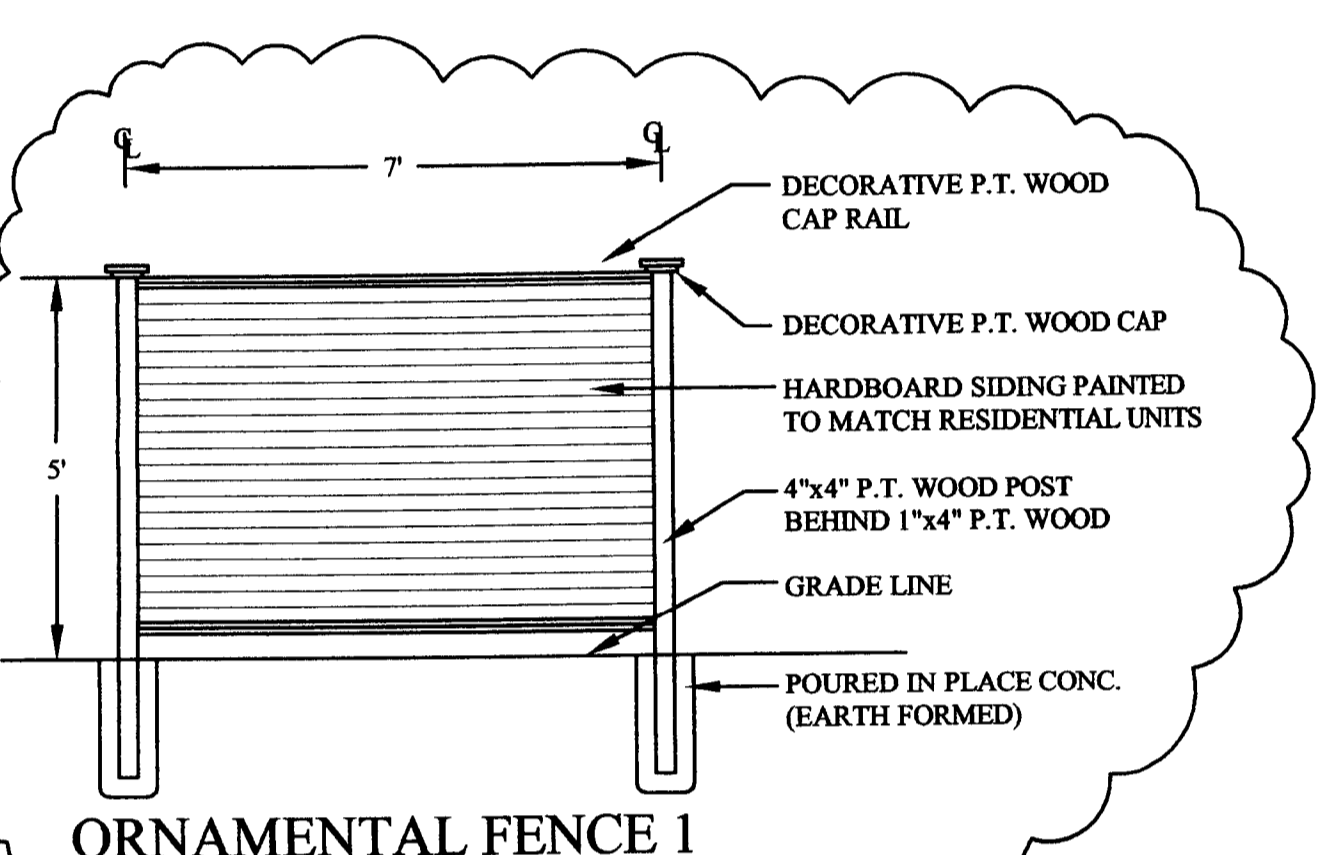


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	672.12	9.38	4.69	9.38	N51°23'32"W	06°47'59"
C2	672.12	81.72	40.91	81.67	N47°44'28"W	06°58'00"

