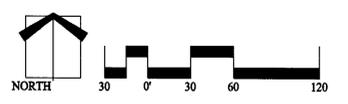
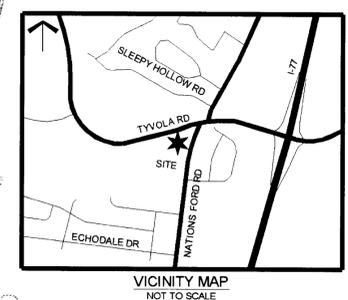


**Nations Ford Rd. Development Notes**

- 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**
    - Either construct a left turn lane into the site based on the NCDOT design guidelines or restrict access to right-in/right-out and construct a concrete median to physically restrict access.
- 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.
- 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.
- Landscaping 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.

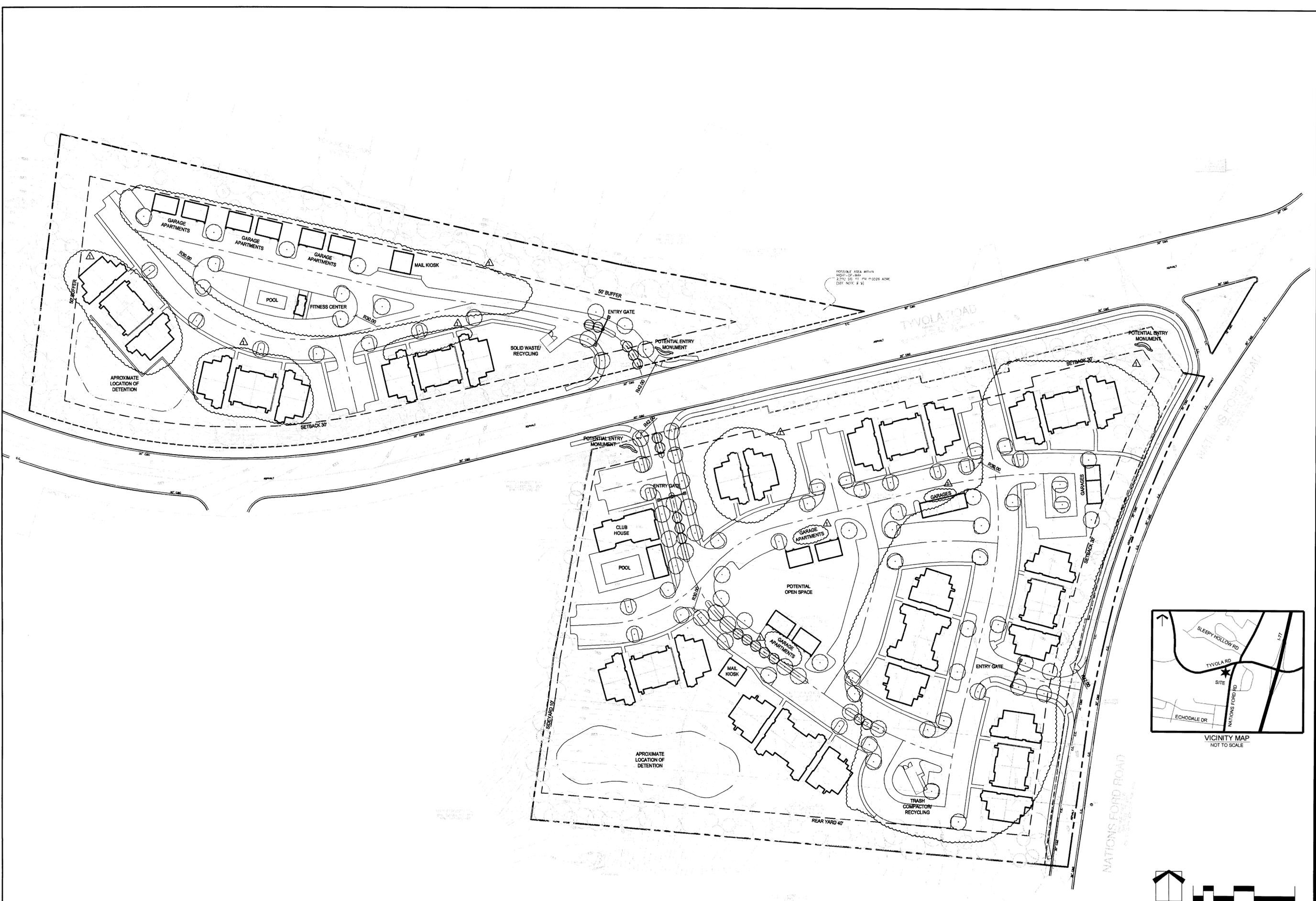
Initial Submission: January 25, 2008  
 Revised Submission: February 25, 2008  
 Revised Submission: May 15, 2008  
 Revised Submission: June 20, 2008



