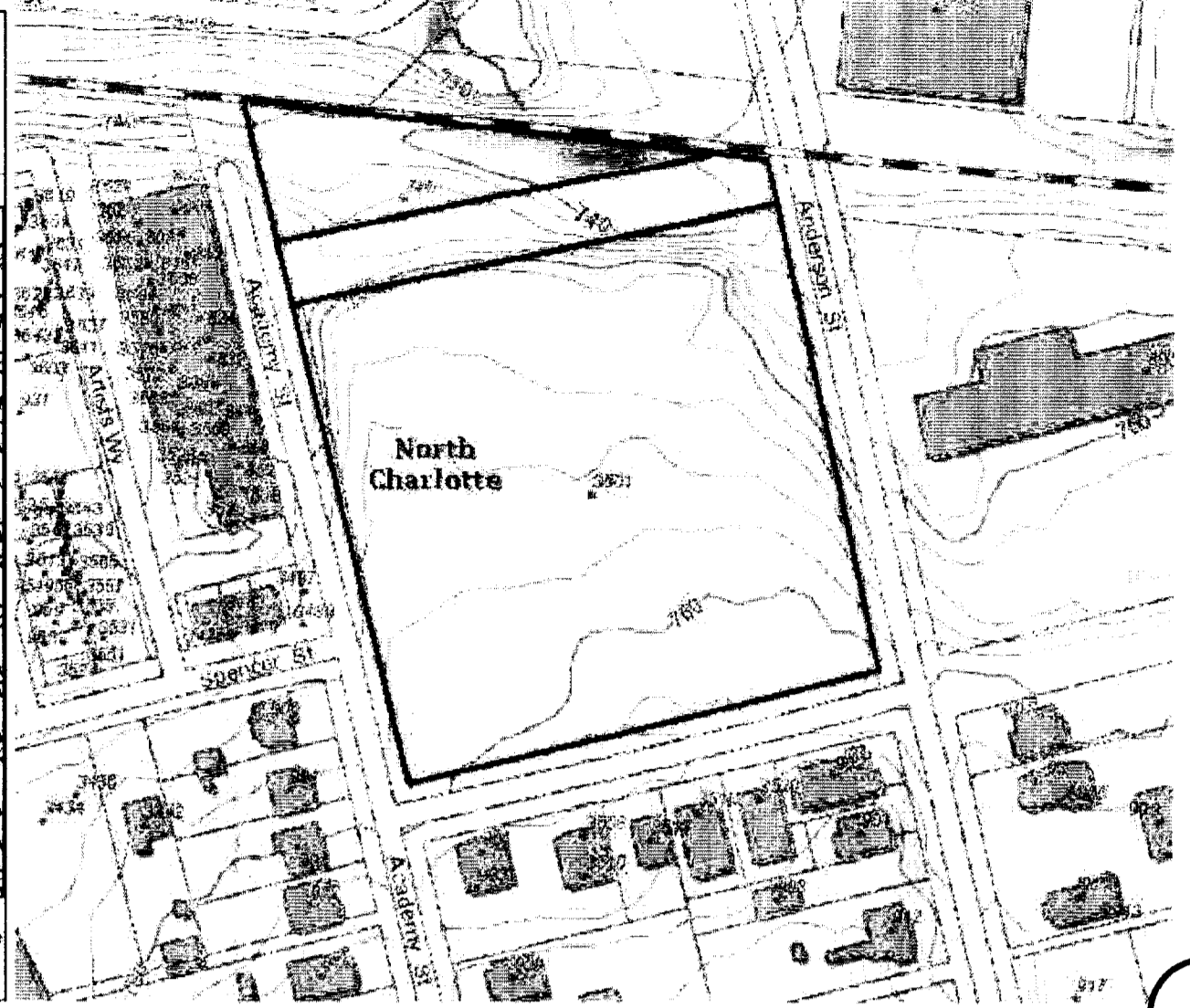


Mecklenburg County, NC POLARIS
Property Ownership Land Records Information System
Adjoining Owner's Report
 Buffer Distance: 300 Feet
 11/6/2012 4:47:20 PM
 Click Here to Open Owner's List (Comma-Delimited)

