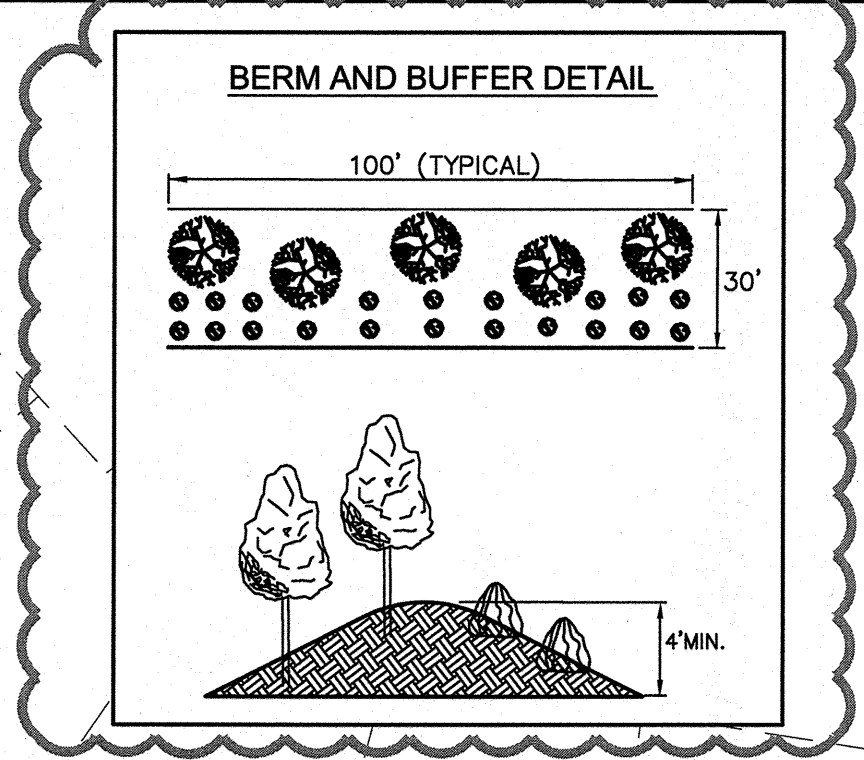


- CLASS "C" BUFFER - 0.43 AC.
- TREE SAVE/NATURAL AREA - OFFSITE - 0.60 AC.(10%)
- ONSITE - 0.60 AC.(10%)
- PERIMETER C.O.S./BUFFER - 0.68 AC.



DEVELOPMENT DATA TABLE	
TOTAL SITE AREA:	5.90 ACRES
TAX PARCELS #	217-071-98
EXISTING ZONING:	MX-3 PETITION #2001-16(C)
PROPOSED ZONING:	MX-3 SITE PLAN AMENDMENT
EXISTING USE:	VACANT
PROPOSED ATTACHED SINGLE FAMILY UNITS:	29
DENSITY:	4.91 DUA
MAXIMUM BUILDING HEIGHT:	40'
FLOOR AREA RATIO NOT TO EXCEED	10
PARKING WILL MEET OR EXCEED ORDINANCE REQUIREMENTS	
OPEN SPACE:	1.1 ACRES (18.6%)

General Provisions

a. 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 as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b. 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.

c. 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.

Purpose

The purpose of this Rezoning application is to provide for the development of a residential community composed of single family attached dwellings. To achieve this purpose, the application seeks a site plan amendment to the MX-3 district.

Permitted Uses

Uses allowed on the property included in this Petition will be single family attached dwelling units and related accessory uses as are permitted in the MX-3 district.

Transportation

a. The site will have access via a new standard residential medium public street connection to Shelburne Farms Drive as generally identified on the concept plan for the site.

b. No driveways serving individual residences will be permitted to connect to Shelburne Farms Drive or Youngblood Road West.

Architectural Standards

The Petitioner has also provided images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design and construction character will be as illustrated. Changes will be allowed per section 6.207.

