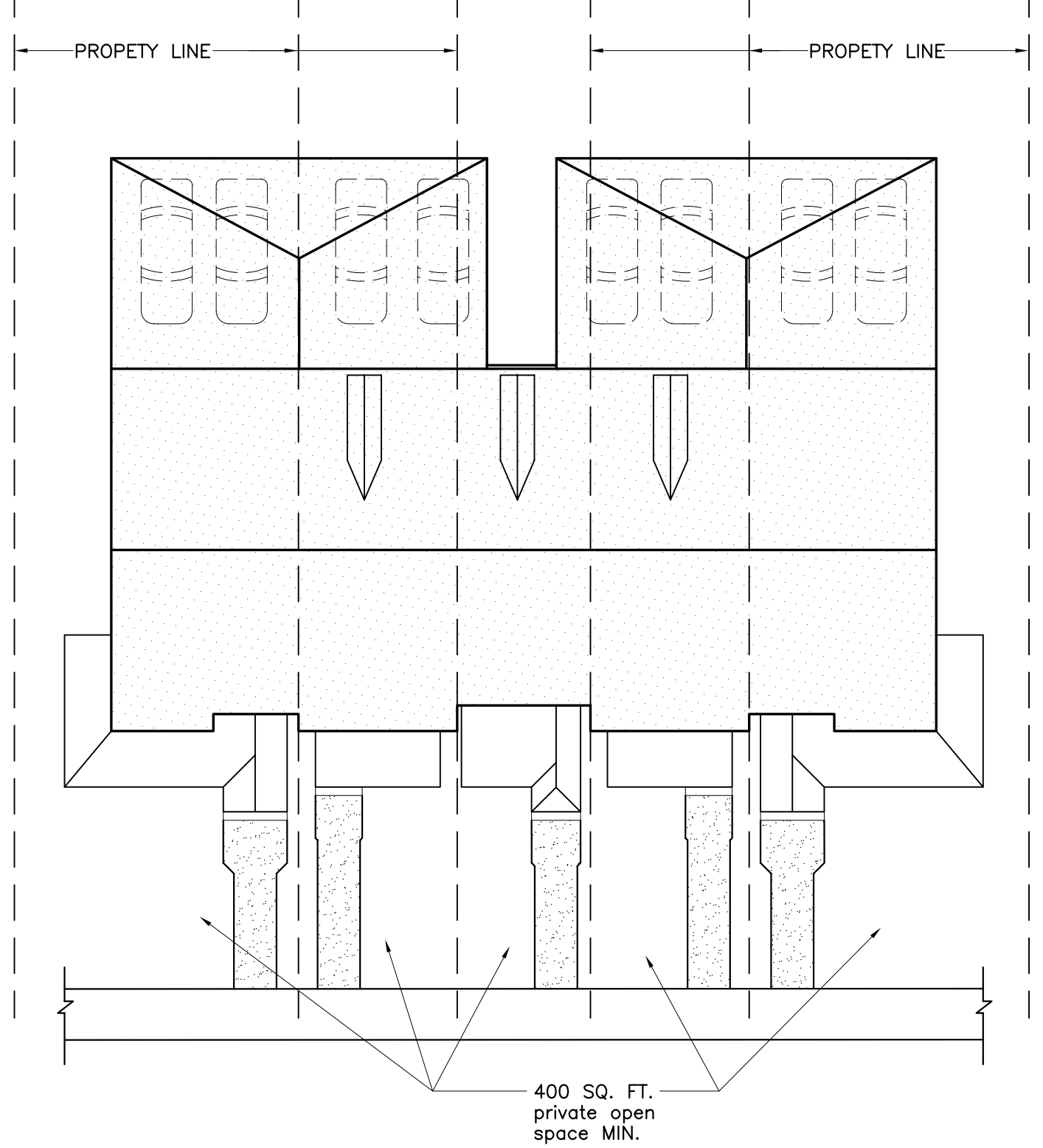
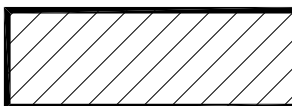







2 BLOW OF PRIVATE OPEN SPACE



| SITE LEGEND   |   |        |          |
|---|---|--------|----------|
| EXISTING ZONING                                       | R-8   |        |          |
| PROPOSED ZONING                                       | UR-2(CD)  |        |          |
| PROPOSED USE  | MULTI FAMILY HOUSING  |        |          |
| SITE ACREAGE  | SITE "A"  | 5.7654 | 54 UNITS |
|   | SITE "B"  | .5624  | 4 UNITS  |
|   | SITE "C"  | .4367  | 5 UNITS  |
| TOTAL SITE ACREAGE<br>(FOR STONEHUNT PROPERTIES ONLY) | 6.7645  |        |          |
| NUMBER OF TOWN HOMES                                  | 63 UNITS  |        |          |
| TAX PARCEL# FOR<br>UR-2 (CD) (SITE "A")               | 12523428, 12523408, 12523410<br>12523417, 12523422, 12523419<br>12523415            |        |          |
| TAX PARCEL# FOR<br>UR-2 (CD) (SITE "B")               | 12523425  |        |          |
| TAX PARCEL# FOR<br>UR-2 (CD) (SITE "C")               | 12522602, 12522603  |        |          |
| ARE NOT INCLUDED<br>FOR REZONING                      |  |        |          |
| AREA TO BE REZONED                                    |  |        |          |
| EXISTING TREES TO<br>BE PRESERVED                     |  |        |          |
| NUMBER OF UNITS<br>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 use 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 shrubs and trees to screen from the public right-of-way and the abutting 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 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, 6' foot planting strip with trees of 40-foot O.C. sidewalk lighting that will be fully assisted at 15 feet high maximum per city of Charlotte Ordinance, will be provided along E. Luther, Avant, Baxter and Main Streets. Typical there will be an 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 the new utilities to be underground.
  - Pedestrian scale 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 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 developer will provide Storm Water Quality Treatment. For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire peak of the rainfall generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the Mecklenburg County 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 watersheds greater than 24% built-upon areas, 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-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. 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-year, 6-hour storms.
  - 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 assigns 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.
  - The development will add approximately 3 students to the schools in this area.
  - All of the buildings may be moved provided that the 14-foot minimum setback is maintained.
  - The Developer will provide 10% tree savings of the existing trees on the site of Parcel(s) A, B & C.
  - Developer to provide evergreen trees @ 10' on center along the property lines that is shading the single family lot that are not owned by the developer (petitioner), however, if the developer acquires any of those lots, then evergreen trees will not be required.
  - 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 regulate streets, sidewalks, trees, storm water, post construction controls, and site development, etc.) will apply to the development site. 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 at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.
  - 400 Sq. Ft. per unit for private open space will be provided.
  - The townhome units will have all brick fronts.
  - No vinyl siding will be used.
  - The affordable housing will be dispersed throughout the site and not concentrated in one area.

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Millennium 3 Design Group  
ARCHITECTURE

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

REVISIONS:  
NO. DATE DESCRIPTION  
1 9-11-07 PLANNING COMMENTS

FOR PUBLIC HEARING  
PETITION: 2007-128

L0001

STONEHUNT (704) 604-4556  
THE GROVE AT CHERRY  
TOWN HOMES  
CHARLOTTE, NC  
ZONING PETITION NUMBER  
SITE PLAN