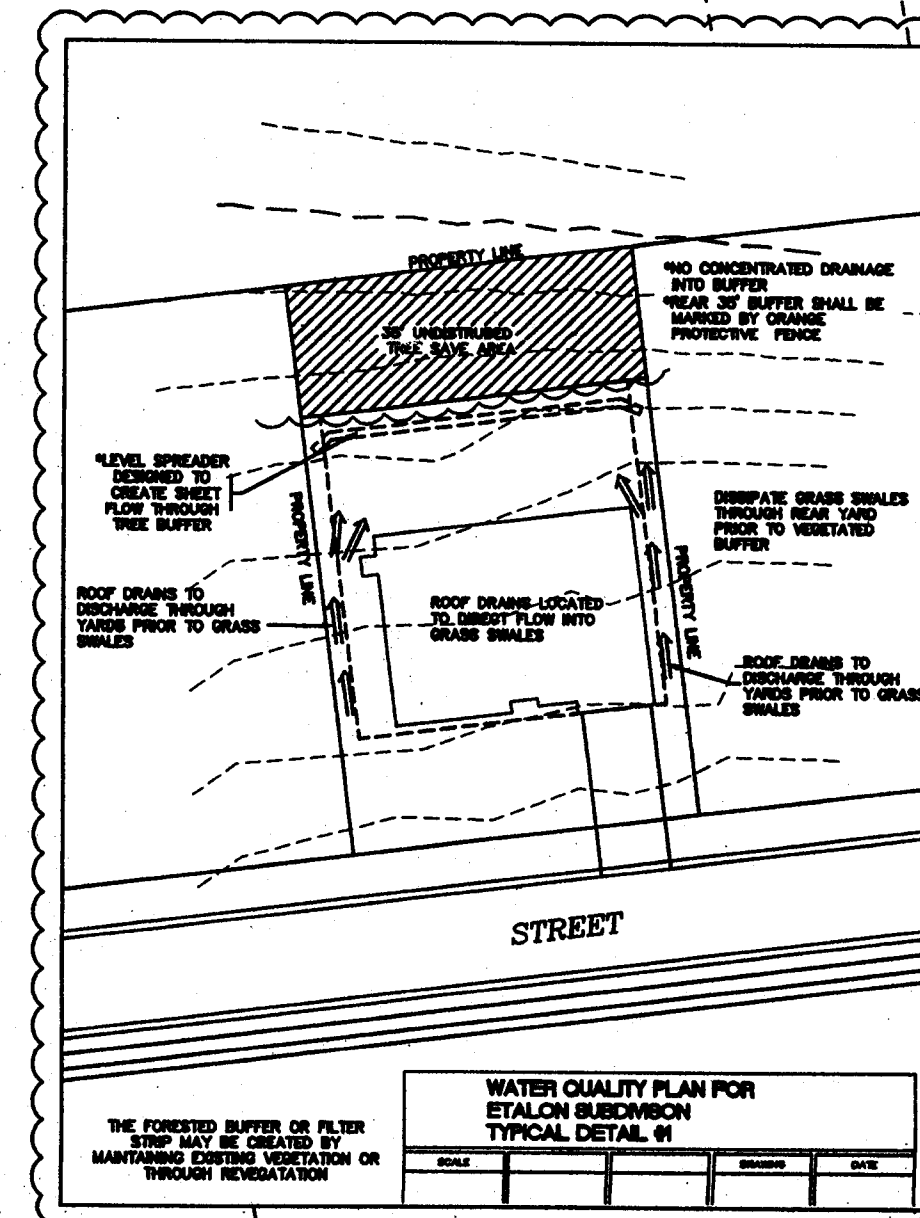


NOW OR FORMERLY
MECKLENBURG COUNTY REAL ESTATE DEPT.
DB:9276-437, DB:5922-120
PARCEL #22508205

ROSECLIFF
PHASE 1 MAP 2
MB:22-338

PROJECT INFORMATION
TOTAL SITE AREA - 24.59 ACRES
EXISTING ZONING - R-3 CLUSTER W/ TREE INCENTIVES
PROPOSED ZONING - MX-2
COS - 2.60 ACRES (10.6%)
TREESAVE - 2.95 ACRES (12.0%)
CLASS "C" BUFFER - 0.74 AC. (3.0%)
LOTS PROPOSED - 54 (2.20 UNITS/ACRE)
TAX PARCEL #225-082-06
DB: 20648-742
MIN. LOT WIDTH 60'
MIN. LOT FRONTAGE (CUL-DE-SAC) 15'
MIN. LOT SIZE 11,000 SF
MIN. FRONT SETBACK 20' (MEASURED FROM PRIVATE STREET R/W)
MIN. SIDEYARD 3'
MIN. CORNER SIDEYARD 10'
MIN. REARYARD 30' EXTERIOR / 20' INTERIOR
MIN. EXTERIOR BOUNDARY REARYARD 45'

VICINITY MAP
NO SCALE



WATER QUALITY:

The petitioner has provided for water quality treatment of storm water runoff onsite and offsite through the following measures:

- Density Reduction from the current R-3 Zoning to 2.2 units per acre
- Diffuse flow through perimeter buffers onto adjacent properties to improve the efficiency of the wooded buffers for TSS removal
- Impervious are limitations on residential lots to reduce the volume and velocity of storm water runoff in the post-construction condition
- All lots and COS areas will be maintained by a professional landscaping/maintenance firm employed by the HOA to insure the compliance of the nutrient management plan. The nutrient management plan will be documented in the covenants of the HOA.

DEVELOPMENT NOTES:

- 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.
- Internal pedestrian oriented lighting will be provided along new private streets.
- Signage will be permitted in accordance with applicable Zoning standards.
- All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
- The Petitioner reserves the right to install entrance signs and to retain existing landscaping and install new landscaping at the private street entrance to the site and within those areas designated as common open space.