Streetscape and Landscaping

The Petitioner reserves the right to install an entrance feature at the driveway connection to Shelburne Farms Drive and an ornamental fence along the frontage of Shelburne Farms Drive, subject to all sight distance restrictions in the location generally depicted on the site plan.

Environmental Features

The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural discharge points.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

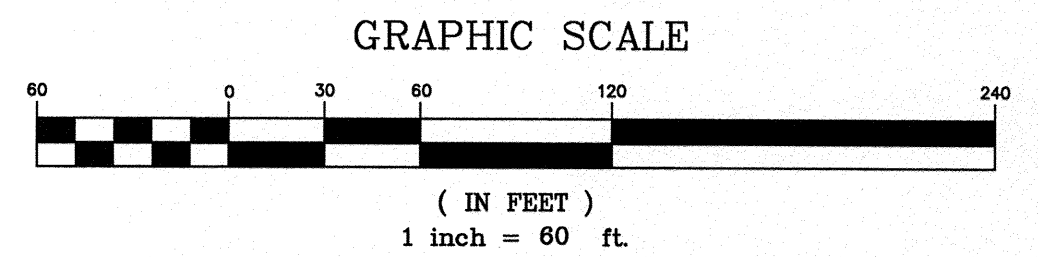
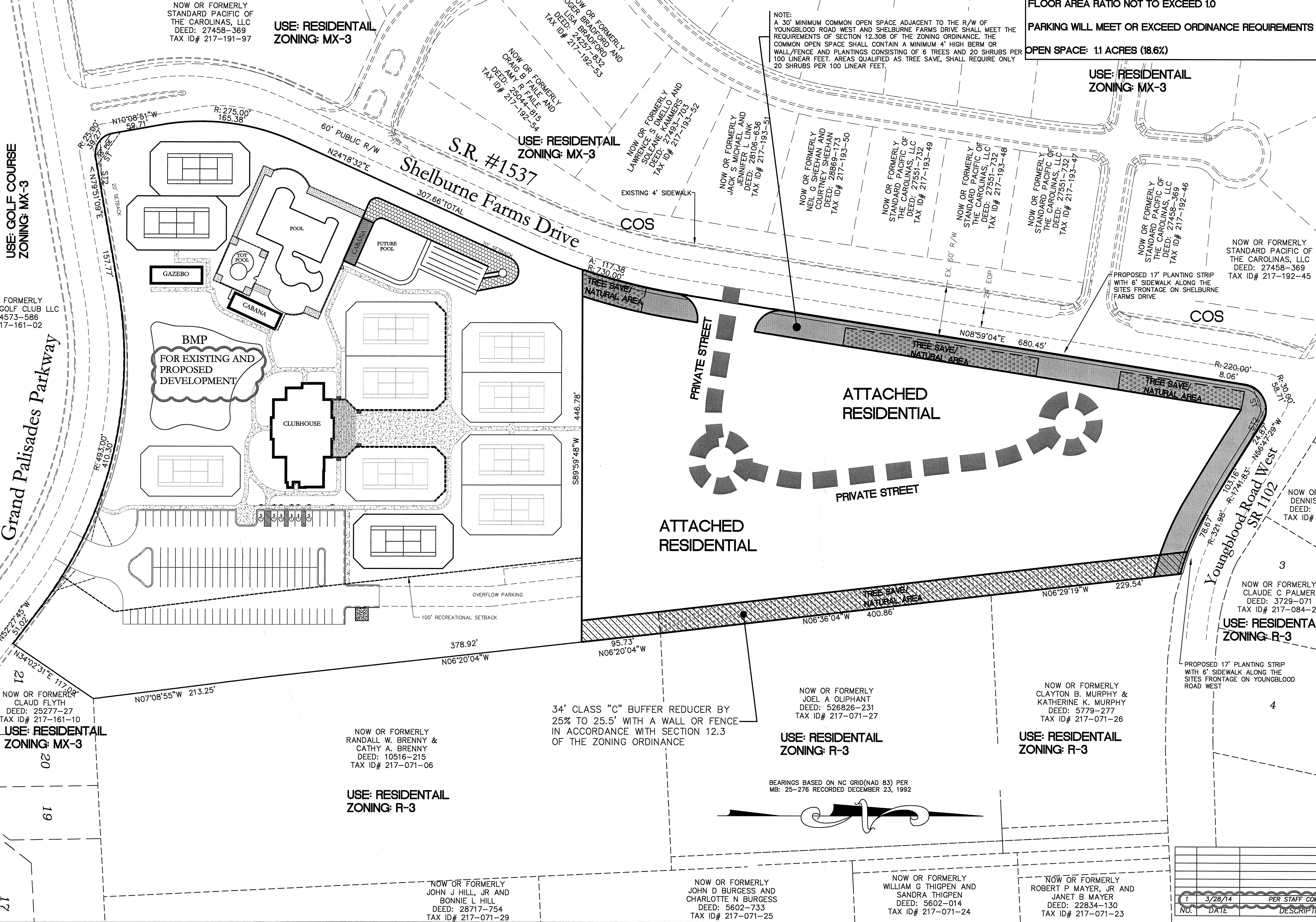
Lighting

