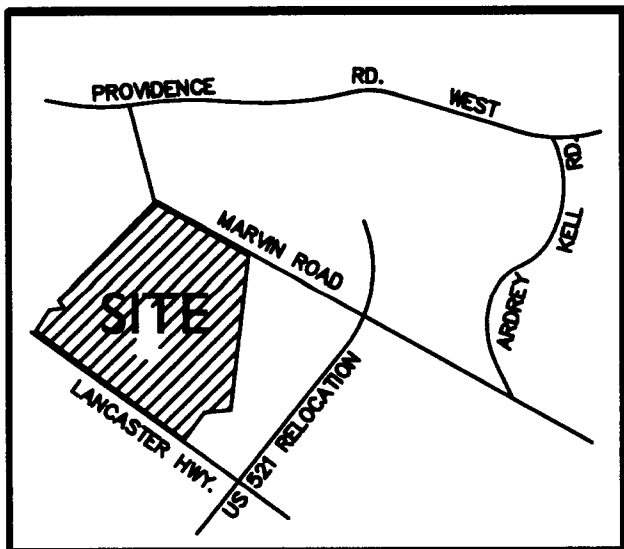
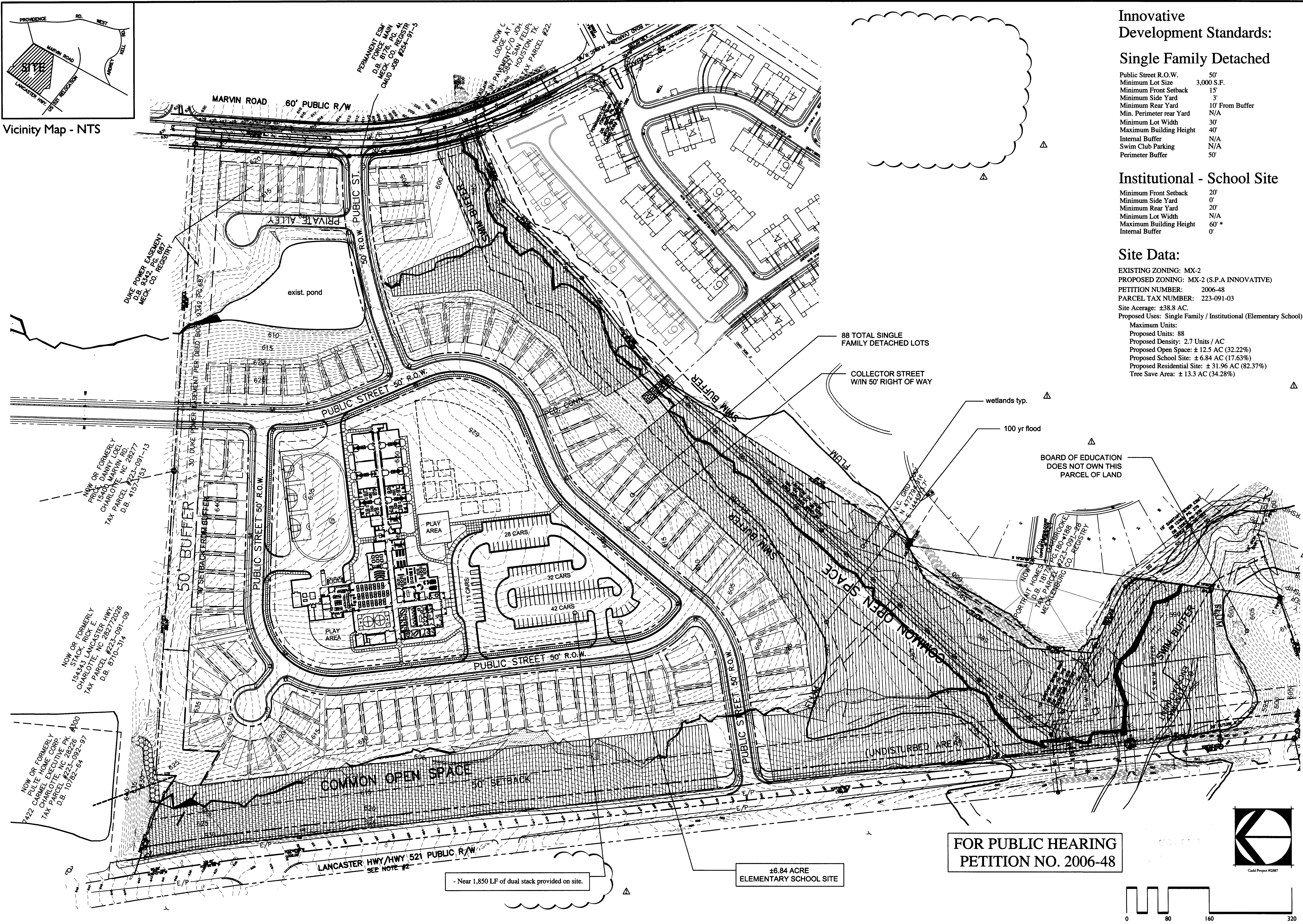




