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*Revision

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

By Brent Wilkinson 10/21/15

*Plan revision was to add building elevations only.
Revision to Architecture page 24 of approved plan
set dated 8/21/14. Added Architectural pages 1-9
following page 25 of approved plan set.

REZONING PETITION 2013-080

DEVELOPMENT STANDARDS (APPROVED 11/18/2013))

DEVELOPMENT DATA TABLE

SEE TABLE TO THE RIGHT OF THIS PLAN

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 (THE "ORDINANCE") FOR THE UR-2 ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE FINAL CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY SECTION 6.207 OF THE ORDINANCE AND THE STANDARDS ESTABLISHED BY THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. STREET LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

PERMITTED USES

THE SITE MAY BE DEVOTED TO A MAXIMUM OF 53 FOR SALE SINGLE FAMILY ATTACHED TOWNHOME DWELLING UNITS AND TO ANY INCIDENTAL OR ACCESSORY USE IN CONNECTION THEREWITH WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT.

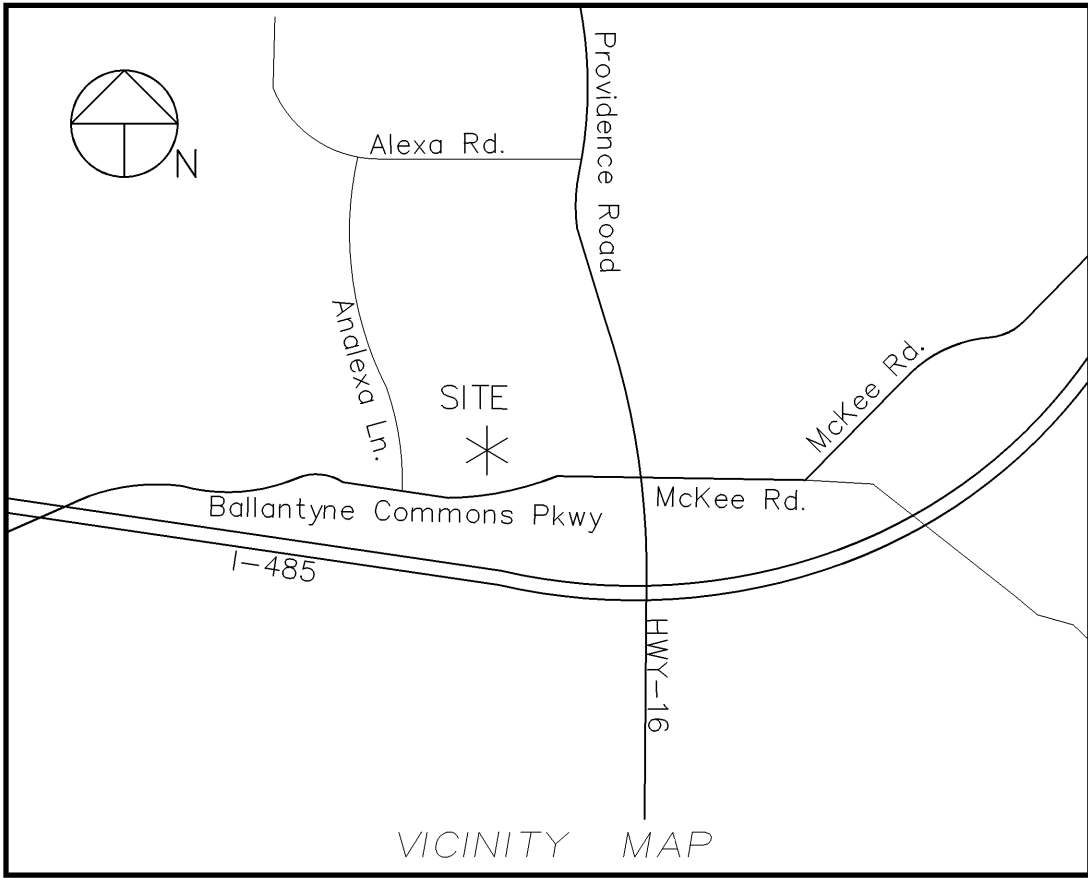
TRANSPORTATION

1. VEHICULAR ACCESS TO THE SITE IS LIMITED TO THAT DEPICTED ON THE REZONING PLAN. STREETS ARE PRIVATE STREETS NOT BUILT TO PUBLIC ROAD STANDARDS.
2. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
3. PETITIONER HAS DEDICATED AND CONVEYED (BY QUITCLAIM DEED AND SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE IMMEDIATELY ADJACENT TO BALLANTYNE COMMONS PARKWAY AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 50 FEET FROM THE EXISTING CENTERLINE OF BALLANTYNE COMMONS PARKWAY, RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS, BOOK 50, PAGE 902.
