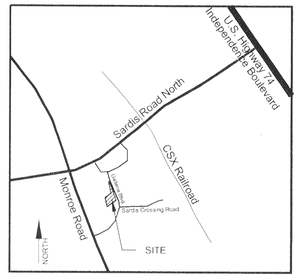
GALLERIA / 07025



VICINITY MAP - NTS

EXISTING SITE DATA

TAX PARCEL NO.:	193-103-14
TOTAL SITE AREA:	1.954 AC.
EXIST. ZONING:	CC

DEVELOPMENT DATA

PROPOSED ZONING:	UR-2 (CD)
BUILDING USE:	MULTI-FAMILY
RESIDENTIAL	48 UNITS
BUILDING HEIGHT	40'
BUILDING GROSS FLOOR AREA:	+/- 51,783 SQ. FT.
IMPERVIOUS AREA:	+/- 1.39 AC.
OPEN SPACE:	+/- 0.56 AC.
OFF-STREET PARKING:	
PARKING REQUIRED:	1 SP PER D.U. = 48 SPACES
PARKING PROVIDED:	77 SPACES (4 ACCESSIBLE)

DEVELOPMENT STANDARDS

UR-2 STANDARDS	
MIN. LOT SIZE:	3,000 S.F.
MIN. SIDE YARD:	5'
MIN. SETBACK:	14' MIN. FROM EXIST. BACK OF CURB
MIN. REAR YARD:	10'
MAX. FLOOR AREA RATIO:	1.0
MAX. HEIGHT:	40 FT.
MIN. LOT WIDTH:	20 FT.

SITE DEVELOPMENT NOTES

REMOVED PREVIOUS NOTE #1
REMOVED PREVIOUS NOTE #2

1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, storm water, post construction controls, and site development, etc.) will apply to the development site. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.
2. Existing Detention/BMP can only be used to treat this site if the petitioner/engineer can demonstrate at the time of plan submittal that the Existing Detention/BMP was designed and is sized appropriately according to previous requirements for what is draining to it and that the Pond can treat the rezoned site. If the facility is a regional facility (treating more than one parcel) then that facility must demonstrate that it is properly recorded as such according to Land Development guidelines and that it not only treats the rezoned site but also that it continues to treat other intended properties properly according to previous requirements. If this cannot be demonstrated satisfactorily at the time of plan submittal then the following notes relating to Storm Water Quantity Control, Storm Water Quality Treatment, and Volume and Peak control apply.

Storm Water Quantity Control
The 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.

Storm Water Quality Treatment - *Source: BMP recommendation taken from "Post-Construction Ordinance Stakeholders' Group Final Report"*
For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the Mecklenburg County BMP Design Manual, July 2007 or North Carolina Division of Water Quality Stormwater Best Management Practices Manual, July 2007. (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.

Volume and Peak Control - *Source: Volume Control and Peak Control Downstream Analysis taken from "Post-Construction Ordinance Stakeholders' Group Final Report"*
For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. "Residential" shall be defined as "A development containing dwelling units with open yards on at least two sides where land is sold with each dwelling unit."
For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.
For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm

3. ALL DETACHED LIGHTING WILL BE "FULL CUT-OFF" FIXTURES AND NO WALL "PAK" LIGHTING WILL BE ALLOWED.
4. GALLERIA CLUB LANE AT THE INTERSECTION OF GALLERIA BLVD. WILL NOT BE GATED.
5. THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:
   SECTION 401 PERMIT: NCDEHNR - RALEIGH OFFICE (919)-733-1786
   SECTION 404 PERMIT: US ARMY CORPS OF ENGINEERS (704)-271-4854
6. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS WITHIN THE PROPOSED/ EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/ BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/ INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

SITE DEVELOPMENT NOTES

THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC, OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ABUTTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.

ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, BUFFERS, SCREENING, OPEN SPACE, LANDSCAPING, TREE ORDINANCE, ETC., UNLESS OTHERWISE INDICATED.

THE USE PROPOSED BY THIS REZONING IS A MULTI-FAMILY BUILDING CONTAINING A MAXIMUM OF FOURTY-EIGHT DWELLING UNITS.