Vicinity Map - NTS



Innovative Development Standards:

Single Family Detached

Public Street R.O.W.	50'
Minimum Lot Size	3,000 S.F.
Minimum Front Setback	15'
Minimum Side Yard	3'
Minimum Rear Yard	10' From Buffer
Min. Perimeter rear Yard	N/A
Minimum Lot Width	30'
Maximum Building Height	40'
Internal Buffer	N/A
Swim Club Parking	N/A
Perimeter Buffer	50'

Institutional - School Site

Minimum Front Setback	20'
Minimum Side Yard	0'
Minimum Rear Yard	20'
Minimum Lot Width	N/A
Maximum Building Height	60' *
Internal Buffer	0'

Site Data:

EXISTING ZONING: MX-2
PROPOSED ZONING: MX-2 (S.P.A INNOVATIVE)
PETITION NUMBER: 2006-48
PARCEL TAX NUMBER: 223-091-03
Site Acreage: ±38.8 AC.
Proposed Uses: Single Family / Institutional (Elementary School)
Maximum Units:
Proposed Units: 88
Proposed Density: 2.7 Units / AC
Proposed Open Space: ± 12.5 AC (32.22%)
Proposed School Site: ± 6.84 AC (17.63%)
Proposed Residential Site: ± 31.96 AC (82.37%)
Tree Save Area: ± 13.3 AC (34.28%)

FOR PUBLIC HEARING
PETITION NO. 2006-48

ARCHITECTURAL
GROUP, PA

2 3 2 0
W. Morehead Street
Charlotte, NC 28206
Landscape Architecture
Site Planning
Civil Engineering
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Facsimile: 704-521-0955

SITE SOLUTIONS

cms
Charlotte-Mecklenburg Schools

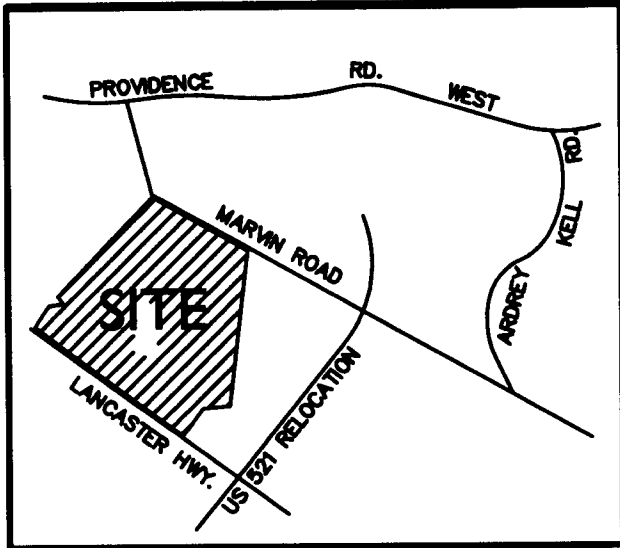
**Providence Road
West Area Elementary**
Charlotte-Mecklenburg Schools
Charlotte, NC
Petition Number 2006-48

Project No: 2887
Drawn By: B. Cannella
Designed By: B. Cannella
Checked By: P. Hobbs
Date: 9.27.06

Revisions:
△ REV. PER PLANNING 11.17.06
△ REV. PER PLANNING 12.15.06

Sheet Title:
Schematic Site Plan

Sheet No:
RZ.1



Vicinity Map - NTS

DEVELOPMENT NOTES:

