

- 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.
 - In conjunction with the development, the Petitioner will make the following street improvements:
 West Tyvola Road:
 Restripe the existing painted out median to provide left-turn lanes into both portions of the development.
 Nations Ford Road:
 Construct a left-turn lane based on the NCDOT design standards and location requirements. If the standards/requirements cannot be met as determined by CDD/TCDDOT, then the driveway will be limited to right-in/right-out movements only and the petitioner will construct a raised concrete median to physically prohibit left-turning movements.
 - A six-foot wide sidewalk shall be provided and located along the southern portion of the site at Nations Ford Road and West Tyvola Road so as to provide for a minimum eight foot planting strip between the back of curb and sidewalk. The existing sidewalk and planting strip will be utilized on the northern portion of the site along West Tyvola Road if they meet the minimum ordinance widths.
 - A sidewalk connection may be provided to the existing Mecklenburg County Park facility located adjacent to the site at such time it is requested by the County. The exact location will be determined as mutually agreed upon between the Petitioner and the County.
 - The Petitioner reserves the right to install fencing along the perimeter of the site. Any fencing installed within a buffer will be located on the interior line of the buffer.
 - Any detached lighting on the site will be limited to 30 feet in height and be shielded with full cut-off. No "wall pack" lighting will be installed but architectural lighting on building facades will be permitted.
 - Signage will be permitted in accordance with applicable Zoning standards.
 - Landscape 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.
 - There is a 50' buffer shown adjacent to the existing single family development on the northern portion of the site. The Petitioner reserves the right to grade within the first ten feet on the inside of this buffer.
 - Tree save areas will be provided which will meet or exceed the standards of the Zoning Ordinance.
 - 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
 Revised Submission: June 20, 2008
 Revised Submission: July 17, 2008
 Revised Submission: October 7, 2008

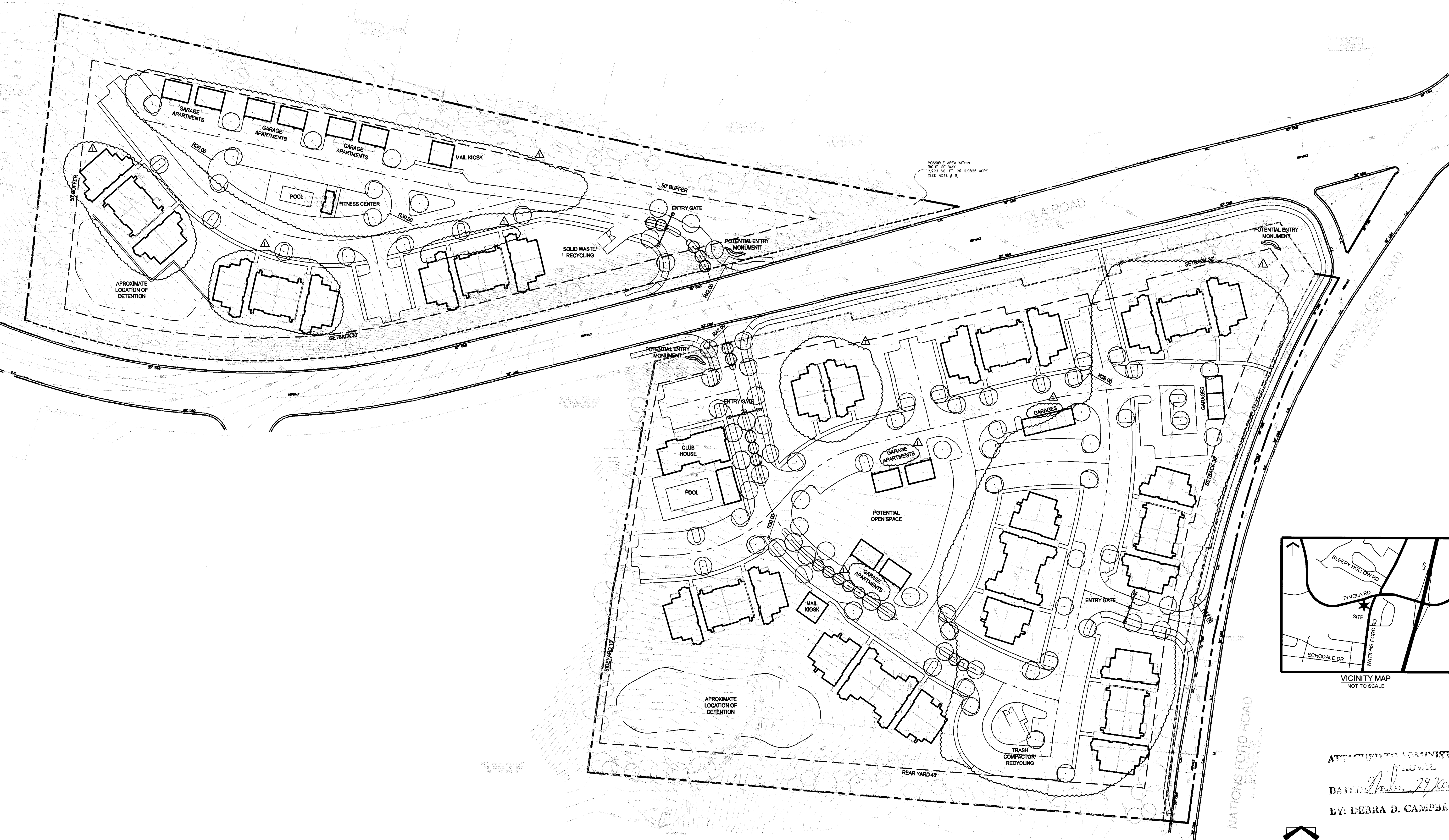
CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: November 24, 2008
 FROM: Debra Campbell
 Planning Director
 TO: Gary Huss
 Zoning Coordinator

