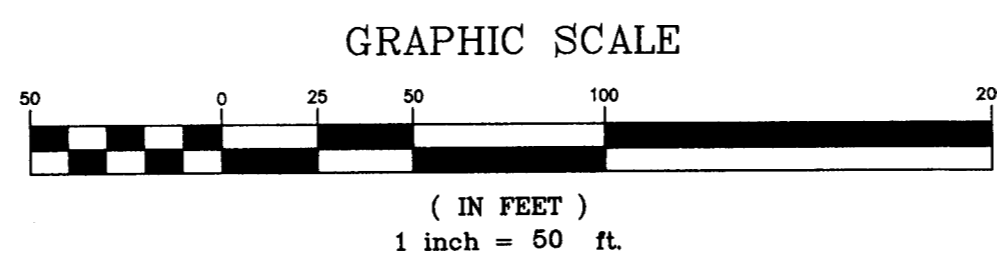


SITE DATA

- TAX PARCEL: 167-241-01, 02, AND 99
- EXISTING ZONING: R-3 SINGLE FAMILY
- PROPOSED ZONING: MX-1 INNOVATIVE
- PROPOSED USE: RESIDENTIAL (85 SINGLE FAMILY DETACHED UNITS FOR SALE)
- MAXIMUM NUMBER OF UNITS: 85
- SITE ACREAGE: 15.8 ACRES
- OPEN SPACE AREAS (INCLUDES PRIVATE ALLEYS): 32%
- MIN TREE SAVE AREA: 1127
- INNOVATIVE DEVELOPMENT STANDARDS (FOR ALL DETACHED UNITS, AS APPLICABLE)
 - 14' MIN. SETBACK FROM BACK OF CURB *
 - 5' MIN. SIDEYARD
 - 20' MIN. REAR YARD *
 - 3,500 MIN. LOT SIZE *
 - 35' MIN. LOT WIDTH *
- * -PROPOSED INNOVATIVE STANDARD