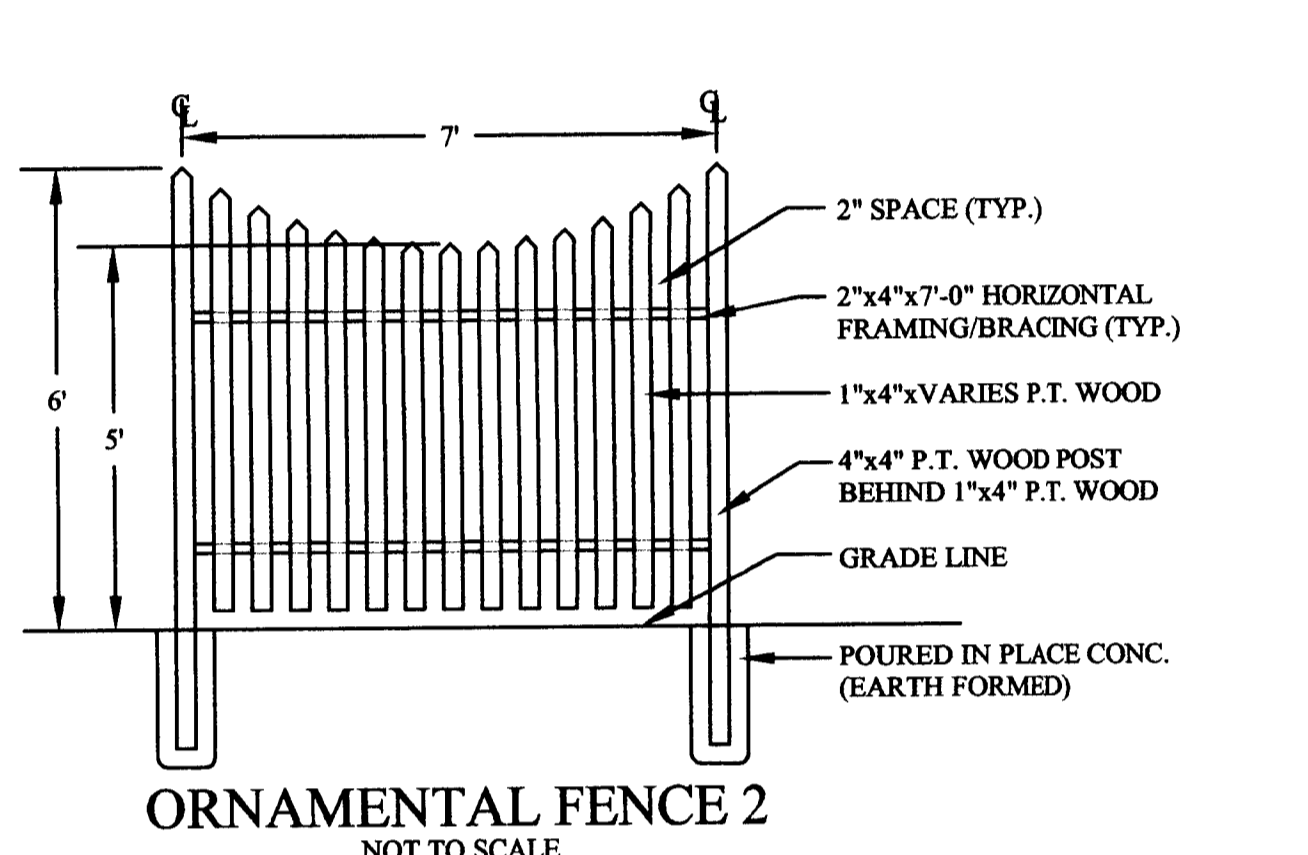
SITE DATA
 Total Area: 1.81 Acres
 Existing Zoning: R-8 MF(CD)
 Proposed Zoning: R-8 MF(CD)
 Proposed Units: 9
 Density: 5.0 D.U.A.
 Parking Required: 21
 Parking Provided: 21 Minimum
 Building Height: 40 Maximum

