



General Notes:

1. Development of the site will be controlled by the standards depicted on this site plan by the standards of the City of Charlotte. No zoning or other development standards shall be applied to the site plan to reflect the arrangement of proposed uses on the sites, but the exact location of the development and size of individual site elements may be changed to accommodate the standards by the ordinance during the design development and construction phases under section 6.2 of the Zoning Ordinance.
2. Screening will comply with the applicable standards set forth in section 12.303 of the City of Charlotte zoning ordinance.
3. Parking meets the standards of the table 12.202 of the City of Charlotte zoning ordinance.
4. The Developer will provide a 2-car garage per unit except for the affordable units which will have surface parking space of a mix of one (1) parking space per unit and two (2) parking space per unit max. The Developer will resume the effort to modify these numbers provided that all city ordinances are met.
5. Most parking spaces will be within enclosed garages, however seventeen (17) surface parking spaces will be provided without garages.
6. Maximum building height shall be 40 feet.
7. The dumpster's will be screened by a 6' solid wood fence or a solid masonry wall a solid masonry wall.
8. All proposed trees, fences and signs will not interfere with sight distance at the entrance of the site. Any fence requiring a certificate obtained from the CDDOT.
9. A standard 2"-6" curb and gutter, associated storm drainage along with a 12" side planting strip, sidewalk lighting, that will be fully shaded at 15 feet 15' high maximum per city of Charlotte Ordinance, will be installed by the Developer. The street and sidewalk lighting will be on eight foot planting strip between curb and sidewalk. The side planting strip will be reduced to protect trees along sidewalk prior to riparian zone from urban forestry staff.
10. The sidewalk may meander and the planting width may vary to save trees 6' in caliper and larger.
11. No storm water detention in buffer or setbacks.
12. All utilities to be underground.
13. Pedestrian access lighting will be installed and will not exceed foot candles. No "wet pad" lighting will be installed, but architectural lighting on building facades will be permitted up to 15 foot 15' high maximum.
14. Signs will be permitted in accordance with applicable zoning standards.
15. The developer will provide Storm Water Quantity Control: The petitioner shall tie-in to the existing storm water system(s). the petitioner shall have the existing drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development, if it is found that the system will be taken out of standard, the petitioner(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this

REVISIONS:		
NO.	DATE:	DESCRIPTION
△	9-11-07	PLANNING COMMENT
△		
△		
DATE: 6-20-2007		
SCALE:		AS NOTED
DRAWN BY:		HJW
CHECKED BY:		AMH
JOB NO.		—
CAD FILE:		
SHEET NO.		

L0001

	FOR PUBLIC HEARING
SCALE: 1"=50'-0"	PETITION: 2007-128