Freestanding lighting on the site will utilize full cut-off luminaires and be limited to 20' of total height.
Detached lighting will be downwardly directed.

Phasing

Reserved

Initial Submission 01-27-14



TECHNICAL DATA SHEET

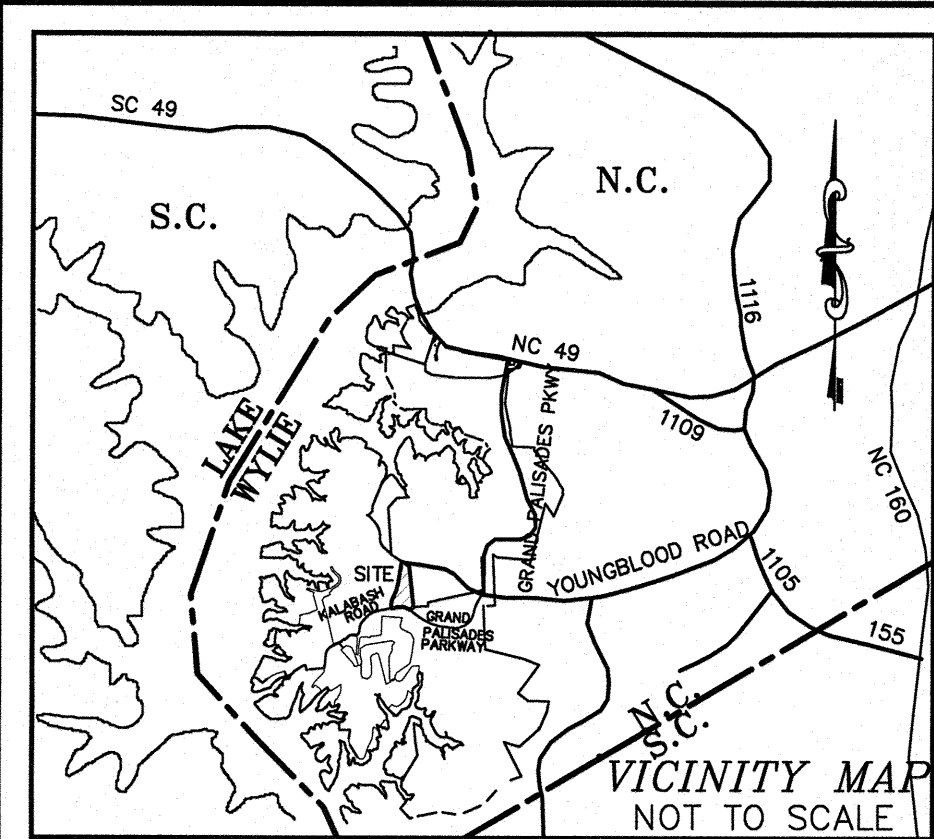
PALISADES TENNIS COMMUNITY
STEELE CREEK TWSP, MECK. CO., NC CHARLOTTE ETJ)
FOR: WILKISON PARTNERS, LLC
DATED: 1/27/14
SCALE: 1" = 60'

