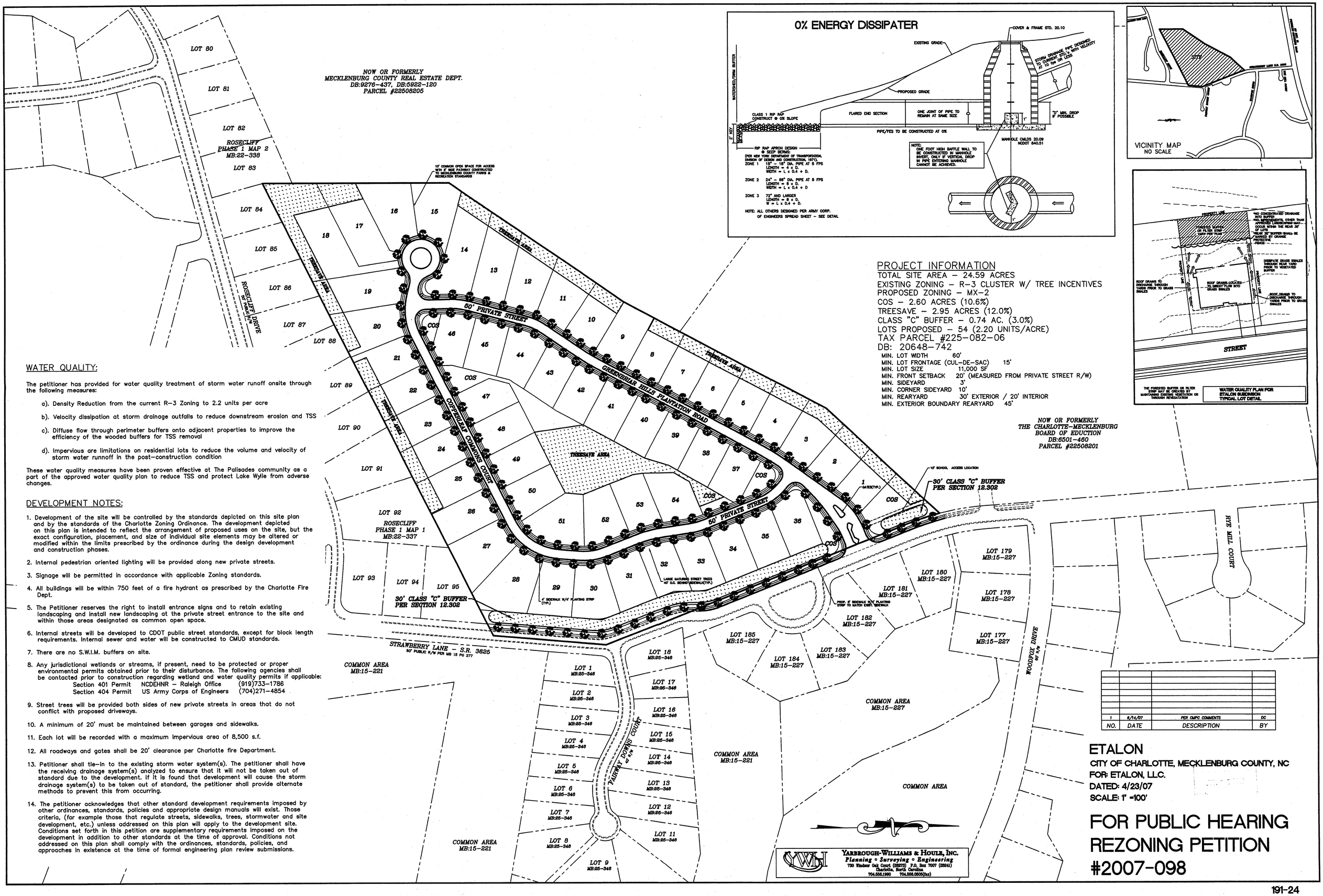

0% ENERGY DISSIPATER

WATER QUALITY:

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

a). Density Reduction from the current R-3 Zoning to 2.2 units per acre

b). Velocity dissipation at storm drainage outfalls to reduce downstream erosion and TSS

c). Diffuse flow through perimeter buffers onto adjacent properties to improve the efficiency of the wooded buffers for TSS removal

d). Impervious are limitations on residential lots to reduce the volume and velocity of storm water runnoff in the post-construction condition

These water quality measures have been proven effective at The Palisades community as a part of the approved water quality plan to reduce TSS and protect Lake Wylie from adverse changes.

DEVELOPMENT NOTES:

1. 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.
2. Internal pedestrian oriented lighting will be provided along new private streets.
3. Signage will be permitted in accordance with applicable Zoning standards.
4. All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
5. 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.
6. Internal streets will be developed to CDOT public street standards, except for block length requirements. Internal sewer and water will be constructed to CMUD standards.
7. There are no S.W.I.M. buffers on site.
8. 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 NCDEHNR - Raleigh Office (919)733-1786
   Section 404 Permit US Army Corps of Engineers (704)271-4854
9. Street trees will be provided both sides of new private streets in areas that do not conflict with proposed driveways.
10. A minimum of 20' must be maintained between garages and sidewalks.
11. Each lot will be recorded with a maximum impervious area of 8,500 s.f.
12. All roadways and gates shall be 20' clearance per Charlotte fire Department.
13. 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.
14. 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.

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'

NO.	DATE	DESCRIPTION	BY
1	6/14/07	PER CMPC COMMENTS	DC

ETALON

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

FOR PUBLIC HEARING REZONING PETITION #2007-098

YARBROUGH-WILLIAMS & HOULE, INC.
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