4. THE PETITIONER WILL CONSTRUCT NEW CURB ALONG THE SITE'S IMMEDIATE FRONTAGE ALONG THE NORTHERLY SIDE OF BALLANTYNE COMMONS PARKWAY AS APPROVED ON PREVIOUS CONSTRUCTION PLANS OF ALEXANDER PLACE?
5. THE PETITIONER WILL PROVIDE AN 8-FOOT PLANTING STRIP AND A 6-FOOT SIDEWALK ALONG THE SITE'S IMMEDIATE FRONTAGE ON THE NORTHERLY SIDE OF BALLANTYNE COMMONS PARKWAY AS MEASURED FROM THE BACK OF THE NEW CURB.
6. THE PETITIONER WILL PROVIDE A 5 FOOT SIDEWALK ALONG ONE SIDE OF THE RIGHT-IN/RIGHT-OUT VIA THE EAST OF THE SITE.
7. A CONTINUOUS SAFE PEDESTRIAN CONNECTION WILL BE PROVIDED BETWEEN THE SIDEWALKS ON THE SITE AND THE EXISTING SIDEWALK TO THE EAST AND WEST ALONG BALLANTYNE COMMONS PARKWAY.
8. ANY REQUIRED MODIFICATIONS TO THE EXISTING PAVEMENT MARKINGS AND CURB RAMP ON THE LOWE'S DRIVEWAY WILL BE THE RESPONSIBILITY OF THE PETITIONER/DEVELOPER.
9. THE SUBDIVISION ORDINANCE ALLOWS THE EXISTING ACCESS THAT TRAVERSES TAX PARCEL 22511253 TO BE CONSTRUCTED AS A PRIVATE STREET. CDOT REQUESTS THIS CONNECTION BE MADE BY CONVERTING THE EXISTING WESTERMOST PRIVATE DRIVE INTO A PRIVATE STREET AND EXTENDING IT TO BALLANTYNE COMMONS PARKWAY. THIS NEW ACCESS TO BALLANTYNE COMMONS PARKWAY WILL BE RESTRICTED TO INSTALLATION OF A RAISED CONCRETE MEDIAN AT THE PETITIONER'S COST. IN ADDITION, THE DRIVEWAY WILL BE CONFIGURED SO THAT MANEUVERING ASSOCIATED WITH THE GATED ENTRY IS PREVENTED IN THE SETBACK AND RIGHT-OF-WAY.
10. THE DRIVEWAY AND GATE DESIGN WILL BE DETERMINED AND APPROVED BY NCDOT/CDOT DURING THE CONSTRUCTION PERMIT PROCESS.

