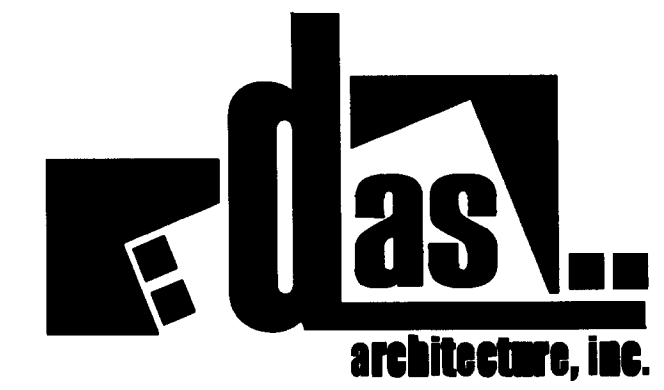
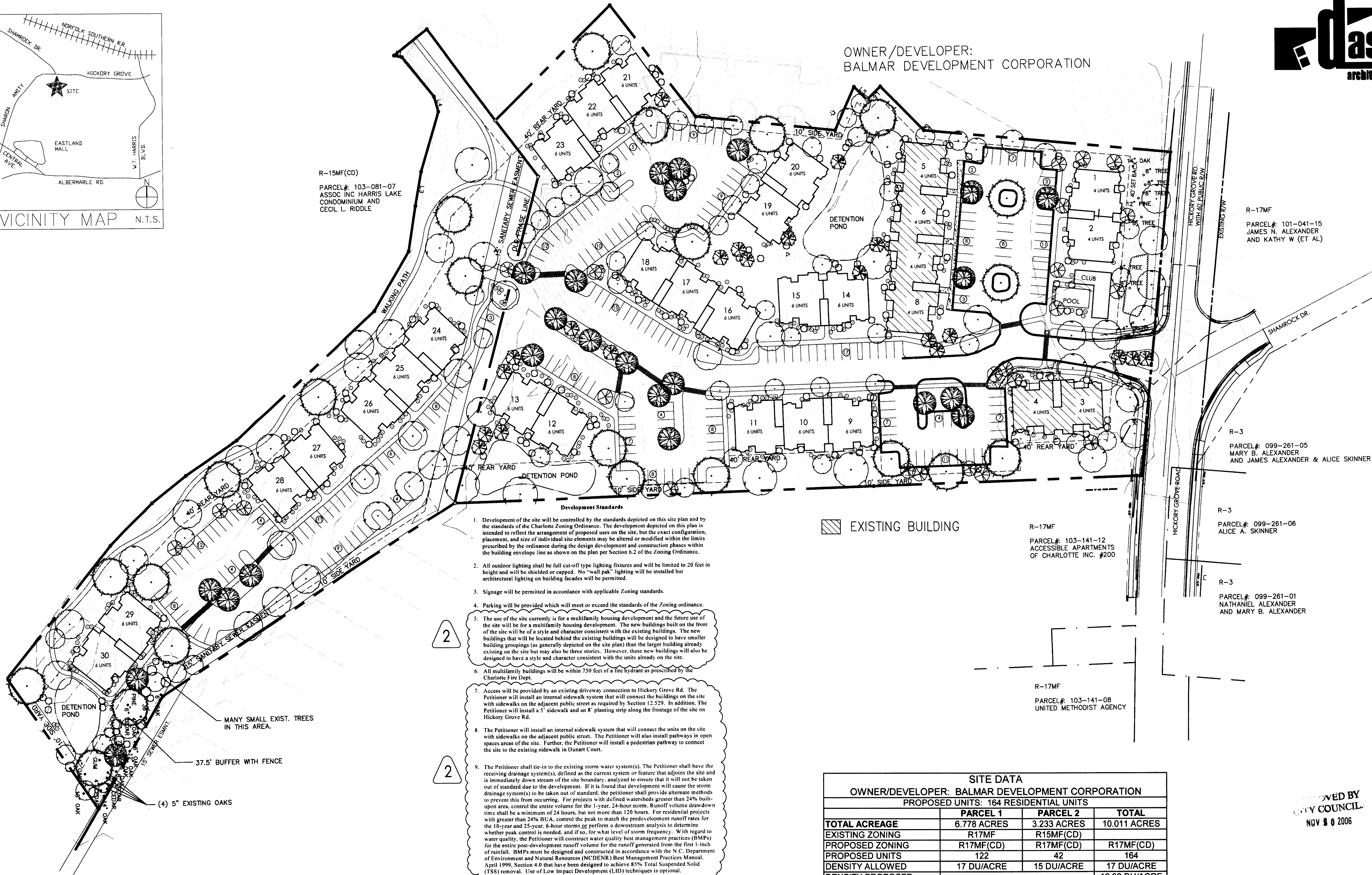


R-15MF(CD)
 PARCEL#: 103-081-07
 ASSOC INC HARRIS LAKE
 CONDOMINIUM AND
 CECIL L. RIDDLE

OWNER/DEVELOPER:
 BALMAR DEVELOPMENT CORPORATION



REGENBOGEN ASSOCIATES
 Land Planning Landscape Architecture
 Urban Design
 1318 Central Ave., Suite E-7
 Charlotte, NC 28205
 Phone: (704) 377-9595
 Fax: (704) 377-9598
 Email: jr@ra-nc.com



- Development Standards**
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 within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
 2. All outdoor lighting shall be full cut-off type lighting fixtures and will be limited to 20 feet in height and will be shielded or capped. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
 3. Signage will be permitted in accordance with applicable Zoning standards.
 4. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.

