

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

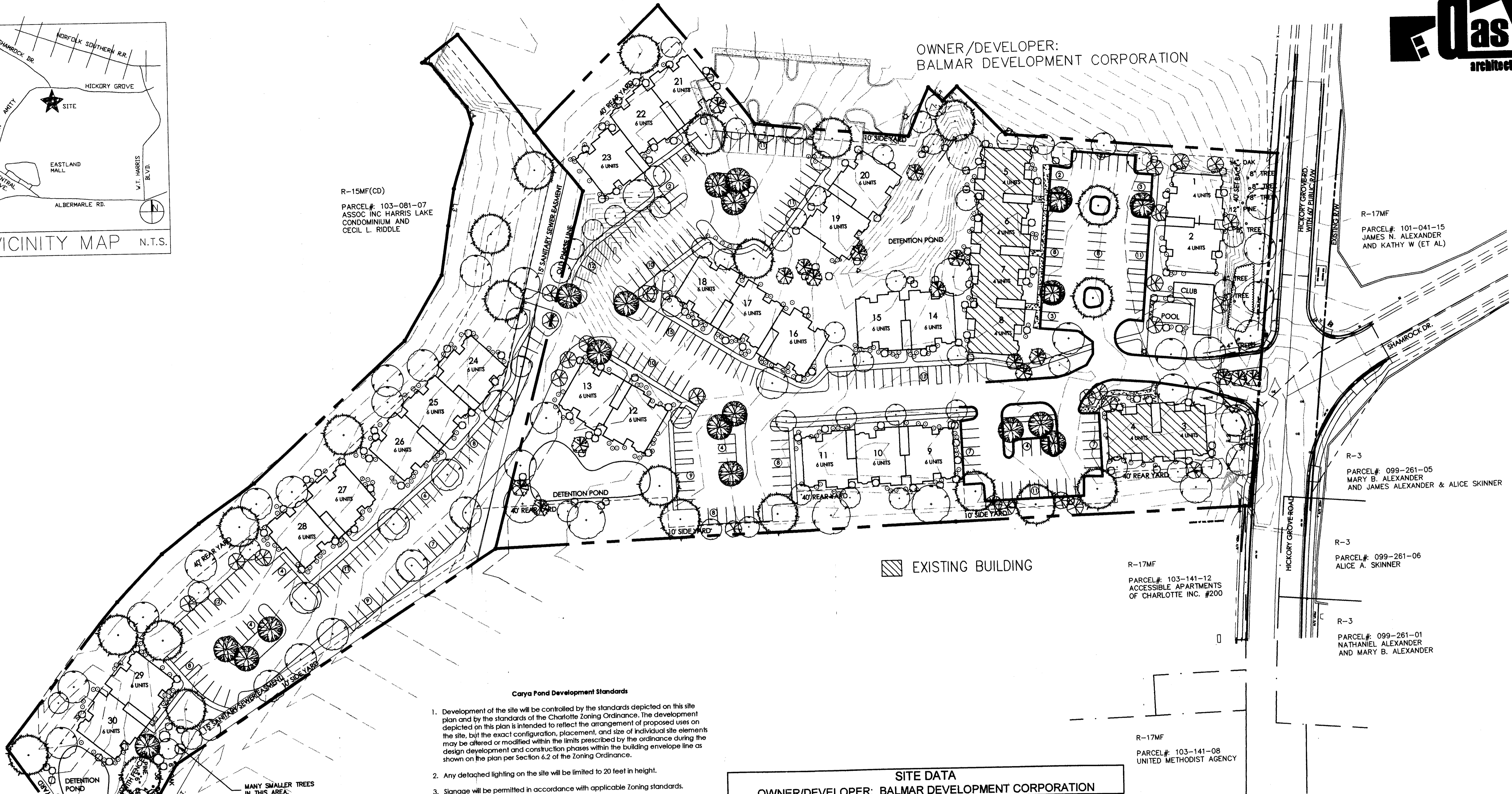
OWNER/DEVELOPER:  
 BALMAR DEVELOPMENT CORPORATION



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

06-130

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**Carya Pond Development Standards**

- 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.
- Any detached lighting on the site will be limited to 20 feet in height.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- 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.
- All multifamily buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
- Access will be provided by a driveway connection to Hickory Grove Rd. The exact location of the access to Hickory Grove Rd. will be subject to approval by the appropriate transportation authority.
- The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street.
- No storm water detention will be placed in any setbacks or buffers.
- 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.
- 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.
- 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.

Initial submission, June 26, 2006

SITE DATA			
OWNER/DEVELOPER: BALMAR DEVELOPMENT CORPORATION			
PROPOSED UNITS: 164 RENTAL UNITS			
	PARCEL 1	PARCEL 2	TOTAL
TOTAL ACREAGE	6.778 ACRES	3.233 ACRES	10.011 ACRES
EXISTING ZONING	R17MF	R15MF(CD)	R17MF(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	% or ACRES		
OPEN SPACE PROPOSED	ACRES		
MINIMUM LOT AREA:			
DUPLEX	6,500 square ft		
TRIPLEX	9,500 square ft		
QUADRAPLEX	11,500 square ft		
SIDE YARD:	10ft		
SETBACK:	40ft		
REAR YARD:	40ft		
FLOOR AREA RATIO:	40ft		
BUILDING HEIGHT:	40ft		
MINIMUM LOT WIDTH:	N/A		
SANITATION:	COMPACTOR		
PARKING REQUIRED:	246		
PARKING PROPOSED:	262		

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

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

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

**Carya Pond Condominiums**  
 Charlotte, North Carolina

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

REVISIONS:  
 NO. DATE DESCRIPTION:

SHEET TITLE:  
 Rezoning Plan

L1.0

