

VICINITY MAP N.T.S.

ADJACENT PROPERTY OWNERS LIST
E.W.T. HARRIS/ OLD CONCORD ROAD REZONING

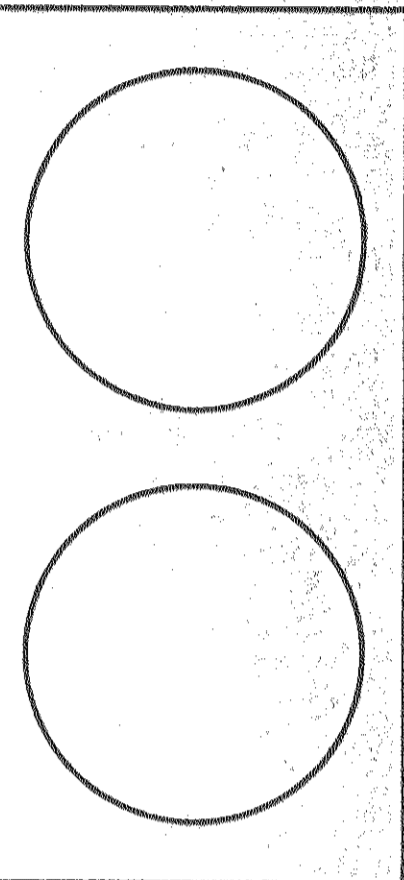
1.	049-271-17	CHARLOTTE MECKLENBURG BOARD OF EDUCATION 701 EAST END STREET CHARLOTTE, NC 28202-2825
2.	049-271-27	MECKLENBURG COUNTY 600 EAST FOURTH STREET CHARLOTTE, NC 28202-2818
3.	049-411-02	GAI II UNIVERSITY, LLC c/o DRA ADVISORS INC./B FREDMAN 220 EAST 42ND STREET, FLOOR 27 NEW YORK, NY 10017-5806
4.	049-412-04	LODGE AT OLD CONCORD, LLC ATTENTION: DONNA W. RICKENBACKER 5847 SAN FELIPE STREET, SUITE 3600 HOUSTON, TX 77057-3263
5.	105-371-01	DEPARTMENT OF TRANSPORTATION POST OFFICE BOX 640 ALBERMARLE, NC 28001
6.	105-371-02	DEPARTMENT OF TRANSPORTATION POST OFFICE BOX 640 ALBERMARLE, NC 28001
7.	105-371-20	UNIVERSITY EAST, LLC c/o THE CROSSLAND GROUP, INC. 8819 UNIVERSITY EAST DRIVE UNIT NO. 2B AND UNIT 2B BUILDING 2 125 SCALEYBARK ROAD CHARLOTTE, NC 28209
8.	105-371-21	NOTEX, LLC 22002 SATILLA DRIVE CORNELIUS, NC 28031
9.	105-371-22	TIMOTHY M. CREECH UNIVERSITY EAST PROFESSIONAL 8819 UNIVERSITY EAST DRIVE, SUITE 110 CHARLOTTE, NC 28213-4169
10.	105-371-23	ANNIS L. CARMICHAEL 10323 ROSEMALLOW ROAD CHARLOTTE, NC 28213
11.	105-371-25	BBB, LLP 8819 UNIVERSITY EAST DRIVE, SUITE 210 CHARLOTTE, NC 28213-4169
12.	105-371-26	OMAR IDJIBI 9112 BERTRAM COURT HUNTERVILLE, NC 28078
13.	105-371-27	KAREN EDWARDS TOTARO 10325 JOHNSON DRIVE CHARLOTTE, NC 28210
14.	105-371-15	SOUTHART PROP. INC. c/o UBS BRINSO c/o SAMUEL W. JOHNSON P.O. BOX 421185 ATLANTA, GA 30342-1185
15.	105-371-24	SOUTHART PROP. INC. c/o UBS BRINSO c/o SAMUEL W. JOHNSON P.O. BOX 421185 ATLANTA, GA 30342-1185
16.	105-271-03	UNIVERSITY EAST, LLC c/o SAMUEL W. JOHNSON P.O. BOX 421185 ATLANTA, GA 30342-1185
17.	105-021-13	JAMES C DEARMON AND WIFE SHEILA U. 5558 OLD CONCORD ROAD CHARLOTTE, NC 28213
18.	105-021-18	D. LARRY CRUMBLEY APPLEWOOD ROAD BATON ROUGE, LA 70808