DEVELOPMENT STANDARDS

- 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 general pattern for 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.
- Buffer areas adjacent to single-family homes will be developed in accordance with Sec. 12.302 and will remain undisturbed, except as necessary for the installation of utilities and storm drainage facilities and minor land clearing of underbrush, debris and trees less than 2 inches in caliper. In such cases the utilities will cross the buffer as close to perpendicular to the buffer as is reasonably possible. Buffer widths will not be reduced from the dimensions shown on the plan.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No storm water detention will occur within any required buffer or setback area.
- Any detached lighting on the site will be limited to 20 feet in height in the interior of the site and 10 feet in height on the exterior of the site and will be shielded to prevent glare onto adjacent residential properties. No detached or site security lighting will be located within any buffer area and any residential type access or security lighting, such as "corner spotlights", will be directed away from all adjacent properties.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Screening will conform to the applicable standards of the Zoning ordinance. All permanent garbage/trash disposal facilities (i.e. dumpsters or compactors if provided) will be screened with a solid enclosure with gates.
- Buildings will not exceed two stories or 40 feet in height.
- The use of the site will be for the construction of a townhouse development. If not used for a townhouse development, the site may be used for any use allowed in the R-3 District in accordance with the standards of that district.
- All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Department.
- Petitioner will dedicate additional right-of-way sufficient to provide 50 feet from the centerline of Sardis Road prior to issuance of building permits.
- Petitioner agrees to re-erect the painted location in Sardis Rd. to create a left turn lane into the site.
- At the specific request of Storm Water Services, Petitioner agrees to provide storm water detention that includes detaining all storm events up to and including the 100 year storm event for the site.
- Even though sidewalk already exists along Sardis Rd., Petitioner agrees to install a new 5 foot sidewalk and an 8 foot planting strip at the request of the Planning Staff. In some locations, the sidewalk may remain in ground existing form.
- The Petitioner will install 8 new large mature trees and 14 small mature trees along Sardis Rd. to enhance the existing limited tree cover, to create a distinctive and attractive streetscape, and to compensate for trees which may be lost during construction.
- The Petitioner, in consultation with the 5 adjoining property owners, commits to individually arrange landscaping in the buffer area in consultation with each owner to enhance the relationship between the petitioner's site and each of the adjoining lots in a fashion which best suits the unique requirements of each lot. In addition, the Petitioner agrees to construct an ornamental fence (see detail) at or along the common property line of the petitioner's site and the adjoining lots consistent with the architectural style of the Downing Place neighborhood.
- All utilities serving the site will be located underground.
- This plan is a revision to the approved zoning plan (dated 5/23/99) prepared by DRU Associates, PA for 8-Event Company last dated 5/23/99. This plan is being prepared for R.H. Hagemeyer, Inc.

