

- DEVELOPMENT NOTES:**
- GENERAL PROVISIONS:**
 - UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (FOR THE NS ZONING DISTRICTS) SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE. THE REZONING PLAN IS SUBJECT TO MODIFICATIONS DURING THE DESIGN DEVELOPMENT STAGES AS PROVIDED BELOW.
 - THE ULTIMATE LAYOUTS OF THE DEVELOPMENT PROPOSED FOR THE SITE AND THE PARCELS OF LOTS FORMING PARTS THEREOF, THE EXACT ALIGNMENTS AND LOCATION OF POINTS OF ACCESS, THE CONFIGURATIONS AND PLACEMENTS OF PARKING AREAS AND THE PRECISE LOCATIONS OF BUILDINGS AND OTHER INDIVIDUAL SITE ELEMENTS TO BE CONSTRUCTED ON THE SITE HAVE NOT BEEN FINALIZED. AS A CONSEQUENCE, THE SITE PLAN IS SCHEMATIC IN NATURE AND IS NOT TO BE CONSIDERED AS THE FINAL DEVELOPMENT PLAN BUT RATHER AS PRELIMINARY GRAPHIC REPRESENTATION OF THE TYPE AND QUALITY OF DEVELOPMENT PROPOSED AND THE GENERAL LOCATIONS OF THE PROPOSED BUILDINGS ON THE SITE. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES SUBJECT TO THE ACCOMPANYING DEVELOPMENT STANDARDS AND AS SPECIFICALLY DESCRIBED IN SECTIONS 1.C.
 - WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, BUILDINGS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN MAY ONLY BE INCREASED IN NUMBER WITHIN THE BUILDING ENVELOPES GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET (IT BEING UNDERSTOOD THAT STRUCTURES SUCH AS MAIL KIOSKS AND THE LIKE SHALL NOT BE CONSIDERED IN CONNECTION WITH THE NUMBER OF BUILDINGS). BUILDINGS DEPICTED ON THE SCHEMATIC SITE PLAN MAY BE CONSTRUCTED IN PHASES OVER TIME AND IN ANY SEQUENCE AS DETERMINED BY THE PETITIONER. THE DIMENSIONS AND SPECIFIC LOCATIONS OF BUILDING/PARKING ENVELOPES GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET MAY BE SUBJECT TO MINOR VARIATIONS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT GENERALLY DEPICTED.
 - THE PETITIONER RESERVES THE RIGHT TO COMBINE BUILDINGS INDICATED ON THE SCHEMATIC SITE PLAN TO ALLOW FEWER BUILDINGS THAN INDICATED. AS A CONSEQUENCE THE COMBINATION OF BUILDINGS INDICATED ON THE SCHEMATIC SITE PLAN WILL NOT BE CONSIDERED A SIGNIFICANT CHANGE (A CHANGE TO MASSING) AS DESCRIBED IN SECTION 6.207 (2)(b) OF THE ORDINANCE AS LONG AS THE PROPOSED BUILDINGS ARE LOCATED WITHIN THE BUILDING ENVELOPES GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.
 - PERMANENT USES AND MAXIMUM DEVELOPMENT**
 - THE SITE SHALL BE DEVOTED TO RESIDENTIAL AND COMMERCIAL USES ONLY ALONG WITH ASSOCIATED PARKING AND SERVICE AREAS ALLOWED UNDER THE ORDINANCE, SUBJECT TO THE FOLLOWING DEVELOPMENT RESTRICTIONS:
 - NO MORE THAN 110 RESIDENTIAL UNITS MAY BE DEVELOPED ON THE SITE, AND
 - THE MAXIMUM BUILDING HEIGHT WILL BE SIXTY-FIVE (65) FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - DESIGN AND PERFORMANCE STANDARDS**
 - THE PROPOSED BUILDINGS AND DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS PER THE PROPOSED ZONING, (INCLUDING SIGNAGE AND LANDSCAPING).
 - THE MINIMUM SETBACK ON PROVIDENCE ROAD WEST IS 30' AND HIGHWAY 521 IS 35'. AS SHOWN ON THE REZONING SITE PLAN.
 - STREETS WITHIN THE SITE WILL BE PRIVATE.
 - ALL FREESTANDING LIGHTING AND EXTERIOR LIGHTING ON BUILDINGS WILL BE SHELDED WITH FULL CUTOFF FIXTURE SO AS TO MINIMIZE THE IMPACT FROM LIGHTS THAT MAY BE VISIBLE FROM NEARBY PROPERTIES.
 - ALL DUMPSTERS, LOADING AREAS AND SERVICE AREAS WILL BE SCREENED IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE.
 - OFF-STREET VEHICULAR PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE.
 - THE PETITIONER RESERVES THE RIGHT TO COUNT PARALLEL PARKING WITHIN PROPOSED BALLANCROFT PARKWAY R/W FOR THE PROJECT.
 - A SIGN IDENTIFYING THE PROPOSED MULTI-FAMILY COMMUNITY WILL BE ALLOWED TO BE LOCATED AT THE INTERSECTION OF PROVIDENCE ROAD WEST AND BALLANCROFT PARKWAY.
 - ENVIRONMENTAL MANAGEMENT**
 - DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE EFFECTIVE AS OF THE DATE OF APPROVAL OF THIS PETITION.
 - ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, SHALL BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE.
 - LOCATION, SIZE, AND TYPE OF ANY STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS CONSISTENT WITH THE ABOVE STANDARDS.
 - THE PETITIONER RESERVES THE RIGHT TO PROVIDE REGIONAL STORM WATER DETENTION AND WATER QUALITY TREATMENTS FOR THE ENTIRE SITE WITHIN PARCEL #2, AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - TRANSPORTATION COMMENTS**
 - THE VEHICULAR ACCESS TO THE SITE IS AS GENERALLY DEPICTED ON THE REZONING SITE PLAN. THE EXACT LOCATION OF THE PRIVATE DRIVE MAY VARY DUE TO FINAL BUILDING LAYOUT AND APPROVAL FROM CDD.
 - THE PETITIONER SHALL PROVIDE FOR VEHICULAR AND PEDESTRIAN CROSS-ACCESS EASEMENTS TO ALLOW FULL ACCESS TO BALLANCROFT PARKWAY.
 - AMENDMENTS TO REZONING PLAN**
 - FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
 - THE PETITIONER SHALL BE ALLOWED MINOR VARIATIONS TO THE INDIVIDUAL BUILDING ENVELOPES ON THE TECHNICAL DATA SHEET SO LONG AS THE OVERALL USE, UNITS AND SQUARE FOOTAGE REQUIREMENTS ARE NOT EXCEEDED AND SO LONG AS OTHER MORE LIMITING CONDITIONS IN THESE DEVELOPMENT STANDARDS ARE MET.
 - THE TECHNICAL DATA SHEET IS GENERAL IN NATURE. MINOR VARIATIONS TO THE BUILDING FOOTPRINT AND PARKING/CIRCULATION SHALL BE ALLOWED, SO LONG AS THE OVERALL INTENT IS MAINTAINED.
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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Consultants

