

GENERAL NOTES FOR R-8 (C2)

STATEMENT OF INTENT
 1. IT IS THE INTENTION OF THE PETITIONER TO REZONE 9.86 AC FROM R-8(C2) TO R-8(CD). UPON APPROVAL OF THE REZONING, THE DEVELOPER INTENDS TO DEVELOP THE 9.86 AC INTO SINGLE-FAMILY USE BASED ON THE CLUSTER PROVISION UNDER THE R-8 ZONING.

GENERAL PROVISIONS
 1. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR R-8(CD) ZONING (CLUSTER DEVELOPMENT) DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF THE SITE.

PERMITTED USES
 1. UP TO 30 SINGLE-FAMILY DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER THE PREScribed CONDITIONS IN THE R-8(CD) DISTRICT (CLUSTER DEVELOPMENT).

HEIGHT RESTRICTIONS
 1. NO BUILDING CONSTRUCTED ON THE SITE MAY EXCEED 40 FEET IN HEIGHT.

SETBACKS
 1. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8(CD) DISTRICT (CLUSTER DEVELOPMENT).

ACCESS POINTS AND SIDEWALKS
 1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE WILL BE LIMITED TO THREE (3) ONTO HIGHLAND CREEK PARKWAY.

2. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS AND THE PUBLIC STREETS WITHIN THE SITE SHALL BE AS SHOWN ON THE REZONING PLAN SUBJECT, TOGETHER WITH ANY MODIFICATIONS OR VARIATIONS THAT MAY BE REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS.

3. ANY ROADWAY IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, DRIVEWAY CUTS, MAY BE ALTERED, MODIFIED, OR RELOCATED BY THE OWNER (OR OWNERS) UPON RECEIPT OF APPROVAL FROM THE CITY OF CHARLOTTE.

4. ALL PUBLIC STREETS WILL BE REDESIGNED TO ACCOMMODATE THE PROPOSED LAND DEVELOPMENT STANDARDS TO ACCOMMODATE THE CIRCULATION OF SERVICE AND EMERGENCY VEHICLES.

SIGNS
 1. ALL SIGNS ERECTED ON THE SITE WILL SATISFY THE REQUIREMENTS OF THE CITY OF CHARLOTTE SIGN ORDINANCE.

FIRE PROTECTION
 1. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS. FIRE HYDRANTS WILL BE LOCATED WITHIN 500 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE.

STORMWATER MANAGEMENT
 1. STORMWATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH A VARIETY OF PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE.

2. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEMS. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEMS ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARDS DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARDS, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

HOME OWNERS ASSOCIATION
 1. DEVELOPMENT TAKING PLACE ON PORTIONS OF THE SITE WILL BE SUBJECT TO COVENANTS AND RESTRICTIONS GOVERNED BY A MASTER HOME OWNERS ASSOCIATION. HOME CITY WILL BE TAKEN OUT OF STANDARDS DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARDS, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

2. ANY FENCES AND SIDEWALKS INSTALLED ON PORTIONS OF THE SITE WHICH OWNERS OR WILL BE PRIVATELY OWNED SHALL BE MAINTAINED BY THE MASTER HOME OWNERS ASSOCIATION IN CONNECTION WITH THE INSTALLATION AND MAINTENANCE OF SUCH FENCES AND SIDEWALKS.

AMENDMENTS TO REZONING PLAN
 1. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

ADJOINING PROPERTY OWNERS
 1. SEE ILLUSTRATIVE SITE PLAN (SHEET C2 OF C2) FOR LIST AND ADDRESS OF ADJOINING PROPERTY OWNERS.

STREET STUBS
 1. THE DEVELOPER SHALL PROVIDE TWO (2) STUB STREETS TO THE ADJACENT PROPERTY TO THE NORTH.