SUBJECT: Administrative Approval for Petition No. 2008-056 by Hathaway Development Company

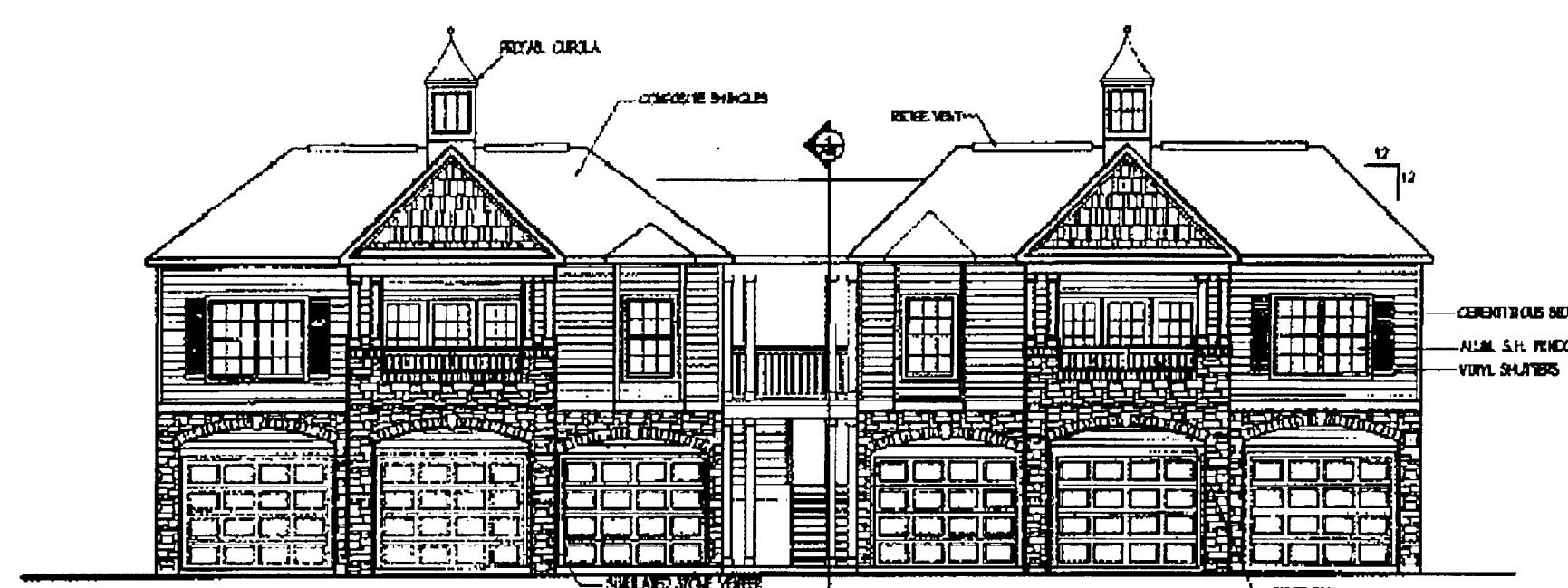
Attached are revised plans for the above petition. The plans have been revised to increase the number of allowable units on the northern portion of the development from 86 to 90 while reducing the number on the southern portion from 192 to 184. Since these changes are minor and do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance requirements still apply.