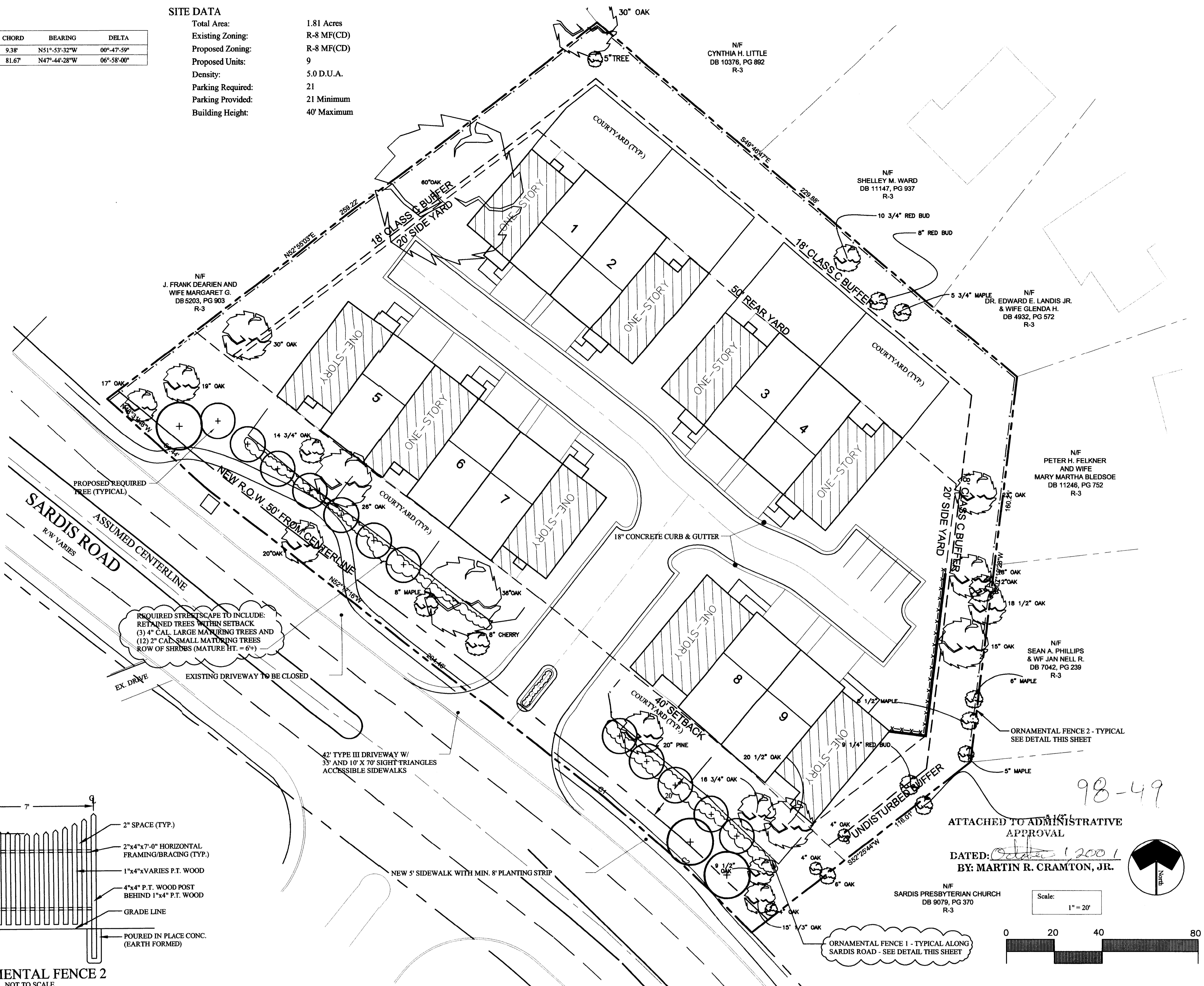


ORNAMENTAL FENCE 1
NOT TO SCALE
DATE: AUGUST 17, 2001
DPR PROJ NO. 01051.1



ORNAMENTAL FENCE 2
NOT TO SCALE

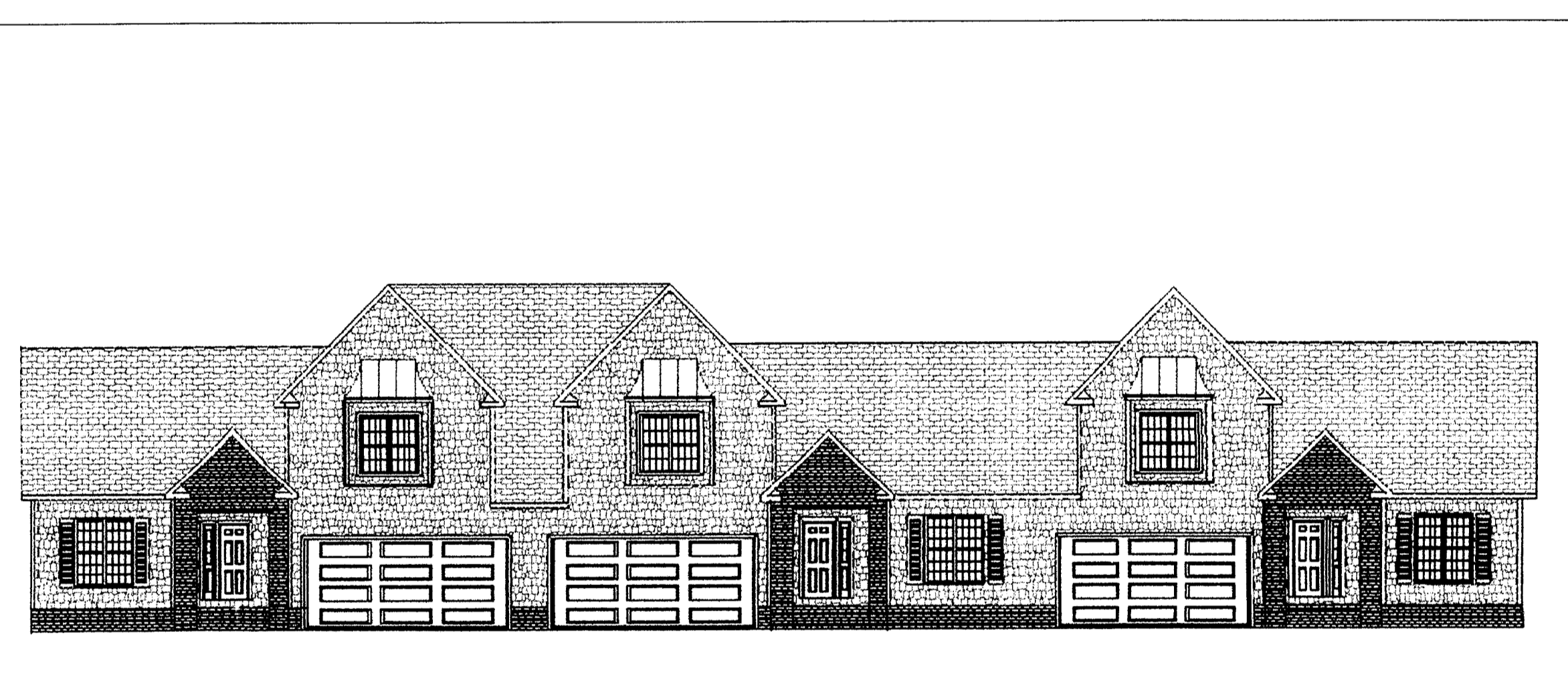
SARDIS COURT TOWNHOMES
 R.H. HAGEMeyer, INC.
 CHARLOTTE, NORTH CAROLINA
 PETITION NO. 98-49



98-49
 ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: October 1, 2001
 BY: MARTIN R. CRAMTON, JR.
 Scale: 1" = 20'
 0 20 40 80



