



VICINITY MAP
NOT TO SCALE

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. Signage will be permitted in accordance with applicable Zoning standards.
3. All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
4. Internal sewer and water will be constructed to CMUD standards.
5. Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact NCDENR and for 404 permits contact the Army Corps of Engineers.
6. The watershed classification for this property is Lower Lake Wylie Critical Area.
7. A portion of this property (lots 1-6 & cos) is currently zoned MX-3 under rezoning 2001-16.
8. No streets are proposed as part of this plan. All streets will be constructed as part of the Palisades Zoning Petition 2001-16.

9. Lots 7 through 13 depicted on the Rezoning Plan (hereinafter the "Existing Lots") are existing lots as defined in Section 10.703(2) of the City of Charlotte Zoning Ordinance (the "Ordinance"), as the Existing Lots are part of a residential subdivision, a plot of which was recorded in the Mecklenburg County Public Registry prior to the adoption of the Lower Lake Wylie Watershed Overlay District (the "Overlay District"). Accordingly, pursuant to Section 10.703(2) of the Ordinance, the Existing Lots are subject only to the 50 foot buffer requirement of the Overlay District. Additionally, the existing improvements situated on the Existing Lots are not subject to the requirements of the Overlay District. Expansions to existing structures must meet the requirements of the Overlay District, however, the built upon area of the existing development or improvements is not required to be included in the impervious area calculations.
10. The property that comprises the Palisades development was rezoned to accommodate the development of the Palisades by the Mecklenburg County Board of Commissioners on December 11, 2001 pursuant to Rezoning Petition No. 2001-16(c) (the "Palisades Petition"). The Palisades Petition imposes certain additional requirements on the Palisades property that relate to such matters as storm water, water quality, watershed, buffers and erosion control, which additional requirements are described on the approved conditional rezoning plan and in the development standards relating to the Palisades Petition (the "Additional Water Management Requirements"). The site subject to this Rezoning Petition shall be subject to the Additional Water Management Requirements, provided, however, that in no event shall the Existing Lots be subject to or required to implement the Additional Water Management Requirements.
11. The Petitioner and the owners of the Existing Lots have entered into a Development Agreement that covers such items as the incorporation of the Existing Lots into the Palisades development and the provision of public water and sewer to the Existing Lots. Pursuant to the Development Agreement, the Existing Lots will ultimately be incorporated into the Palisades development and subjected to the conditions, covenants and restrictions for Palisades, however, the timing of the foregoing is not the same for each of the Existing Lots. The Development Agreement also provides that the Petitioner shall install water and sanitary sewer lines (which lines have been connected to municipal water and sewer lines) and a water tap and sewer lateral to a point approximately 5 feet inside a property line of each Existing Lot. The owner(s) of each Existing Lot will be responsible for any costs and expenses associated with connecting such taps and laterals installed by the Petitioner to the municipal lines, including, but not limited to, any tap fees, connection fees and water metering costs.



PROJECT INFORMATION
 TOTAL SITE AREA - 10.35 ACRES
 EXISTING ZONING - R-5 (5.02 ACRES) & MX-3 (5.33 ACRES)
 PROPOSED ZONING - MX-1(LLW-CA)
 COS - 1.86 ACRES (17.8%)
 TREESAVE - 4.39 ACRES (42.0%)
 LOTS PROPOSED - 13 (1.25 UNITS/ACRE)
 TAX PARCELS - 217-35-112, 217-35-117, A PORTION OF 217-35-118 & 217-35-120
 MIN. LOT WIDTH 60'
 MIN. LOT FRONTAGE (CUL-DE-SAC) 15'
 MIN. LOT SIZE 4,500 SF
 MIN. FRONT SETBACK 20'
 MIN. SIDEYARD 5'
 MIN. CORNER SIDEYARD 30'
 MIN. REARYARD 40'
 MAX BUILDING HEIGHT 40'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	118.60	362.00	114.99	S66°17'59"E	80°22'49"
C2	286.44	174.20	236.63	S88°32'56"E	53°36'45"
C3	286.44	174.20	236.63	N88°32'56"E	53°36'45"
C4	286.13	473.80	283.02	N40°59'21"E	27°19'30"
C5	173.28	418.14	172.28	N82°52'46"E	100°24'53"
C6	118.43	362.00	116.88	N83°07'24"E	17°31'44"
C7	21.54	80.00	20.87	N89°50'39"E	90°21'38"
C8	64.17	136.40	63.32	S70°28'12"E	87°56'29"
C9	91.17	174.20	90.99	S81°20'56"E	16°49'47"

LINE TABLE

LINE	LENGTH	BEARING
L2	18.72	N86°18'00"E
L3	30.96	S41°31'48"E
L4	25.50	S38°14'00"E
L5	43.03	S17°14'40"E
L6	43.48	N80°19'00"E
L7	8.51	N07°44'00"E
L8	35.09	N85°08'23"E
L9	30.06	S18°02'36"E
L10	28.16	N25°30'00"E

NO.	DATE	DESCRIPTION	BY

LAKE WYLIE

APPROVED BY
CITY COUNCIL
SEP 17 2007

PALISADES
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
 FOR: RHEIN MEDALL COMMUNITIES
 DATED: 04/17/07
 SCALE: 1"=100'

**FOR PUBLIC HEARING
 REZONING PETITION
 # 2007-096**

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