Master Plan for Illustrative Purpose Only; Subject to Revisions For Public Hearing 2008-056

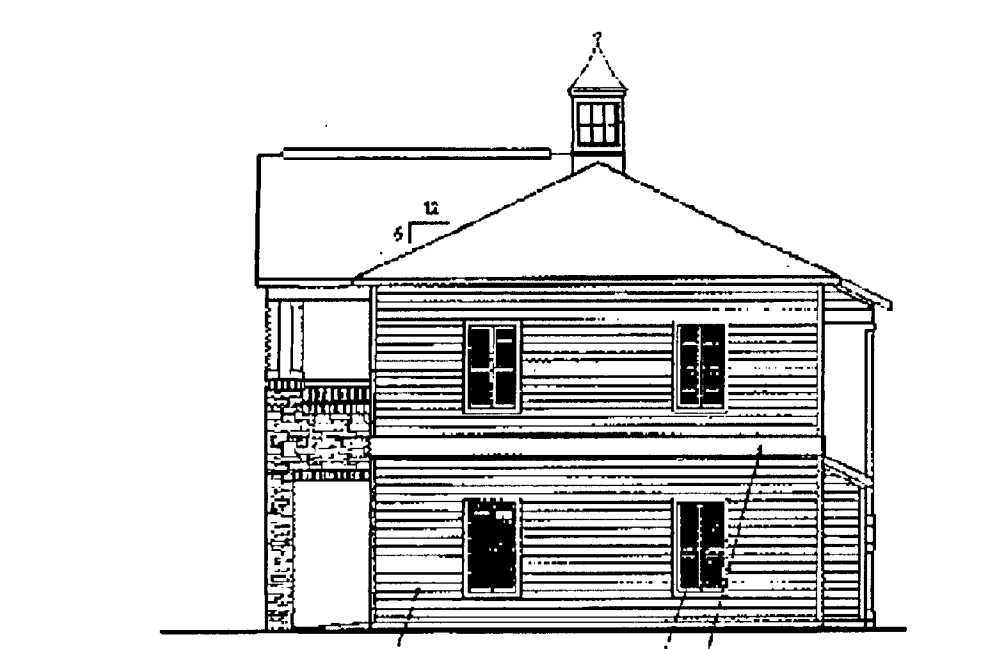
DATE: MAY 19, 2008
 DRAWN BY: M. G. H. (MAGH)
 CHECKED BY: M. A. (MAS)
 SCALE: 1" = 60'-0"
 PROJECT #: 08001
 SHEET #: 7