ARCHITECTURAL STANDARDS

1. ATTACHED HERETO ARE SCHEMATIC ARCHITECTURAL RENDERINGS OF THE FRONT ELEVATION OF THE SINGLE FAMILY ATTACHED TOWNHOME BUILDINGS PROPOSED TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, CHARACTER AND ELEMENTS OF THESE BUILDINGS. ACCORDINGLY, THE FRONT ELEVATION OF ANY SINGLE FAMILY ATTACHED TOWNHOME BUILDING CONSTRUCTED ON THE SITE MUST BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT ATTACHED SCHEMATIC ARCHITECTURAL RENDERINGS IN TERMS OF THEIR ARCHITECTURAL STYLE, CHARACTER AND ELEMENTS. CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER ARE PERMITTED BASED UPON FINAL DESIGN CONSTRUCTION DRAWINGS.
2. THE MAXIMUM HEIGHT OF THE SINGLE FAMILY ATTACHED TOWNHOME BUILDINGS PROPOSED TO BE CONSTRUCTED ON THE SITE SHALL BE 40 FEET.
3. THE PERMITTED EXTERIOR BUILDING MATERIALS FOR THE SINGLE FAMILY ATTACHED TOWNHOME BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE A COMBINATION OF BRICK, STONE AND SIMILAR MASONRY PRODUCTS, STUCCO, WOOD AND WOOD PRODUCTS, SHAKE AND HARDI-PLANK AND FIBER CEMENT BOARD. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON THE SOFFITS OF THE SINGLE FAMILY ATTACHED TOWNHOME BUILDINGS, EXCEPT AS PROVIDED ABOVE, VINYL SHALL NOT BE A PERMITTED EXTERIOR BUILDING MATERIAL.
4. AT LEAST 25% OF THE FRONT ELEVATION (EXCLUDING DOORS, WINDOWS, ROOFTOPS AND TRIM AREAS) OF EACH SINGLE FAMILY ATTACHED TOWNHOME BUILDING CONSTRUCTED ON THE SITE SHALL HAVE BRICK, STONE OR A COMBINATION OF BRICK AND STONE.
5. THE SIDE ELEVATION OF EACH TOWNHOME DWELLING UNIT LOCATED ON AN END OF A SINGLE FAMILY ATTACHED TOWNHOME BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE SUBSTANTIALLY SIMILAR TO THE FRONT ELEVATION OF SUCH TOWNHOME DWELLING UNIT IN TERMS OF THE EXTERIOR BUILDING MATERIALS.
6. NO MORE THAN THREE (3) CONSECUTIVE INDIVIDUAL TOWNHOME UNITS LOCATED IN THE SAME BUILDING MAY HAVE THE SAME FRONT BUILDING ELEVATION IN TERMS OF PRIMARY EXTERIOR BUILDING MATERIALS.
7. FLAT PANEL GARAGE DOORS MAY NOT BE UTILIZED ON THE GARAGES.
8. DECKS, PORCHES, COVERED PATIOS AND BALCONIES MAY ENCROACH UP TO 8 FEET INTO DESIGNATED REAR YARD.
9. A PRIVATE CONTRACTOR WILL PROVIDE WASTE AND RECYCLING PICK-UP THROUGH INDIVIDUAL ROLL-OUT CONTAINERS.
10. REAR ELEVATIONS OF THE TOWNHOMES ALONG THE WEST AND NORTH PROPERTY BOUNDARIES WILL BE 2 STOREY UNITS WITH NO ROOF DORMERS AND THE EXTERIOR FINISH WILL BE BRICK VENEER.

BALLANTYNE FIFTY-FIVE 16



STREETSCAPE AND LANDSCAPING

SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.

