



PROJECT INFORMATION
TOTAL SITE AREA - 24.59 ACRES
EXISTING ZONING - R-3 CLUSTER W/ TREE INCENTIVES
PROPOSED ZONING - MX-1
COS - 2.89 ACRES (11.7%)
TREESAVE - 3.56 ACRES (14.5%)
CLASS "C" BUFFER - 0.74 AC. (3.0%)
LOTS PROPOSED - 53 (2.16 UNITS/ACRE)
TAX PARCEL #225-082-06
DB: 20648-742
MIN. LOT WIDTH 60'
MIN. LOT FRONTAGE (CUL-DE-SAC) 15'
MIN. LOT SIZE 8,000 SF
MIN. FRONT SETBACK 20' (MEASURED FROM PRIVATE STREET R/W)
MIN. SIDEYARD 3'
MIN. CORNER SIDEYARD 10'
MIN. REARYARD 30'
MIN. EXTERIOR BOUNDARY REARYARD 45'

- 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 private streets.
 - Signage will be permitted in accordance with applicable Zoning standards.
 - 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 private street entrance to the site and within those areas designated as common open space.
 - Internal streets will be developed to CDOT public street standards. Internal sewer and water will be constructed to CMUD standards.
 - 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
 - Street trees will be provided both sides of new private streets in areas that do not conflict with proposed driveways.
 - A minimum of 20' must be maintained between garages and sidewalks.
 - Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact NCDEHNR and for 404 permits contact the Army Corps of Engineers.
 - Each lot will be recorded with a maximum impervious area of 9,000 s.f.
 - All roadways and gates shall be 20' clearance per Charlotte fire Department.
 - 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 petitioner acknowledges that other standard development requirements imposed by other ordinances, standards, policies and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, stormwater and site development, etc.) unless addressed on this plan will apply to the development site. Conditions set forth in this petition are supplementary requirements imposed on the development in addition to other standards at the time of approval. Conditions not addressed on this plan shall comply with the ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submissions.
 - The petitioner has added a second entrance to the project at Fairway Downs Court in order to comply with the Subdivision Administrator's interpretation that block length requirements apply to private streets. The petitioner reserves the right to appeal the block length decision and/or request a variance of the block length requirement in order to remove the second entrance from the plan.
 - The petitioner agrees to design storm water discharges from the site such that point discharges have a velocity of 5 fps or less unless connected directly to existing storm drainage systems. All non-point discharges shall consist of diffused flow through buffers.

NOW OR FORMERLY
THE CHARLOTTE-MECKLENBURG
BOARD OF EDUCATION
DB:6501-480
PARCEL #22508201

NO.	DATE	DESCRIPTION	BY
2	2/19/07	REVISIONS PER CMPC	AC
1	1/24/07	ADDED 10' PARK ACCESS, REVISED NOTES	DC

ETALON
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR: ETALON, LLC.
DATED: 11/27/06
SCALE: 1" = 100'

**FOR PUBLIC HEARING
REZONING PETITION
2007-019**

YARBROUGH-WILLIAMS & HOULE, INC.
Planning & Surveying & Engineering
750 Windsor Oak Court (28273) P.O. Box 1007 (28261)
Charlotte, North Carolina
704.555.1990 704.555.5555(fax)