This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



LOCATION / KEY MAP
 NOT TO SCALE

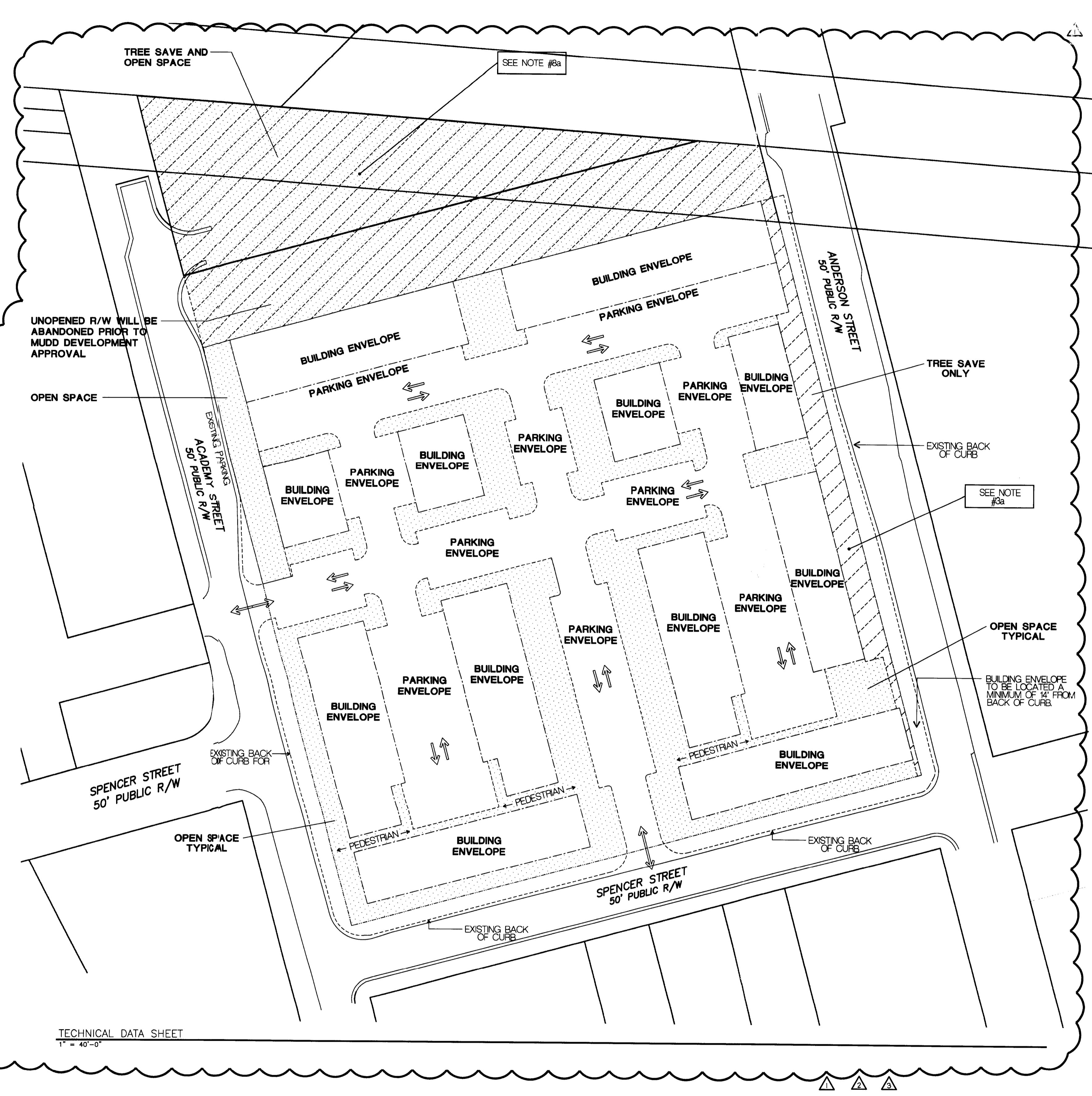
Parcel ID	Owner Name	Address	City	State	Zip	Legal Description	Acres	Page	Last
09100001
09100002
09100003
09100004
09100005
09100006
09100007
09100008
09100009
09100010
09100011
09100012
09100013
09100014
09100015
09100016
09100017
09100018
09100019
09100020
09100021
09100022
09100023
09100024
09100025
09100026
09100027
09100028
09100029
09100030
09100031
09100032
09100033
09100034
09100035
09100036
09100037
09100038
09100039
09100040
09100041
09100042
09100043
09100044
09100045
09100046
09100047
09100048
09100049
09100050
09100051
09100052
09100053
09100054
09100055
09100056
09100057
09100058
09100059
09100060
09100061
09100062
09100063
09100064
09100065
09100066
09100067
09100068
09100069
09100070
09100071
09100072
09100073
09100074
09100075
09100076
09100077
09100078
09100079
09100080
09100081
09100082
09100083
09100084
09100085
09100086
09100087
09100088
09100089
09100090
09100091
09100092
09100093
09100094
09100095
09100096
09100097
09100098
09100099
09100100

