

VICINITY MAP
NTS

REZONING NOTES:
REZONING PETITION #2002-94

- PROPERTY IS WITHIN THE LAKE WYLIE CRITICAL AREA (LWCA) WATERSHED. MAXIMUM BUILT UPON AREA IS 50% USING THE HIGH DENSITY OPTION.
- FINAL APPROVAL OF THE WATER ACCESS LOT IS SUBJECT TO CHAPTER 7.200.9 OF THE SUBDIVISION ORDINANCE. DEVELOPMENT WILL MEET REQUIREMENTS OF CHAPTER 7.200.9 OF THE SUBDIVISION ORDINANCE.
- IMPROVEMENTS TO THE RIVERSIDE COMMON OPEN SPACE WILL BE A NON-IMPERVIOUS WALKING TRAIL, A SLOTTED DECK FOOTBRIDGE WILL BE ADDED WHERE NECESSARY FOR SAFETY.
- FITNESS TRAIL TO HAVE A SERIES OF EXERCISE STATIONS PLACED AT INTERVALS ALONG THE LENGTH OF THE TRAIL.
- THE PETITIONER WILL NOTIFY THE FUTURE OWNERS OF THE LOTS ALONG THE FUTURE MT. HOLLY ROAD EXT. OF THE PLANNED CONSTRUCTION OF SUCH ROAD. THE NOTE SHALL BE ADDED TO ALL RECORD MAPS FOR ALL LOTS ABUTTING THE PROPOSED RIGHT-OF-WAY.

MX-1 LOT DATA
INNOVATIVE STANDARDS
MINIMUM LOT SIZE-----4,500 SF
MINIMUM LOT WIDTH-----45'
MINIMUM FRONT SETBACK-----20'
MINIMUM AVERAGE SETBACK-----20'
MINIMUM SIDE YARD-----5'
MINIMUM REAR YARD-----20' INTERNAL
20' EXTERNAL

CURRENT ZONING
I-1 INDUSTRIAL (54.517 ACRES W/100' R/W)