1. A SIX FOOT MASONRY WALL HAS BEEN CONSTRUCTED ALONG THE SITE'S WESTERLY AND NORTHERLY EDGES APPROXIMATELY TWO FEET FROM THE RESPECTIVE PROPERTY LINES. A SIX TO SEVEN FOOT MASONRY WALL WILL BE BUILT ALONG BALLANTYNE COMMONS PKWY WITH ACCESS AND PEDESTRIAN GATES AND CONNECTING SIDEWALKS. THE WALL WILL HAVE PLANTING ALONG THE SIDE OF BALLANTYNE COMMONS PKWY CONSISTING OF EVERGREEN PENCIL PLANTS AND EVERGREEN FIG VINE TO PROVIDE FUTURE WALL COVERING.
2. THE PETITIONER SHALL PROVIDE EVERGREEN TREE PLANTING ON PARCEL 22535248 IN AREAS LOCATED ALONG THE PETITIONER'S MASONRY WALL. THE PLANT MATERIAL WILL BE PLACED IN AREAS ALONG THE WALL AGREEABLE BOTH TO THE OWNER OF PARCEL 22535248 AND THE PETITIONER. TRANSPLANTING/RELOCATING/REMOVING EXISTING TREES ALONG THE MASONRY WALL SIDE OF PARCEL 22535248 MAY BE SOUGHT TO PROPERLY PLACE NEW PLANTING. THE PLANT MATERIAL SHALL BE BETWEEN 10'-12' IN HEIGHT AT THE TIME OF PLANTING.
3. THE PETITIONER SHALL ESTABLISH A 24 FOOT BUFFER ALONG THE SITE'S NORTHERN BOUNDARY LINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. TREES LOCATED WITHIN SUCH BUFFER WILL BE PRESERVED EXCEPT TO THE EXTENT NECESSARY TO INSTALL ADDITIONAL EVERGREEN TREES BY REMOVING THE UNDERGROWTH AND DEAD VEGETATION FROM THE BUFFER. TREES PLANTED IN THE BUFFER WILL BE OF THE EVERGREEN SPECIES WITH A HEIGHT OF 10'-12' AND PLACED HORIZONTALLY TO FILL VOIDS IN BETWEEN THE EXISTING TREES.
4. THE PETITIONER RESERVES THE RIGHT TO GRADE AND TO INSTALL A WALL AND UTILITY LINES WITHIN THE ABOVE NOTED BUFFER AREAS LOCATED ALONG THE SITE'S WESTERN AND NORTHERN BOUNDARY LINES, PROVIDED, HOWEVER, THAT UTILITY LINES AND FACILITIES MAY ONLY CROSS THE BUFFER AREAS AT INTERIOR ANGLES MEASURED AT THE PROPERTY LINE WHICH ARE NOT LESS THAN 75 DEGREES.
5. NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE BUFFER AREAS.
6. NO ABOVE GROUND DETENTION FACILITIES OR WATER QUALITY FACILITIES MAY BE LOCATED WITHIN THE 24 FOOT BUFFER AREA OUTLINED IN PARAGRAPH 3 ABOVE.

ENVIRONMENTAL FEATURES

1. DEVELOPMENT OF THE SITE WILL COMPLY WITH THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE TREE ORDINANCE AS OF THE DATE OF THE APPROVAL OF THIS REZONING PETITION AND OF PETITION 2008-027.
2. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

PARKS, GREENWAYS AND OPEN SPACE

COMMON OPEN SPACE ON THE SITE SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.

FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CITY OF CHARLOTTE FIRE CODE'S SPECIFICATIONS. PLANS FOR EACH TOWNHOME BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.

COMMON OPEN SPACE ON THE SITE SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.

SIGNAGE

ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

LIGHTING

1. DECORATIVE, PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURES WILL BE INSTALLED THROUGHOUT THE SITE. THE DECORATIVE, PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN, AND THE FINAL SPACING OF SUCH LIGHTING FIXTURES SHALL BE DETERMINED BY THE PETITIONER.
2. THE DECORATIVE, PEDESTRIAN SCALE, FREESTANDING LIGHTING SHALL NOT EXCEED 15 FEET.
3. ALL EXTERIOR LIGHT FIXTURES (EXCEPT STREET LIGHTS ALONG PUBLIC OR PRIVATE STREETS) SHALL BE CAPPED, FULL CUT-OFF FIXTURES.
4. SEE LIGHTING DETAILS ON SHEET B1
5. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.