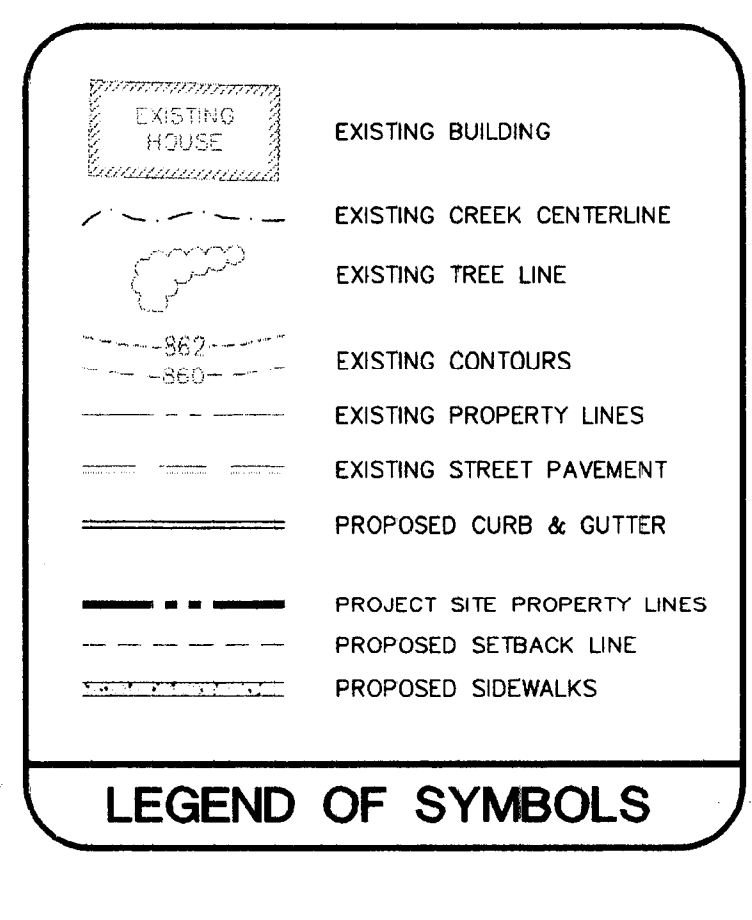
COMMON OPEN SPACE IMPROVEMENTS
 1. THE DEVELOPER SHALL PROVIDE BENCHES AND RECREATIONAL EQUIPMENT IN THE IMPROVED COMMON OPEN SPACE AREAS.

SINGLE ROW OF LEYLAND CYPRESS TREES TO BE PLANTED ALONG THE REAR PROPERTY LINE ABUTTING THE R-3 ZONING, SEE SHEET C2

PROPOSED STREET STUB TO ADJACENT PARCEL, TYP.

PROPOSED ACCESS TO HIGHLAND CREEK PRWY.

PROPOSED ACCESS TO HIGHLAND CREEK PRWY.



PROJECT CONTACT DATA

DEVELOPER: GOMEN PROPERTIES, INC.
 CONTACT: DON HENDERSON
 1242 EASTFIELD ROAD
 HUNTERSVILLE, NORTH CAROLINA 28078
 PH: (704) 584-9411
 FX: (704) 648-7180

SITE ENGINEER: EASTOVER ENGINEERING & SURVEYING, INC.
 CONTACT: DEAN BRUNDS, P.E.
 8100-E ARROWWIDE BOULEVARD
 CHARLOTTE, NC 28273
 PH: (704) 927-8080
 FX: (704) 521-1078

SURVEYOR: EASTOVER ENGINEERING & SURVEYING, INC.
 CONTACT: ROB ARROWOOD, P.E.
 8100-E ARROWWIDE BOULEVARD
 CHARLOTTE, NC 28273
 PH: (704) 927-8080
 FX: (704) 521-1078

DEVELOPMENT DATA

TAX PARCEL CURRENT PROPOSED TOTAL
 ID. NO. ZONING ZONING AREA
 029-241-12 R-8(C2) R-8(CD) 9.86 AC.
 CLUSTER CLUSTER CLUSTER

TOTAL PROJECT AREA = 9.86 AC.
 TOTAL PROPOSED LOTS = 39 LOTS
 PROPOSED DENSITY = 3.96 UNITS PER ACRE
 MAXIMUM DENSITY = 4.00 UNITS PER ACRE

REQUIRED COMMON OPEN SPACE = 0.99 AC. (10%)
 PROPOSED COMMON OPEN SPACE = 1.66 AC. (17%)

REQUIRED TREE SAVE AREA = 0.99 AC. (10%)
 PROPOSED TREE SAVE AREA = 0.99 AC. (10%)

