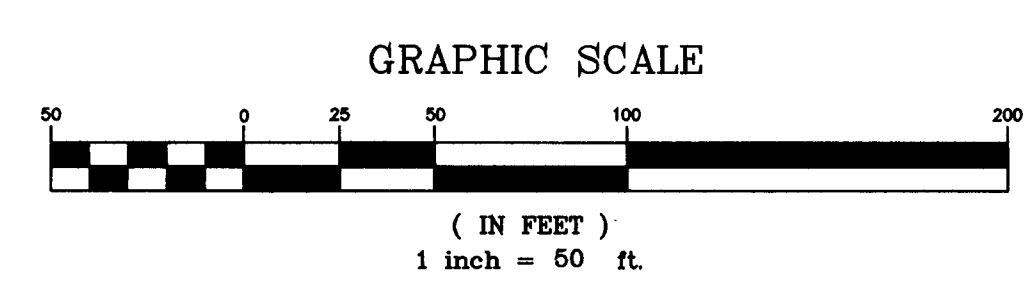
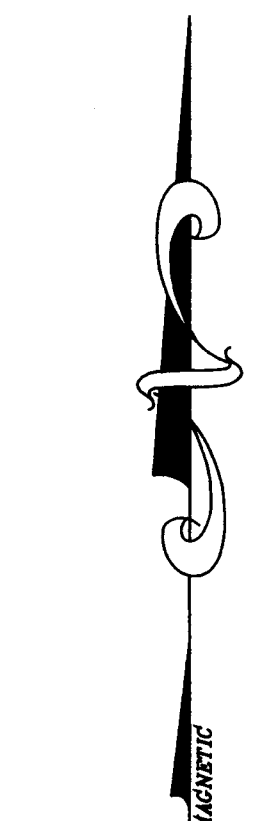