PHASING

SITE WILL BE DEVELOPED IN 3 PHASES.

OTHER

1. A VARIANCE REQUEST WILL/HAS BE/BEEEN SUBMITTED TO ALLOW FOR ONE SINGLE ACCESS OFF PROVIDENCE PROMENADE DRIVE AT THE RED LIGHT INTERSECTION OF BALLANTYNE COMMONS PARKWAY AND PROVIDENCE PROMENADE DRIVE AS SHOWN ON SUBMITTED SITE PLAN.
2. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS 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.
3. FUTURE AMENDMENTS TO THIS REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

TREE PROTECTION NOTES

TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINES STANDARDS.

TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.

NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREAS.

VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES,AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.

URBAN FORESTER MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING.

REZONING PETITION 2013-080

SITE DATA TABLE

SITE ACREAGE: GROSS ±5.70 ACRES NET ±5.14 ACRES NET OF R/W
TAX PARCELS: 22511207 AND 22511226
PROPOSED ZONING: UR-2 (CD)
PROPOSED USE: SINGLE-FAMILY ATTACHED*
ALLOWED NUMBER OF SINGLE-FAMILY ATTACHED (TOWNHOMES): 53
PROPOSED NUMBER OF SINGLE-FAMILY ATTACHED (TOWNHOMES): 46
*MINIMUM SUBLLOT SIZE MUST BE SUFFICIENT TO ACCOMMODATE THE DWELLING UNIT AND 400 SF OF PRIVATE OPEN SPACE.
SETBACK: 14' ALONG BALLANTYNE COMMONS PARKWAY
REAR YARD: 35'
SIDE/REAR YARD: 25' ABUTTING R-3 ZONING
10' ABUTTING O-1 ZONING
HEIGHT(40' MAX): 40 FEET
F.A.R.(1.0 MAX): [(46 UNITSX2700 SF)/43,560]/5.14 ACRES=0.55
BUILDING SEPARATION: 10' MIN
PARKING:
REQUIRED: MIN 1 SPACE/UNIT=46 PROPOSED: 92 SPACES
BIKE PARKING: N/A
TREE SAVE:
REQUIRED: 0.77 ACRES/33,585 SF (15%)
PROVIDED: 0.78 ACRES/33,958 SF (15.2%)
DECKS, PORCHES, COVERED PATIOS AND BALCONIES MAY ENCROACH UP TO 8 FEET INTO DESIGNATED REAR YARD.

SUBDIVISION NOTES

A PRELIMINARY PLAN APPROVED UNDER THE PROVISIONS OF THE SUDIVISION ORDINANCE WILL BE VALID FOR A PERIOD OF THREE YEARS. FOR SUCH APPROVAL TO REMAIN VALID BEYOND THREE YEARS, WORK ON THE SITE IN FURTHERANCE OF THE PLAN IS REQUIRED AS EXPLAINED MORE FULLY IN SECTION 20-17 OF THE SUBDIVISION ORDINANCE.

THERE WILL BE NO STUMP HOLES ON-SITE. ALL SOLID WASTE HAULED OFF SITE SHALL BE DISPOSED OF AT FACILITIES PERMITTED TO RECEIVE THOSE WASTES AND MCDPEL WILL REQUIRE DOCUMENTATION OF OFF SITE DISPOSAL.

THE DEVELOPMENT WILL ADHERE TO ALL DIMENSIONAL REQUIREMENTS SET FORTH FOR THEIR RESPECTIVE DISTRICTS IN THE CITY OF CHARLOTTE ZONING ORDINANCE.

IF THE OWNER WISHES TO SAVE CERTAIN TREES ON THE SITE, PLACE TREE BARRICADES AS SHOWN ON THE PLAN OR AS SPECIFIED BY THE OWNER BEFORE CONSTRUCTION ACTIVITY BEGINS.