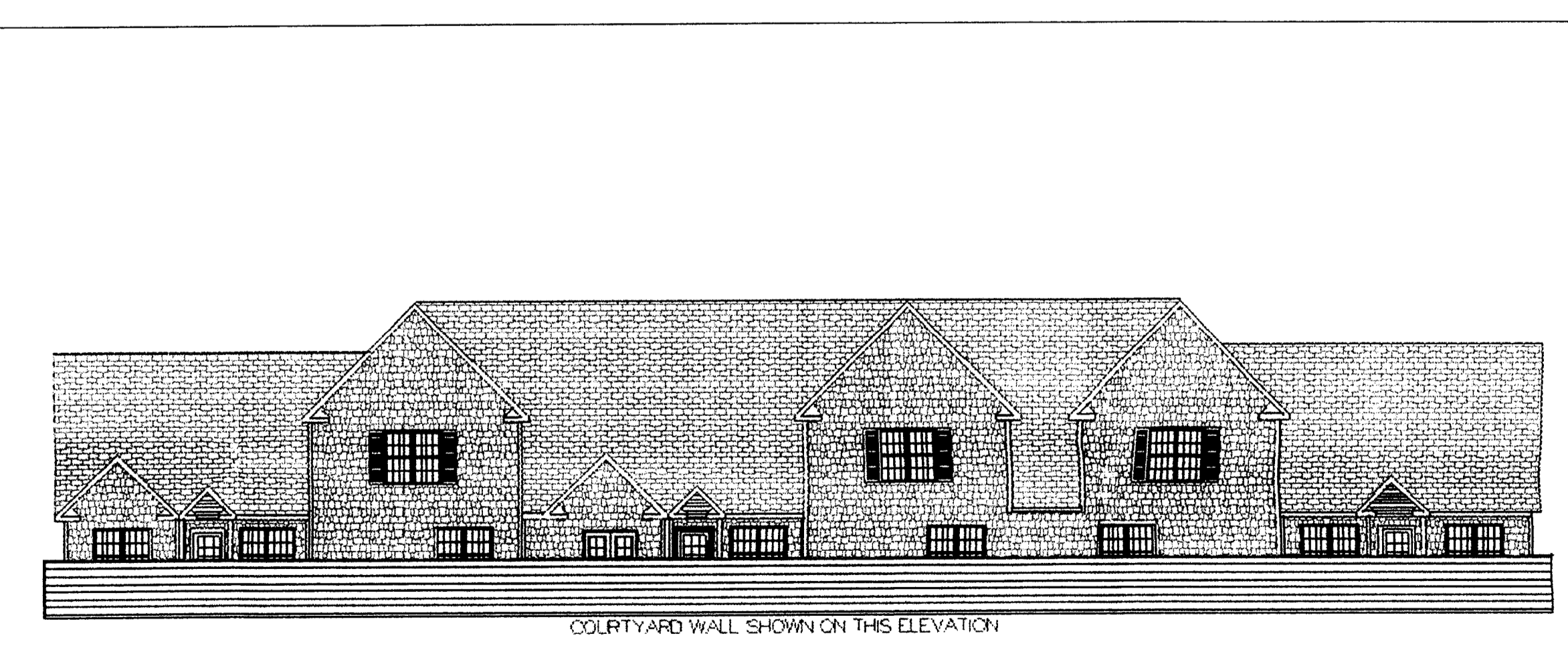
DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 420 Hawthorne Lane
 Charlotte, NC 28204
 704/332-1204
 Sheet Number: RZ-1