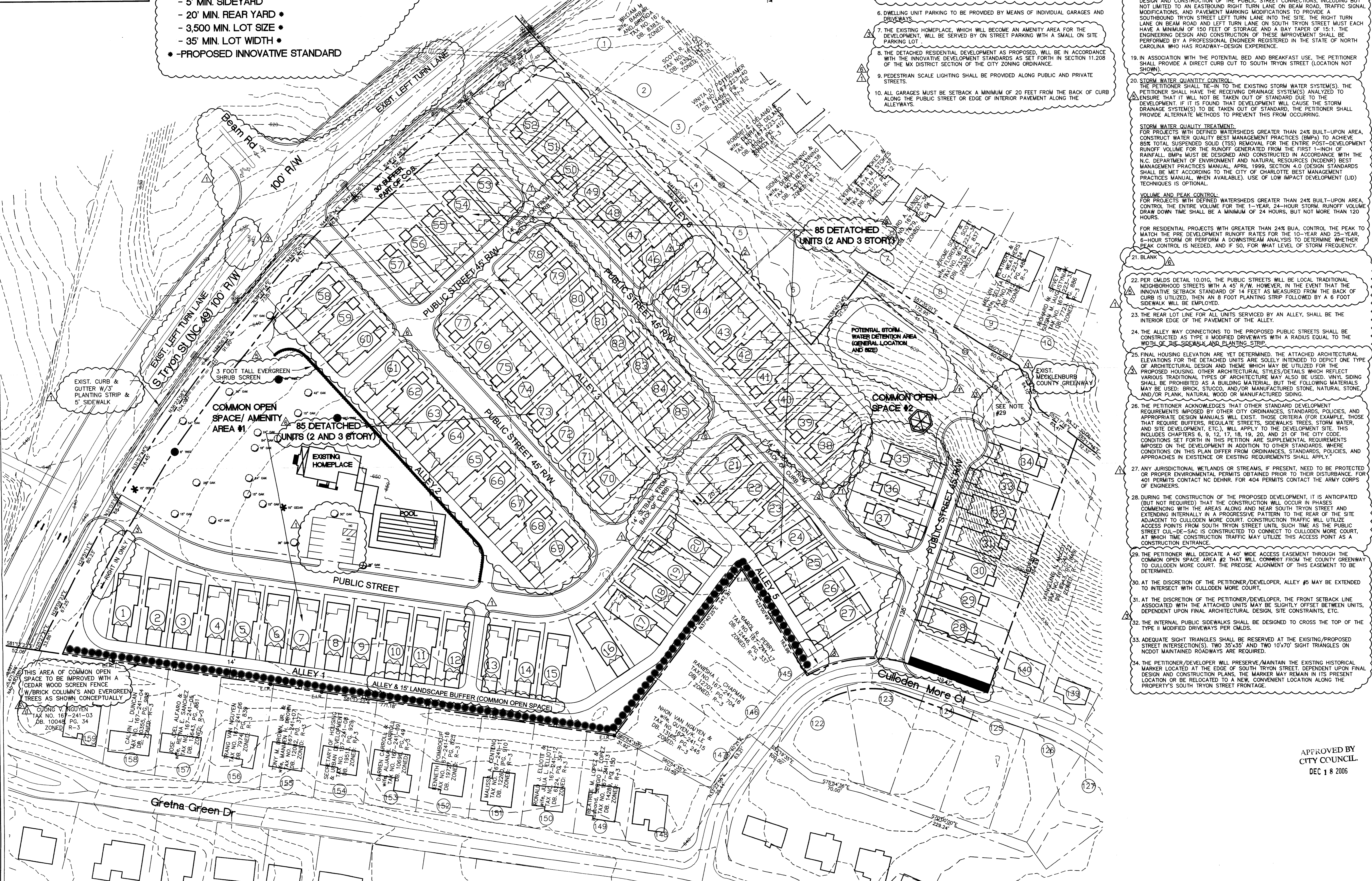
SITE NOTES

1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED UNITS ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL BUILDINGS, LOTS, AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2), AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING SUCH THINGS AS THE NUMBER AND ARRANGEMENT OF ON AND OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, BUFFERS, SCREENING, OPEN SPACE, LANDSCAPING, TREE ORDINANCE, ETC., UNLESS OTHERWISE INDICATED.
3. VEHICULAR POINTS OF ACCESS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN/LOCATIONAL REQUIREMENTS OF THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPT. OF TRANSPORTATION.
4. THE USES PROPOSED BY THIS ZONING INCLUDE SINGLE FAMILY DWELLING UNITS, BUILDINGS AND LOTS ARE GENERALLY ARRANGED AS SHOWN. FURTHERMORE, THE EXISTING HISTORIC DWELLING ON THE SITE SHALL BE PRESERVED AND MAY BE USED AS AN ACCESSORY STRUCTURE FOR MEETINGS, CLUBHOUSE, ETC. AND/OR AS A BED AND BREAKFAST INN.
5. THE PROPOSED EXTERIOR DWELLINGS SHALL BE A MAXIMUM OF TWO (2) STORIES.
6. DWELLING UNIT PARKING TO BE PROVIDED BY MEANS OF INDIVIDUAL GARAGES AND DRIVEWAYS.
7. THE EXISTING HOMEPLACE, WHICH WILL BECOME AN AMENITY AREA FOR THE DEVELOPMENT, WILL BE SERVED BY ON STREET PARKING WITH A SMALL ON SITE PARKING LOT.
8. THE DETACHED RESIDENTIAL DEVELOPMENT AS PROPOSED, WILL BE IN ACCORDANCE WITH THE INNOVATIVE DEVELOPMENT STANDARDS AS SET FORTH IN SECTION 11.208 OF THE MX DISTRICT SECTION OF THE CITY ZONING ORDINANCE.
9. PEDESTRIAN SCALE LIGHTING SHALL BE PROVIDED ALONG PUBLIC AND PRIVATE STREETS.
10. ALL GARAGES MUST BE SETBACK A MINIMUM OF 20 FEET FROM THE BACK OF CURB ALONG THE PUBLIC STREET OR EDGE OF INTERIOR PAVEMENT ALONG THE ALLEYSWAYS.