SITE DEVELOPMENT DATA
 EXISTING ZONING: R-3
 PROPOSED ZONING: R-17MF (CD)
 ACREAGE: ±12.5 (NET)
 TAX PARCEL #S: 049-271-18 AND 049-271-19
 190 UNITS PROPOSED
 3 STORY APARTMENT BUILDINGS/
 45' MAX. BLDG. HEIGHT
 15.2 DWELLING UNITS/ACRE
 MIN. OPEN SPACE: 45%

- NOTES:**
- THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET (SHEET RZ1) AND THE ILLUSTRATIVE SITE PLAN (SHEET RZ2). THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING 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 ALLOWED UNDER SECTION 6.208 OF THE ORDINANCE TO ALLOW ALTERNATIVES TO THE ARRANGEMENT OF BUILDINGS, PARKING, CIRCULATION AREAS, BUILDING FOOTPRINTS AND SHAPES, ETC.
 - THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, TREES, SCREENING, DRAINAGE/STORM WATER DETENTION, TREE ORDINANCE, ETC.
 - VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO THE POINTS OF INGRESS/EGRESS AS SHOWN ON THE TECHNICAL DATA SHEET. HOWEVER, THE LOCATION MAY VARY SOMEWHAT FROM THAT DEPICTED BASED UPON FINAL TOPOGRAPHIC, SITE ENGINEERING AND SITE DISTANCE REQUIREMENTS. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND N.C.D.O.T.
 - MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO THREE STORIES, BUT NOT TO EXCEED A MAXIMUM HEIGHT OF 45 FEET.
 - A REQUIRED CLASS "C" BUFFER MEASURING 50 FEET IN WIDTH SHALL BE ESTABLISHED AS SHOWN. THE BUFFER SHALL REMAIN UNDISTURBED EXCEPT FOR ANY REQUIRED/NECESSARY UTILITY CONNECTIONS AND PEDESTRIAN PATHS. WHERE THERE IS INSUFFICIENT NATURAL VEGETATION TO COMPLY WITH MINIMUM BUFFER STANDARDS, THE BUFFER SHALL BE IMPROVED WITH NEOLANDSCAPING IN ACCORDANCE WITH APPLICABLE STANDARDS. ALL PORTIONS OF THE 50' CLASS C BUFFER MAY BE REDUCED BY 25% IN ACCORDANCE WITH SECTIONS 12.302 (b) (g) AND 12.304 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE 50' CLASS C BUFFER IS CLASSIFIED AS A "WOODLAND BUFFER" AND IS SUBJECT TO THE FOLLOWING DEFINITION:
 WOODLAND BUFFER: A BUFFER THAT WOULD ALLOW A LIMITED AMOUNT OF CLEARING TO TAKE PLACE TO PROMOTE THE GROWTH OF EXISTING VEGETATION AND/OR TO ENHANCE THE AESTHETIC APPEAL OF THE SITE. THE FOLLOWING WOULD BE ALLOWED IN A WOODLAND BUFFER:
 1. HAND PRUNING ONLY, NO HEAVY EQUIPMENT OR VEHICLES ALLOWED IN THIS BUFFER.
 2. PLANT MATERIAL WHICH MAY BE REMOVED, SHALL BE CUT FLUSH WITH THE GROUND, NO DISTURBANCE OF THE SOIL WILL BE ALLOWED.
 3. NO LIMB REMOVAL, WITH THE EXCEPTION OF DEAD OR DISEASED LIMBS.
 4. WEEDS AND VINES MAY BE REMOVED.
 5. TREES THAT MEASURE LESS THAN 2" CALIPER AT THE BASE THAT ARE CLEARLY WITHIN THE DRIP LINE OF A TREE THAT IS 2" OR GREATER MAY BE REMOVED. DRIP LINE IS DEFINED AS AN IMAGINARY LINE ON THE GROUND THAT WOULD FORM THE PERIMETER OF THE TREE CANOPY.
 6. DEAD TREES AND MATERIALS MAY BE REMOVED. DISEASED TREES MAY BE REMOVED AT THE DISCRETION OF THE URBAN FORESTRY DIVISION.
 7. MULCH MAY BE APPLIED TO THE WOODLAND BUFFER. KEEP MULCH 2-3" AWAY FROM THE BARK OF TREES.
