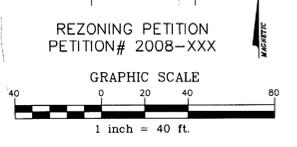
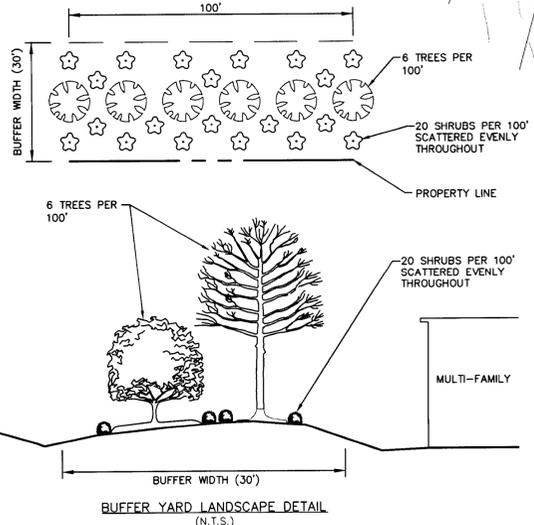
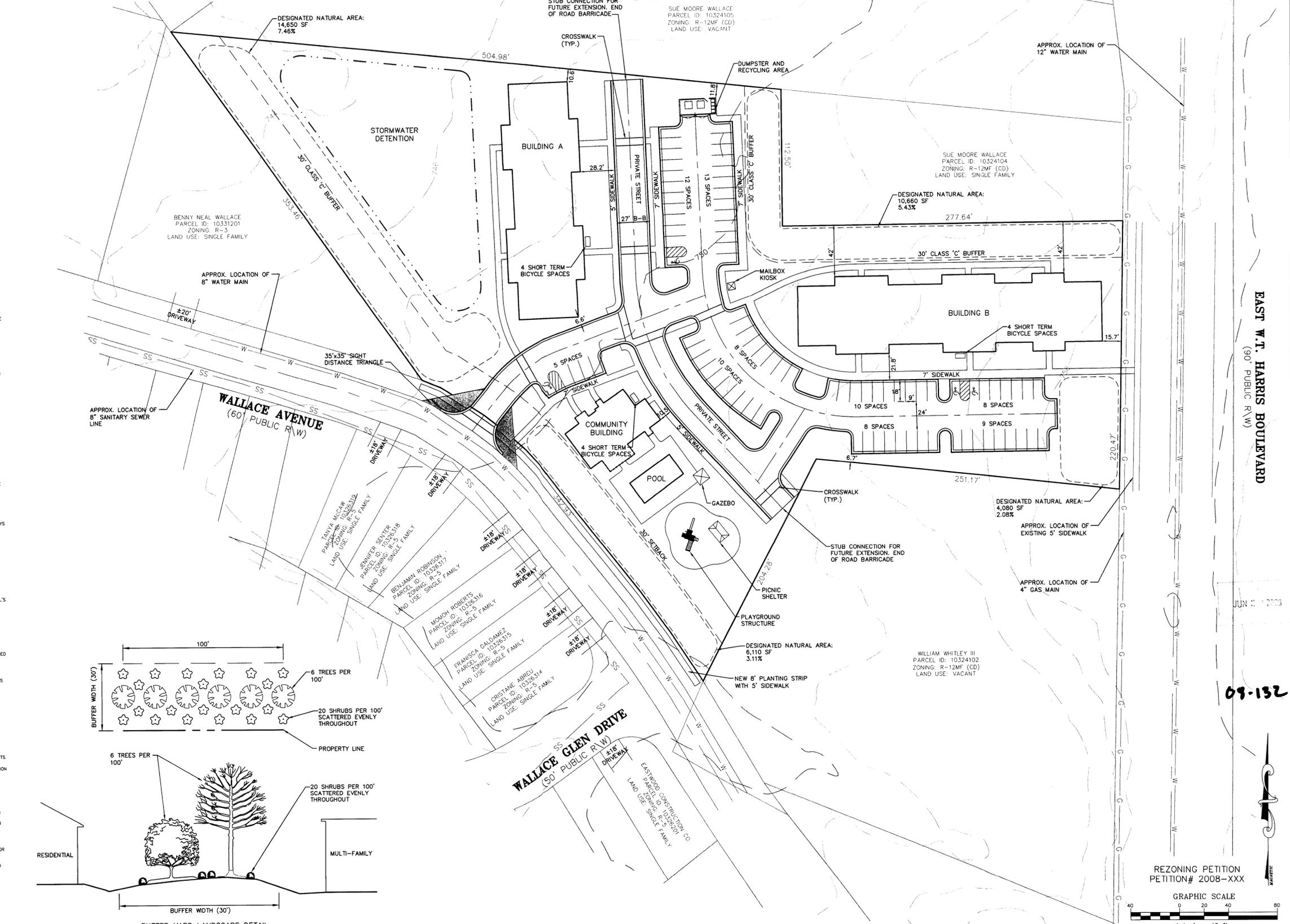