THE ATTACHED BUILDING ELEVATION (SHEET 2 OF 2, A-400) IS INTENDED TO REPRESENT THE GENERAL ARCHITECTURAL THEME AND OVERALL DESIGN OF THE PROPOSED BUILDING. VARIOUS BUILDING ELEMENTS/DETAILS, INCLUDING COLORS, MATERIALS, ETC., MAY BE ALTERED AT THE DISCRETION OF THE PETITIONER THE OVERALL GENERAL ARCHITECTURAL THEME WILL BE PRESERVED.

PROPOSED TREES ON SITE PLAN ARE ILLUSTRATIVE ONLY. LOCATION OF PROPOSED TREES MAY VARY. CITY OF CHARLOTTE SITE SHALL MEET TREE ORDINANCE REQUIREMENTS.

BUILDING PLACEMENT, PROPOSED SIDEWALK AND PLANTING STRIP ARE SUBJECT TO MODIFICATIONS. MODIFICATIONS WILL BE REFLECTED ON FINAL ENGINEERING PLANS.

SITE WILL COMPLY WITH BICYCLE PARKING ORDINANCE REQUIREMENTS.

POSITIONS OF RETAINING WALLS ON THE PLAN ARE APPROXIMATE, AND ARE SUBJECT TO CHANGE DUE TO ON-SITE GRADING.

THIS SITE IS EXPECTED TO BE UNDER THE SAME OWNERSHIP AS THE ADJACENT PARCEL (GALLERIA VILLAGE APARTMENTS, 193-103-03). RESIDENTS WILL HAVE ACCESS TO THE TRASH COMPACTOR LOCATED ON THAT SITE. IF NOT UNDER SAME OWNERSHIP, THEN DUMPSTERS WILL BE PROVIDED ON-SITE PER ORDINANCE, AND AS SHOWN ON THE PLAN.

MOVED PREVIOUS NOTE #10.

WALKWAY CONNECTION BETWEEN GALLERIA BLVD. ALONG FRONT OF PROPOSED BUILDING WILL CONNECT TO GALLERIA CLUB LANE VIA AN INTERIOR BUILDING BREEZEWAY SYSTEM.

NO SOLID WASTE WILL BE GENERATED DURING CONSTRUCTION ACTIVITIES DUE TO NO SITE DEMOLITION. ANY SUBSEQUENT WASTE GENERATED WILL BE HANDLED BY A STATE LICENSED GENERAL CONTRACTOR PER CHARLOTTE-MECKLENBURG CODE.

ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.

NEW/ CONSTRUCTED DRIVEWAYS MUST BE DROP CURB RAMP TYPE II MODIFIED DRIVEWAYS.

LEGEND

- EXIST. CONTOUR (700)
- EXIST. PROPERTY LINE
- EXIST. ZONING LINE
- PROP. ACCESSIBLE PARKING
- COMPACT PARKING SPACE (C)
- PROP. TRAFFIC FLOW
- PROP. BUILDING LOCATION
- PROP. SIDEWALKS
- EXIST. STORM DRAINAGE
- NUMBER OF PARKING SPACES (7)
- PROPOSED LARGE MATURING TREE
- EXISTING LARGE MATURING TREE

Project Manager	TD
Drawn By	DMB
Checked By	
Date	9/20/07
Project Number	07025

DPR ASSOCIATES
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204
DESIGN-PLANNING-RESEARCH

REVISIONS:
1 12/12/07 JCB REVISED PLAN PER CITY COMMENTS
2 1/15/08 JCB REVISED PLAN PER STORM WATER SERVICES COMMENTS
3 2/11/08 JCB REVISED CONCRETE WALK & SITE DEVELOPMENT NOTES PER CITY COMMENTS

APPROVED BY CITY COUNCIL
FEB 13 2008

TECHNICAL DATA SHEET

FOR PUBLIC HEARING
PETITION NUMBER: 08-006

GALLERIA

CHARLOTTE, NORTH CAROLINA
FOR

GALLERIA PARTNERS

OWNERS:
19310314 - GALLERIA PARTNERS II, LLC.
MAILING ADDRESS: 8514 MCALPINE PARK DR #190, CHARLOTTE, NC 28211

Scale:
1" = 20'
0 20 40 80

Sheet Number
RZ-1
Sheet 1 of 2

y:\2007 projects\07025\cad\07025-rezoning base.dwg