 - STORM WATER DETENTION SHALL NOT BE LOCATED IN ANY REQUIRED BUFFER AREA OR IN THE DEDICATED GREENWAY. FURTHERMORE, THE PROPOSED STORM WATER DETENTION FACILITIES SHALL NOT BE PERMITTED IN THE 50 FOOT SETBACK ALONG W.T. HARRIS BOULEVARD, OR OLD CONCORD ROAD.
 - MAXIMUM HEIGHT OF LIGHTING SHALL BE 20 FEET. LIGHTING SHALL BE DESIGNED IN A MANNER TO SHIELD/DIRECT LIGHTING GLARE AWAY FROM ADJACENT RESIDENTIAL AREAS.
 - SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - PETITIONER SHALL PROVIDE RIGHT OF WAY SUFFICIENT TO ESTABLISH A 35' RIGHT OF WAY ALONG OLD CONCORD ROAD AS MEASURED FROM THE EXISTING CENTERLINE OF OLD CONCORD ROAD IN ORDER TO ACCOMMODATE A MINOR THOROUGHFARE R.O.W. REQUIREMENTS OF 70' OF TOTAL R.O.W. THIS ADDITIONAL RIGHT OF WAY SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
 - A 50 FOOT SETBACK SHALL BE ESTABLISHED ALONG W.T. HARRIS BOULEVARD AND OLD CONCORD ROAD. WITHIN THIS SETBACK AREA ALL TREES WHICH ARE 8 INCHES OR GREATER IN CALIPER SHALL BE PRESERVED. PETITIONER SHALL OBTAIN A TREE SURVEY LOCATING AND IDENTIFYING ALL EXISTING TREES 8" CALIPER AND LARGER IN THE SETBACKS AND BUFFER AREAS PRIOR TO BEGINNING DESIGN FOR THE PLANNED MULTI-FAMILY PROCESS.
 - ALL COMPACTORS AND/OR DUMPSTERS SHALL BE SCREENED FROM VIEW WITH A SOLID BRICK ENCLOSURE WITH SOLID GATES.
 - THE DEVELOPER SHALL PROVIDE STANDARD 2'-6" CURB AND GUTTER AND AN 8 FOOT PLANTING STRIP BETWEEN THE CURB AND THE EDGE OF THE NEW 5 FOOT SIDEWALK ALONG OLD CONCORD ROAD. THIS SIDEWALK MAY MEANDER AND THE PLANTING STRIP WIDTH MAY VARY IN ORDER TO SAVE EXISTING TREES 6" IN CALIPER AND LARGER.
 - PER FIRE DEPARTMENT REGULATIONS, A FIRE HYDRANT IS REQUIRED WITHIN 750 FEET OF THE MOST REMOTE POINT OF ALL BUILDINGS, AS THE FIRE TRUCK TRAVELS.
 - THE PETITIONER SHALL PROVIDE A LEFT-TURN LANE TO SERVE THE TRAFFIC USING THE PROPOSED PUBLIC STREET CONNECTION TO OLD CONCORD ROAD. THE EXISTING PAINTED MEDIAN SHALL BE REMARKED TO PROVIDE THE LEFT-TURN LANE. THE LEFT-TURN LANE SHALL BE DESIGNED WITH A MINIMUM OF 150 FEET OF STORAGE AND A 15.1 DAY TRUCK AND 4.1 THROUGH LANE TAPER. ALSO, A MINIMUM OF 150' OF INTERNAL CHANNELIZATION (MEASURED FROM THE RIGHT-OF-WAY) SHALL BE PROVIDED AT THE PRIVATE STREET ENTRANCE FROM OLD CONCORD ROAD.
 - OPEN SPACE WILL BE LOCATED IN THE AREA TO BE DEDICATED FOR GREENWAY IN PARKING LOTS AND ADJACENT TO BUILDINGS. OPEN SPACE AMENITIES MAY INCLUDE PEDESTRIAN PATHS, CLUBHOUSE, POOL, PICNIC FACILITIES, ETC.
 - A VEHICULAR CONNECTION WILL BE PROVIDED TO THE NORTHERN PROPERTY LINE IN THE APPROXIMATE LOCATION AS SHOWN ON SHEETS RZ1 AND RZ2. A CONNECTION BEYOND THE SUBJECT PROPERTY LINE WILL BE DEPENDENT UPON THE CONSTRUCTION OF A CONNECTION ON THE ADJACENT MULTI-FAMILY DEVELOPMENT AND WILL BE SUBJECT TO CURRENT REGULATIONS OF THE ZONING AND SUBDIVISION ORDINANCES.