**PARCEL INFORMATION**

OWNER:	BLEEKA HUBBEL	PETITIONER:	VSL CONSTRUCTION, INC.
ESTATE EXECUTOR FOR:	W.A. JOHNSTON	30100 TELEGRAPH RD, SUITE 316	BINGHAM FARMS, MI 48025
705 PHOEBE POND RD	CONCORD, VA 24538		
PARCEL NUMBER:	10324103		
TOTAL AREA:	4.51 ACRES (APPROX)		
EXISTING ZONING PER #99-46:	R-12MF(CD)		
EXISTING USE:	VACANT		
PROPOSED ZONING:	R-12MF(CD)SPA		
PROPOSED USE:	MULTI-FAMILY UNITS		
PROPOSED # OF UNITS:	52 RENTAL UNITS		
PROPOSED DENSITY:	11.53 UNITS PER ACRE		
MINIMUM PARKING:	78 SPACES (1.5/UNIT)		
PROPOSED PARKING:	83 SPACES		
MIN. SHORT TERM BICYCLE SPACES:	3		
PROPOSED SHORT TERM BICYCLE SPACES:	12		
BUILDING HEIGHT:	PER R-12MF STAND.		
MINIMUM OPEN SPACE:	50%		
PROPOSED OPEN SPACE:	57%		
DESIGNATED NATURAL AREA CRITERIA:	17.5%		
PROPOSED DESIGNATED NATURAL AREA:	18.08%		

