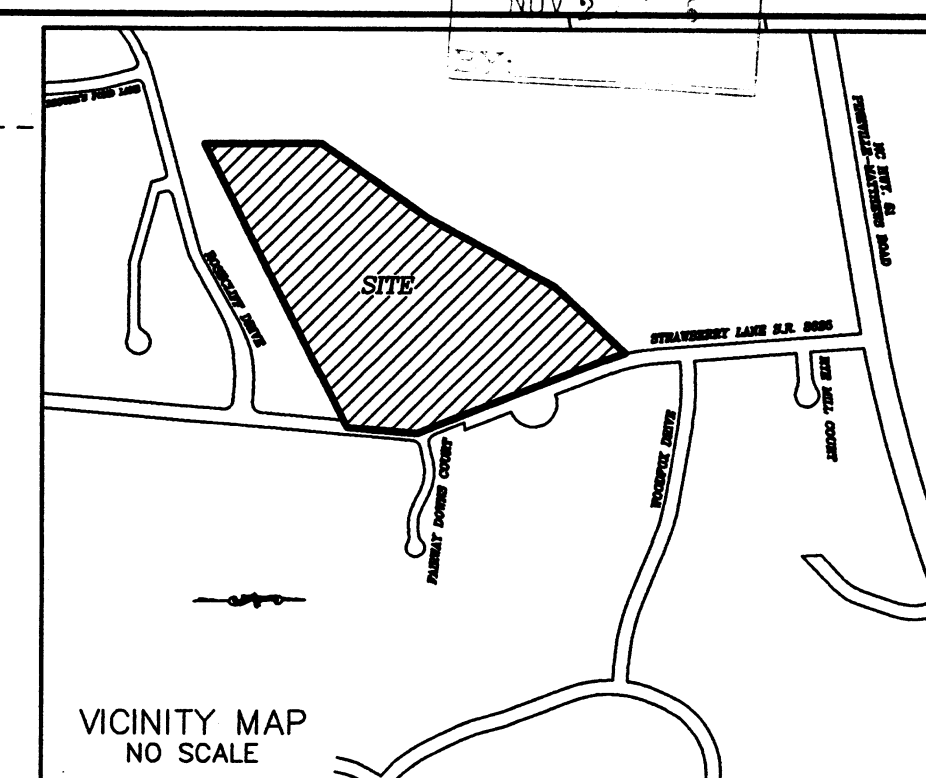
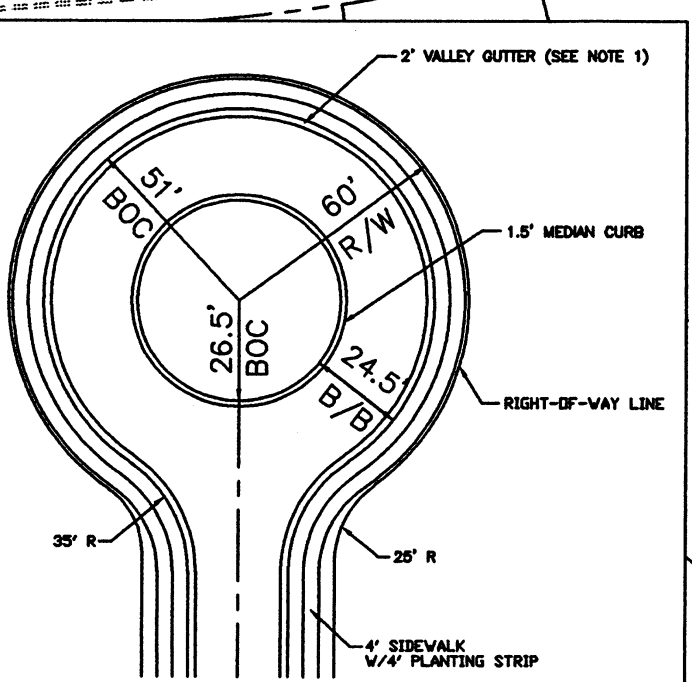