STARNES NODA REZONING
 FOR PUBLIC HEARING
 PETITION NO. 2013-09

Monday November 20, 2012
 Revised: Friday January 18, 2013
 Revised: Thursday February 21, 2013
 Revised: Wednesday February 27, 2013

Site Plan Notes:

- Development Data Table**
 - a. Total acreage: 389 acres (433 acres including Mooney Ave. right-of-way)
 - b. Tax Parcel Numbers: 09100701 & 09100908
 - c. Existing Zoning: I-2
 - d. Proposed zoning: MUDD-O
 - e. Existing Use: Vacant
 - f. Proposed Use: 54 Multi-Family Dwelling Units and accessory uses.
 - g. Units per acre density: 138 units
 - h. Proposed Parking Ratio: +15/Unit
 - i. Maximum Building Height: 60'-0"
- General Provisions**
 - a. Alterations to the conditional plan are subject to Section 6207.
- Optional Provisions**
 - a. To preserve existing trees along Anderson Street the 6' sidewalk may meander and portions of the planting strip may be less than 6' in width as measured from the back of curb.
- Permitted Uses**
 - a. Multi-family dwelling units and their accessory uses.
 - b. Prohibited Uses: All other MUDD uses not listed as permitted.
- Transportation**
 - a. Mooney Ave. Right of Way to be abandoned prior to the approval of the construction plans. Petitioner has agreed to work with CDOT to abandon and dedicate a portion of the Mooney Avenue Right of Way to the Proposed Green Destination on Parcel #09100908 per City of Charlotte's Blue Line Extension proposed Green Destination.
- Streetscaping and Landscaping**
 - a. An 8' planting strip and 6' sidewalk will be provided on all internal private streets. An 8' planting strip and 6' sidewalk will be provided along all public streets. However, the 6' sidewalk provided along Anderson Street may meander to help preserve existing trees.
- Environmental Features**
 - a. The Petitioner shall comply with the Charlotte adopted Post Construction Control Ordinance
 - b. The Site will comply with the Tree Ordinance
- Parks, Greenways and Open Space**
 - a. Current Blue Line Extension, Transit Station Area Plan for the 36th St Station includes a proposal for a Multi-Use Trail which runs along railroad tracks to the rear of the property. The petitioner is committed to working with the City on this concept and to allow the City to create a Green Destination as part of this proposed Multi-Use trail. A portion of the Mooney Ave Right-of-way and the triangular area abutting the railroad tracks will be dedicated and conveyed to the City prior to the final certificate of occupancy being issued for either of the last 2 buildings of the development abutting the current Mooney Ave. R/W.
 - b. Open space provided throughout site. See site plan provided.
- Signage**
 - a. Signage as allowed by the Ordinance will be provided.
- Lighting**
 - a. No "wall pack" lighting will be allowed, however architectural lighting on building facades, such as scones will be permitted.
 - b. Freestanding lighting will be limited to 20' in height and will utilize full cut-off type lighting fixtures.
- Architectural Standards**
 - a. All Units fronting Academy St. and Spencer St. to have direct sidewalk connections from each unit to the public sidewalks.
 - b. At Unit driveways, a minimum of 20' separation between the face of garage and the internal drive aisle or no more than 7' of separation will be provided.
 - c. If walls/fences are provided between units along Anderson Street or the Right of Way, the walls/fences shall be limited to 9' in height.