5. The use of the site currently is for a multifamily housing development and the future use of the site will be for a multifamily housing development. The new buildings built on the front of the site will be of a style and character consistent with the existing buildings. The new buildings that will be located behind the existing buildings will be designed to have smaller building groupings (as generally depicted on the site plan) than the larger building already existing on the site but may also be three stories. However, these new buildings will also be designed to have a style and character consistent with the units already on the site.

6. All multifamily buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.

7. Access will be provided by an existing driveway connection to Hickory Grove Rd. The Petitioner will install an internal sidewalk system that will connect the buildings on the site with sidewalks on the adjacent public street as required by Section 12.529. In addition, the Petitioner will install a 5' sidewalk and an 8' planting strip along the frontage of the site on Hickory Grove Rd.

8. The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street. The Petitioner will also install pathways in open spaces areas of the site. Further, the Petitioner will install a pedestrian pathway to connect the site to the existing sidewalk in Dunart Court.

9. The Petitioner shall tie-in to the existing storm water system(s). The Petitioner shall have the receiving drainage system(s), defined as the current system or feature that adjoins the site and is immediately down stream of the site boundary, 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. 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 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. With regard to water quality, the Petitioner will construct water quality best management practices (BMPs) 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 N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.8 that has been designed to achieve 85% Total Suspended Solid (TSS) removal. Use of Low Impact Development (LID) techniques is optional.

10. The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.

11. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

12. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

EXISTING BUILDING

R-17MF
 PARCEL#: 103-141-12
 ACCESSIBLE APARTMENTS
 OF CHARLOTTE INC. #200

R-17MF
 PARCEL#: 103-141-08
 UNITED METHODIST AGENCY

R-17MF
 PARCEL#: 101-041-15
 JAMES N. ALEXANDER
 AND KATHY W (ET AL)

R-3
 PARCEL#: 099-261-05
 MARY B. ALEXANDER
 AND JAMES ALEXANDER & ALICE SKINNER

R-3
 PARCEL#: 099-261-06
 ALICE A. SKINNER

R-3
 PARCEL#: 099-261-01
 NATHANIEL ALEXANDER
 AND MARY B. ALEXANDER

SITE DATA			
OWNER/DEVELOPER: BALMAR DEVELOPMENT CORPORATION			
PROPOSED UNITS: 164 RESIDENTIAL UNITS			
	PARCEL 1	PARCEL 2	TOTAL
TOTAL ACREAGE	6.778 ACRES	3.233 ACRES	10.011 ACRES
EXISTING ZONING	R17MF	R15MF(CD)	
PROPOSED ZONING	R17MF(CD)	R17MF(CD)	R17MF(CD)
PROPOSED UNITS	122	42	164
DENSITY ALLOWED	17 DU/ACRE	15 DU/ACRE	17 DU/ACRE
DENSITY PROPOSED			16.38 DU/ACRE
REQUIRED OPEN SPACE		45%	
OPEN SPACE PROPOSED		51%	

APPROVED BY
 CITY COUNCIL
 NOV 8 2006

Carya Pond Condominiums

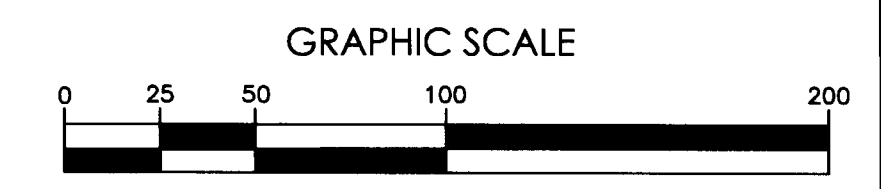
Charlotte, North Carolina

DATE: 06/26/2006
 JOB NUMBER:
 SCALE: 1"= 50'
 DESIGNED BY: RA
 DRAWN BY: NTG/JRT
 APPROVED BY: JZR

PETITION
 #2006-130
 FOR PUBLIC
 HEARING

REVISIONS:
 NO: DATE: DESCRIPTION:
 1 09.22.2006 PER REVIEW COMMENTS
 2 11.14.2006 PER REVIEW COMMENTS

SHEET TITLE:
 Rezoning Plan



Initial submission, June 26, 2006
 Revised per staff comments, September 20, 2006
 Revised per Zoning Committee Approval, November 14, 2006