



SITE LEGEND	
EXISTING ZONING	R8
PROPOSED ZONING	UR-2(CD)
PROPOSED USE	MULTI FAMILY HOUSING
SITE ACREAGE JUST FOR STONEHUNT PROPERTIES	5.7645
TAX PARCEL# FOR UR-2 (CD)	12523428, 12523408, 12523410 12523417, 12523422, 12523419 12523415
NUMBER OF TOWN HOMES	58 UNITS
ARE NOT INCLUDED FOR FOR REZONING	
AREA TO BE REZONED	

General Notes:

3. 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 sites, 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.
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. Maximum building height shall be 42 feet
5. The dumpsite's will be screened by a 6' solid wood fence or a solid masonry fence with a solid wood gate.
6. All proposed roads, 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.
7. Existing trees in buffer are to remain.
8. A standard 2'-6" curb and gutter, associated storm drainage, and 6' sidewalk and 8' fence planting strip along Luther st., Avant st., Boxter st., and Main st. will be provided.
9. No storm water detention in buffer or setbacks.
17. 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 solids (TSS) removal for the post-development runoff volume for the runoff generated from the first 1-inch of rainfall within the proposed parking areas BMPs must be designed and constructed in accordance with the NC Department of Environment and Natural Resources (NCDENR) best management practices Manual. April 1999, section 4.0 (Design Standards shall be met occurring to the city of Charlotte best management practices manual. when available).
18. 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.
19. 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 required buffers, regulate streets, sidewalk, trees, storm water, and site developments, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. 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.
20. Throughout this rezoning petition, the terms "Owners". "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.

10. Outdoor lights will be limited to 15 feet.
11. The sidewalk may meander and the planting width may vary to save trees 6" in caliper and larger.
12. All utilities to be underground.
13. Pedestrian scale lighting will be installed and will not exceed 3 feet in height. No "wall pack" lighting will be installed, but architectural lighting on building facades will be permitted.
14. Signage will be permitted in accordance with applicable zoning standards.
15. A typical three wide sidewalk will be constructed by the petitioner along a street, further st., main st., and boiler street. Six foot 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.
16. 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. 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.

THIS DOCUMENT IS THE PROPERTY OF
MILLENNIUM 3 DESIGN GROUP AND IS NOT
TO BE REPRODUCED IN WHOLE OR IN PART
WITH OUT THE PERMISSION OF THE ARCHITECT.

STONEHUNT (704) 609-4556
CHERRY GARDENS TOWN HOMES
CHARLOTTE, NC
2007-128

REVISIONS:		
NO.	DATE:	DESCRIPTION
△	--	
△		
△		
DATE: 6-20-2007		
SCALE:		AS NOTED
DRAWN BY:		HJJ
CHECKED BY:		AVH
JOB NO.		---
CAD FILE:		
SHEET NO:		

C0100

1313 N. Tryon St.
Charlotte, NC 28206
Tel: 704.333.1965
Fax: 704.376.7122

123 W. Main St., Ste
Durham, NC 27701
Tel: 919.688.6300
Fax: 919.688.8900

Millennium Design Group
ARCHITECTURE

[illegible]

CONSULTANT'S LOG

DESIGNER'S DEAL

10

THIS DOCUMENT IS THE PROPERTY OF
MILLENNIUM 3 DESIGN GROUP AND IS NOT
TO BE REPRODUCED IN WHOLE OR IN PART
WITH OUT THE PERMISSION OF THE ARCHITECT.

CS
2007-128

1) 609-4556
INS TOWN HOME

STONEHUNT (704)
CHERRY GARDEEN
CHARLOTTE, NC

REVISIONS:		
NO.	DATE:	DESCRIPTION
△	--	
△		
△		
DATE: 6-20-2007		
SCALE:		AS NOTED
DRAWN BY:		HJJ
CHECKED BY:		AVH
JOB NO.		--
CAD FILE:		
SHEET NO:		

C0100