DEVELOPMENT STANDARDS

ZONING R-8(CD) CLUSTER

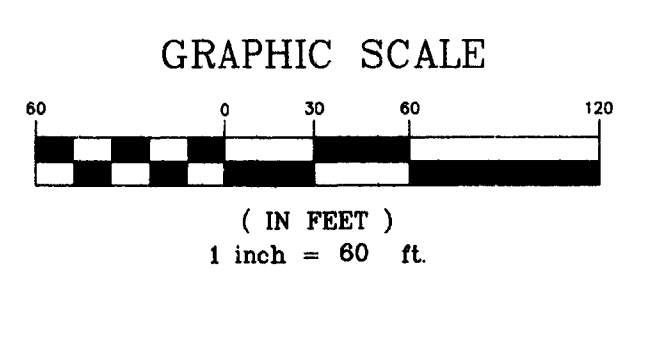
MAX. RESIDENTIAL DENSITY 4.0 UNITS PER ACRE
 MAX. FLOOR AREA RATIO 0.50
 MINIMUM LOT AREA 6,000 S.F.
 MINIMUM OPEN SPACE 20 FT.
 MINIMUM FRONT SETBACK 20 FT.

MINIMUM SIDE YARD 3 FT. (WITH TREE SAVE)

CORNER LOTS) 10 FT.
 MINIMUM REAR YARD 20 FT.
 INTERIOR LOTS 20 FT.
 EXTERIOR LOTS 20 FT.
 MINIMUM OPEN SPACE 20 FT.
 MAXIMUM BLDG. HEIGHT 40 FT.

NOTE: FRONT AND REAR YARDS MAY NOT BE REDUCED BEYOND 20 FEET.

ATTACHED TO ADMINISTRATIVE PETITION #2005-120 FOR PUBLIC HEARING
 DATE: January 19, 2007
 BY: DEBRA D. CAMPBELL



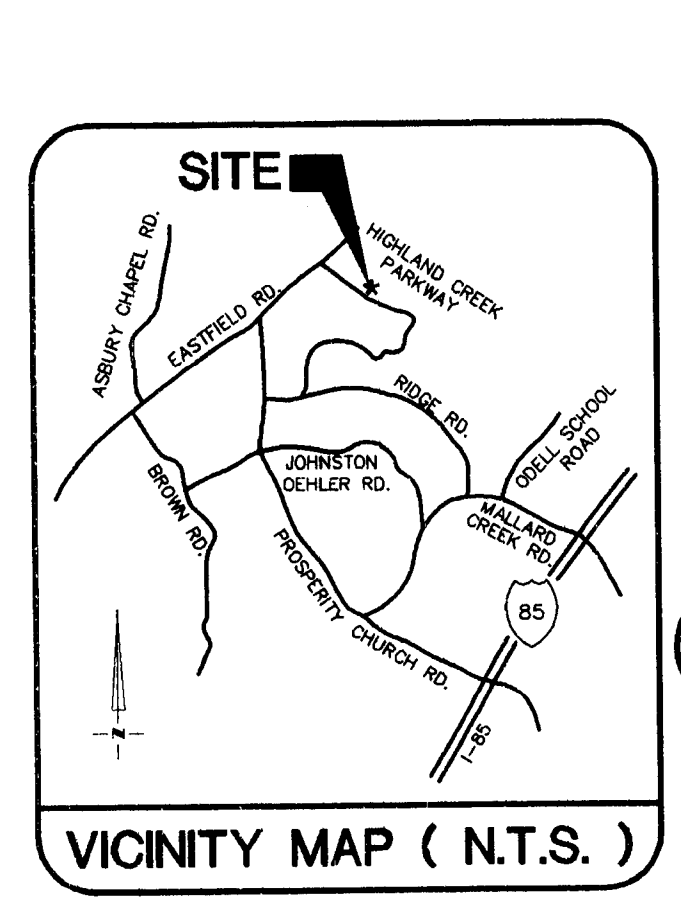
REVISIONS	DATE
Δ CMPR REVIEW COMMENTS	8/16/05
Δ SETBACK MODIFICATIONS	1/19/07

EASTOVER ENGINEERING & SURVEYING, INC.
 Engineers - Surveyors - Planners
 8100-E Arrowwide Boulevard
 Charlotte, North Carolina 28273
 Ph: (704) 927-8080
 Fax: (704) 521-1078

