

# **SITE INFORMATION**

BOUNDARIES SHOWN TAKEN FROM EXISTING MAPS AND DEEDS  
 EXISTING ZONING: R-3(MI-CA)  
 PROPOSED ZONING: R-8(CD)(MI-CA) - 9.56 ACRES  
 TRIPLEX UNITS - 19 (2 DU/AC.)

**PROJECT DENSITY CALCULATION**  
 (MOUNTAIN ISLAND WATERSHED CRITICAL AREA 4)

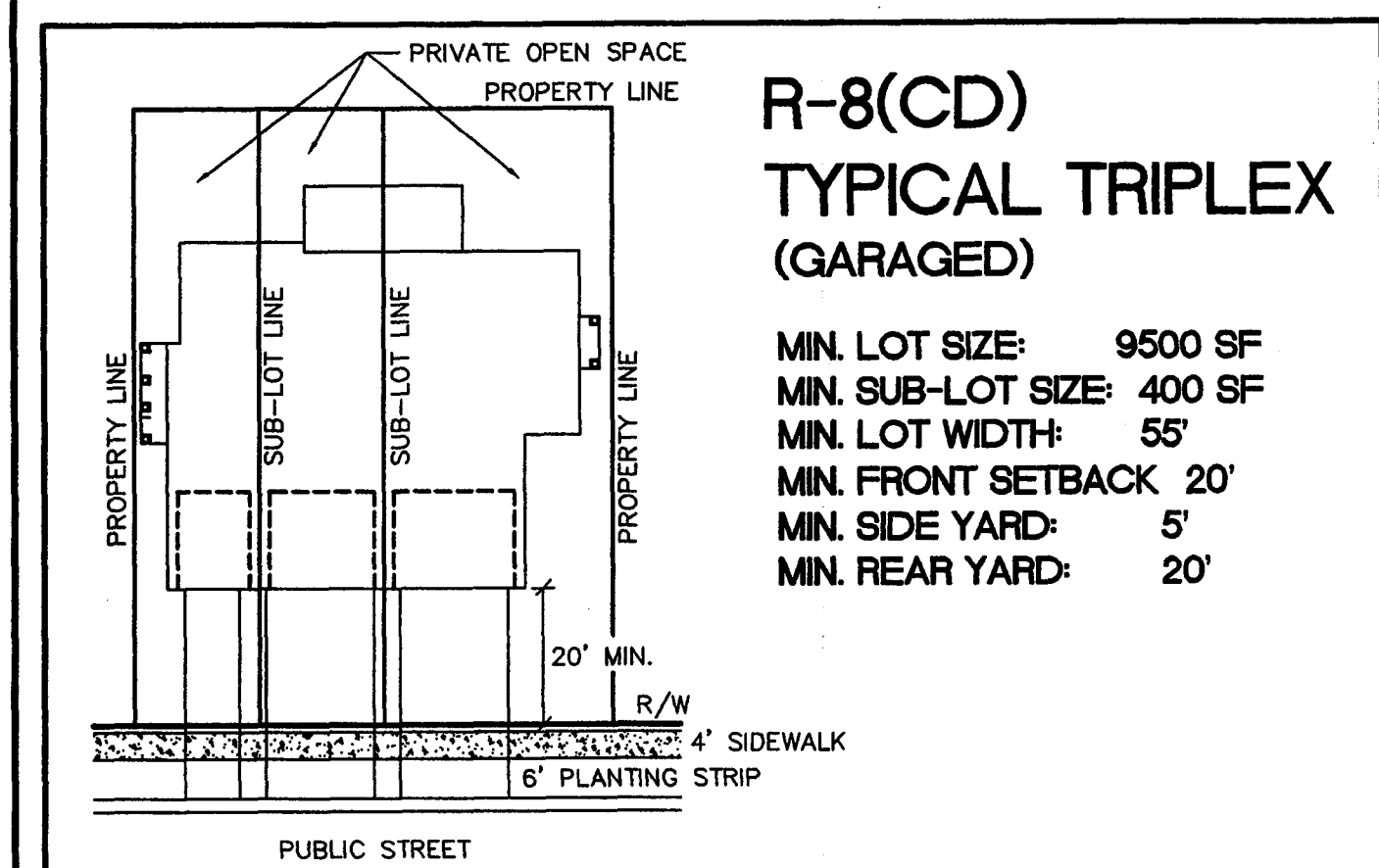
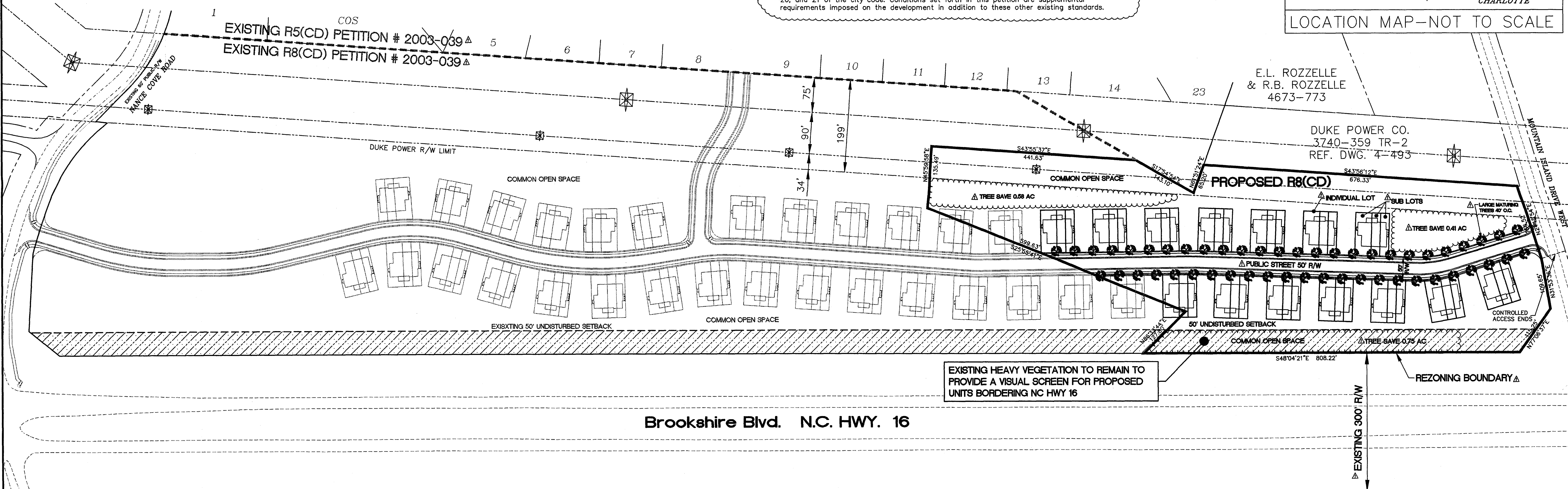
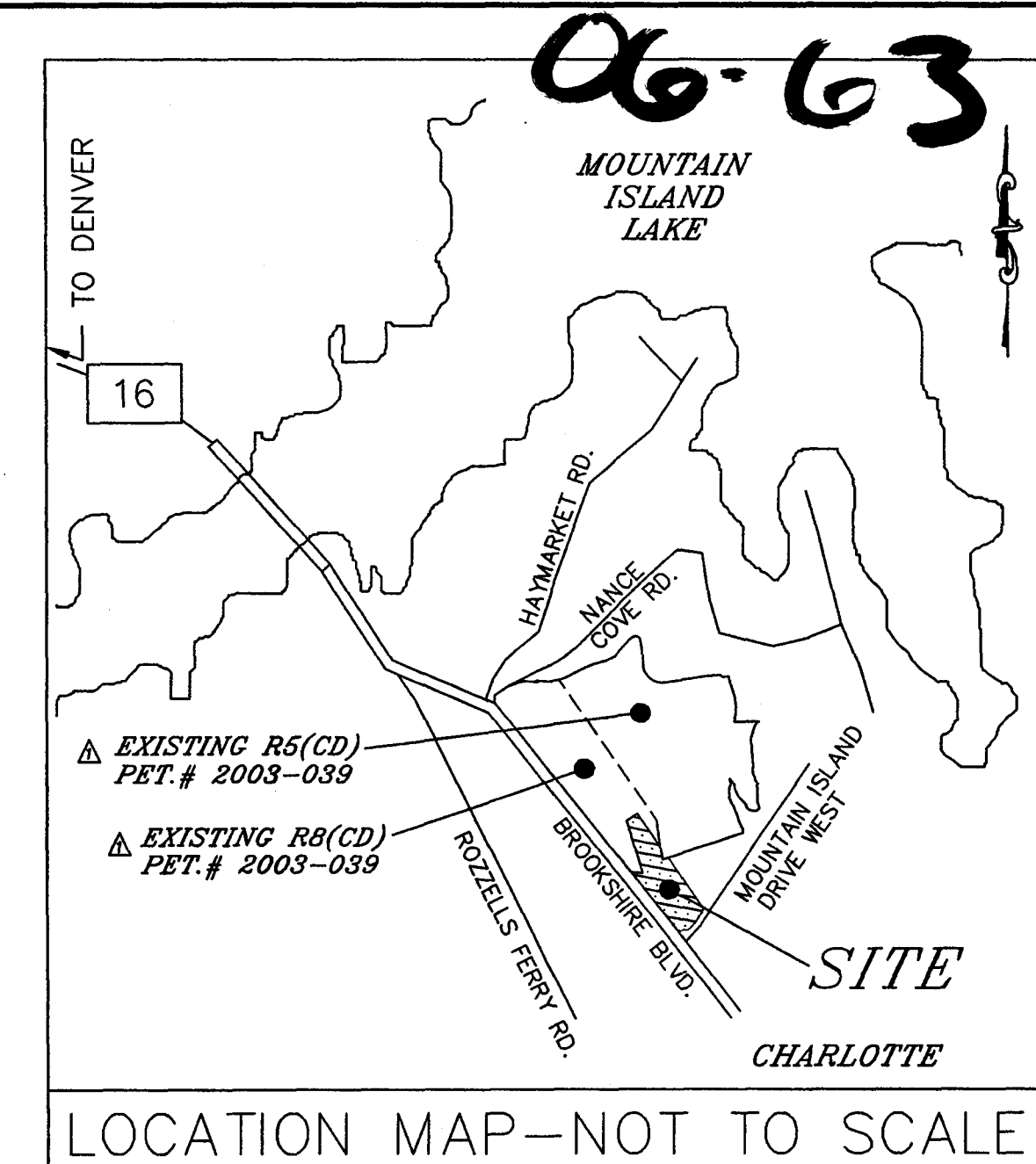
ALLOWABLE DENSITY PHASE 1 - 108 UNITS  
 ALLOWABLE DENSITY PHASE 2 - 19 UNITS  
 TOTAL DENSITY - 127 UNITS (3.1 DU/AC.)

