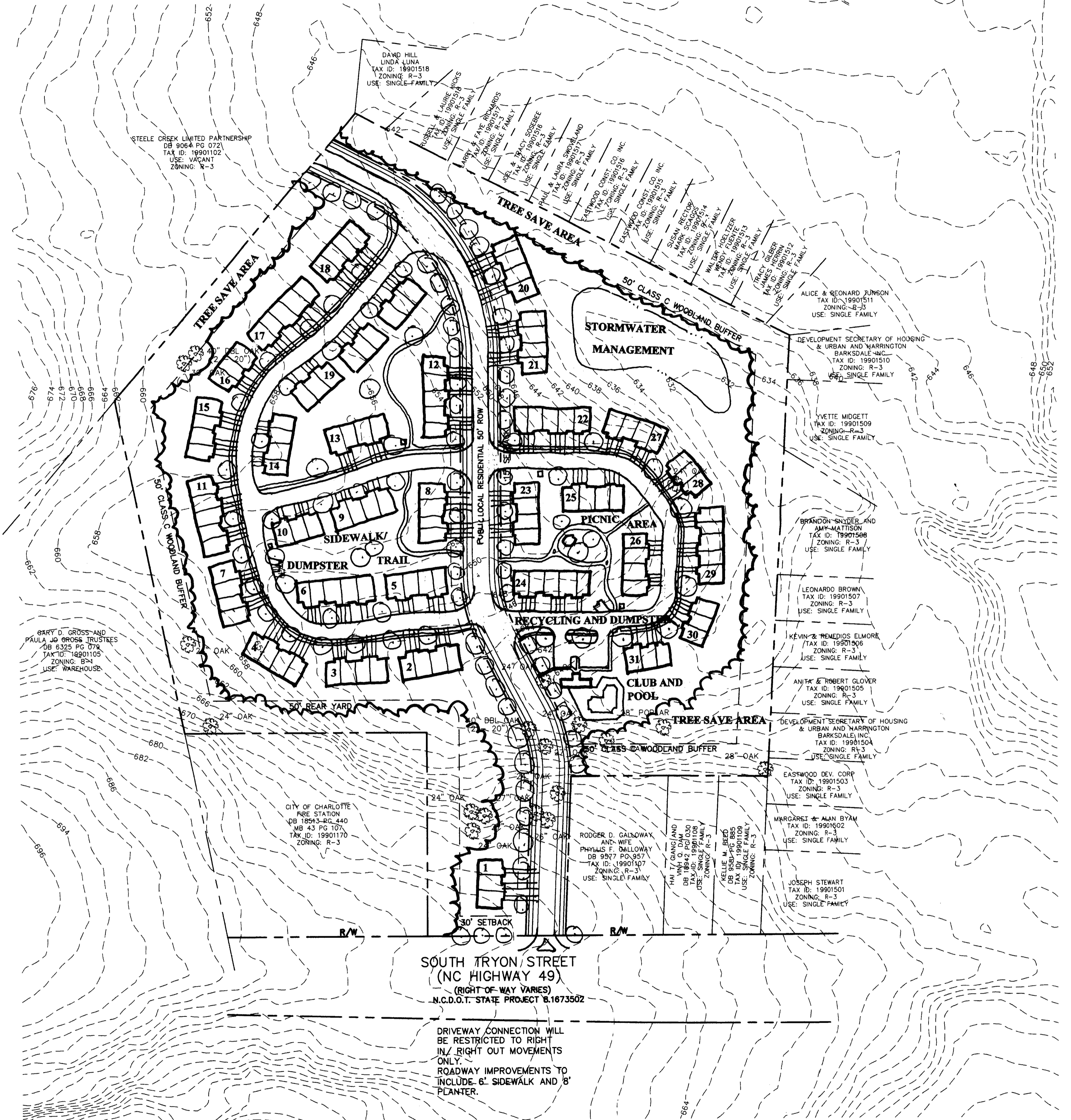


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06-61

SITE DATA	
TAX PARCEL ID#	19901106
SITE AREA:	19.36 ACRES
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8 MF (CD)
PROPOSED UNITS:	130 FOR SALE TOWNHOMES
PROPOSED DENSITY:	6.7 D.U.A. MAX.
REQUIRED PARKING:	1.5 x 130 = 195
PROPOSED PARKING:	+ 195
REQ. BICYCLE PARKING:	7 (1 PER 20 UNITS)
PRO. BICYCLE PARKING:	7
PROPOSED OPEN SPACE:	9.68 ACRES OR 50% MINIMUM
PROPOSED BLDG. HT.:	40' MAXIMUM
EHOJOE:	30'
SIDE YARD:	20'
REAR YARD:	50'
REQUIRED TRASH:	130/30 = (5) CY DUMPSTERS
REQUIRED RECYCLE:	(2) 144 SF RECYCLE AREAS
PROPOSED TREE SAVE AREA:	3.38 ACRES OR 17.5% OF SITE MINIMUM. LOCATION MAY VARY SLIGHTLY FROM PLAN LOCATION WITH DEVELOPMENT OF FINAL GRADING PLANS
BUFFERS:	50' WOODLAND