ALL CONSTRUCTION SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS. IN ORDER TO INSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON THE CURB.

IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL ESTABLISHED BY THE CITY INSPECTOR, BASED ON FIELD CONDITIONS.

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.

THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS.

DEVELOPER WILL PROVIDE STREET SIGNS PER CITY STANDARD 50.05 (9" SIGNS ONLY).

LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOUR NOTICE PRIOR TO START OF CONSTRUCTION.

ADEQUATE SIGHT DISTANCE TRIANGLES MUST BE RESERVED AT THE PROPOSED DRIVEWAY CONNECTION. TWO 35'X35' AND TWO 10'X70' SIGHT TRIANGLES ARE REQUIRED FOR THE STREET CONNECTION TO MEET SIGHT DISTANCE REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE STREET CONNECTION. SUCH ITEMS SHOULD BE IDENTIFIED ON THE SITE PLAN. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.

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

A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A 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/NCDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT/NCDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS. IT IS POSSIBLE THAT CDOT/NCDOT MAY NOT APPROVE ALL ITEMS SOUGHT UNDER AN ENCROACHMENT AGREEMENT.

GRADING MORE THAN ONE ACRE WITHOUT A PERMIT IS A VIOLATION OF CITY CODE AND IS SUBJECT TO AN IMMEDIATE FINE.

APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.

THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

ANY TEMPORARY DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT-OF-WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.

ALL ROAD IMPROVEMENTS AT BALLANTYNE COMMONS PARKWAY ARE TO BE COORDINATED & PERMITTED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT AND NCDOT PRIOR TO CONSTRUCTION.

HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

PRIOR TO C.O., SURVEYOR SEALED AS-BUILT DRAWINGS OF DETENTION SYSTEMS MUST BE PROVIDED.

ALL DRAINAGE FACILITIES, CURB CUTS AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATED WITH ENGINEERS AND PROPERTY MANAGEMENT DEPARTMENT.

ALL UTILITIES WILL BE INSTALLED UNDERGROUND.

CHECKLIST NOTES:

1. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE AREA ALSO PROHIBITED.
2. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
3. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS FOR PROCESSING PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT <http://www.charmeck.org/Departments/Transportation/Street+Maintenance/Home.htm>
4. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR. CURB AND GUTTER SHOWN ON PLANS ON BALLANTYNE COMMONS PARKWAY MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

Flehan
Engineering
Inc.

Civil Engineering
Hydrology, Site Plan Design



5408 Guildbrook Road
Charlotte, North Carolina 28226
(704) 364-3842
(704) 364-3843 -- Fax

OWNER:
LIGHTWAY PROPERTIES, LLC
P.O. BOX 7892
CHARLOTTE, NORTH CAROLINA 28277
(704) 201-8412

Project
BALLANTYNE FIFTY-FIVE 16
5516 BALLANTYNE COMMONS PARKWAY
CHARLOTTE, NORTH CAROLINA

Sheet Title
COVER SHEET

V. P. in Charge
C. FLEHAN
Project Architect/Job Captain
C. FLEHAN

Drawn By
C. FLEHAN
Date Drawn
03/07/2014
CADD Dwg. Name
COVER.DWG 1"=40'
Revisions