SITE NOTES

11. THE COMMON OPEN SPACE (AREA #1) ASSOCIATED WITH THE EXISTING HOME PLACE MAY BE IMPROVED WITH A POOL AND PARKING LOT AS GENERALLY SHOWN ON THIS PLAN. OTHERWISE, EXISTING TREES AS NOTED SHALL BE RETAINED. OTHER COMMON OPEN SPACE (AREA #2) SHALL BE GENERALLY PRESERVED AS NATURAL SPACE EXCEPT FOR THE SMALL NEIGHBORHOOD GAZEBO AS GENERALLY SHOWN.
12. A CLASS "C" LANDSCAPE BUFFER SHALL BE INSTALLED IN THE 30 FOOT BUFFER AREA ADJACENT TO SOUTH TRYON STREET.
13. PETITIONER/DEVELOPER SHALL PROVIDE AN EASEMENT ADJACENT TO SOUTH TRYON STREET FOR THE CONSTRUCTION OF A BUS STOP/WAITING PAD FOR CATS. LOCATION OF EASEMENT TO BE DETERMINED BY CATS.
14. NO INTERNAL BUFFERS ARE REQUIRED BETWEEN THE SINGLE FAMILY USES.
15. BLANK
16. ALL PRIVATE ALLEYS AND COMMON OPEN SPACE AREAS AND POOL SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WHICH SHALL BE ESTABLISHED AS PART OF THE DEVELOPMENT.
17. THE SOUTHERN MOST PUBLIC STREET CONNECTION TO SOUTH TRYON STREET WILL BE LIMITED TO A RIGHT IN AND RIGHT OUT MOVEMENT ONLY. THE PETITIONER/DEVELOPER SHALL EXTEND THE EXISTING CONCRETE MEDIAN ON SOUTH TRYON STREET TO THE BEGINNING OF THE EXISTING 2 WAY LEFT TURN LANE ASSOCIATED WITH THE SOUTH TRYON/BEAM ROAD INTERSECTION.
18. THE PETITIONER/DEVELOPER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THE PUBLIC STREET CONNECTION, INCLUDING BUT NOT LIMITED TO AN EASTBOUND RIGHT TURN LANE ON BEAM ROAD, TRAFFIC SIGNAL MODIFICATIONS, AND PAVEMENT MARKING MODIFICATIONS TO PROVIDE A SOUTHWEST TURN LANE ON SOUTH TRYON STREET AND A RIGHT TURN LANE ON BEAM ROAD AND LEFT TURN LANE ON SOUTH TRYON STREET MUST EACH HAVE A MINIMUM OF 150 FEET OF STORAGE AND A BAY TAPER OF 15:1. THE ENGINEERING DESIGN AND CONSTRUCTION OF THESE IMPROVEMENTS SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA WHO HAS ROADWAY-DESIGN EXPERIENCE.
19. IN ASSOCIATION WITH THE POTENTIAL BED AND BREAKFAST USE, THE PETITIONER SHALL PROVIDE A DIRECT CURB CUT TO SOUTH TRYON STREET (LOCATION NOT SHOWN).
20. 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) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL EXCEED THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
21. STORM WATER QUALITY TREATMENT: FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) 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. BMPs MUST BE DESIGNED AND CONSTRUCTED 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'S BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.
22. VOLUME AND PEAK CONTROL: FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE FIRST 1-INCH OF RAINFALL RUNOFF VOLUME. DRAIN DOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
23. FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PRE DEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 24-HOUR STORM OR PERFORM A DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.
24. BLANK
25. PER CMLDS DETAIL 10.01G, THE PUBLIC STREETS WILL BE LOCAL TRADITIONAL NEIGHBORHOOD STREETS WITH A 45' R/W. HOWEVER, IN THE EVENT THAT THE INNOVATIVE SETBACK STANDARD OF 14 FEET AS MEASURED FROM THE BACK OF CURB IS UTILIZED, THEN AN 8 FOOT PLANTING STRIP FOLLOWED BY A 6 FOOT SIDEWALK WILL BE EMPLOYED.
26. THE REAR LOT LINE FOR ALL UNITS SERVED BY AN ALLEY, SHALL BE THE INTERIOR EDGE OF THE PAVEMENT OF THE ALLEY.
27. THE ALLEY WAY CONNECTIONS TO THE PROPOSED PUBLIC STREETS SHALL BE CONSTRUCTED AS TYPE II MODIFIED DRIVEWAYS WITH A RADIUS EQUAL TO THE WIDTH OF THE SIDEWALK AND PLANTING STRIP.