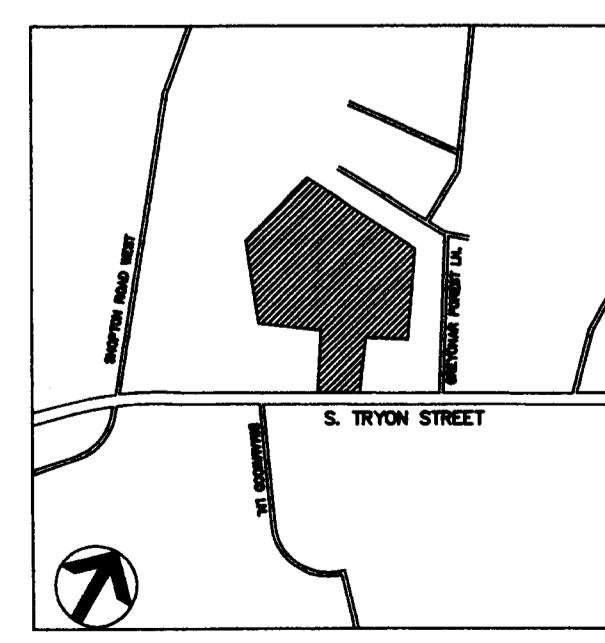
- WOODLAND BUFFER:** A buffer that would allow a limited amount of clearing to take place to promote the growth of existing vegetation and/or to enhance the aesthetic appeal of the site. The following would be allowed in woodland buffer:
- Hand pruning only. No heavy equipment or vehicles allowed in this buffer. (ie. Bulldozers)
 - Plant material, which shall be removed, shall be cut flush with the ground. No disturbance of the soil will be allowed.
 - No limb removal, with the exception of dead or diseased limbs.
 - Weed and vines may be removed.
 - 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's canopy.
 - Dead trees and materials may be removed. Diseased trees may be removed at the discretion of an Urban Forester.
 - Mulch may be applied to the woodland buffer. Keep mulch 2-3" away from bark of trees.

- DEVELOPMENT STANDARDS**
- 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.
 - Any detached lighting on the site will be limited to 20 feet in height and will be fully shielded. "Wall pack" lighting will not be utilized but architectural lighting on the structures will be permitted. Additional lighting for pedestrian safety will be provided in those locations where parking lot lighting and architectural lighting on the buildings is inadequate for pedestrian safety.
 - Signage will be permitted in accordance with applicable Zoning standards.
 - Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
 - The use of the site will be for a multifamily housing development along with related accessory uses.
 - All multifamily buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept. Access will be provided within 150' of all exterior walls for fire apparatus. Access roads are required to be 20' clear. Dead end travel distance will be limited to 150' without a means to turn fire apparatus. Minimum water supply for 2 story townhomes is 1500 gpm @ 20 psi.
 - The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street as required by Section 12.529. Internal sidewalks will be constructed to meet 'ADA' standards.
 - The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.
 - 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.
 - Side Elevations along Hwy. 49 and new public road will include windows.
 - Setback along new public street can be reduced per section 9.303(19)(f).
 - All driveways along new public street will be Type II drop-curtain driveways.
 - Development will meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster and recycling areas.
 - The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies 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, policies and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

- STORM WATER NOTES**
- Storm Water Quantity Control**
The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s), down to the creek crossing, analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
- Storm Water Quality Treatment**
For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMP's) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMP's must be designed and construction in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.
- Volume and Peak Control**
For Projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
- For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms and perform a downstream analysis to determine whether additional peak control is needed and if so, for what level of storm frequency.
- Stream Buffers**
The S.W.I.M. Stream Buffer requirements apply described in the City of Charlotte Zoning Ordinance, Chapter 12. In intermittent and perennial streams within the project boundary shall be delineated by a certified professional using U.S. Army Corps of Engineers and N.C. Division of Water Quality methodology and shall be shown in the site plan submittal along with all buffer areas.

- All perennial and intermittent streams draining less than 50 acres shall have a minimum 30-foot vegetated buffer including a 10-foot zone adjacent to the bank. Disturbance of the buffer is allowed; however, any disturbed area must be re-vegetated and disturbance of the 10-foot zone adjacent to the bank shall require stream bank stabilization using bioengineering techniques as specified in the Design Manual.
- All streams draining greater than or equal to 50 acres and less than 300 acres shall have a 35-foot buffer with two (2) zones, including stream side and uplands. Streams drainage greater than or equal to 300 acres and less than 640 acres shall have a 50-foot buffer with three (3) zones, including stream side, managed use and upland.
- Streams draining greater than or equal to 640 acres shall have a 100-foot buffer, plus 50% of the area of the flood fringe beyond 100 feet. This buffer shall consist of three (3) zones, including stream side, managed use and upland.
- All buffers shall be measured from the top of the bank on both sides of the stream. The uses allowed in the different buffer zones as described in the S.W.I.M. Stream Buffer requirements in the Zoning Ordinance, Chapter 12, as well as the other provisions of the S.W.I.M. ordinance shall apply (except buffer widths).

- NEIGHBORHOOD DEVELOPMENT NOTES**
- Petitioner will "pull" the main drive back 15' from the property line on the rear of the property
 - The builder will provide additional screening (landscaping) on the rear of the property where the road bends to exit the property. Builder will provide 8 cy progress spaced 10' apart.
 - The builder will make certain improvements to the drainage in the rear of the property to alleviate the flooding that occurs from this site onto some of the backyards of the adjoining property. Builder will regrade the area and/or clean out the creek.
 - The builder will create an association on the project to help insure the project is well maintained after it completion.



APPROVED BY
CITY COUNCIL
JUL 17 2006

CHARLOTTE PINES
CHARLOTTE, NC

TRYON COASTAL VENTURES, LLC
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- Urban Design
- Civil Engineering
- Land Planning

DRG

SCHEMATIC SITE PLAN FOR PUBLIC HEARING

REZONING PETITION #2006-F-1

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RECEIVED JUN 16 2006

NORTH

Scale: 1" = 100'
Date: 24 FEB. 2006
Project No.: 239-001
Revisions:
1. 19 MAY 2006 PER STAFF REVIEW
2. 15 JUNE 2006 PER [Signature]
Agreement

Sheet 1