FOR PUBLIC HEARING
REZONING PETITION #2014-031

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Oak Court (28273) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1990 704.556.0505(fax)

NCBELS CORPORATE LICENSE: C-0475

NO.	DATE	DESCRIPTION	BY
1	3/28/14	PER STAFF COMMENTS	BTG



- CLASS "C" BUFFER - 0.43 AC.
- TREE SAVE/NATURAL AREA - OFFSITE - 0.60 AC.(10%)
- ONSITE - 0.60 AC.(10%)
- PERIMETER C.O.S./BUFFER - 0.68 AC.

NOW OR FORMERLY
STANDARD PACIFIC OF
THE CAROLINAS, LLC
DEED: 27458-369
TAX ID# 217-191-97

USE: RESIDENTIAL
ZONING: MX-3

NOW OR FORMERLY
ROGER BRADFORD AND
DEIDA BRADFORD
DEED: 24257-525
TAX ID# 217-192-55

NOW OR FORMERLY
LAWRENCE S. DIMILLO AND
SOLANEE KAMMERS
DEED: 27193-103
TAX ID# 217-193-92

NOW OR FORMERLY
JACK S. MICHAEL AND
JENNIFER LINK
DEED: 28106-136
TAX ID# 217-193-51

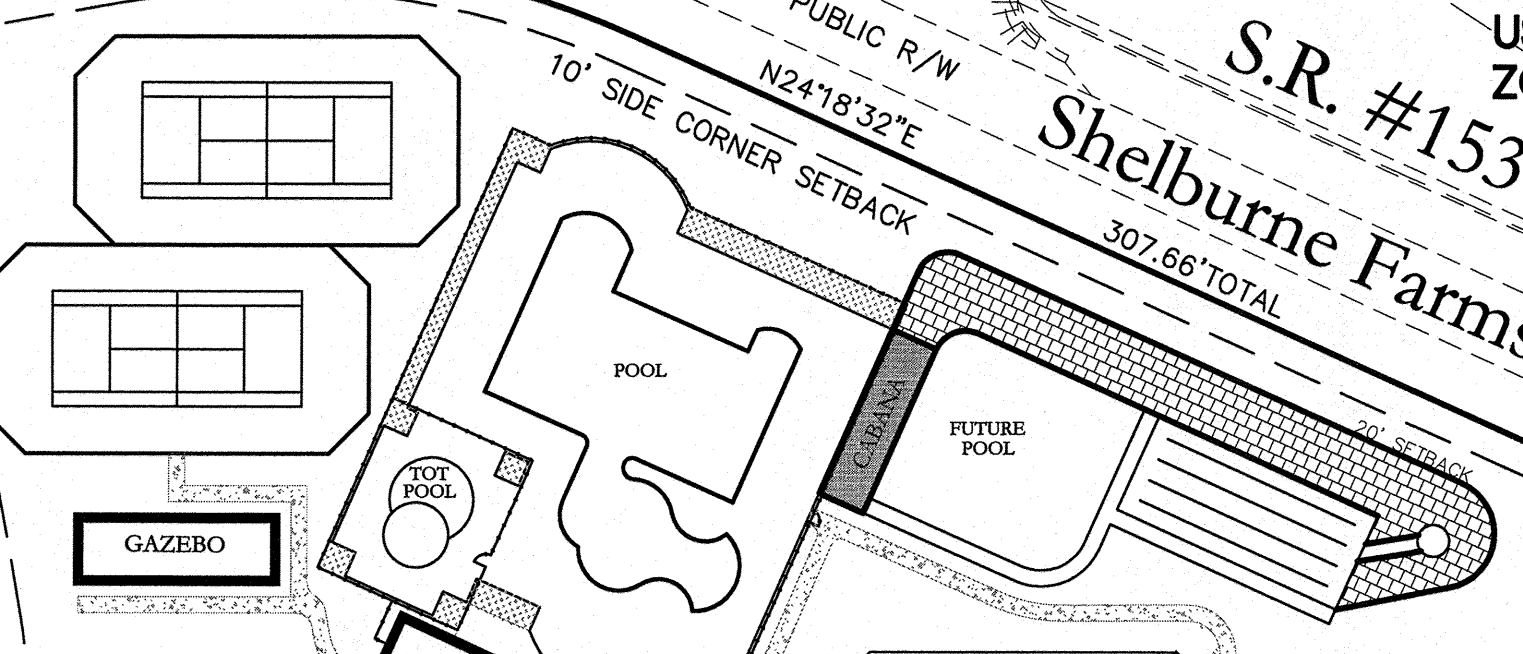
NOTE:
A 30' MINIMUM COMMON OPEN SPACE ADJACENT TO THE R/W OF
YOUNGBLOOD ROAD WEST AND SHELBURNE FARMS DRIVE SHALL MEET THE
REQUIREMENTS OF SECTION 12.308 OF THE ZONING ORDINANCE. THE
COMMON OPEN SPACE SHALL CONTAIN A MINIMUM 4' HIGH BERM OR
WALL/FENCE AND PLANTINGS CONSISTING OF 6 TREES AND 20 SHRUBS PER
100 LINEAR FEET. AREAS QUALIFIED AS TREE SAVE, SHALL REQUIRE ONLY
20 SHRUBS PER 100 LINEAR FEET.