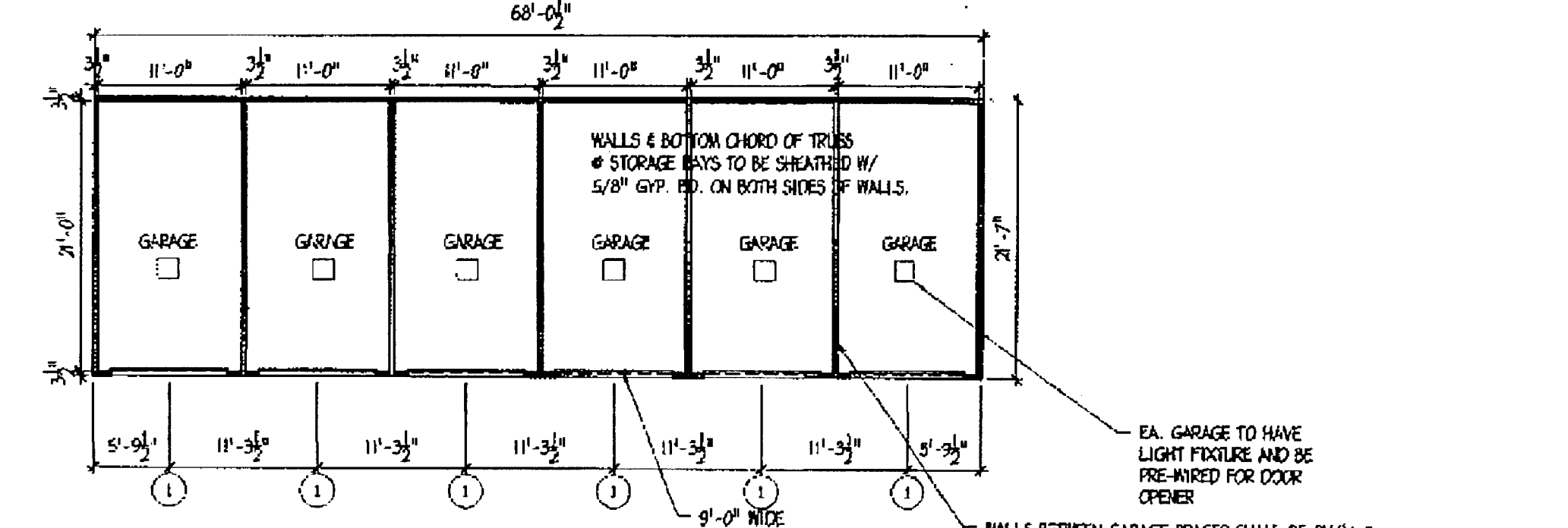
FRONT ELEVATION GARAGE CARRIAGE APARTMENTS
 NOT TO SCALE



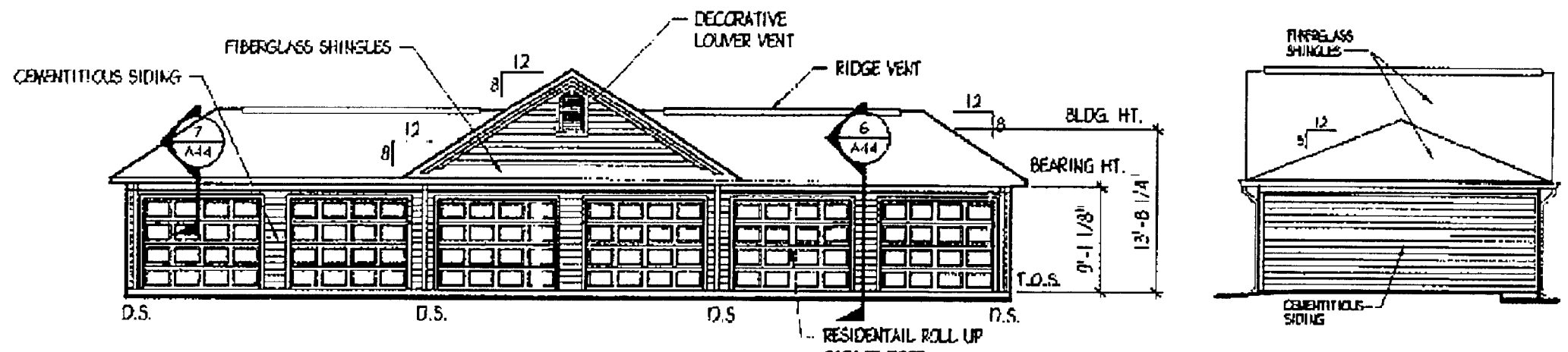
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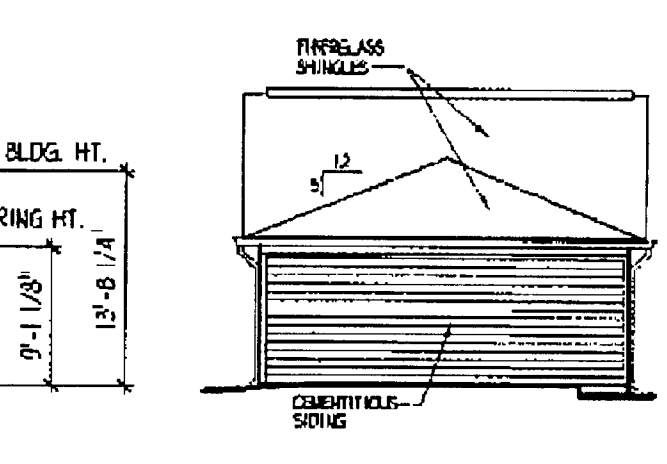