- 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 ON THIS PLAN IS INTENDED TO REFLECT GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OF MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. FOR EXAMPLE, THE RESIDENTIAL LOTS AS SHOWN HEREON MAY BE RECONFIGURED, INCREASED IN SIZE, AND/OR COMBINED.
- THE SITE MAY BE DEVELOPED ONLY FOR THE FOLLOWING USES: 88 MAXIMUM SINGLE FAMILY DETACHED UNITS & ELEMENTARY OR OTHER SCHOOL USE (INCLUDING A SCHOOL BUILDING, CAR PARKING, BUS PARKING/DROPOFF, OUTDOOR FIELD(S), MOBILE UNITS AND ANY OTHER STRUCTURES THAT ARE TYPICALLY PART OF A SCHOOL CAMPUS). ANY INCIDENTAL OR ACCESSORY STRUCTURES PERMITTED UNDER THE ORDINANCE IN THE MX-2 DISTRICT MAY BE CONSTRUCTED.
- ACCESS TO THE SITE WILL BE PROVIDED BY CONNECTIONS TO MARVIN RD. AND LANCASTER HWY IN THE APPROXIMATE AREAS INDICATED. STREET CONNECTIONS ARE SUBJECT TO APPROVAL BY N.C.DOT, MECKLENBURG COUNTY AND/OR CDOT DEPENDING ON JURISDICTION IN ACCORDANCE WITH APPLICABLE LEGAL REQUIREMENTS.
- BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH THE DEFINITION OF WOODLAND BUFFER AS LISTED BELOW:

A BUFFER THAT WOULD ALLOW A LIMITED AMOUNT OF CLEARING TO TAKE PLACE TO PROMOTE THE GROWTH OF EXISTING VEGETATION AND/OR TO ENHANCE THE AESTHETICS APPEAL OF THE SITE. THE FOLLOWING WOULD BE ALLOWED IN THE WOODLAND BUFFER:

 - HAND PRUNING ONLY. NO HEAVY EQUIPMENT OR VEHICLES ALLOWED IN THIS BUFFER (I.E. BULLDOZERS) EXCEPT FOR THE FIRST 10' IF NECESSARY TO TIE BACK GRADE.
 - PLANT MATERIAL, WHICH MAY BE REMOVED, SHALL BE CUT FLUSH WITH THE GROUND. NO DISTURBANCE OF THE SOIL WILL BE ALLOWED.
 - NO LIMB REMOVAL, WITH THE EXCEPTION OF DEAD OR DISEASED LIMBS.
 - WEEDS AND VINES MAY BE REMOVED.
 - TRESS THAT MEASURE LESS THAN 2" CALIPER AT THE BASE THAT ARE CLEARLY WITHIN THE DRIP LINE OF THE TREE THAT IS 2" OR GREATER MAY BE REMOVED. DRIP LINE IS DEFINED AS AN IMAGINARY LINE ON THE GROUND THAT WOULD FORM THE PERIMETER OF THE TREE'S CANOPY.
 - DEAD TREES AND MATERIALS MAY BE REMOVED. DISEASED TREES MAY BE REMOVED AT THE DISCRETION OF THE URBAN FORESTER.
 - MULCH MAY BE APPLIED TO THE WOODLAND BUFFER. KEEP MULCH 2" - 3" AWAY FROM THE BARK OF TREES.
- (REMOVED)
- DEVELOPMENT OF THE SITE SHALL UTILIZE PUBLIC STREETS WITHIN THE SITE. SETBACKS FROM PUBLIC STREETS ANYWHERE ON THE SITE MAY BE REDUCED IN ACCORDANCE WITH PROPOSED INNOVATIVE DEVELOPMENT STANDARDS.
- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS FOR THE TYPE OF USE FOR WHICH THE SIGNAGE IS PROPOSED.
- PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
- SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
- ALL DUMPSTERS ON THE SITE WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
- THE EXACT LOCATION OF DRIVEWAYS AND STREET INTERSECTIONS WILL BE DETERMINED DURING THE DEVELOPMENT PROCESS BY NCDOT AND/OR CDOT WHICHEVER HAS JURISDICTION OVER THAT DETERMINATION IN ACCORDANCE WITH APPLICABLE LEGAL REQUIREMENTS.
- DECKS, PORCHES, GARAGES, SHEDS, ETC. WILL NOT BE ALLOWED IN THE SETBACKS ALONG MARVIN ROAD (BUT ARE ALLOWED IN THE SETBACKS ALONG OTHER ROADS).
- THE AREA WITHIN THE COMMON OPEN SPACE PORTION OF THE SITE SHALL BE A COMBINATION OF EXISTING NATURAL VEGETATION, WITH LIMITED CLEARING AS PERMITTED UNDER THE DEFINITION OF WOODLAND BUFFER, AND WALKING TRAILS.
- STREETS TREES SHALL BE PROVIDED ON BOTH SIDES OF INTERNAL PUBLIC STREETS AND ALONG THE LANCASTER HWY AND MARVIN RD

FRONTAGES AT 40 FEET ON CENTER. (LOCATION MAY BE ADJUSTED FOR DRIVEWAYS).