No. 1 Date 06/16/14
No. Date
No. Date
No. Date
Issue Date

Project Number

2140401

Sheet

Of

1

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SITE STAKING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
2. BOUNDARY INFORMATION PROVIDED BY JIM MCGOVERN & ASSOC.
3. CONTRACTOR RESPONSIBLE FOR VERIFICATION OF EXISTING SITE FEATURES PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CLDSM NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
5. ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. ALL IMPROVEMENTS SHALL CONFORM TO THE APPLICABLE ORDINANCES OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
7. CURB LINES SHOWN REPRESENT BACK OF CURB AND UP OF GUTTER.
8. IN ORDER TO INSURE PROPER DRAINAGE, MAINTAIN A MINIMUM OF 0.5% SLOPE ALONG THE CURB AND GUTTER.
9. ALL BACK OF CURB RADI TO BE 5', UNLESS NOTED OTHERWISE.
10. THIS DEVELOPMENT WILL NOT HAVE ANY ON-SITE DEMOLITION LANDFILL.
11. CONSTRUCTION OF THE FOLLOWING ITEMS SHALL BE IN ACCORDANCE WITH THE CURRENT CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL:
 - 2'-6" STANDARD & 2' VALLEY CURB & GUTTER 10.17
 - CONCRETE SIDEWALK 10.22
 - MODIFIED TYPE II DRIVEWAY WITH PLANTING STRIP 10.25E
 - ACCESSIBLE RAMP 10.32A/10.32B
 - PARKING STANDARDS 50.09
 - ACCESSIBLE PARKING AND SIGNAGE STANDARD 50.10A/50.10B/50.10C
12. ALL FIRE ACCESS ROADS SHALL BE 20' WIDE, WITH TURN RADI OF 30' INSIDE & 42' OUTSIDE. DEAD END TRAVEL GREATER THAN 150' SHALL HAVE APPROVED TURN-A-ROUND.
13. BMP ACCESS EASEMENT SHALL BE 20' WIDE, WITH 12' WIDE STABILIZED PATH WITH 15% MAX LONG SLOPE AND 5% MAX CROSS SLOPE.

DRIVEWAY CHECKLIST NOTES:

1. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
2. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
3. TREES WITHIN THE RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT-OF-WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURE 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
4. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.

TRASH COLLECTION NOTE

TRASH COLLECTION WILL BE PROVIDED BY PRIVATE COMPANY THROUGH ROLL OUT CONTAINERS RATHER THAN THROUGH DUMPSTERS

SITE CONSTRUCTION SCHEDULE

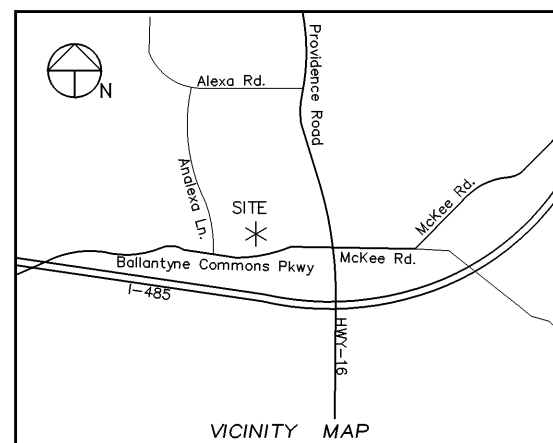
BEGIN CONSTRUCTION 6/1/2014
SITE WORK PROJECT COMPLETION 9/1/2015

NOTE: THIS PLAN COMPLETELY REPLACES PREVIOUSLY APPROVED VILLAS at ALEXANDER PLACE TOWNHOMES.'

SIGN KEY

(TOTAL NEEDED)

(4)		R1-1
(1)		R5-1
(1)		R3-1
(1)		R3-1
(1)		
(1)		R6-2



ANY REQUIRED MODIFICATIONS TO THE EXISTING PAVEMENT MARKINGS AND CURB RAMP WILL BE THE RESPONSIBILITY OF THE PETITIONER/DEVELOPER

NEW 10' TAPER FOR 2'-6" TO VALLEY CURB CLDSM 10.19

NEW 2' VALLEY CURB, TYP. CLDSM 10.17

NEW CONCRETE SIDEWALK CLDSM 10.22

60' WIDE RECORDED ACCESS EASEMENT

NEW 11' WIDE X 8' DEEP CONCRETE AT-GRADE PATIO, TYP. EACH UNIT. PATIO TO ENCR OACH MAX OF 8' INTO SETBACK.