USE: RESIDENTIAL
ZONING: MX-3

USE: GOLF COURSE
ZONING: MX-3

R. FORMERLY
GOLF CLUB LLC
14573-586
217-161-02

Grand Palisades Parkway



S.R. #1537
Shelburne Farms Drive

USE: RESIDENTIAL
ZONING: MX-3

EXISTING 4' SIDEWALK

COS

PRIVATE STREET

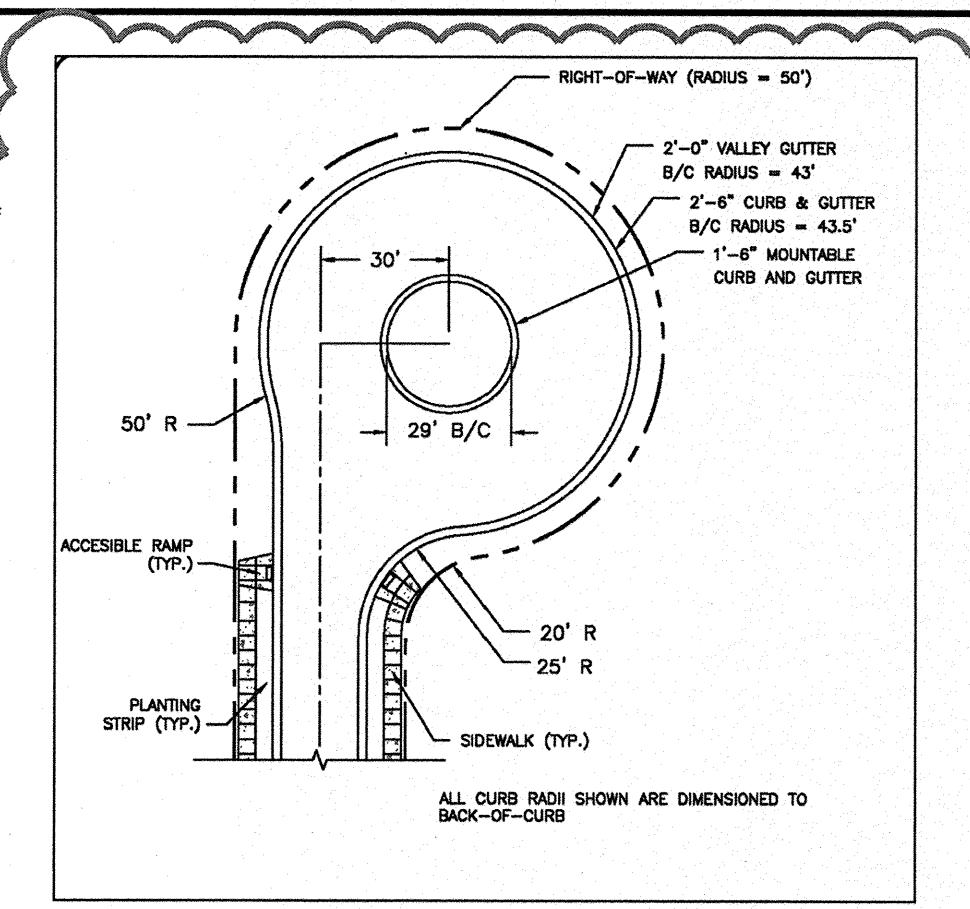
PRIVATE STREET

COS

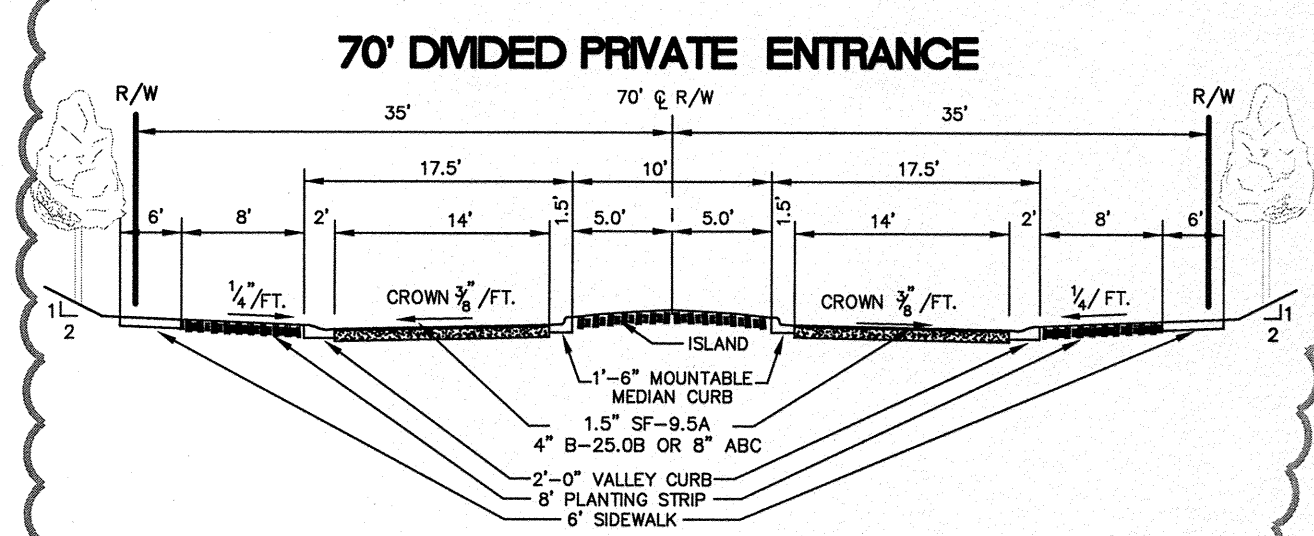
PROVIDE GUEST PARKING
IN C.O.S. AS AVAILABLE