TECHNICAL DATA SHEET

PARKWAY OAKS SUBDIVISION #2005-120 FOR PUBLIC HEARING
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

DRAWN BY: DMR
 REVIEWED BY: DMR
 DATE: 5/16/05
 SCALE: 1"=60'
 JOB NO.: 03004
 SHEET NO. C1 OF C2 SHEETS

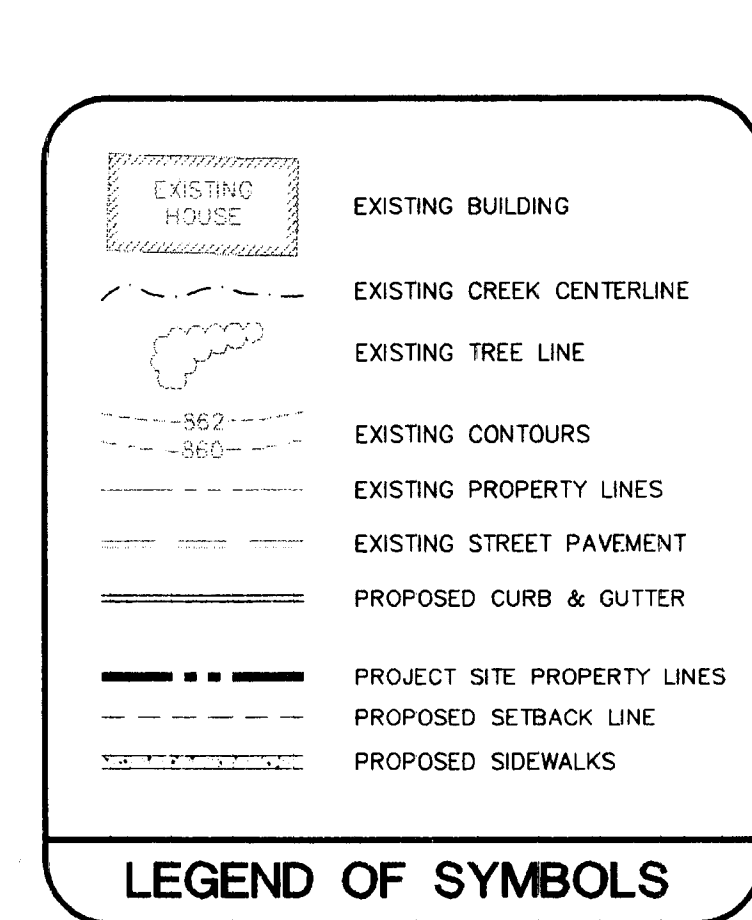


- ADJACENT PROPERTY OWNERS**
- | | |
|---|--|
| 1 STEVEN M. DUNHAM
5274 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-01
ZONED: R-9 PUD | 18 BRENDA D. BORKSALAK
5274 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-45
ZONED: MX-1 |
| 2 WALTER J. ANWER
5432 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-02
ZONED: R-9 PUD | 19 ROBERT J. LAMBERT D. DUNNBER
5274 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-44
ZONED: MX-1 |
| 3 SCOTT I. & LISABETH A. WOODRUGH
5146 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-03
ZONED: R-9 PUD | 20 MICHAEL B. SEETS
5925 WINTERMILL LN
CHARLOTTE, NC 28259
PARCEL ID: 029-752-43
ZONED: MX-1 |
| 4 CRAIG M. MENNINGER
5410 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-04
ZONED: R-9 PUD | 21 RONALD A. BISHOP
5274 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-42
ZONED: MX-1 |
| 5 GIOVANNI REBESANI
5008 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-05
ZONED: R-9 PUD | 22 MICHAEL & JANICE KERSTEN
5274 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-41
ZONED: MX-1 |
| 6 SHAWN O'SULLIVAN
5002 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-06
ZONED: R-9 PUD | 23 BRIAN T. & KATHLEEN R. FOSTER
5274 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-40
ZONED: MX-1 |
| 7 ELLIOTT D. & WANDA H. ROYAL
5452 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-07
ZONED: R-9 PUD | 24 MARRION J. HAZLER
5022 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-28
ZONED: MX-2 |
| 8 BRIAN D. & ERN R. GEE
5410 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-08
ZONED: R-9 PUD | 25 WAYNE K. & FRANCES B. BLICKENSTAFF
5274 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-29
ZONED: MX-2 |
| 9 LINDA FLOREZYC
5408 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-09
ZONED: R-9 PUD | 26 JONATHAN D. LEADONHAM
5274 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-29
ZONED: MX-2 |
| 10 TERRY J. GURAN
5650 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-10
ZONED: MX-1 | 27 JENNIFER A. NELSON
5274 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-34
ZONED: MX-2 |
| 11 JESSICA J. BLACK
5654 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-11
ZONED: MX-1 | 28 BRIAN & MOHELLE MACCARTHY
5244 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-35
ZONED: MX-2 |
| 12 WANDA MOHELLE KING
5660 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-12
ZONED: MX-1 | 29 LEIGH ANN WRIGHT
5274 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-40
ZONED: MX-2 |
| 13 SHERRI D. DEAL
5664 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-13
ZONED: MX-1 | 30 NORA K. STEVENSON
5274 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-41
ZONED: MX-2 |
| 14 YVONNE HARRIS STITT
5702 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-14
ZONED: MX-1 | 31 BRAD & ANNETTE TAYLOR
5178 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-48
ZONED: MX-2 |
| 15 DORA D. HUSKIE
5706 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-15
ZONED: MX-1 | 32 RAUL & LIDA RIVAS
5174 MEADOWMONT VIEW DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-47
ZONED: MX-2 |
| 16 WILLIAM & ROSITA M. HALL
5710 BENTGRASS RUN DR.
CHARLOTTE, NC 28259
PARCEL ID: 029-752-16
ZONED: MX-1 | 33 JOHN WOODLEY WALLACE
14234 LANTIER RD.
CHARLOTTE, NC 28207
PARCEL ID: 029-241-03
ZONED: R-3 |
| 17 | 34 |