PROVIDENCE ROAD WEST DEV. CO. AND CROSLAND INC

DB 06901-337

ID: 225-112-09

SUBDIVISION SIGNAGE OUTSIDE OF 35'X35' SIGNAGE SITE TRIANGLE

NEW TYPE III DRIVEWAY, CLDS 10.28.

ANY REQUIRED MODIFICATIONS TO EXISTING PAVEMENT MARKINGS AND CURB RAMP WILL BE THE RESPONSIBILITY OF THE PETITIONER/DEVELOPER

ACCESS EASEMENT RECORDED IN BOOK 1109 PAGE 243 MECKLENBURG COUNTY. PAGE OF DOCUMENT 1 STATES THE AUTHORIZATION OF CONSTRUCTION BY ASSIGNED DEDICATION & CROSS EASEMENT AGREEMENT RECORDED IN BOOK 7702 PAGE 36 AS AMENDED IN BOOK 7886 PAGE 283

CFP CHARLOTTE PROVIDENCE COMMONS LLC

DB 27001-882 ZONING: O-1

ID: 225-112-53 USE: VACANT

BALLANTYNE COMMONS
(S.R. #4979 PUBLIC R/W VARIES)

BRANCH BANKING & TRUST CO
DB 15305-837
ID: 229-151-25

NOTES:

1. DETAILS SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
2. OTHER TYPE STREET REQUIRES APPROVAL OF CITY ENGINEER.
3. MINIMUM CURB RADIUS ON INTERIOR DRIVES AND PARKING AREAS IS 10'.
4. THIS DETAIL IS NOT TO BE USED TO MEET INTERIOR/EXTERNAL CONVEYANCE REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND ZONING ORDINANCE.

GUIDELINES FOR PRIVATE STREET DESIGN:

1. INTERNAL STREET ALIGNMENT: MAXIMUM GRADE: 10% MINIMUM VERTICAL CURVE "X" VALUES: 10/20 (CREST/VAL) SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES, SECTION 11.2.
2. INTERSECTION WITH PUBLIC STREET: THE MINIMUM GRADE WITHIN 40 FEET OF PUBLIC STREET INTERSECTION BEGINNING FROM EDGE OF PAVEMENT LINE. NOTE: VARIATIONS ON THESE GUIDELINES WILL BE REVIEWED ON A CASE BY CASE BASIS BY CITY STAFF.

PAVEMENT SCHEDULE

- 1" 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE 10/20
- 6" 1" 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE 10/20
- 6" 1" 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE 10/20
- 2" 1" 1.5" VALLEY CURB AND GUTTER (REFERENCE 10.17A AND B)

NOTE: VARIATIONS ON THESE GUIDELINES WILL BE REVIEWED ON A CASE BY CASE BASIS BY CITY STAFF.

NEW PED. GATE

NEW 6' MASONRY WALL. SEE SHEET 7 FOR DETAILS.

NEW GRASSCOTE PAD (OR EQUAL) FOR FIRE TRUCK TURN-AROUND - CAPABLE OF CARRYING AN 80,000 LB LOAD.

NEW 8' PLANTING STRIP AND 6' SIDEWALK, CLDSM 10.22

NEW 2'-6" CURB & GUTTER, CLDSM 10.17. TIE TO EXISTING.

NEW 6" CONCRETE DRIVEWAY, TYP.

NEW 2'0" CURB, 6' PLANTING STRIP & 5' WALK

NEW ENTRANCE GATE TO BE DESIGNED BY OTHERS

NEW 2'0" CURB & 5' WALK, TYP.

NEW 20' P.C.C.E. TO ACCESS WET POND (TYP.)

NEW 6" BLACK ALUMINUM FENCING ALONG PL. DETAIL PROVIDED BY OWNER

TIE TO EXISTING SW VERIFY IN FIELD.

100' BUFFER

NEW 2'0" CURB, 6' PLANTING STRIP & 5' WALK

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