NOV 9 2006



VICINITY MAP  
NO SCALE

NOW OR FORMERLY  
MECKLENBURG COUNTY REAL ESTATE DEPT.  
DB:9276-437, DB:5922-120  
PARCEL #22508205



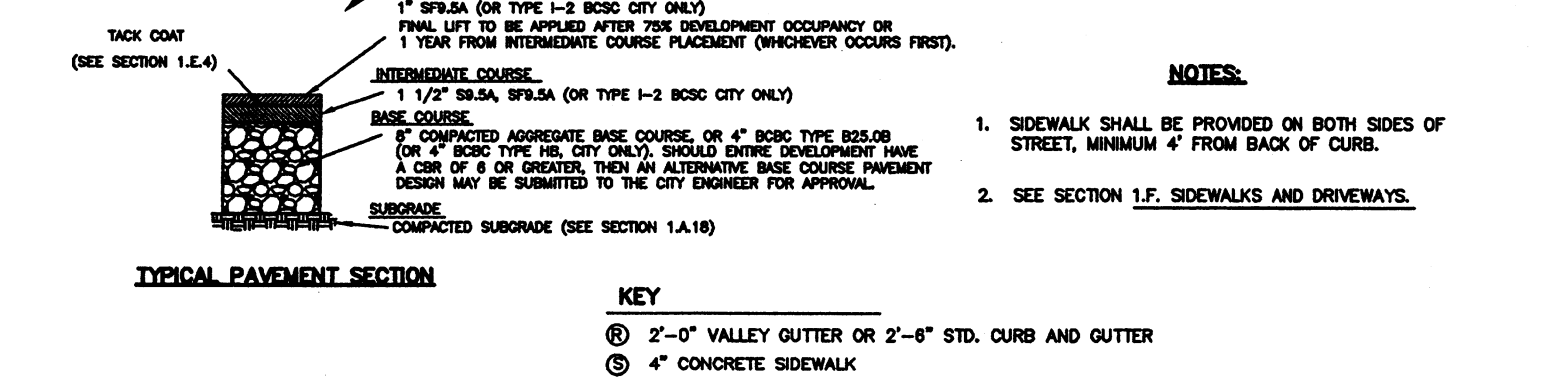
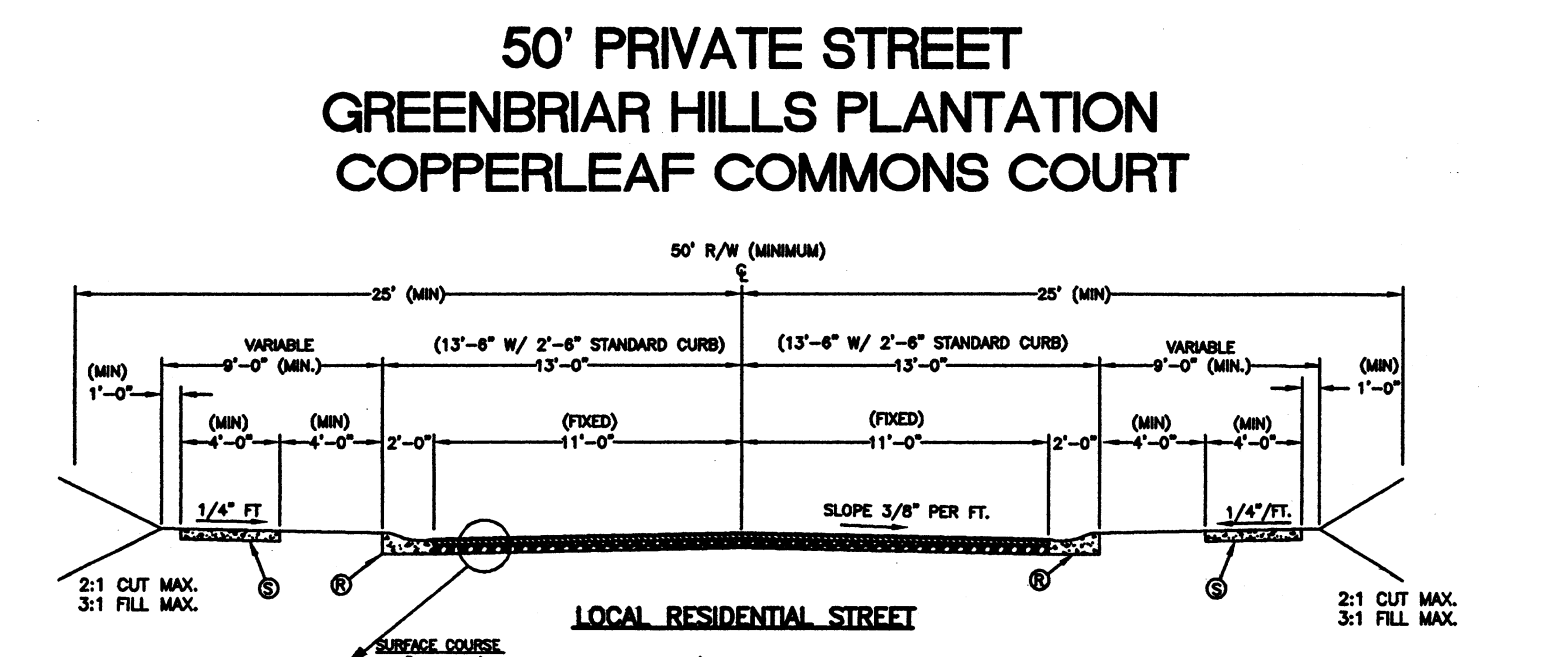
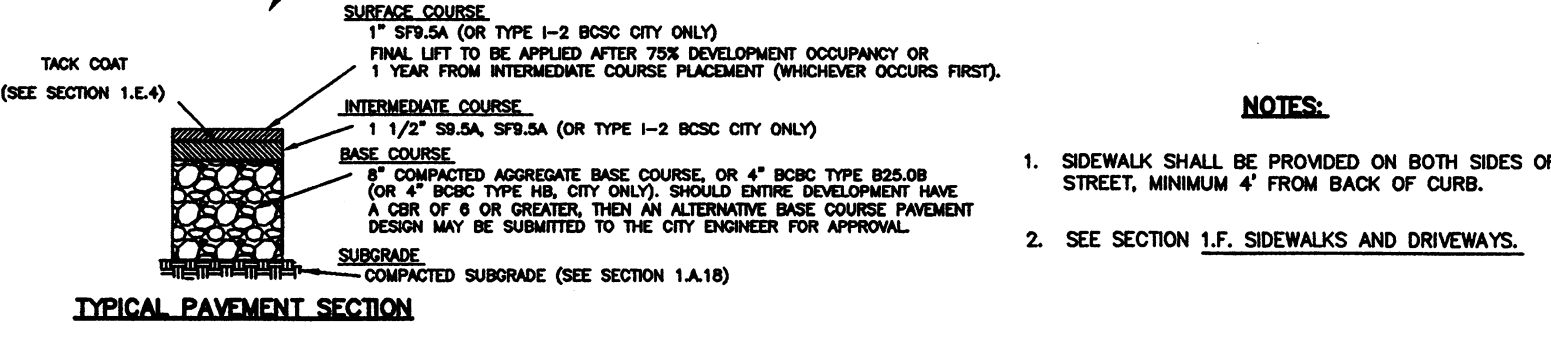
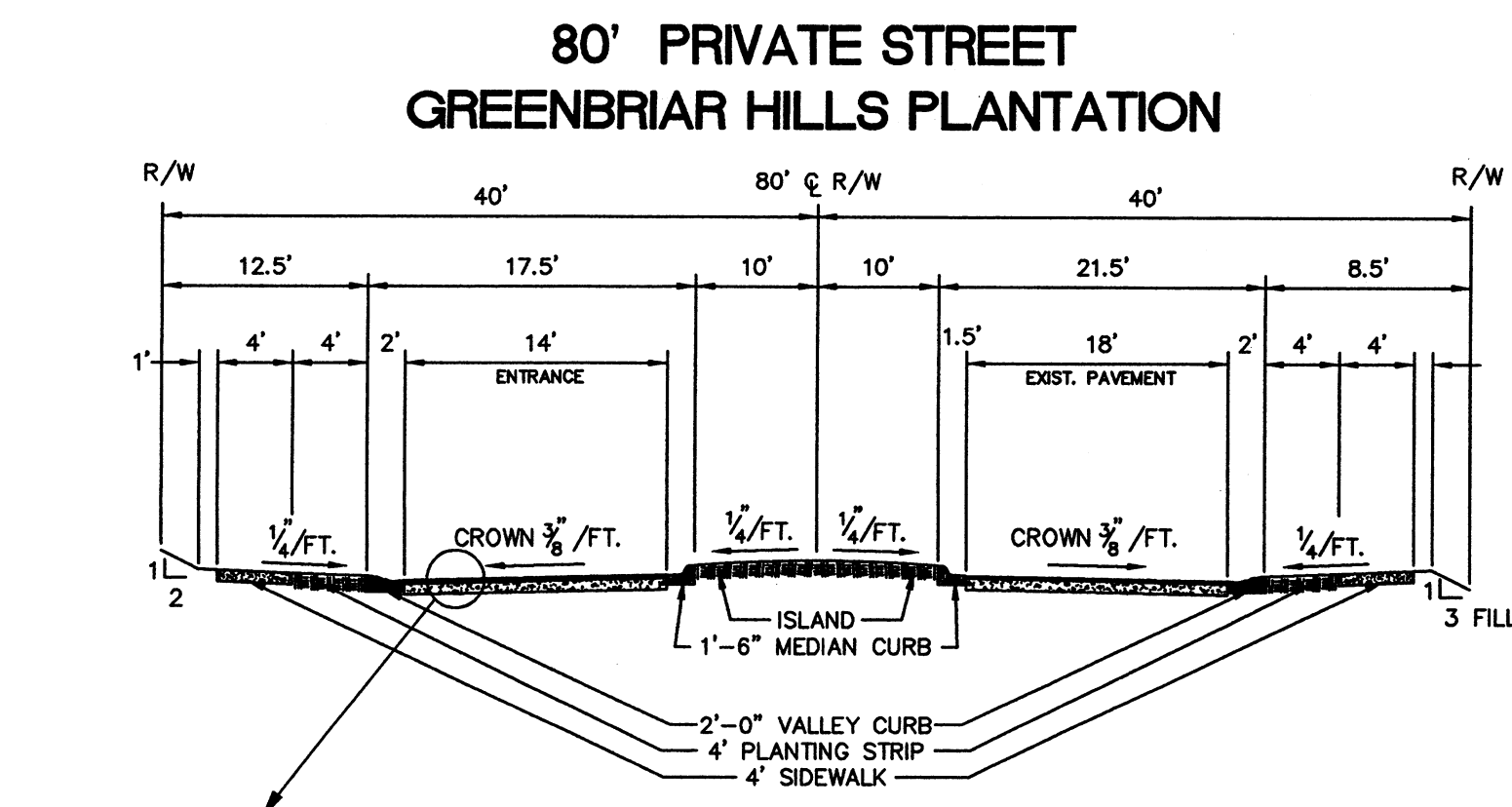
- NOTES:
1. CURB AND GUTTER STREETS MAY USE VALLEY GUTTER OR STANDARD CURB AND GUTTER.
  2. ALTERNATIVE CUL-DE-SAC DESIGNS, INCLUDING ISLANDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND CDOT FOR REVIEW AND APPROVAL.
  3. THE CROWN FOR PAVEMENT SHALL BE 1/4" PER FT FROM THE CENTER OF THE CUL-DE-SAC.
  4. STREETS ACCESSING FEWER THAN TEN (10) LOTS OR LESS THAN 250 FEET IN LENGTH WILL ONLY BE REQUIRED TO HAVE SIDEWALKS ON ONE SIDE OF THE STREET AND NOT ALONG THE CUL-DE-SAC "ISLAND".
  5. REFER TO NC DOT STANDARD SPECIFICATIONS FOR DRIVEWAYS IN ETC.
  6. REFER TO CITY OF CHARLOTTE SUBDIVISION ORDINANCE 7.160 AND 7.170 FOR APPLICABILITY.