- PINE VILLAGE DEVELOPMENT NOTES:**
- A) PERMITTED USES**
    - PERMITTED USES SHALL BE THOSE ALLOWED IN THE R-12MF ZONING CLASSIFICATION.
    - THE MAXIMUM NUMBER OF DWELLING UNITS CONSTRUCTED ON THE SITE MAY NOT EXCEED 52.
  - B) SETBACKS, SIDE YARDS AND REAR YARDS**
    - BUILDING SETBACKS ALONG WALLACE AVENUE SHALL BE 30' FROM EXISTING RIGHT-OF-WAY LINE.
    - SIDE YARD SETBACKS SHALL BE 10' AND REAR YARD SETBACK SHALL BE 40' DEPENDING ON BUILDING ORIENTATION.
  - C) SCREENING**
    - SCREENING SHALL CONFORM TO THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
    - 30' CLASS 'C' BUFFERS WILL BE PROVIDED ALONG THE WEST AND NORTH PROPERTY LINES ADJACENT TO SINGLE-FAMILY STRUCTURES.
    - DUMPSTERS LOCATED WITHIN THE SITE THAT ARE VISIBLE FROM A PUBLIC STREET OR FROM AN EXTERNAL ADJOINING PROPERTY WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES.
    - ANY ROOF-TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND NOT COUNT TOWARD OVERALL BUILDING HEIGHT.
  - D) OPEN SPACE**
    - THE OPEN SPACE PROVIDED EXCEEDS THE REQUIREMENT SET FORTH IN THE R-12MF ZONING DISTRICT IN THE ORDINANCE.
  - E) DESIGN AND PERFORMANCE STANDARDS**
    - THE EXTERIOR ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED WILL BE DESIGNED SUBSTANTIALLY SIMILAR TO THE SUBMITTED ELEVATIONS DEPICTED FOR PETITION #2008-XXX.
  - F) LIGHTING**
    - ALL FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN, FULLY SHIELDED, AND HAVE A MAXIMUM HEIGHT OF 20', INCLUDING ITS BASE.
    - PARKING LOT LIGHT POLES SHALL NOT BE PLACED IN THE TREE ISLANDS.
    - WALL "FAC" LIGHTING SHALL NOT BE ALLOWED.
  - G) SIGNS**
    - SIGNAGE SHALL CONFORM TO THE PROVISIONS OF CHAPTER 13 OF THE ORDINANCE.
    - DIRECTIONAL SIGNS SHALL BE ALLOWED AS PERMITTED IN THE ORDINANCE AND SHALL BE 5' BEHIND PROPOSED RIGHT-OF-WAY LINES AND SIGNAGE TRIANGLES.
    - SIGNS SHALL BE LOCATED BEHIND THE MINIMUM SETBACK.
  - H) PARKING**
    - OFF STREET AND BICYCLE PARKING SPACES WILL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF TABLE 12.202 OF THE ORDINANCE.
  - I) SIDEWALKS, PLANTING STRIPS AND PEDESTRIAN CONNECTIONS**
    - A SIDEWALK SHALL BE PROVIDED ALONG THE SIDE OF WALLACE AVENUE WHICH WILL BE AT LEAST 5' IN WIDTH AND HAVE A PLANTING STRIP BETWEEN THE SIDEWALK AND THE STREET CURB OR EDGE OF PAVEMENT WHICH IS AT LEAST 8' IN WIDTH.
    - PLANTING STRIPS AND SIDEWALKS MAY BE LOCATED WITHIN THE SETBACK AND/OR THE RIGHTS-OF-WAYS SUBJECT TO ANY NECESSARY GOVERNMENT APPROVAL.
    - SIDEWALK AND VEHICULAR CONNECTIONS TO ADJACENT PARCELS WILL BE PROVIDED WHERE POSSIBLE ALONG THE NORTHERN AND SOUTHWESTER PROPERTY BOUNDARIES.
  - J) ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS**
    - THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON SHEET TD-1. ADDITIONAL ACCESS POINTS MAY BE ALLOWED AS NEEDED AND ARE SUBJECT TO CDDT APPROVAL.
    - THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDDT.
  - K) FIRE PROTECTION**
    - ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS.
  - L) AMENDMENTS TO REZONING PLAN**
    - FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
  - M) BINDING EFFECT OF THE REZONING APPLICATION**
    - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER(S)" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
  - N) STORM WATER MANAGEMENT**
    - THE SITE IS SUBJECT TO THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE (PCCO) FOR THE CENTRAL CATAWBA DISTRICT.
    - NO STORM WATER FACILITY WILL BE ALLOWED WITHIN THE 30' CLASS 'C' BUFFER OR SETBACK ALONG WALLACE AVENUE.
    - THE PROPERTY OWNER OR PROPERTY ASSOCIATION WILL MAINTAIN ALL STORM WATER FACILITIES.
    - FINAL LOCATIONS AND SIZES OF BMPs TO BE DETERMINED DURING THE DEVELOPMENT/ENGINEERING PROCESS.
    - LOCATION, SIZE, AND TYPE OF ANY STORM WATER MANAGEMENT SYSTEM DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS TO SITE LAYOUT MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
    - THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS: SECTION 401 PERMIT, NCDENR - RALEIGH OFFICE (919) 733-1786 AND SECTION 404 PERMIT, US ARMY CORPS OF ENGINEERS (704) 271-4854.
- ADDITIONAL NOTES:**
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION. THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
  - ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT DENR. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.
  - PER THE PCCO, THE NATURAL AREA IS GENERALLY DEPICTED ON THIS PLAN BUT MAY ADJUST DUE TO GRADING REQUIREMENTS. THE NATURAL AREA IS APPROXIMATELY 18.08% OF THE TOTAL SITE.
  - PER THE PCCO, 29 TREES WILL BE PLANTED THROUGHOUT THE NATURAL AREAS.
  - SHEET TD-1 IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY THE CITY OF CHARLOTTE FOR COMPLIANCE WITH APPLICABLE REGULATIONS. THE INFORMATION SHOWN HEREON IS COMPILED FROM MECKLENBURG COUNTY GIS DATA AND UTILITY AS-BUILT DRAWINGS. SHEET TD-1 IS FOR ILLUSTRATION PURPOSES ONLY. NONE OF THE INFORMATION SHOWN HEREON HAS BEEN FIELD VERIFIED.



**THE JOHN R. McADAMS COMPANY, INC.**  
 ENGINEERS/PLANNERS/SURVEYORS  
 6701 CARMEL ROAD, SUITE 205  
 CHARLOTTE, NORTH CAROLINA 28226  
 (704) 527-0800 WWW.JOHNRMCADAMS.COM

REVISIONS:

NO.	DESCRIPTION

PREPARED FOR:  
**MR. DOUG STRATTON**  
**VSL CONSTRUCTION, INC.**  
 30100 TELEGRAPH RD, SUITE 316  
 BINGHAM FARMS, MI 48025

**PINE VILLAGE APARTMENTS**  
**8136 EAST W.T. HARRIS BOULEVARD**  
 CHARLOTTE, NORTH CAROLINA

PROJECT NO: VSL-08010  
 FILENAME: VSL08010-TD  
 DESIGNED BY: CSS  
 DRAWN BY: CSS  
 SCALE: 1"=40'  
 DATE: 06/23/2008  
 SHEET NO: **TD-1**