**TYVOLA APARTMENTS**  
**REZONING PETITION NUMBER 2008-056**  
 HATHAWAY DEVELOPMENT  
 TECHNICAL SITE PLAN

DATE: MAY 19, 2008  
 DRAWN BY: M. HUGH  
 CHECKED BY: M. HUGH  
 Q.C. BY: AP  
 SCALE: 1" = 60'-0"  
 PROJECT #: 018501  
 SHEET #: C.1.0

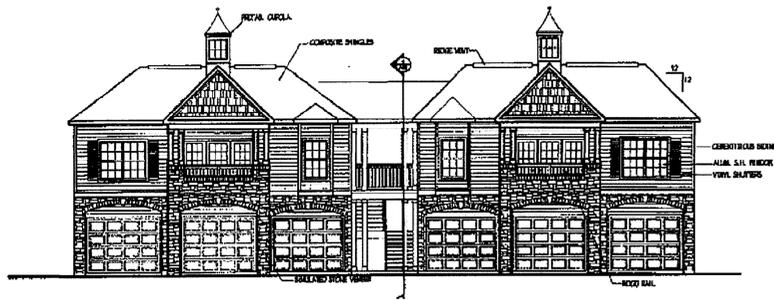
Master Plan for Illustrative Purpose Only; Subject to Revisions  
 For Public Hearing 2008-056



**TYVOLA APARTMENTS**  
**REZONING PETITION NUMBER 2008-056**  
 HATHAWAY DEVELOPMENT  
 ILLUSTRATIVE SITE PLAN

DATE: MAY 19, 2008  
 DESIGNED BY: M. AGH  
 DRAWN BY: M. AGH  
 CHECKED BY: M. AGH  
 Q.C. BY: AP  
 PROJECT #: 018801  
 REVISIONS:  
 #1 - 06/20/08 PER CITY COMMENTS  
 SHEET #: **C.2.0**

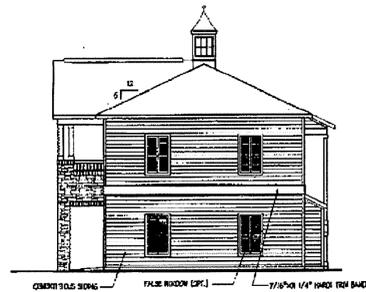
Master Plan for Illustrative Purpose Only; Subject to Revisions  
 For Public Hearing 2008-056