- Internal streets shown will be developed to CDOT public street standards, except for block length requirements. Internal sewer and water will be constructed to CMUD standards.
- There are no S.W.I.M. buffers on site.
- Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. The following agencies shall be contacted prior to construction regarding wetland and water quality permits if applicable:
Section 401 Permit NCDENR - Raleigh Office (919)733-1786
Section 404 Permit US Army Corps of Engineers (704)271-4854
- Street trees will be provided both sides of new private streets in areas that do not conflict with proposed driveways.
- A minimum of 20' must be maintained between garages and sidewalks.
- Each lot will be recorded with a maximum impervious area of 8,500 s.f.
- All roadways and gates shall be 20' clearance per Charlotte fire Department.
- 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 cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
- The petitioner acknowledges that other standard development requirements imposed by other ordinances, standards, policies and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, stormwater and site development, etc.) unless addressed on this plan will apply to the development site. Conditions set forth in this petition are supplementary requirements imposed on the development in addition to other standards at the time of approval. Conditions not addressed on this plan shall comply with the ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submissions.

NOW OR FORMERLY
THE CHARLOTTE-MECKLENBURG
BOARD OF EDUCATION
DB:6501-460
PARCEL #22508201

NO.	DATE	DESCRIPTION	BY
4	8/3/07	PETITIONER REVISED WATER QUALITY NOTES	JN
3	7/26/07	PETITIONER REVISED WATER QUALITY NOTES	JN
2	7/23/07	PETITIONER REVISED WATER QUALITY NOTES	JN
1	8/14/07	PER CIPIS COMMENTS	DO

ETALON
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR: ETALON, LLC.
DATED: 4/23/07
SCALE: 1" = 100'

FOR PUBLIC HEARING
REZONING PETITION
#2007-098

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Charlotte, North Carolina
704.366.1100 704.366.0005(fax)