**McADAMS**

**EAST W.T. HARRIS BOULEVARD**  
 (90' PUBLIC R/W)

09-152

JUN 23 2008



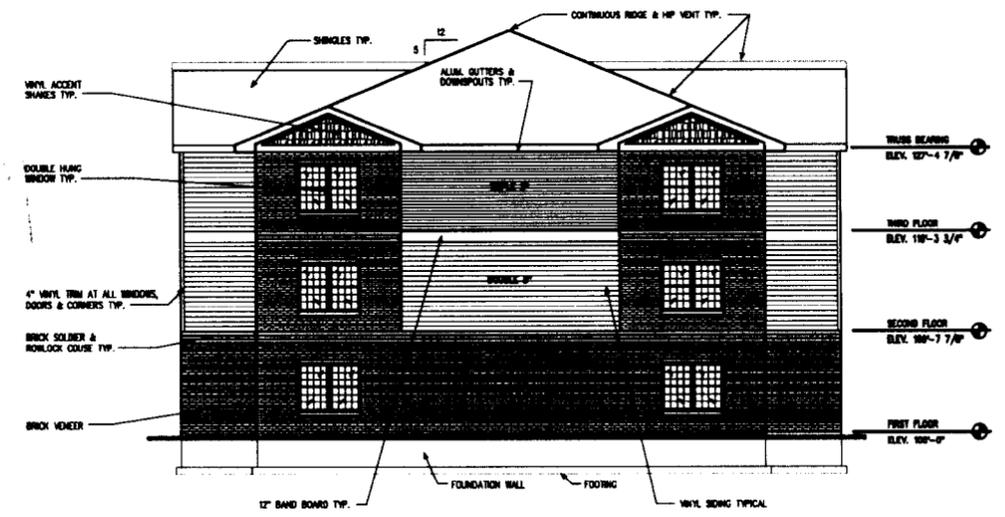
**FRONT ELEVATION BUILDING 'B'**

SCALE: 1/8" = 1'-0"



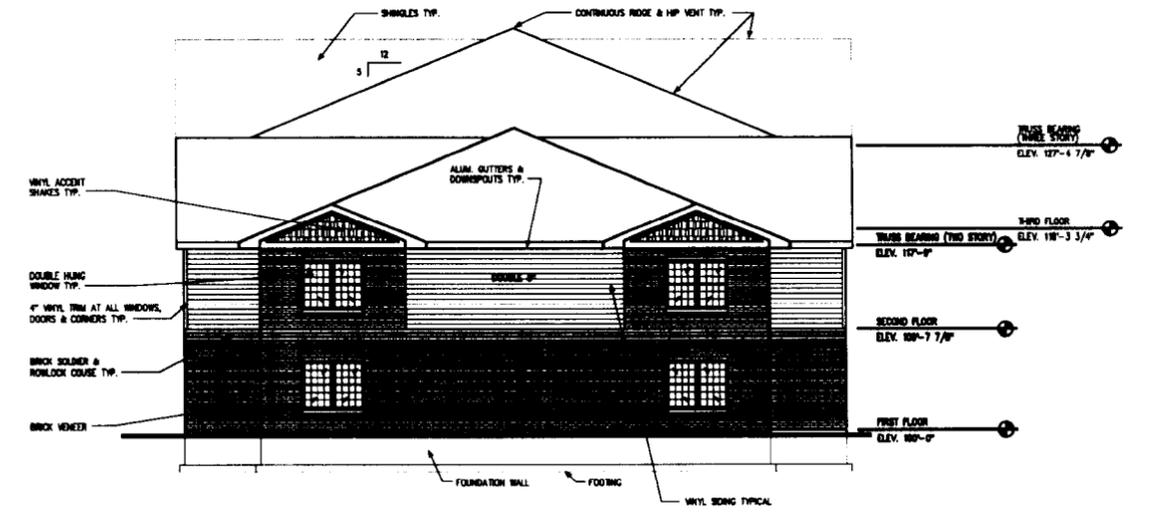
**REAR ELEVATION BUILDING 'B'**

SCALE: 1/8" = 1'-0"



**LEFT SIDE ELEVATION BUILDING 'B'**

SCALE: 1/8" = 1'-0"



**RIGHT SIDE ELEVATION BUILDING 'B'**

SCALE: 1/8" = 1'-0"

*Pine Village Apartments*  
Charlotte, North Carolina

ECONOMIDES ARCHITECTS, LLC  
912 COOLIDGE ROAD  
EAST LANSING, MI 48823  
PHONE: (517) 351-6720  
FAX: (517) 351-4120



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REVISIONS
05-07-05
0746
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