- PEDESTRIAN CONNECTIONS TO THE COMMON OPEN SPACE SHALL BE PROVIDED APPROXIMATELY AS SHOWN. EXACT LOCATIONS MAY VARY DEPENDING UPON FINAL CONSTRUCTION DRAWINGS, SITE CONSTRAINTS, ETC.
- IN ADDITION TO THE "INNOVATIVE DEVELOPMENT STANDARDS" LISTED HEREIN, THE SETBACK ALONG MARVIN ROAD SHALL BE REDUCED TO 20 FEET AND THE SCHOOL SHALL HAVE A 20' FRONT SETBACK AND 10' SIDE YARDS AS SHOWN.
- TO THE EXTENT REQUIRED BY OTHER APPLICABLE LAWS OR ODINANCES, SIDEWALK AND PLANTING STRIP SHALL BE PROVIDED ALONG THE SITE'S FRONTAGE ADJACENT TO MARVIN ROAD. THE MARVIN ROAD SIDEWALK AND PLANTING STRIP WIDTHS SHALL MATCH ADJACENT EXISTING SIDEWALK AND PLANTING STRIP WIDTHS. TO THE EXTENT REQUIRED BY OTHER APPLICABLE LAWS OR ODINANCES, SIDEWALK ALONG THE SITE'S FRONTAGE ADJACENT TO LANCASTER HIGHWAY. PETITIONER SPECIFICALLY RESERVES THE RIGHT TO SEEK A VARIANCE OR WAIVER OF SIDEWALK REQUIREMENTS UNDER CHAPTER 19 OF THE CITY CODE OR OTHER APPLICABLE LAWS OR ORDINANCES. IF REQUIRED, THE LOCATION AND WIDTH OF THE LANCASTER HIGHWAY SIDEWALK AND ANY REQUIRED PLANTING STRIP SHALL BE DETERMINED DURING DESIGN REVIEW IN LIGHT OF TOPOGRAPHY AND EXISTING PHYSICAL CONDITIONS.

ALL SIDEWALKS MAY MEANDER AND THE PLANTING STRIPS MAY VARY IN LIGHT OF TOPOGRAPHY AND EXISTING PHYSICAL CONDITIONS AND TO SAVE EXISTING TREES 6 INCHES IN CALIPER AND LARGER. CURB AND GUTTER IS NOT REQUIRED ALONG THE LANCASTER HIGHWAY FRONTAGE.

