

SITE LEGEND	
EXISTING ZONING	R-8
PROPOSED ZONING	UR-2(CD)
PROPOSED USE	MULTI FAMILY HOUSING
SITE ACREAGE	SITE "A" 5.7654
	SITE "B" .5624
	SITE "C" .4367
	TOTAL SITE ACREAGE (FOR STONEHUNT PROPERTIES ONLY) 6.7645
TAX PARCEL# FOR	12523428, 12523408, 12523410
	UR-2 (CD) (SITE "A") 12523417, 12523422, 12523419
	12523415
	TAX PARCEL# FOR
UR-2 (CD) (SITE "B")	12523425
TAX PARCEL# FOR	12522602, 12522603
	UR-2 (CD) (SITE "C")
NUMBER OF TOWN HOMES	63 UNITS
ARE NOT INCLUDED FOR REZONING	
AREA TO BE REZONED	
EXISTING TREES TO BE PRESERVED	
NUMBER OF UNITS IN A BUILDING	

- General Notes:
- The Development of the site will be controlled by the standards depicted on this site plan by the standards of the City of Charlotte, NC zoning ordinances. 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 per section 6.2 of the Zoning Ordinance.
 - Screening will comply with the applicable standards set forth in section 12.303 of the City of Charlotte zoning ordinance.
 - Parking meets the standards of the table 12.202 of the City of Charlotte zoning ordinance with setbacks and trees to screen from the public right-of-way and the existing properties.
 - The Developer will provide a 2-car garage per unit, except for the affordable units which will have surface parking space at a min. of one (1) parking space per unit and two (2) parking spaces per unit max. The petitioner reserves the right to modify this number provided that all city ordinances are met.
 - Most parking spaces will be within enclosed garages, however seventeen (17) surface parking spaces will be provided without garages.
 - Maximum building height shall be 40 feet.
 - The dumpster's will be screened by a 6' solid wood fence or a solid masonry wall with a solid wood gate.
 - All proposed trees, fences and signs will not interfere with sight distance at the entrance of the site. Any fence requiring a certificate will be obtained from the CDOT.
 - A standard 2'-6" curb and gutter, associated storm drainage along with a 6' sidewalk, 8' feet planting strip with trees at 40-feet O.C., sidewalk lighting, that will be fully shaded at 15 feet high maximum per city of Charlotte Ordinance, will be provided along Luther, South Orange, and Main Streets. Typical trees will be on eight foot planting strip between curb and sidewalk. However, planting strip width may be reduced to protect existing trees along streets, with prior approval from urban forestry staff.
 - The sidewalk may meander and the planting width may vary to save trees 6" in caliper and larger.
 - No storm water detention in buffer or setbacks.
 - All utilities to be underground.
 - Exterior lighting will be installed and will not exceed feet in height. No "wall pack" lighting will be installed, but architectural lighting on building facades will be permitted. (Lighting at 15 feet high maximum.)
 - Signage will be permitted in accordance with applicable zoning standards.
 - 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 receiving drainage system(s) analyzed to ensure that it will not be overloaded 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 flow from overflowing.
 - The developer will provide Storm Water Quality Treatment: For projects with defined watershed greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 80% Total Suspended Solids (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the Metropolitan Council BMP Design Manual July 2007 or NC Division of Water Quality Storm Water Best Management Practices Manual, July 2007. (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use Low Impact Development (LID) techniques is optional.
 - Volume and peak control: for projects with defined watershed greater than 24% built-upon area, control the entire volume for the 1 year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
 - For residential projects with greater than 24% BUA and greater than one acre of disturbed area, control the peak to match the redevelopment runoff rates for the 10-yr, 6-hr storm and 25-yr, 6-hr storm or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. If a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hr storm. For commercial projects with greater than 24% BUA and greater than one acre of disturbed area, control the peak to match the redevelopment runoff rates for the 10-yr, 6-hr storm and 25-yr, 6-hr storm or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. If a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hr storm. For commercial projects with less than or equal to 24% BUA and greater than one acre of disturbed area, but greater than one acre of disturbed area, control the peak to match the redevelopment runoff rates for the 2 and 10-yr, 6-hr storm.
 - Throughout this rezoning petition, the terms "Owners/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 shall apply.
 - There will be underground storm water detention system put in place.
 - Site B & C shall be exempt from storm water & water quality requirements.
 - A large mature tree in the planting strip along all public row will be protected.
 - The proposed building height is less than 40'-0" high.
 - The Developer will provide 10% tree savings of the existing trees on the site.
 - Developer to provide evergreen trees @ 1' on center along the property lines that is offsetting the single family lot that are not owned by the developer (petitioner). However, if the developer requires any of those lots, then evergreen trees will not be required.
 - Developer may request credit for previously existing impervious area. Previously exist area since 2000.
 - If fencing is provided at buffer, it will not be a chain link.
 - 400 Sq. Ft. per unit for private open space will be provided.

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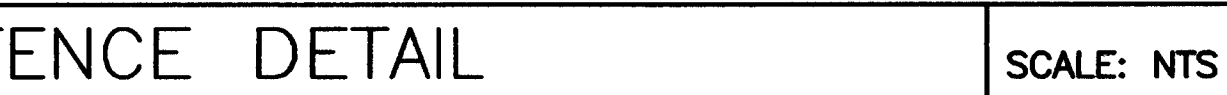
STONEHUNT (704) 609-4556
THE GROVE AT CHERRY
TOWN HOMES
CHARLOTTE, NC
ZONING PETITION NUMBER
SITE PLAN

REVISIONS:		
NO.	DATE	DESCRIPTION
1	9-11-07	PLANNING COMMENTS
2		
3		
4		
5		

DATE: 6-20-2007
SCALE: AS NOTED
DRAWN BY: HW
CHECKED BY: AMH
JOB NO.:
CAD FILE:
SHEET NO.: L0001

FOR PUBLIC HEARING
PETITION: 2007-128

SCALE: 1"=50'-0"



C0101