CUL-DE-SAC DETAIL

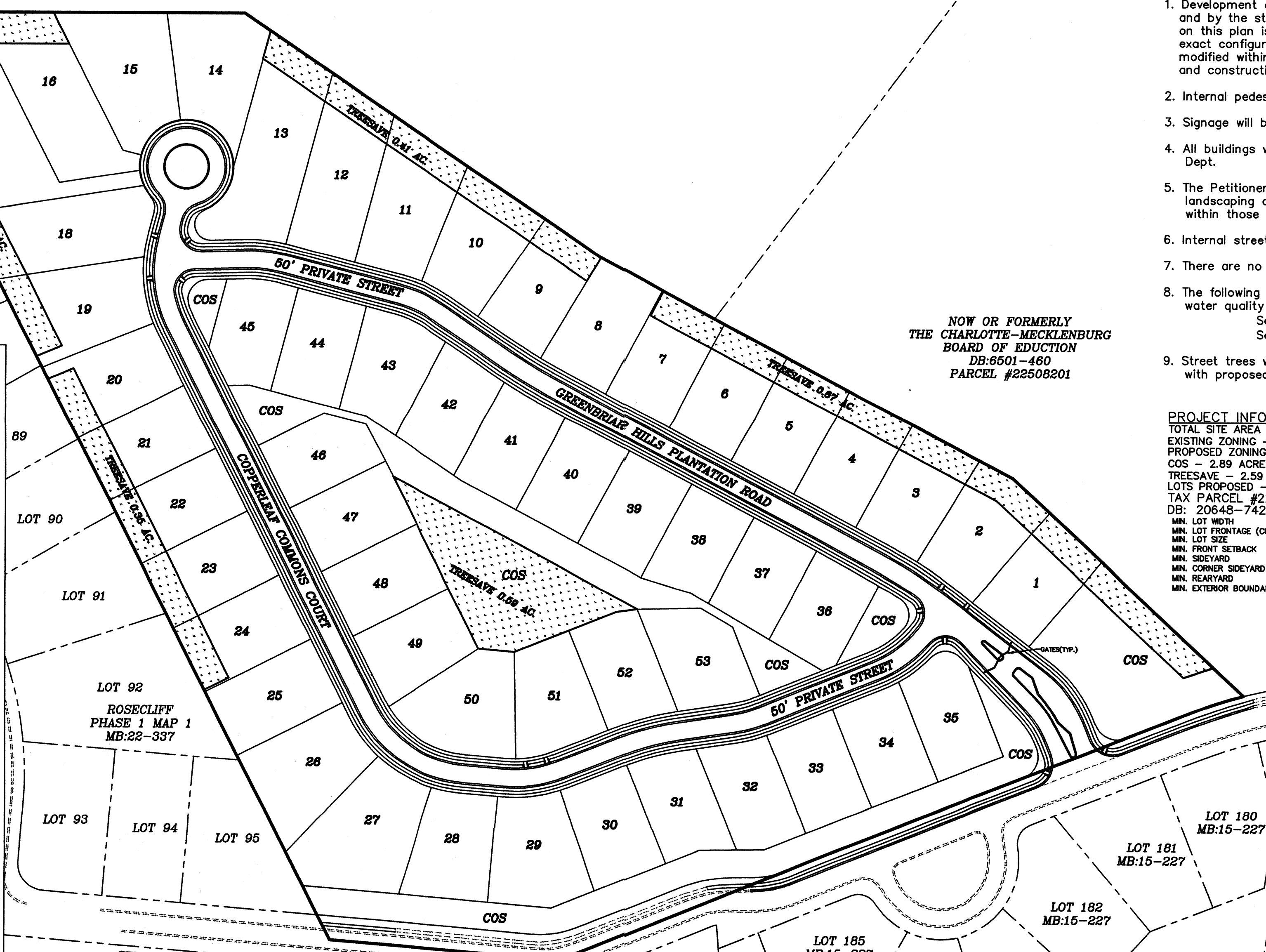
DEVELOPMENT NOTES:

1. 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.
2. Internal pedestrian oriented lighting will be provided along new private streets.
3. Signage will be permitted in accordance with applicable Zoning standards.
4. All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
5. 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.
6. Internal streets will be developed to CDOT public street standards.
7. There are no S.W.I.M. buffers on site.
8. 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
9. Street trees will be provided both sides of new private streets in areas that do not conflict with proposed driveways.

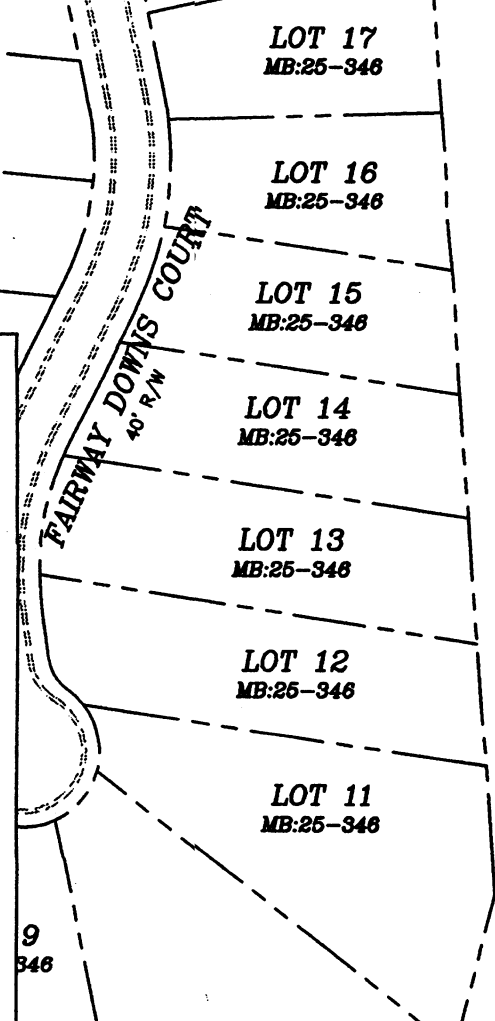
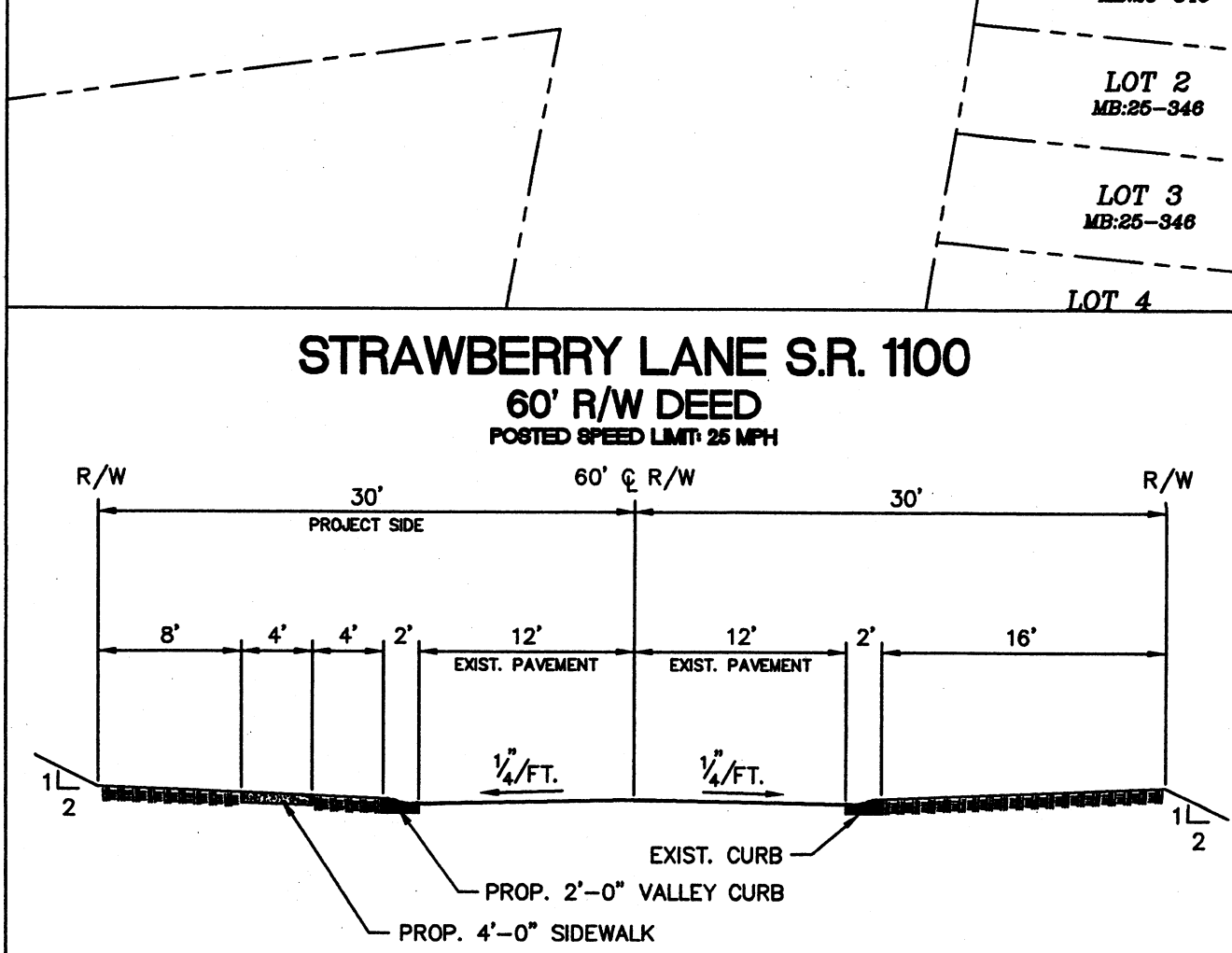
PROJECT INFORMATION  
TOTAL SITE AREA - 24.59 ACRES  
EXISTING ZONING - R-3 CLUSTER W/ TREE INCENTIVES  
PROPOSED ZONING - MX-1  
COS - 2.89 ACRES (11.7%)  
TREESAVE - 2.59 ACRES (10.5%)  