SIDE ELEVATION GARAGE CARRIAGE APARTMENTS
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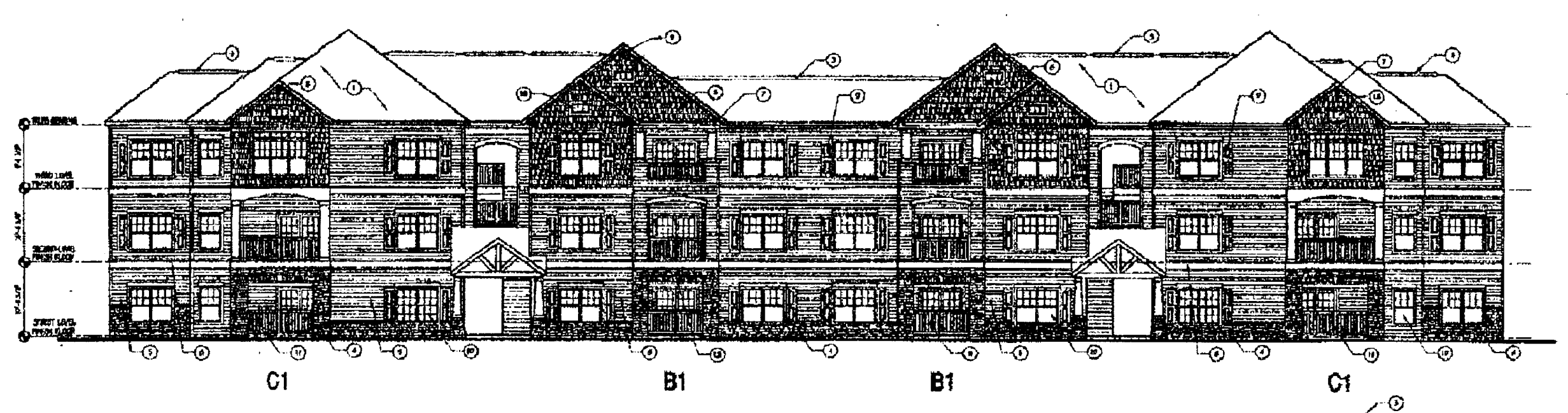
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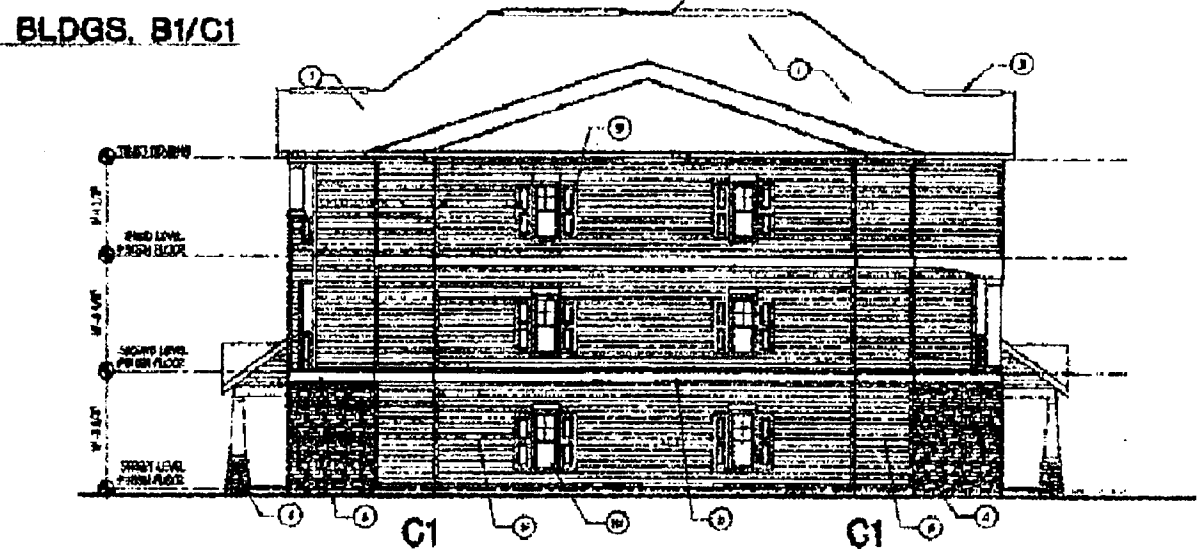