Legend

Notes

DEVELOPMENT SUMMARY

REZONING PETITION
TAX PARCEL 223-132-11
TOTAL SITE SF (ACREAGE): 303,638.94 SF (6.97 AC)
EXISTING ZONING: 0-1(CD)
PROPOSED ZONING PARCEL 1: NS (NEIGHBORHOOD SERVICES)
PROPOSED ZONING PARCEL 2: NS (NEIGHBORHOOD SERVICES)
PROPOSED USES: PARCEL 1: RETAIL
PARCEL 2: MULTI-FAMILY

SETBACK REQUIREMENTS:
PROVIDENCE ROAD WEST 30' SETBACK
HIGHWAY 521 35' SETBACK
SIDE YARD REQUIREMENTS: 5' SETBACK
FRONT YARD: 20' SETBACK

DEVELOPMENT TOTALS:
PROPOSED BUILDING USES & SQUARE FOOTAGE:
PARCEL 1 BANK: 4,500 SF PLUS TELLER BLDG.
PARCEL 2 MULTIFAMILY: 110 UNITS
GOVERNING / AUTHORITIES FOR JURISDICTION:

- CITY OF CHARLOTTE
- MECKLENBURG COUNTY
- NC DEPARTMENT OF TRANSPORTATION (NCDOT)

Revision	By	Appd.	YY.MM.DD

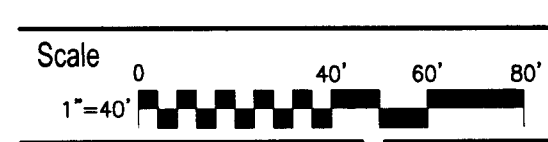
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11109 PROVIDENCE ROAD WEST
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