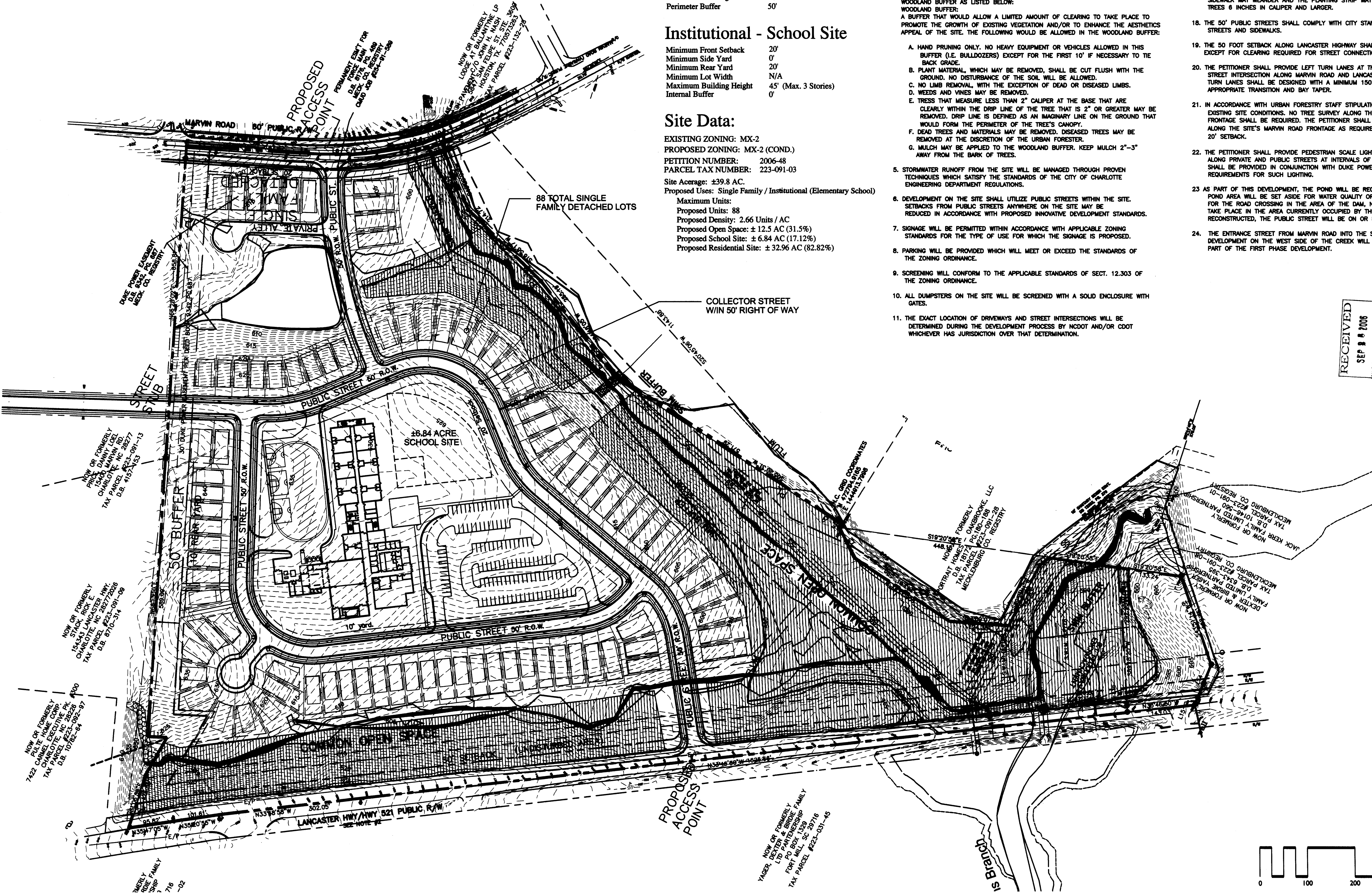


Vicinity Map - NTS



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'
Min. Perimeter rear Yard	N/A
Minimum Lot Width	30'
Maximum Building Height	40' (Max. 3 Stories)
Internal Buffer	N/A
Swim Club Parking	N/A
Perimeter Buffer	50'

Institutional - School Site

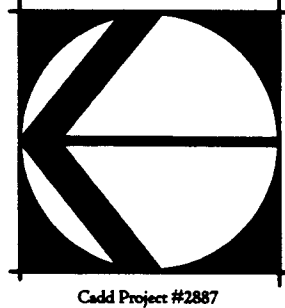
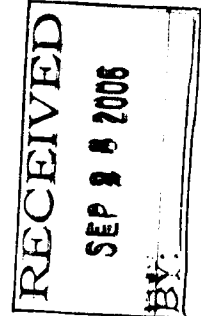
Minimum Front Setback	20'
Minimum Side Yard	0'
Minimum Rear Yard	20'
Minimum Lot Width	N/A
Maximum Building Height	45' (Max. 3 Stories)
Internal Buffer	0'

Site Data:

EXISTING ZONING: MX-2
PROPOSED ZONING: MX-2 (COND.)
PETITION NUMBER: 2006-48
PARCEL TAX NUMBER: 223-091-03
Site Acreage: ±39.8 AC.
Proposed Uses: Single Family / Institutional (Elementary School)
Maximum Units:
Proposed Units: 88
Proposed Density: 2.66 Units / AC
Proposed Open Space: ± 12.5 AC (31.5%)
Proposed School Site: ± 6.84 AC (17.12%)
Proposed Residential Site: ± 32.96 AC (82.82%)

DEVELOPMENT NOTES:

1. 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 OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.208(2) DURING THE DESIGNED DEVELOPMENT AND CONSTRUCTION PHASES.
2. THE SITE MAY BE DEVELOPED ONLY FOR THE FOLLOWING USES: 88 MAXIMUM SINGLE FAMILY DETACHED UNITS & ELEM. SCHOOL. ANY INCIDENTAL OR ACCESSORY STRUCTURES PERMITTED UNDER THE ORDINANCE IN THE MX-2 DISTRICT MAY BE CONSTRUCTED. NO RETAIL OR OFFICES WILL BE PERMITTED.
3. ACCESS TO THE SITE WILL BE PROVIDED BY CONNECTIONS TO MARVIN RD. AND LANCASTER HWY. AS INDICATED. STREET CONNECTIONS ARE SUBJECT TO APPROVAL BY N.C.DOT, MECKLENBURG COUNTY AND/OR CDOT DEPENDING ON JURISDICTION.
4. 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:
A. HAND PRUNING ONLY. NO HEAVY EQUIPMENT OR VEHICLES ALLOWED IN THIS BUFFER (I.E. BULLDOZERS) EXCEPT FOR THE FIRST 10' IF NECESSARY TO THE BACK GRADE.
B. PLANT MATERIAL, WHICH MAY BE REMOVED, SHALL BE CUT FLUSH WITH THE GROUND. NO DISTURBANCE OF THE SOIL WILL BE ALLOWED.
C. NO LIMB REMOVAL, WITH THE EXCEPTION OF DEAD OR DISEASED LIMBS.
D. WEEDS AND VINES MAY BE REMOVED.
E. TREES 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.
F. DEAD TREES AND MATERIALS MAY BE REMOVED. DISEASED TREES MAY BE REMOVED AT THE DISCRETION OF THE URBAN FORESTER.
G. MULCH MAY BE APPLIED TO THE WOODLAND BUFFER. KEEP MULCH 2"-3" AWAY FROM THE BARK OF TREES.
5. STORMWATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS OF THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT REGULATIONS.
6. DEVELOPMENT ON 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.
7. SIGNAGE WILL BE PERMITTED WITHIN ACCORDANCE WITH APPLICABLE ZONING STANDARDS FOR THE TYPE OF USE FOR WHICH THE SIGNAGE IS PROPOSED.
8. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
9. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
10. ALL DUMPSTERS ON THE SITE WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
11. 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.
12. DECKS, PORCHES, GARAGES, SHEDS, ETC. WILL NOT BE ALLOWED IN THE SETBACKS ALONG MARVIN ROAD.
13. THE AREA WITHIN THE COMMON OPEN SPACE PORTION OF THE SITE SHALL BE A COMBINATION OF EXISTING NATURAL VEGETATION AND WALKING TRAILS.
14. STREETS TREES SHALL BE PROVIDED ON BOTH SIDES OF PUBLIC AND PRIVATE STREETS AT 40 FEET ON CENTER. (LOCATION MAY BE ADJUSTED FOR DRIVEWAYS).
15. PEDESTRIAN CONNECTIONS TO THE COMMON OPEN SPACE SHALL BE PROVIDED AS SHOWN, EXACT LOCATIONS MAY VARY DEPENDING UPON FINAL CONSTRUCTION DRAWINGS, SITE CONSTRAINTS, ETC.
16. 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.
17. THE PETITIONER SHALL PROVIDE A 5' SIDEWALK AND AN 8' PLANTING STRIP ALONG THE SITE'S FRONTAGE ADJACENT TO MARVIN ROAD AND LANCASTER HIGHWAY. THE SIDEWALK MAY MEANDER AND THE PLANTING STRIP MAY VARY TO SAVE EXISTING TREES 8 INCHES IN CALIPER AND LARGER.
18. THE 50' PUBLIC STREETS SHALL COMPLY WITH CITY STANDARD DETAILS FOR PUBLIC STREETS AND SIDEWALKS.
19. THE 50 FOOT SETBACK ALONG LANCASTER HIGHWAY SHALL REMAIN UNDISTURBED, EXCEPT FOR CLEARING REQUIRED FOR STREET CONNECTION TO LANCASTER HIGHWAY.
20. THE PETITIONER SHALL PROVIDE LEFT TURN LANES AT THE PROPOSED PUBLIC STREET INTERSECTION 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.
21. 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.
22. THE PETITIONER SHALL PROVIDE PEDESTRIAN SCALE LIGHTING 12' - 15' HEIGHT ALONG PRIVATE AND PUBLIC STREETS AT INTERVALS OF 150 FEET. SUCH LIGHTING SHALL BE PROVIDED IN CONJUNCTION WITH DUKE POWER REGULATIONS AND REQUIREMENTS FOR SUCH LIGHTING.
23. AS PART OF THIS DEVELOPMENT, THE POND WILL BE RECONSTRUCTED, OR THE POND AREA WILL BE SET ASIDE FOR WATER QUALITY OR WETLAND USE. EXCEPT FOR THE ROAD CROSSING IN THE AREA OF THE DAM, NO DEVELOPMENT WILL TAKE PLACE IN THE AREA CURRENTLY OCCUPIED BY THE POND. IF THE POND IS RECONSTRUCTED, THE PUBLIC STREET WILL BE ON OR BELOW THE DAM.
24. THE ENTRANCE STREET FROM MARVIN ROAD INTO THE SINGLE FAMILY DETACHED DEVELOPMENT ON THE WEST SIDE OF THE CREEK WILL BE CONSTRUCTED AS PART OF THE FIRST PHASE DEVELOPMENT.



**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:

Sheet Title:
**Schematic Site
Plan Petition /
Technical Data
Sheet**

Sheet No:
RZ.1

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Charlotte-Mecklenburg Schools