- THE 50' PUBLIC STREETS SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS FOR PUBLIC STREETS AND SIDEWALKS.
- THE 50-FOOT SETBACK ALONG LANCASTER HIGHWAY SHALL REMAIN UNDISTURBED, EXCEPT FOR THE STREET CONNECTION TO LANCASTER HIGHWAY, ANY REQUIRED IMPROVEMENTS ALONG LANCASTER HIGHWAY, AND LIMITED CLEARING AS PERMITTED UNDER THE DEFINITION OF WOODLAND BUFFER.
- LEFT TURN LANES SHALL BE PROVIDED AT THE PROPOSED PUBLIC STREET INTERSECTIONS ALONG MARVIN ROAD AND LANCASTER HIGHWAY. THE LEFT TURN LANES SHALL BE DESIGNED WITH A MINIMUM 150 FEET OF STORAGE AND APPROPRIATE TRANSITION AND BAY TAPER.
- IN ACCORDANCE WITH URBAN FORESTRY STAFF STIPULATIONS IN CONJUNCTION WITH EXISTING SITE CONDITIONS, NO TREE SURVEY ALONG THE SITE'S LANCASTER HWY. FRONTAGE SHALL BE REQUIRED. THE PETITIONER SHALL PROVIDE A TREE SURVEY ALONG THE SITE'S MARVIN ROAD FRONTAGE AS REQUIRED WITHIN THE PROPOSED 20' SETBACK.
- PEDESTRIAN SCALE LIGHTING 12' - 15' HEIGHT SHALL BE PROVIDED ALONG THE RESIDENTIAL SIDES OF INTERNAL PUBLIC STREETS AND ALONG THE LANCASTER HWY AND MARVIN RD FRONTAGES AT INTERVALS OF 150 FEET. SUCH LIGHTING SHALL BE PROVIDED IN CONJUNCTION WITH DUKE POWER REGULATIONS AND REQUIREMENTS FOR SUCH LIGHTING. NO WALL PAK LIGHTING WILL BE ALLOWED. LIGHTING WILL BE FULLY SHIELDED.
- (REMOVED)
- THE PROPERTY SUBJECT TO THIS CONDITIONAL ZONING PLAN MAY BE CONSTRUCTED IN TWO PHASES, A "SCHOOL PHASE" AND A "RESIDENTIAL PHASE," AS PROVIDED IN THIS SECTION 24. ALL OR A PORTION OF THE RESIDENTIAL PHASE MAY BE COMPLETED AS PART OF THE SCHOOL PHASE BUT ONLY THE SCHOOL PHASE NEEDS TO BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND USE OF THE SCHOOL. THE ENTRANCE STREET FROM MARVIN RD AND THE RING ROAD SURROUNDING THE SCHOOL SITE WILL BE CONSTRUCTED AS PART OF THE SCHOOL PHASE. REQUIRED STREET IMPROVEMENTS SUCH AS SIDEWALKS, PLANTING STRIPS, ETC. ALONG BOTH SIDES OF THE ENTRANCE STREET FROM MARVIN RD AND ALONG THE SCHOOL SIDE OF THE RING ROAD SHALL BE CONSTRUCTED DURING THE SCHOOL PHASE. THE NORTHERN STREET STUB, NORTHWESTERN CUL-DE-SAC, AND ENTRANCE STREET FROM LANCASTER HWY, TOGETHER WITH REQUIRED IMPROVEMENTS ALONG SUCH STREETS, WILL BE CONSTRUCTED AS PART OF THE RESIDENTIAL PHASE. REQUIRED STREET IMPROVEMENTS ON THE RESIDENTIAL SIDE OF THE RING ROAD SHALL ALSO BE CONSTRUCTED DURING THE RESIDENTIAL PHASE. ANY REQUIRED TURN LANE ON MARVIN RD SHALL BE CONSTRUCTED DURING THE SCHOOL PHASE. OTHER REQUIRED STREET IMPROVEMENTS ALONG MARVIN RD AND LANCASTER HWY SHALL BE CONSTRUCTED DURING THE RESIDENTIAL PHASE.
- THE FOLLOWING REQUIREMENTS WILL BE APPLICABLE TO THE SCHOOL SITE ONLY:

- STORM WATER QUALITY TREATMENT
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 N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (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
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 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.

-ADDITIONAL NOTES:
THE DEVELOPER MAY, THROUGH AN AGREEMENT WITH NECESSARY PROPERTY OWNERS AND/OR AGENCIES AND ENTITIES, UTILIZE AND IMPROVE THE EXISTING POND ON THE PROPOSED DEVELOPMENT SITE FOR DETENTION AND WATER QUALITY BENEFITS. IF THE EXISTING POND IS TO BE UTILIZED, THE PETITIONER SHALL IMPROVE/ENHANCE THE POND TO MEET THE AFOREMENTIONED SPECIFICATIONS LISTED ABOVE. IMPROVEMENTS AND ENHANCEMENTS MAY INCLUDE CONSTRUCTION OF A FOREBAY AT THE SITE'S STORM WATER DISCHARGE, CONSTRUCTION OF A LITTORAL SHELF AROUND THE PERIMETER OF THE POND, AND CONSTRUCTION OF AN OUTLET CONTROL STRUCTURE TO MEET ALL DETENTION REQUIREMENTS AS WELL AS DRAWDOWN REQUIREMENTS.

26. STORM WATER

THE FUTURE CONDITIONS BASE FLOOD ELEVATION SHOULD BE NO MORE THAN 6' DEEP IN ANY NEW PARKING SPACE

27. STREAM BUFFERS

-35-FOOT S.W.I.M. BUFFER
A STREAM SEGMENT LOCATED ON THE SUBJECT PROPERTY DRAINS GREATER THAN OR EQUAL TO 100 ACRES AND LESS THAN 300 ACRES. ACCORDING TO THE CITY OF CHARLOTTE ZONING ORDINANCE, CHAPTER 12, PART 8- SURFACE WATER IMPROVEMENT AND MANAGEMENT (S.W.I.M.) STREAM BUFFERS, SECTION 12.804, BUFFER STANDARDS, STREAMS MEETING THIS CRITERION ARE REQUIRED TO HAVE BUFFERS 35 FEET IN WIDTH ON BOTH SIDES OF THE STREAM MEASURED FROM THE TOP OF THE BANK.