TECHNICAL DATA SHEET
 1" = 40'-0"

APPROVED BY CITY COUNCIL

11.26.12

REVISIONS:

- 01.18.13
- 02.21.13
- 02.27.13

URBANA
 URBAN DESIGN & ARCHITECTURE

3524 ARTISTS WAY
 CHARLOTTE, NC 28205

704.334.1648 P
 704.334.1649 F
 babak@urbana-architecture.com

PETITIONER:
BONTERRA BUILDERS
 5615 POTTERS ROAD
 MATTHEWS, NC 28104

FOR PUBLIC HEARING

REZONING PETITION
 #2013 - 09

TECHNICAL DATA SHEET

FIRST SUBMITTAL DATE:
 11.26.12

1 OF 2

UB 2005 P4 00
TAX PARCEL #091-109-00

URBANA
URBAN DESIGN &
ARCHITECTURE
3524 ARTISTS WAY
CHARLOTTE, NC 28205

THIS DRAWING AND THE DESIGN SHOWN ARE THE PROPERTY OF URBANA. THE REPRODUCTION, COPYING, OR OTHER USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

CONTACT:
BABAK EMADI

URBANA
3116
3524 ARTISTS WAY
CHARLOTTE, NC
28205
704.334.1648 P
704.334.1649 F
babak@urbana-architecture.com