PROPOSED ZONING
MX-1 SINGLE FAMILY RESIDENTIAL

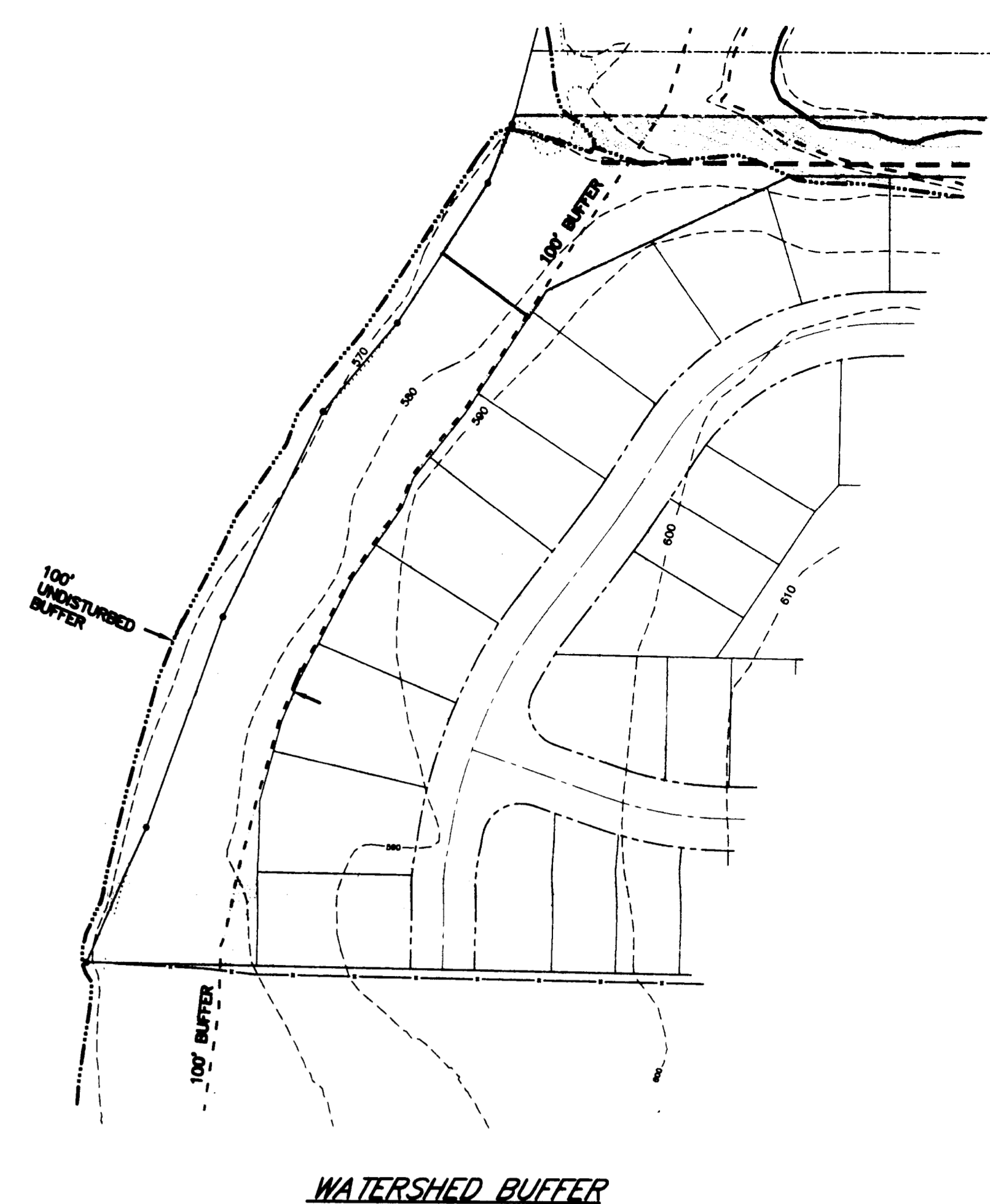
CURRENT USE
VACANT

LOTS
170 @ 50'x100'±
11 @ 70'x100'±
181 TOTAL LOTS

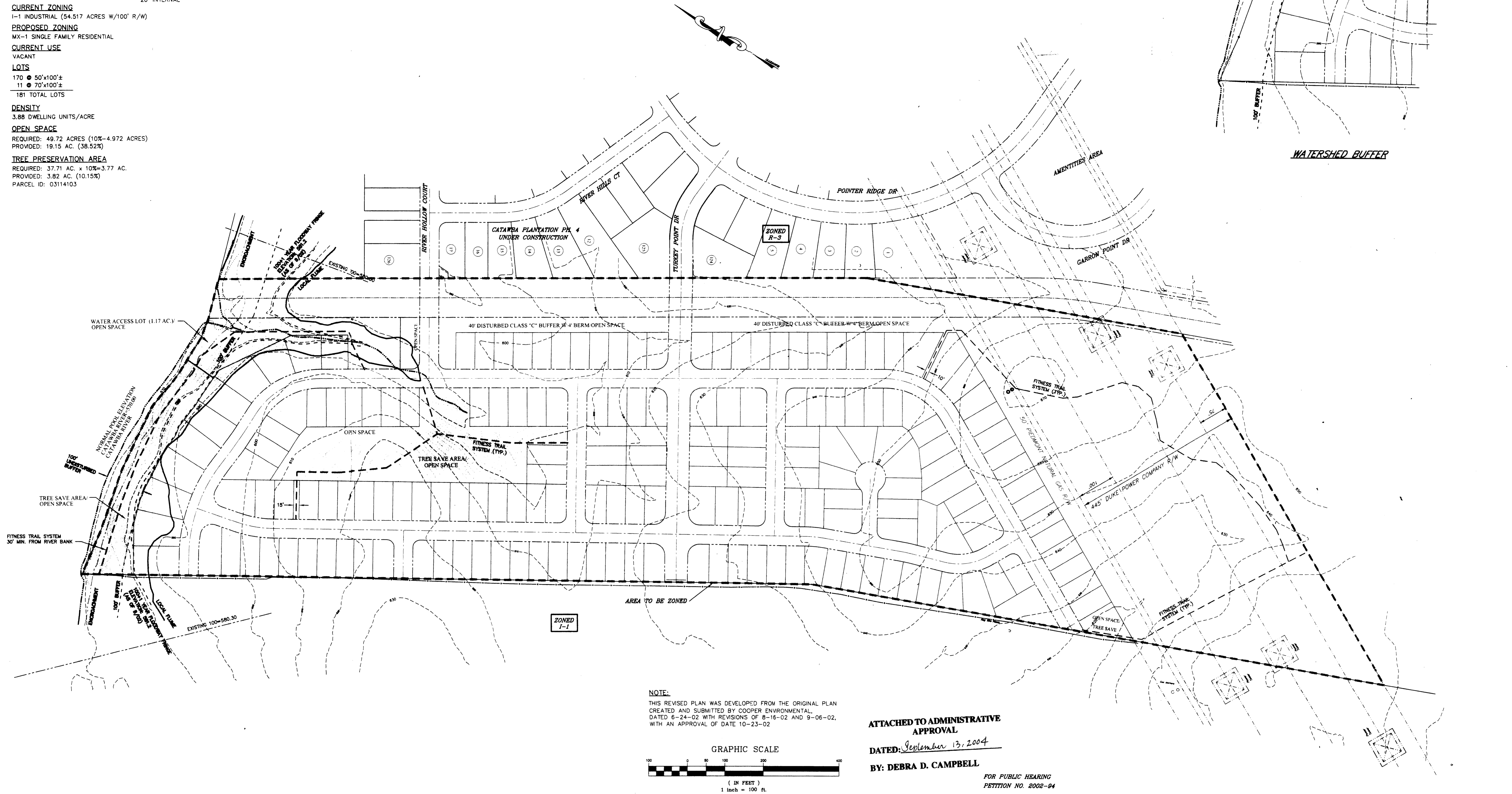
DENSITY
3.88 DWELLING UNITS/ACRE

OPEN SPACE
REQUIRED: 49.72 ACRES (10%-4.972 ACRES)
PROVIDED: 19.15 AC. (38.52%)

TREE PRESERVATION AREA
REQUIRED: 37.71 AC. x 10%-3.77 AC.
PROVIDED: 3.82 AC. (10.15%)
PARCEL ID: 03114103



WATERSHED BUFFER



NOTE:
THIS REVISED PLAN WAS DEVELOPED FROM THE ORIGINAL PLAN CREATED AND SUBMITTED BY COOPER ENVIRONMENTAL, DATED 6-24-02 WITH REVISIONS OF 8-16-02 AND 9-06-02, WITH AN APPROVAL OF DATE 10-23-02

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: September 13, 2004
BY: DEBRA D. CAMPBELL

FOR PUBLIC HEARING
PETITION NO. 2002-94

APPROVALS PROJECT ENGR. CEW DRAWN BY: DCJ CHECKED BY: CEW	PREPARED BY Joel E. Wood & Associates, PLLC Planning / Engineering / Management P.O. Box 205, Clover, S.C. 29710 Phone: 803-884-3300	SEALS	PROJECT CATAWBA RIVER PLANTATION PHASE 6 PAW CREEK TOWNSHIP, CITY OF CHARLOTTE ETL, NORTH CAROLINA PREPARED FOR C RIVER LLC	SHEET TITLE ZONING EXHIBIT HUNTERSVILLE INVESTMENTS, LLC 503 PAULEY DRIVE CHARLOTTE, NC 28214 704-824-6862	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8-16-02</td> <td>REVISED PER CMPC COMMENTS DATED 7-30-02</td> <td>BO</td> </tr> <tr> <td>1</td> <td>9-09-02</td> <td>REVISED PER CMPC COMMENTS DATED 9-06-02</td> <td>JE</td> </tr> </tbody> </table> <p>SCALE: 1"=100' DATE: AUGUST 26, 2004 JOB NO. 030502 SHEET 1 OF 1</p>	NO.	DATE	REVISIONS	BY	1	8-16-02	REVISED PER CMPC COMMENTS DATED 7-30-02	BO	1	9-09-02	REVISED PER CMPC COMMENTS DATED 9-06-02	JE
NO.	DATE	REVISIONS	BY														
1	8-16-02	REVISED PER CMPC COMMENTS DATED 7-30-02	BO														
1	9-09-02	REVISED PER CMPC COMMENTS DATED 9-06-02	JE														

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: September 13, 2004

TO: Robert Brandon, Zoning Administrator

FROM: Debra Campbell, Planning Director

SUBJECT: Administrative Approval for Petition No. 2002-94 by Huntersville Investment, LLC

Attached are revised plans for the aforementioned rezoning petition with a site layout plan for the proposed Catawba River Plantation Phase 6. The plan has been revised to reflect a 40-foot open space along the future Mt. Holly-Huntersville Road with a four-foot high berm and plantings per the Class C buffer requirement. The tree save area has been reduced from the 4.01 acres originally shown on the rezoning plan to 3.82 acres, which still exceeds the 10 percent requirement.

Since these changes are minor, I am administratively approving these revised plans. Please use these plans and elevations when evaluating requests for building permits and certificates of occupancy.

