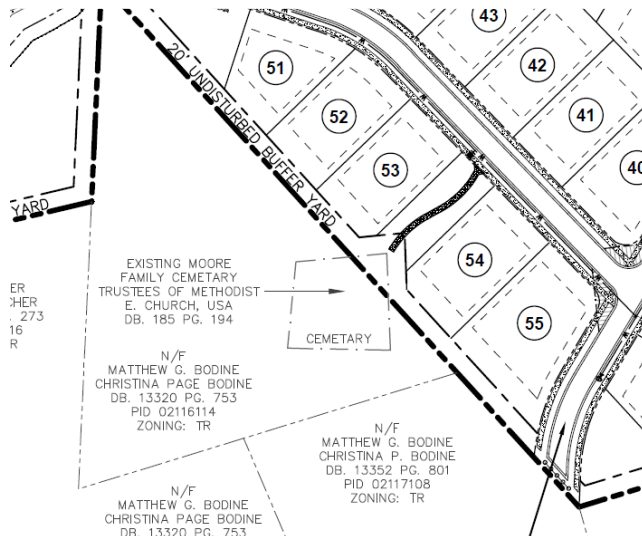


Planning Board Areas of Concern – Asbury Chapel NVR Sketch

- TIA – Currently the TIA call for no improvements. Staff is recommending 2 Left Turn lanes with 100' of storage. Staff believes that this will also be NCDOT recommendation. The TIA has been completed and sealed.
- Wetlands – The project is not impacting the two existing wetlands



- LUESA (PCO1) – Mecklenburg County has approved with minor notations (June 7, 2016).
- Cemetery – NVR is in the process with Asbury Methodist to maintain the and preserve the cemetery.



- Gasline – NVR will utilize markers/stakes, HOA documentations, and provide surveys to new homeowners as to the location of the line so that fences, berms, landscaping materials not be installed in the Gasline easement. The HOA must approve any fence being installed anywhere in

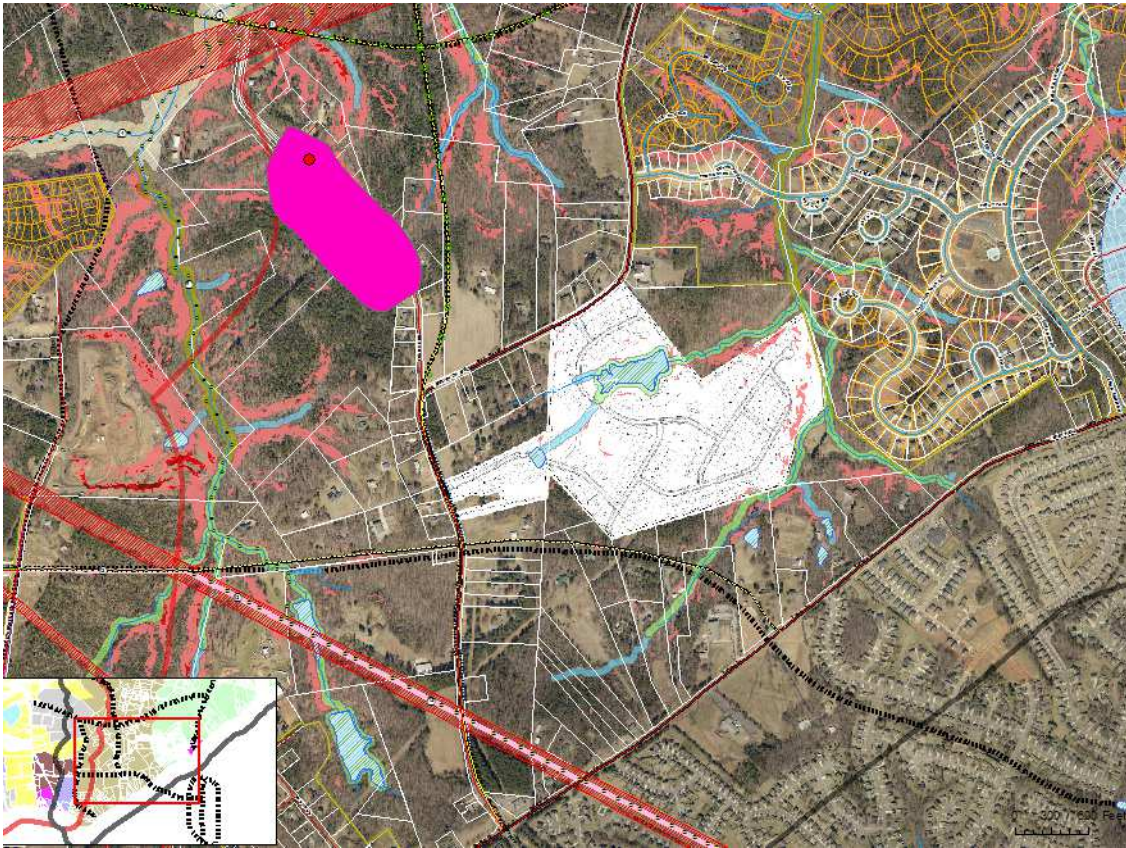
the subdivision. In locations where the PNG easement is in play, the HOA will ensure the homeowner is aware of their property line and the risk in installing a fence beyond their property.

- Open Space/BMP Area – NVR will not be utilizing fountains in the pond areas. The applicant is required to provide thirty nine (39%) percent open space to achieve 1.44 units per acre. The current plan is providing 44.4% open space. Also all lots must be within ¼ mile of an Urban Open Space (purple color in the map below). The applicant is utilizing a Greenbelt & Park to satisfy the Urban Open Space requirement.



- Sunflowers – The area shaded in pink is the closest know National Heritage Area. Mecklenburg County staff has reported that there are NO Schweintz’s Sunflower within the project

boundaries.



- Bike Lanes - They are being provided on Asbury Chapel Rd per the Town Greenway & Bikeway Plan.
- Western Asbury Chapel entrance – Staff recommends the current alignment. With the extension of the 20' Undisturbed Buffer (shown in yellow) along the Poindexter property line. Example to be provided by NVR at the Planning Board meeting. The Applicant and

Mr. Poindexter have a meeting scheduled to discuss and address Mr. Poindexter's concerns.