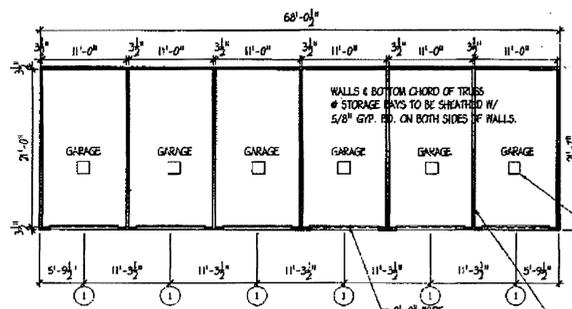
**FRONT ELEVATION GARAGE CARRIAGE APARTMENTS**  
NOT TO SCALE



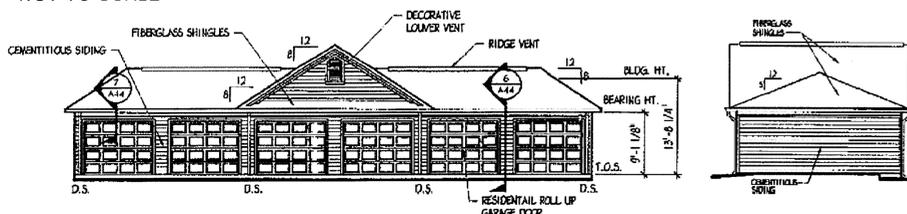
**REAR ELEVATION GARAGE CARRIAGE APARTMENTS**  
NOT TO SCALE



**SIDE ELEVATION GARAGE CARRIAGE APARTMENTS**  
NOT TO SCALE

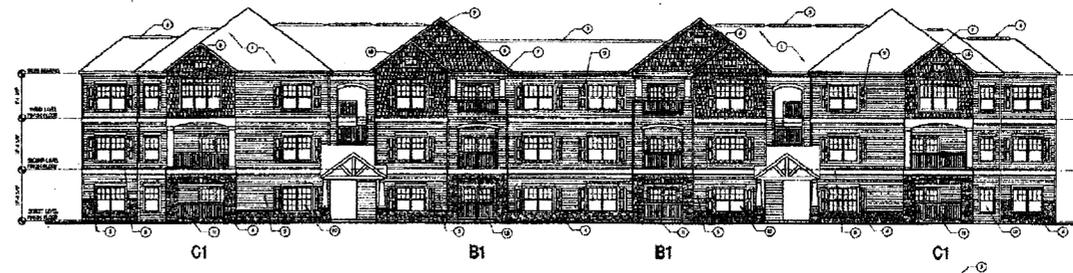


**PLAN ELEVATION**  
NOT TO SCALE

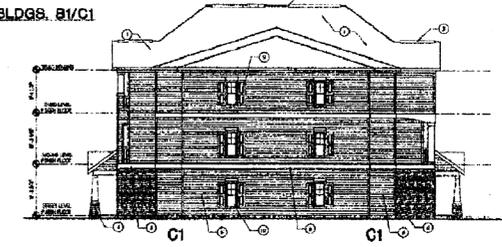


**FRONT GARAGE ELEVATION**  
NOT TO SCALE

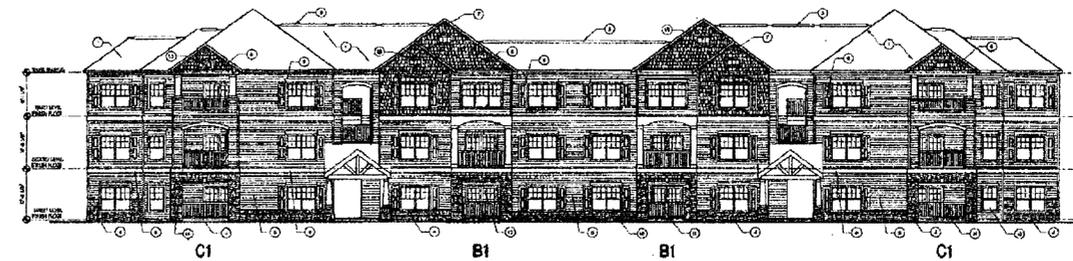
**END GARAGE ELEVATION**  
NOT TO SCALE



**FRONT ELEVATION - BLDGS. B1/C1**

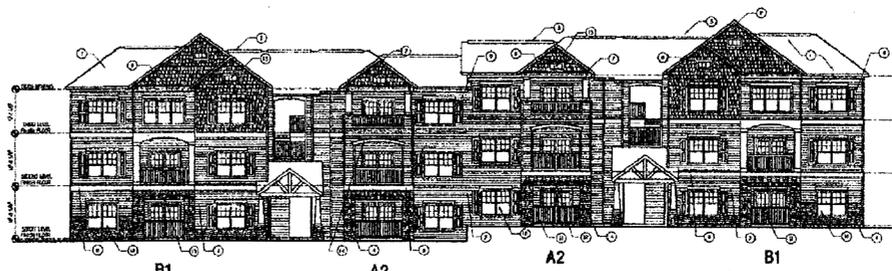


**SIDE ELEVATION - BLDGS. B1/C1**

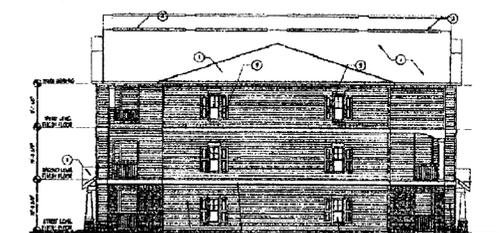


**REAR ELEVATION - BLDGS. B1/C1**

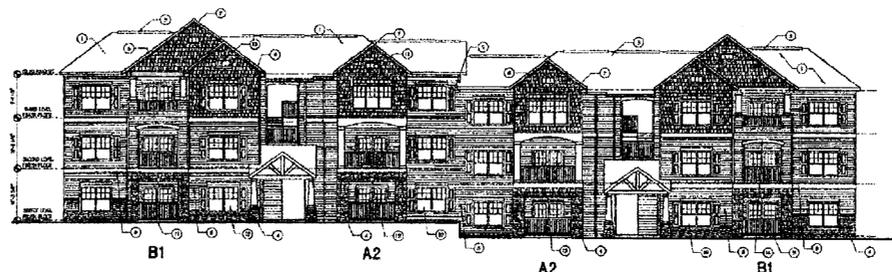
**ELEVATIONS FOR BUILDING A**  
NOT TO SCALE



**FRONT ELEVATION - BLDG. A2/B1**



**SIDE ELEVATION - BLDG. A2/B1**



**REAR ELEVATION - BLDG. A2/B1**

**ELEVATIONS FOR BUILDING B**  
NOT TO SCALE

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