LOTS PROPOSED - 53  
TAX PARCEL #225-082-06  
DB: 20648-742  
MIN. LOT WIDTH 60'  
MIN. LOT FRONTAGE (CUL-DE-SAC) 15'  
MIN. LOT SIZE 8,000 SF  
MIN. FRONT SETBACK 20'  
MIN. SIDEYARD 3'  
MIN. CORNER SIDEYARD 10'  
MIN. REARYARD 30'  
MIN. EXTERIOR BOUNDARY REARYARD 45'



- KEY
- ① 2'-0" VALLEY GUTTER OR 2'-6" STD. CURB AND GUTTER
  - ② 4" CONCRETE SIDEWALK



COMMON AREA  
MB:15-221



COMMON AREA  
MB:15-221

COMMON AREA  
MB:15-227

COMMON AREA  
MB:15-227

COMMON AREA  
MB:15-227

COMMON AREA  
MB:15-227

COMMON AREA  
MB:15-227

COMMON AREA  
MB:15-227

NO.	DATE	DESCRIPTION	BY

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

FOR PUBLIC HEARING  
REZONING PETITION  
# 2006-

YARBROUGH-WILLIAMS & HOULE, INC.  
Planning • Surveying • Engineering  
700 Windsor Oak Court (SUITE) P.O. Box 7007 (28241)  
Charlotte, North Carolina  
704.556.1900 704.556.0505 (fax)