-ADDITIONAL STREAM BUFFERS
IF APPLICABLE TO THE SUBJECT PROPERTY, INTERMITTENT AND PERENNIAL STREAM SEGMENTS DRAINING LESS THAN 100 ACRES SHALL BE DELINEATED BY A CERTIFIED PROFESSIONAL USING THE U.S. ARMY CORPS OF ENGINEERS AND N.C. DIVISION OF WATER QUALITY METHODOLOGY. THE LOCATIONS OF STREAMS AND THE REQUIRED BUFFERS SHALL BE DEPICTED ON SITE PLANS.

IF APPLICABLE TO THE SUBJECT PROPERTY, A 35-FOOT PROTECTIVE BUFFER SHALL BE ESTABLISHED ON BOTH SIDES OF INTERMITTENT AND PERENNIAL STREAM SEGMENTS DRAINING BETWEEN 50 ACRES AND 100 ACRES. A BUFFER SHALL INCLUDE TWO ZONES, A 20-FOOT UNDISTURBED STREAMSIDE ZONE, AND A 15-FOOT LIMITED-USE UPLAND ZONE. THE ALLOWABLE USES IN THESE ZONES ARE TO BE THE SAME AS THOSE OUTLINED IN THE CITY OF CHARLOTTE ZONING ORDINANCE, CHAPTER 12, PART 8, S.W.I.M. STREAM BUFFERS, FOR STREAMS DRAINING GREATER THAN 100 ACRES, BUT LESS THAN 300 ACRES.

IF APPLICABLE TO THE SUBJECT PROPERTY, ALL INTERMITTENT AND PERENNIAL STREAM SEGMENTS DRAINING LESS THAN OR EQUAL TO 50 ACRES SHALL HAVE A MINIMUM 30-FOOT VEGETATED BUFFER INCLUDING AN UNDISTURBED OR BIOENGINEERED 10-FOOT ZONE ADJACENT TO THE BANK. DISTURBANCE OF THE BUFFER IS ALLOWED; HOWEVER, ANY DISTURBED AREA IN THE 10-FOOT ZONE ADJACENT TO THE BANK SHALL REQUIRE STREAM BANK STABILIZATION USING BIOENGINEERING TECHNIQUES APPROVED BY MCWQP. ALL BUFFERS SHALL BE MEASURED FROM THE TOP OF THE BANK ON BOTH SIDES OF THE STREAM.

28. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES,

STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS OR OTHER APPLCIABLE LAW AND ORDINANCES WILL EXIST (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE ("LEGAL REQUIRMENTS"). THIS MAY INCLUDE CHAPTERS 6, 9, 12, 17, 18, 19, 20 AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER LEGAL REQUIREMENTS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM THE LEGAL REQUIREMENTS AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

29. ANY JURISDICTIONAL WETLANDS OR STREAMS NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT NCDEHNR (919-733-1786). FOR 404 PERMITS CONTACT THE U.S. ARMY CORPS OF ENGINEERS (704-271-4854).

30. INTERNAL ROADS SHALL BE BUILT WITH MINIMUM 5' SIDEWALKS AND 4' PLANTING STRIPS PER CDOT DEVELOPMENT STANDARDS. THE SIDEWALKS MAY MEANDER AND THE PLANTING STRIPS MAY VARY IN CONNECTION WITH THE DEVELOPMENT OF THE SITE. SIDEWALKS MAY BE CONSTRUCTED WITHIN SETBACK AREAS. THE USE OF A 50' RIGHT-OF-WAY AND LOCAL STREET CROSS SECTION SHALL BE PERMITTED FOR THE COLLECTOR STREET THROUGH INNOVATIVE DEVELOPMENT STANDARDS.

Project No:	2887
Drawn By:	B. Cannella
Designed By:	B. Cannella
Checked By:	P. Hobbs
Date:	9.27.06
Revisions:	
△ REV. PER PLANNING	11.17.06

Sheet Title:

Technical Data
Sheet

Sheet No:
RZ.2