PETITIONER:
BONTERRA BUILDERS
5615 POTTERS ROAD
MATTHEWS, NC
28104

STARNES NODA TOWNHOMES
CHARLOTTE
MECKLENBURG COUNTY
NORTH CAROLINA

FOR PUBLIC HEARING

SITE PLAN

FIRST SUBMITTAL DATE:
11.26.12

REVISIONS:
01.18.13
02.21.13
02.27.13

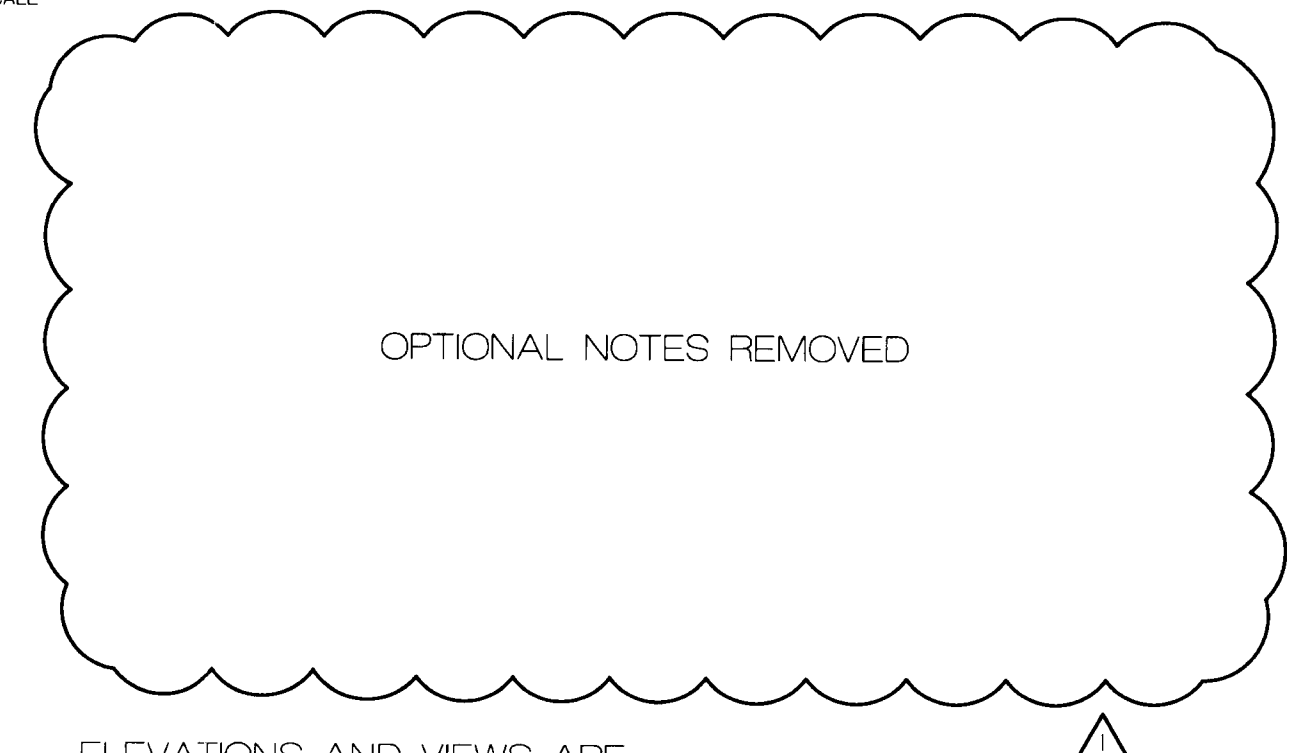
APPROVED BY CITY COUNCIL



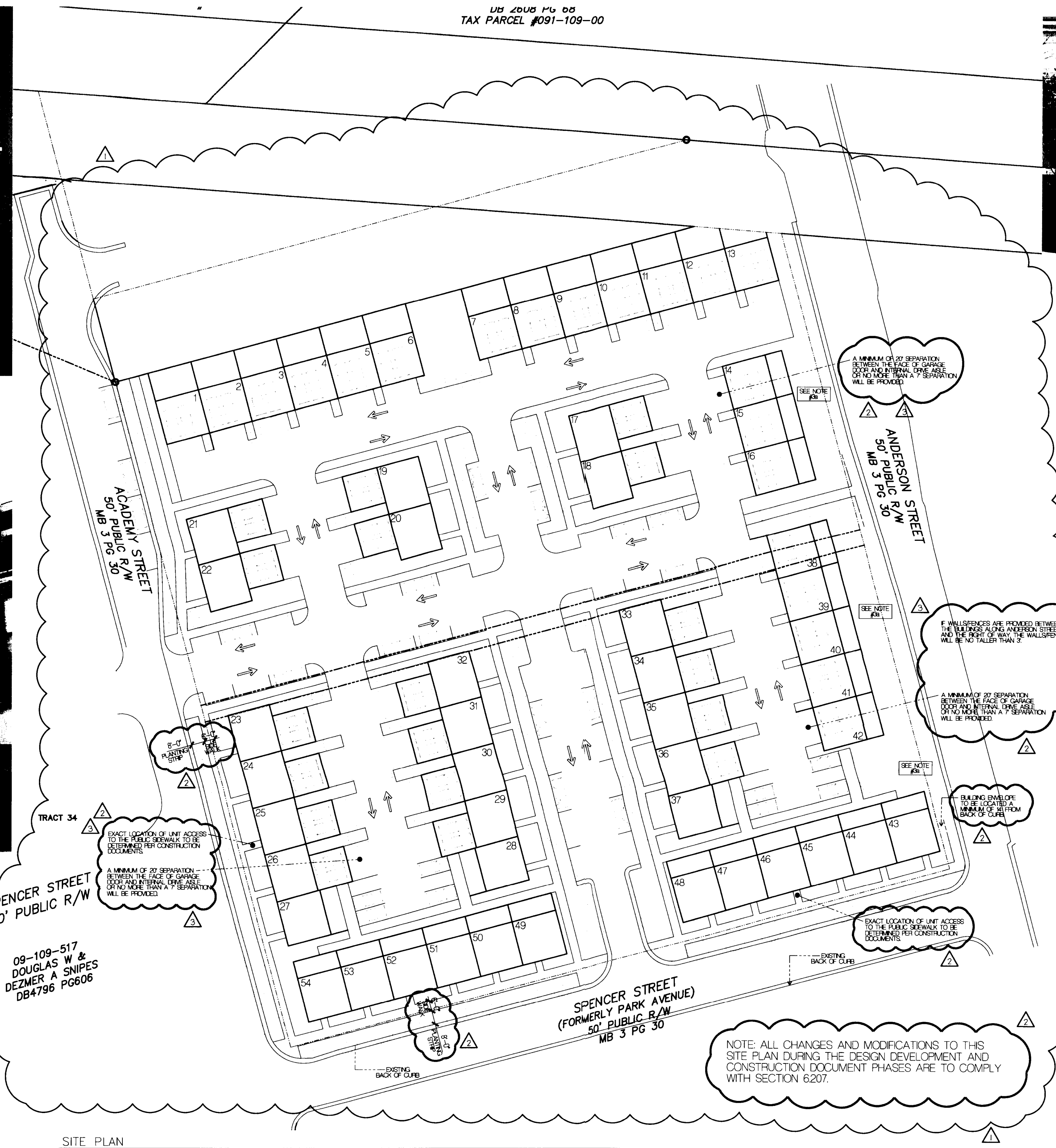
ANDERSON STREET TREE SAVE
NOT TO SCALE
VISUAL REPRESENTATION - BUILDING REAR VIEW THROUGH TREE SAVE AREA ALONG ANDERSON STREET