GNA DESIGN ASSOCIATES, Inc.
 428 East Fourth Street
 Suite 408 (704) 375-1907
 Charlotte, NC 28202
 Surveying • Landscape Architecture • Civil Engineering



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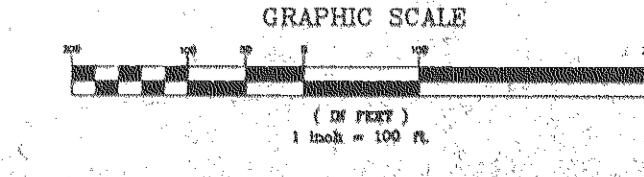
TECHNICAL DATA SHEET
 PROPOSED CONDITIONAL REZONING REQUEST
 FOR MULTI-FAMILY DEVELOPMENT
 PETITIONER: ALLIANCE IV, LLC

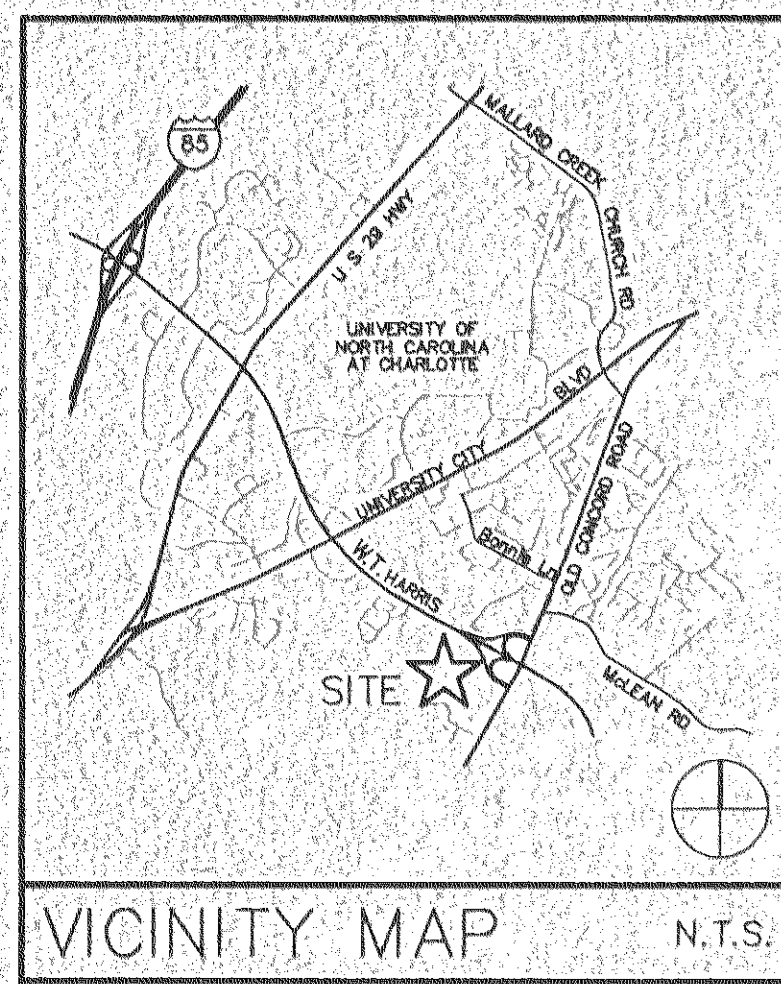
Project No. **49416**

Checked by	TLH
Drawn by	PAB
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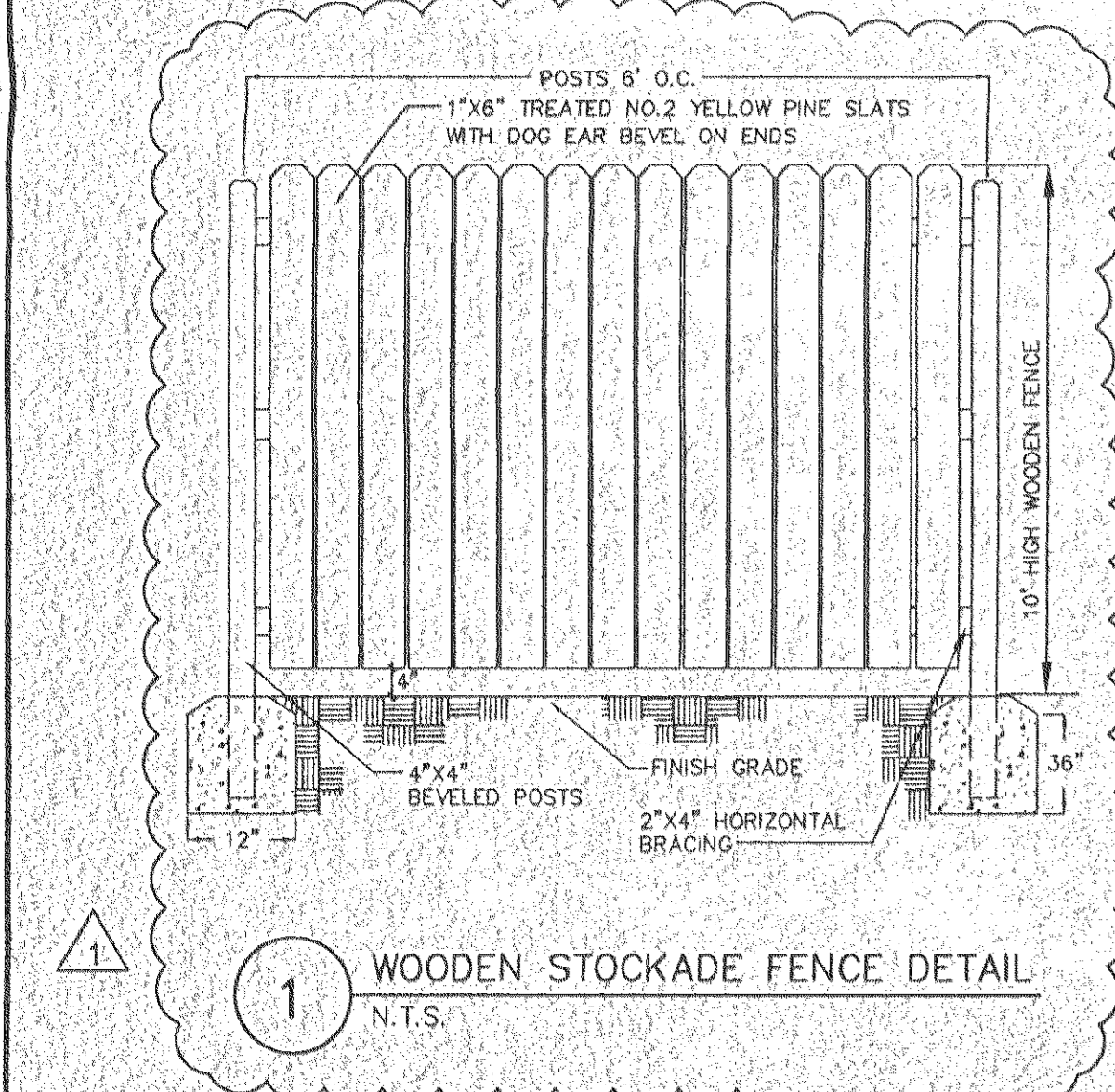
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Approved By
 City Council
 9/17/01