PROPOSED 17' PLANTING STRIP
WITH 6' SIDEWALK ALONG THE
SITES FRONTAGE ON SHELBURNE
FARMS DRIVE

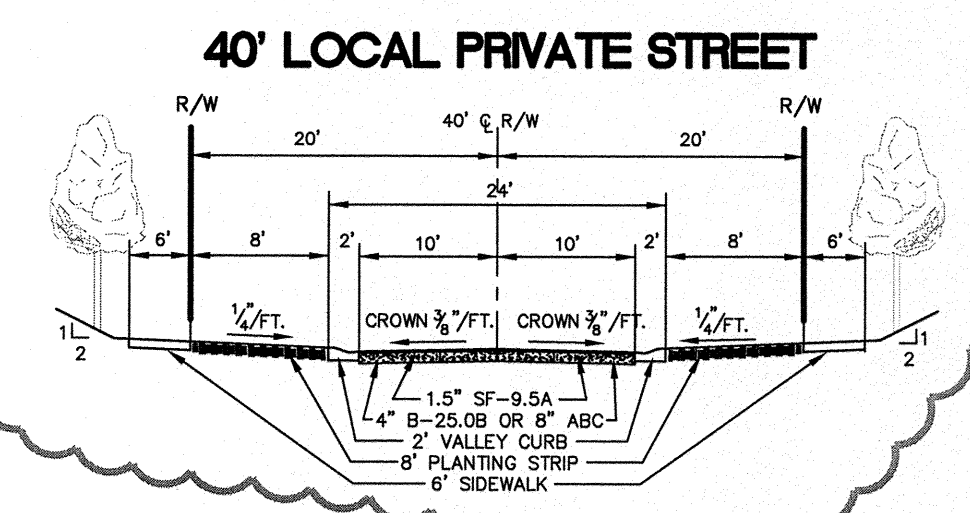
NOW OR FORMERLY
STANDARD PACIFIC OF
THE CAROLINAS, LLC
DEED: 27458-369
TAX ID# 217-192-45



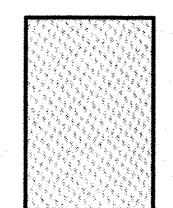
PRIVATE CUL-DE-SAC



70' DIVIDED PRIVATE ENTRANCE



40' LOCAL PRIVATE STREET



- DWELLING UNIT

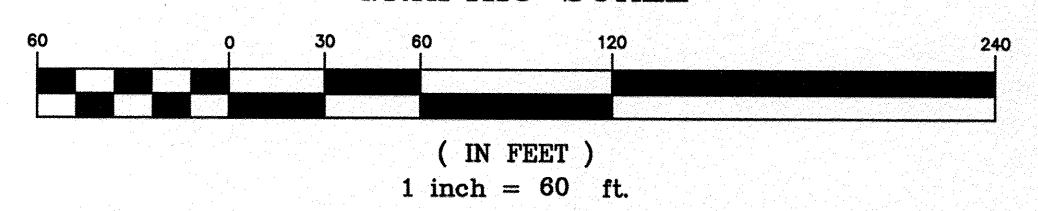


- 400 S.F. OF PRIVATE OPEN SPACE

INNOVATIVE STANDARDS

- TYPICAL LOT AND YARD DIMENSIONS
- MIN. LOT SIZE 4,000 s.f.
- MIN. LOT WIDTH 40'
- TYP. LOT DEPTH 100'
- MIN. FRONT SETBACK 32' FROM BACK OF CURB(PER ZONING ORDINANCE)
- MIN. SIDEYARD AT R/W 10'
- MIN. REAR SETBACK 10'
- MIN. SIDE YARD 5'

GRAPHIC SCALE



SCHEMATIC SITE PLAN

PALISADES TENNIS COMMUNITY
STEELE CREEK TWSP, MECK. CO.,NC CHARLOTTE ETJ)
FOR: WILKISON PARTNERS, LLC
DATED: 1/27/14
SCALE: 1" = 60'

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704.556.1990 704.556.0505(fax)
NCEBLS CORPORATE LICENSE: C-0475

NO.	DATE	PER STAFF COMMENTS	BTG
1			



BUILDING ELEVATION

PALISADES TENNIS COMMUNITY
STEELE CREEK TWSP, MECK. CO.,NC CHARLOTTE ETJ)
FOR: WILKISON PARTNERS, LLC
DATED: 1/27/14
SCALE: 1" = 60'

FOR PUBLIC HEARING
REZONING PETITION #2014-031

NO.	DATE	DESCRIPTION	BY



YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
750 Windsor Oak Court (28227) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1990 704.556.0505(fax)

NCBELS CORPORATE LICENSE: C-0475