## **IMPERVIOUS CALCULATIONS:**

TOTAL SITE AREA PHASE 1 - 30.81 ACRES  
 TOTAL SITE AREA PHASE 2 - 9.56 ACRES  
 TOTAL SITE AREA - 40.37 ACRES  
 IMPERVIOUS AREA ALLOWED: 422,090 SF (24%)  
 IMPERVIOUS AREA PHASE 1 - 183,950 SF  
 IMPERVIOUS AREA PHASE 2 - 334,650 SF  
 IMPERVIOUS AREA REMAINING FOR UNITS - 203,490 SF  
 42 (3 UNIT BUILDINGS) ALLOWED = 4,845 SF/BLDG.  
 THE SITE WILL BE DEVELOPED TO ENSURE THAT  
 THE TOTAL IMPERVIOUS AREA WILL REMAIN UNDER 24%.

## **DEVELOPMENT NOTES:**

- 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.
- Internal pedestrian oriented lighting will be provided along new public streets.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
- The Petitioner reserves the right to install entrance signs and to retain existing landscaping and install new landscaping at the public street entrances to the site and within those areas designated as common open space.
- Internal streets will be developed to NCDOT public street standards.
- A five(5) foot sidewalk with an eight(8) foot planting strip will be installed along the R8\ (CD) project boundaries at Mountain Island Drive West.
- All triplex units to have garages.
- There are no S.W.I.M. buffers on site.
- 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
- Open space will be used to provide undisturbed buffers in areas shown, to provide areas for passive recreation, and to provide a natural filter for storm water to benefit water quality.
- Street trees will be provided both sides of new public streets in areas that do not conflict with proposed driveways.
- Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval.
- Driveways from triplex units to the public street shall meet CDOT standards.
- Roadway improvements to mountain island drive west will consist of 5-foot sidewalk, 8-foot planting strip, and 2.5' curb and gutter being extended to Brookshire Boulevard and terminating with an accessible ramp.
- The storm drainage discharging from the site will tie-in to existing storm water system(s) if available. Any existing storm drainage system will be analyzed prior to connection to determine adequate capacity. If existing storm water system does not have adequate capacity alternative methods of discharging storm water from the site will be utilized.
- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) 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 these other existing standards.



## **R-8(CD) TYPICAL TRIPLEX (GARAGED)**

MIN. LOT SIZE: 9500 SF  
 MIN. SUB-LOT SIZE: 400 SF  
 MIN. LOT WIDTH: 55'  
 MIN. FRONT SETBACK: 20'  
 MIN. SIDE YARD: 5'  
 MIN. REAR YARD: 20'

## **TREE SAVE CALCULATIONS**

9.56 AC \* 17% = 1.63 AC REQUIRED.  
 1.74 AC PROVIDED.

NO.	DATE	DESCRIPTION	BY
1	4-20-06	STAFF COMMENTS	MRY

**PRESERVATION POINTE PHASE 2**  
 PAW CREEK TOWNSHIP, MECKLENBURG COUNTY, NC  
 FOR: PROVIDENT DEVELOPMENT GROUP  
 DATED: 2/21/06  
 SCALE: 1" = 100'

**FOR PUBLIC HEARING  
 REZONING PETITION  
 # 2006-063**