SINGLE ROW OF LEYLAND CYPRESS TREES TO BE PLANTED ALONG THE REAR PROPERTY LINE ABUTTING THE R-3 ZONING

PROPOSED AMENITY AREA LOCATION

PROPOSED STREET STUB TO ADJACENT PARCEL, TYP.



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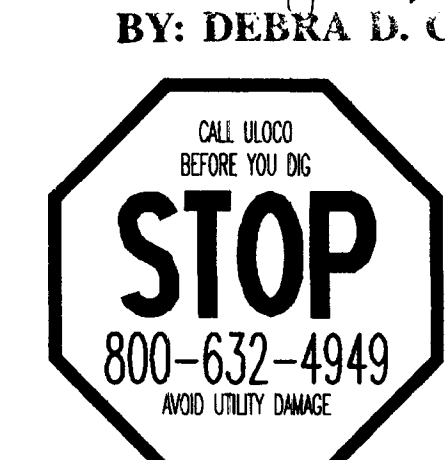
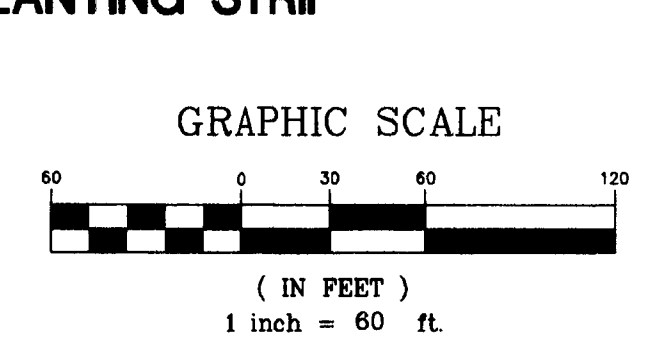
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ATTACHED TO ADMINISTRATIVE PETITION #2005-120 FOR PUBLIC HEARING
 DATE: January 19, 2007
 BY: DEBRA D. CAMPBELL



REVISIONS	DATE
Δ CMPR REVIEW COMMENTS	8/16/05
Δ SETBACK MODIFICATIONS	1/19/07

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 Fax: (704) 521-1078

ILLUSTRATIVE SITE PLAN

PARKWAY OAKS SUBDIVISION #2005-120 FOR PUBLIC HEARING
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

DRAWN BY: DMR
 REVIEWED BY: DMR
 DATE: 5/16/05
 SCALE: 1"=60'
 JOB NO.: 03004
 SHEET NO. C2 OF C2 SHEETS

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: January 19, 2007

TO: Gary Huss
 Zoning Supervisor

FROM: Debra Campbell
 Planning Director

SUBJECT: Administrative Approval for Petition No. 2005-120 to K. Hovnanian Homes

Attached are revised plans for the above petition. The plans have been revised to show a four foot wide sidewalk with a four foot wide planting strip on roadways. This change is to reflect as-built conditions due to previously approved construction plans based on a prior rezoning. Since these changes are minor, I am administratively approving these revised plans. Please use these attached plans when evaluating requests for building permits and certificates of occupancy.

Note that all other ordinance requirements still apply.