28. FINAL HOUSING ELEVATION ARE YET DETERMINED. THE ATTACHED ARCHITECTURAL ELEVATIONS FOR THE DETACHED UNITS ARE SOLELY INTENDED TO DEPICT ONE TYPE OF ARCHITECTURAL DESIGN AND THEME WHICH MAY BE UTILIZED FOR THE PROPOSED HOUSING. OTHER ARCHITECTURAL STYLES/DETAILS WHICH REFLECT VARIOUS TRADITIONAL TYPES OF ARCHITECTURE MAY ALSO BE USED, WITH SIDING WHICH SHALL BE PROHIBITED AS A BUILDING MATERIAL, BUT THE FOLLOWING MATERIALS MAY BE USED: BRICK, STUCCO, AND/OR MANUFACTURED STONE, NATURAL STONE, AND/OR PLANK, NATURAL WOOD OR MANUFACTURED SIDING.
29. 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, STORM WATER, 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 OR EXISTING REQUIREMENTS SHALL APPLY.
30. ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT NC DENR. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.
31. DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, IT IS ANTICIPATED (BUT NOT REQUIRED) THAT THE CONSTRUCTION WILL OCCUR PHASES COMMENCING WITH THE AREAS ALONG AND NEAR SOUTH TRYON STREET AND EXTENDING INTERNALLY IN A PROGRESSIVE PATTERN TO THE REAR OF THE SITE ADJACENT TO CULLODEN MORE COURT. CONSTRUCTION TRAFFIC WILL UTILIZE ACCESS POINTS FROM SOUTH TRYON STREET UNTIL SUCH TIME AS THE PUBLIC STREET CUL-DE-SAC IS CONSTRUCTED TO CONNECT TO CULLODEN MORE COURT. AT WHICH TIME CONSTRUCTION TRAFFIC MAY UTILIZE THIS ACCESS POINT AS A CONSTRUCTION ENTRANCE.
32. THE PETITIONER WILL DEDICATE A 40' WIDE ACCESS EASEMENT THROUGH THE COMMON OPEN SPACE AREA #2 THAT WILL CONNECT FROM THE COUNTY GREENWAY TO CULLODEN MORE COURT. THE PRECISE ALIGNMENT OF THIS EASEMENT TO BE DETERMINED.
33. AT THE DISCRETION OF THE PETITIONER/DEVELOPER, ALLEY #5 MAY BE EXTENDED TO INTERSECT WITH CULLODEN MORE COURT.
34. AT THE DISCRETION OF THE PETITIONER/DEVELOPER, THE FRONT SETBACK LINE ASSOCIATED WITH THE ATTACHED UNITS MAY BE SLIGHTLY OFFSET BETWEEN UNITS, DEPENDENT UPON FINAL ARCHITECTURAL DESIGN, SITE CONSTRAINTS, ETC.
35. THE INTERNAL PUBLIC SIDEWALKS SHALL BE DESIGNED TO CROSS THE TOP OF THE TYPE II MODIFIED DRIVEWAYS PER CMLDS.
36. ADEQUATE SIGHT TRIANGLES SHALL BE RESERVED AT THE EXISTING/PROPOSED STREET INTERSECTION(S). TWO 35'x35' AND TWO 10'x70' SIGHT TRIANGLES ON NCDOT MAINTAINED ROADWAYS ARE REQUIRED.
37. THE PETITIONER/DEVELOPER WILL PRESERVE/MAINTAIN THE EXISTING HISTORICAL MARKER LOCATED AT THE EDGE OF SOUTH TRYON STREET, DEPENDENT UPON FINAL DESIGN AND CONSTRUCTION PLANS. THE MARKER MAY REMAIN IN ITS PRESENT LOCATION OR BE RELOCATED TO A NEW, CONVENIENT LOCATION ALONG THE PROPERTY'S SOUTH TRYON STREET FRONTAGE.

VICINITY MAP N.T.S.



REVISED FOR PUBLIC HEARING: PETITION #2006-149

CONDITIONAL REZONING REQUEST
MCDOWELL HOMEPLACE PROPERTY
SOUTH TRYON ST AND BEAM RD.
SONGBIRD DEVELOPMENT CO. MARIETTA, GA

DATE:	08-14-06
SCALE:	HORIZ: 1" = 50'
JOB NO.:	Y6021.00
SHEET:	1

200 S COLLEGE ST
SUITE 770
CHARLOTTE, NC 28202
C 704.334.7925
F 704.334.7926
www.stewart-eng.com

PRELIMINARY
NOT FOR
CONSTRUCTION

APPROVED BY
CITY COUNCIL
DEC 18 2006

REVISED FOR PUBLIC HEARING	NO.	DATE	DESCRIPTION
REVISED TO ADD ALLEY BEHIND UNITS 38 TO 52	11/09/06		
REVISED PER STAFF PRE-HEARING ANALYSIS	11/20/06		
REVISED PER STAFF PRE-HEARING ANALYSIS	11/29/06		
REVISED PER ZONING COMMITTEE MEETING	12/04/06		
REVISED TO CHANGE TO ALL DETACHED UNITS	02/27/07		