ANDERSON STREET TREE SAVE
NOT TO SCALE



ELEVATIONS AND VIEWS ARE CONCEPTUAL IN NATURE, THEY MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 6.2.



SITE PLAN
1" = 40'

NOTE: ALL CHANGES AND MODIFICATIONS TO THIS SITE PLAN DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES ARE TO COMPLY WITH SECTION 6.207.

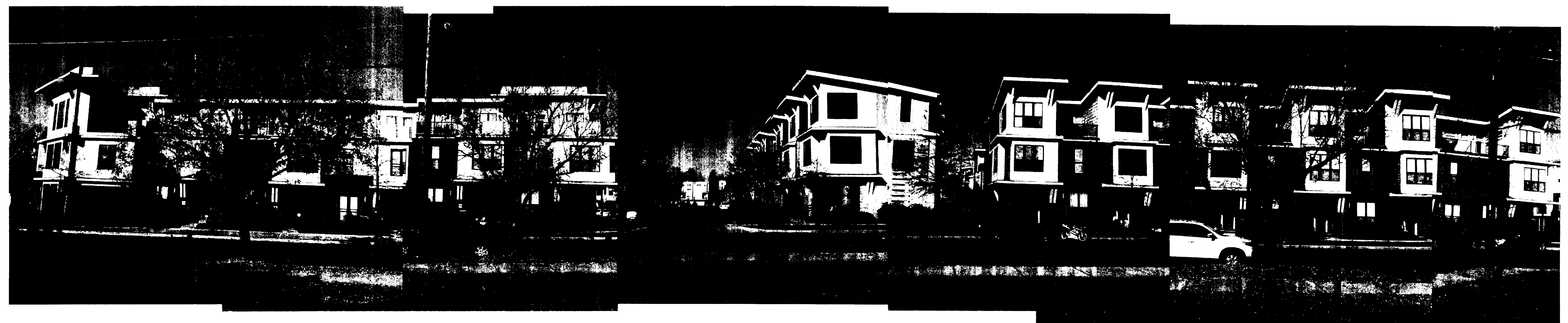


INTERNAL STREET - SECONDARY VIEW
NOT TO SCALE



INTERNAL STREET - MAIN VIEW
NOT TO SCALE

ELEVATIONS AND VIEWS ARE CONCEPTUAL IN NATURE, THEY MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 6.2.



SPENCER STREET ELEVATION - ACADEMY STREET ELEVATION SIMILAR
NOT TO SCALE