FRONT GARAGE ELEVATION
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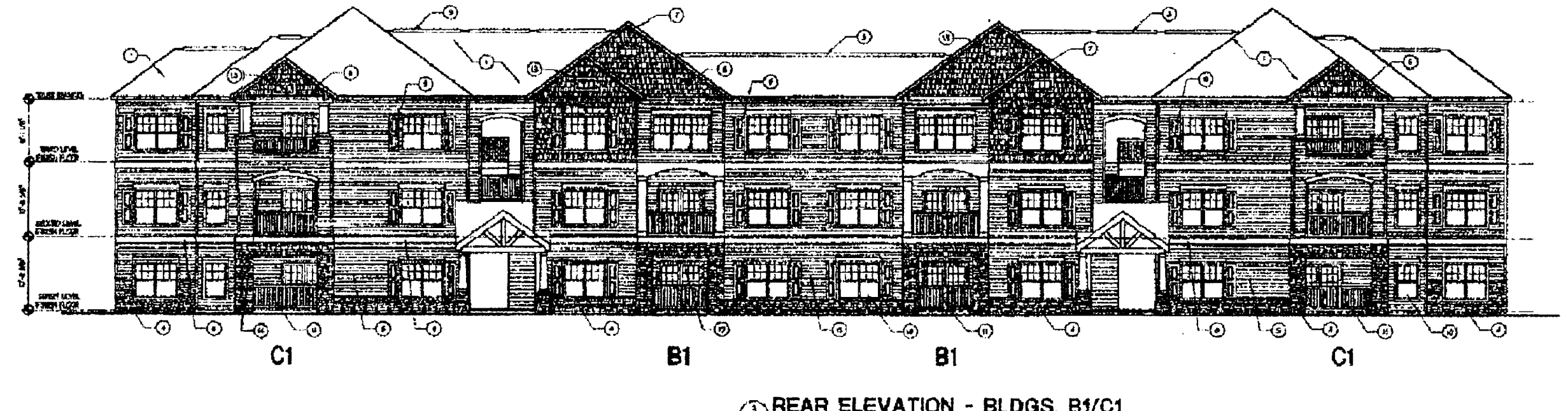
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FRONT ELEVATION - BLDGS. B1/C1