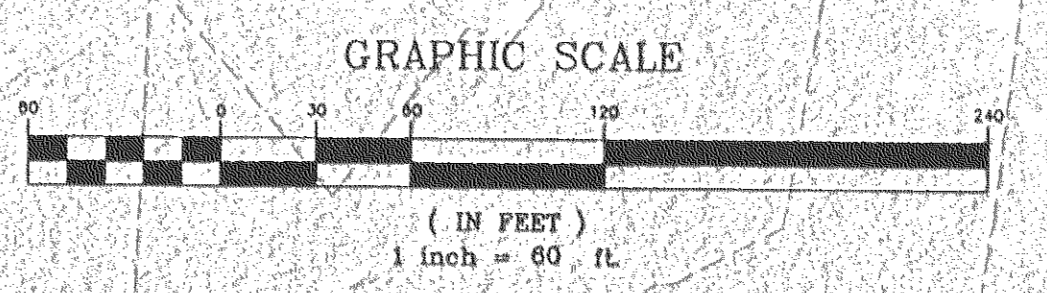




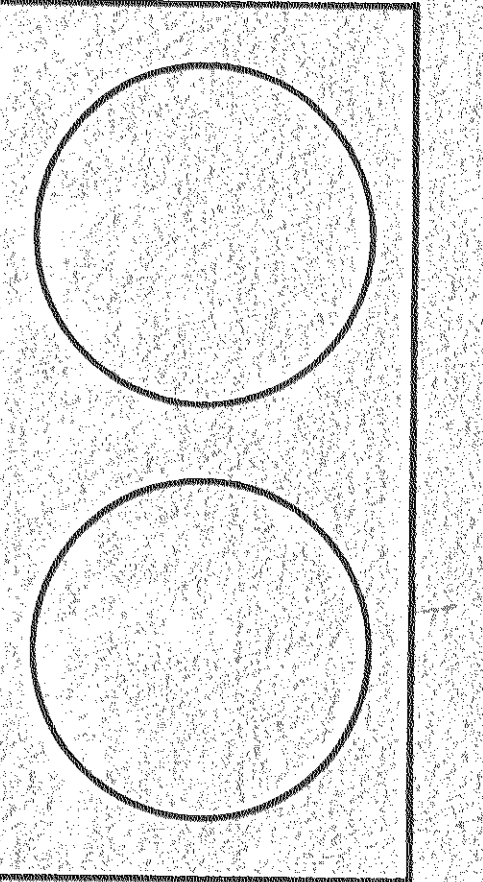
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WOODEN STOCKADE FENCE DETAIL N.T.S.



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 Charlotte, NC 28202
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ILLUSTRATIVE SITE PLAN
 PROPOSED CONDITIONAL REZONING REQUEST
 FOR MULTI-FAMILY DEVELOPMENT
 PETITIONER: ALLIANCE IV, LLC

Project No.	49416
Checked by:	TLH
Drawn by:	PAB
Date Drawn	3/28/01
Revisions	
6/22/01 REVISED PER CITY STAFF COMMENTS	
Sheet	
R22 OF 2	

REVISOR FOR PUBLIC HEARING: PETITION # 2001-085 6/22/01