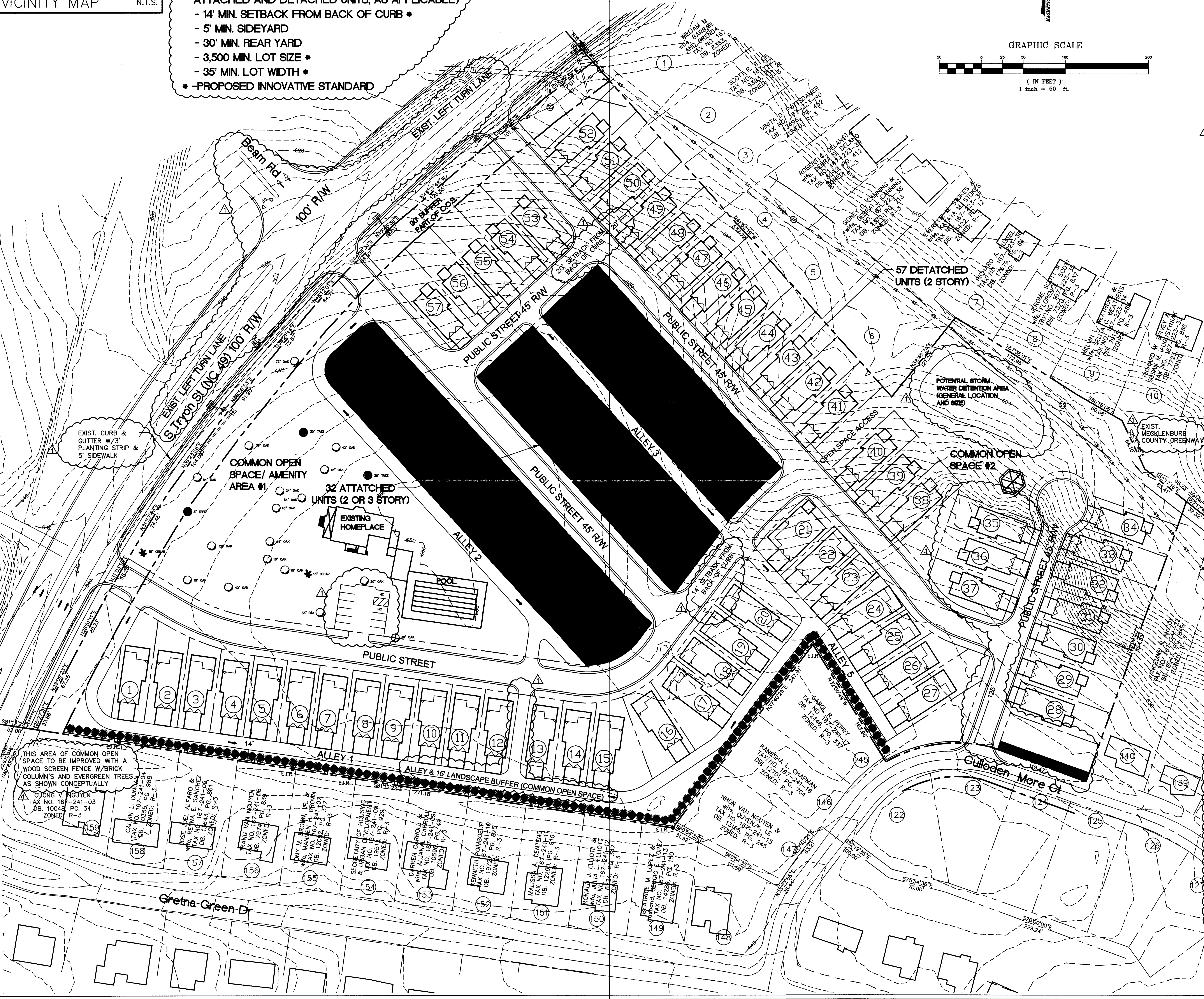
### SITE DATA

- TAX PARCEL: 167-241-01, 02, AND 99
- EXISTING ZONING: R-3 SINGLE FAMILY
- PROPOSED ZONING: MX-1 INNOVATIVE
- PROPOSED USE: RESIDENTIAL (57 SINGLE FAMILY DETACHED UNITS AND 32 TOWN HOMES ATTACHED UNITS FOR SALE)
- 64% SINGLE FAMILY
- MAXIMUM NUMBER OF UNITS: 89
- SITE ACREAGE: ±15.8 ACRES
- OPEN SPACE AREAS: ±25%
- MIN. TREE SAVE AREA: ±12%
- INNOVATIVE DEVELOPMENT STANDARDS (FOR BOTH ATTACHED AND DETACHED UNITS, AS APPLICABLE)
  - 14' MIN. SETBACK FROM BACK OF CURB \*
  - 5' MIN. SIDEYARD
  - 30' MIN. REAR YARD
  - 3,500 MIN. LOT SIZE \*
  - 35' MIN. LOT WIDTH \*
- \* -PROPOSED INNOVATIVE STANDARD



VICINITY MAP

N.T.S.



### 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 ADJACENT 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 REZONING INCLUDE A COMBINATION OF SINGLE FAMILY AND MULTIFAMILY 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, THE INTERIOR TOWN HOME UNITS MAY BE A MAXIMUM OF THREE (3) STORIES.
6. DWELLING UNIT PARKING TO BE PROVIDED BY MEANS OF INDIVIDUAL GARAGES AND DRIVEWAYS.
7. THE EXISTING SOMEPLACE, 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 ATTACHED AND DETACHED RESIDENTIAL DEVELOPMENT AS PROPOSED, WILL BE IN ACCORDANCE WITH THE 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 ALLEYS.
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 A 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 MULTIFAMILY AND SINGLE FAMILY UNITS.
15. IF MORE THAN 30 MULTIFAMILY UNITS ARE CONSTRUCTED, THEN SOLID WASTE/RECYCLING AREAS SHALL BE REQUIRED/PROVIDED.
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 CONNECTIONS, INCLUDING BUT NOT LIMITED TO AN EASTBOUND RIGHT TURN LANE ON BEAM ROAD, TRAFFIC SIGNAL MODIFICATIONS, AND PAVEMENT MARKING MODIFICATIONS TO PROVIDE A SOUTHBOUND TRYON STREET LEFT TURN LANE INTO THE SITE. THE 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 MANAGEMENT: THIS PROJECT SHALL HAVE A GREATER THAN 24% BUILT UPON AREA. AS A RESULT, WATER QUALITY BEST MANAGEMENT PRACTICES ("BMPs") TO TREAT STORM WATER RUNOFF FROM THE ENTIRE BUILT UPON AREA WILL BE EMPLOYED. THE BMPs WILL BE CONSTRUCTED TO ACHIEVE 85% TOTAL SUSPENDED SOLID REMOVAL FOR THE ENTIRE POST DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1 INCH OF RAINFALL IN ACCORDANCE WITH NCDEMR BMP MANUAL DATED APRIL 1999, SECTION 4.0.
21. IF THE PROPOSED TOWN HOMES ARE DEVELOPED AS SINGLE FAMILY ATTACHED UNITS (FEE SIMPLE CONVEYANCE), THEN A MINIMUM OF 400 SF SHALL BE CONVEYED PER LOT.
22. PER CMLDS DETAIL 10.01G, THE PUBLIC STREETS WILL BE LOCAL TRADITIONAL NEIGHBORHOOD STREETS WITH A 45' R/W.
23. THE REAR LOT LINE FOR ALL UNITS SERVED BY AN ALLEY, SHALL BE THE INTERIOR EDGE OF THE PAVEMENT OF THE ALLEY.
24. 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.
25. THE ATTACHED ARCHITECTURAL ELEVATIONS FOR THE DETACHED UNITS ARE INTENDED TO DEPICT A 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 BE USED. VINYL SIDING 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.
26. 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, 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, POLICIES, AND APPROACHES IN EXISTENCE OR EXISTING REQUIREMENTS SHALL APPLY.
27. ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DEVELOPMENT. FOR 401 PERMITS CONTACT NC DEHNR. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.
28. DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, IT IS ANTICIPATED (BUT NOT REQUIRED) THAT THE CONSTRUCTION WILL OCCUR IN 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.
29. THE PETITIONER WILL DEDICATE A 40' WIDE ACCESS EASEMENT THROUGH COMMON OPEN SPACE AREA #2 THAT WILL CONNECT FROM THE COUNTY GREENWAY TO CULLODEN MORE COURT OR TO NORTH TRYON STREET TO OPEN ACCESS LOT. THE PRECISE ALIGNMENT OF THIS EASEMENT TO BE DETERMINED.

REVISED FOR PUBLIC HEARING

10/20/06

NO.

DATE

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F 704.334.7926  
www.stewart-eng.com

**STEWART**

STEWART ENGINEERING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ADJACENT SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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

ILLUSTRATIVE  
REZONING  
SITE PLAN

DATE: 08-14-06

SCALE: HORIZ : 1" = 50'

JOB NO. Y6021.00

SHEET: 1





PUBLIC STREET



ALLEY

SCALE 1"=10'

06011 streetscape\_2 002006 50.jpg

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DETACHED UNIT ELEVATIONS Petition 2006-149