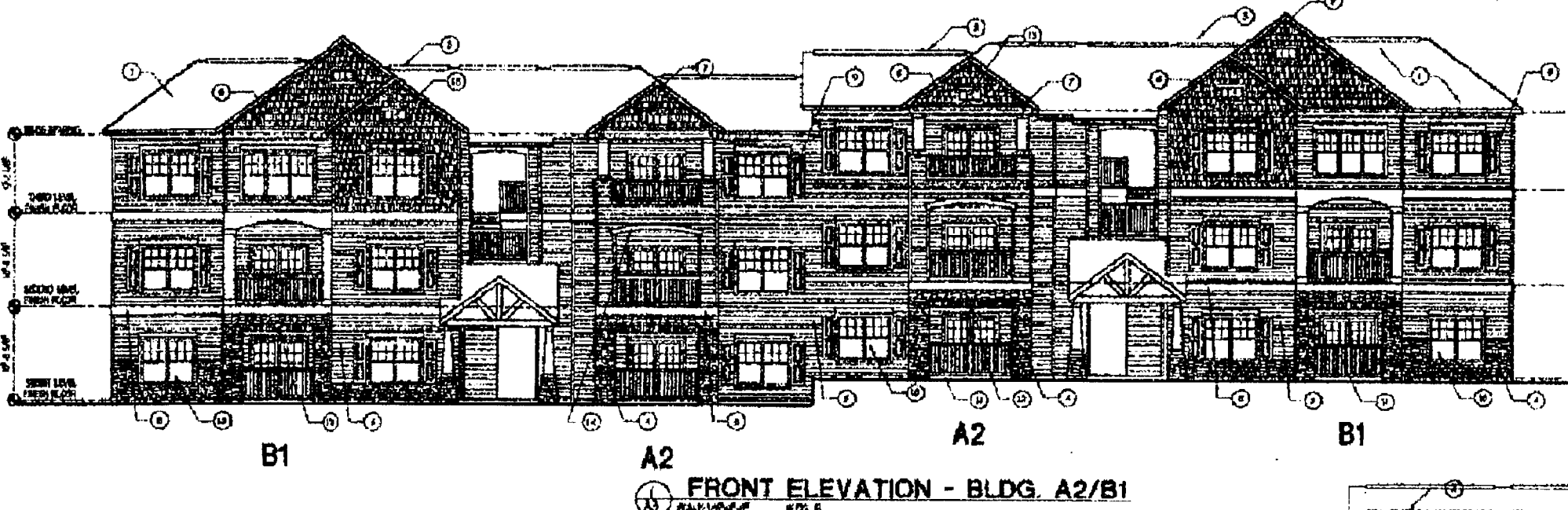


SIDE ELEVATION - BLDGS. B1/C1

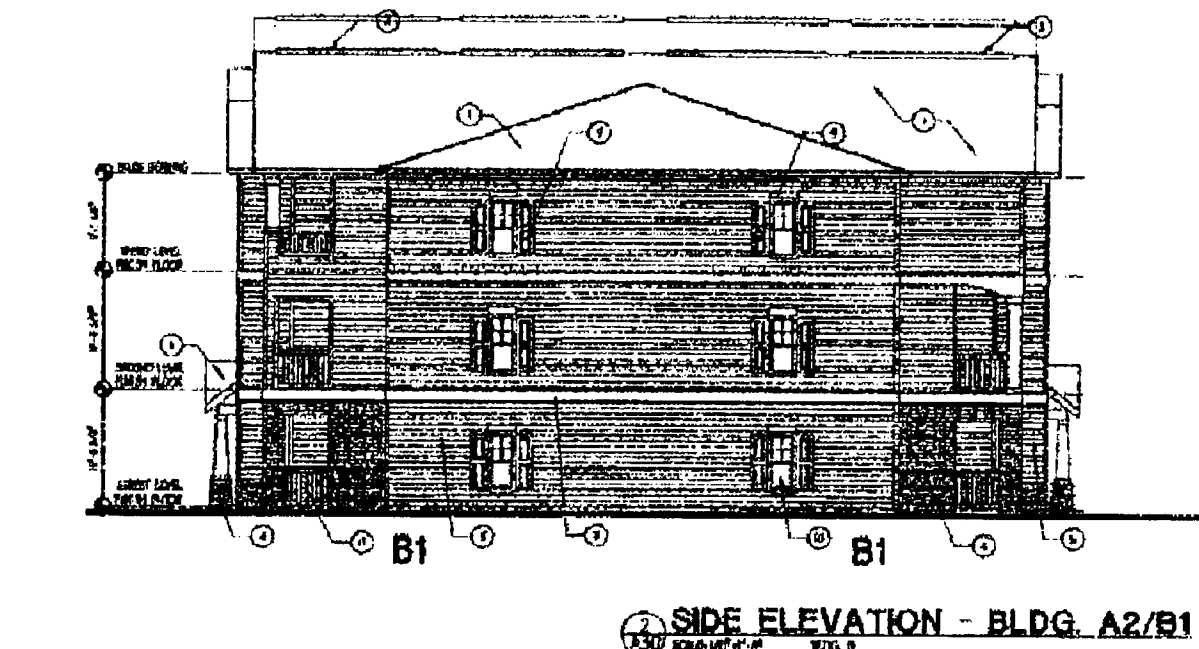


REAR ELEVATION - BLDGS. B1/C1

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

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