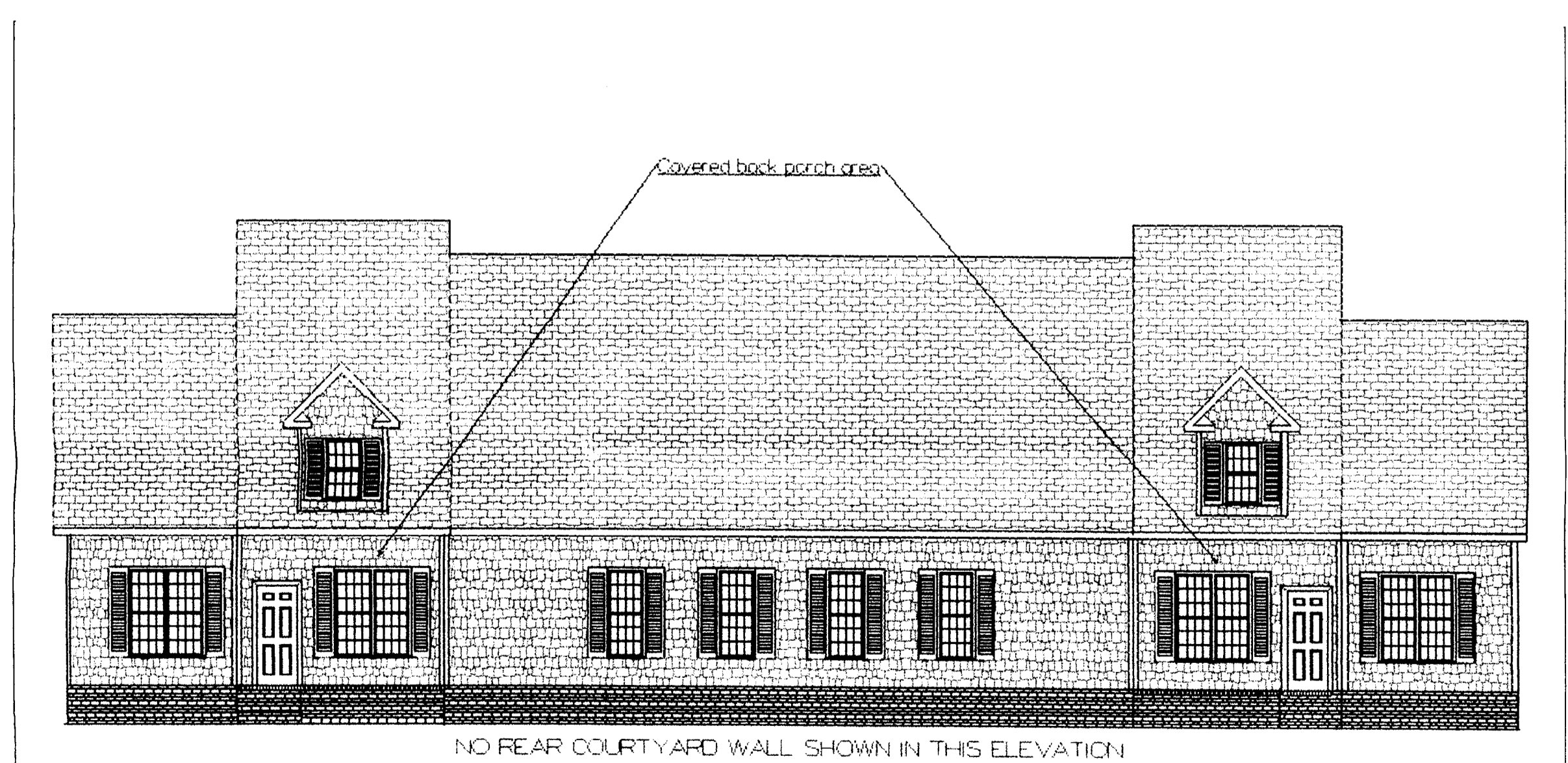
THREE UNIT BUILDING ON SARDIS ROAD FRONT ELEVATION
ARTIST REPRESENTATION ONLY



TWO UNIT BUILDING ON SARDIS ROAD FRONT ELEVATION
ARTIST REPRESENTATION ONLY



THREE UNIT BUILDING ON SARDIS ROAD REAR ELEVATION
ARTIST REPRESENTATION ONLY



TWO UNIT BUILDING ON SARDIS ROAD REAR ELEVATION
ARTIST REPRESENTATION ONLY

NOTE: BUILDING FASCIA MATERIALS TO BE BRICK OR STONE AND HARDY-SHAKE

DATE: AUGUST 8, 2001
 DPR PROJ NO. 01051.1
 I. REVISED 8/17/01

SARDIS COURT TOWNHOMES
 R.H. HAGEMeyer, INC.
 CHARLOTTE, NORTH CAROLINA
 PETITION NO. 98-49



DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 420 Hawthorne Lane
 Charlotte, NC 28204
 704/332-1204
 Scale: NOT TO SCALE
 Sheet Number: RZ-2