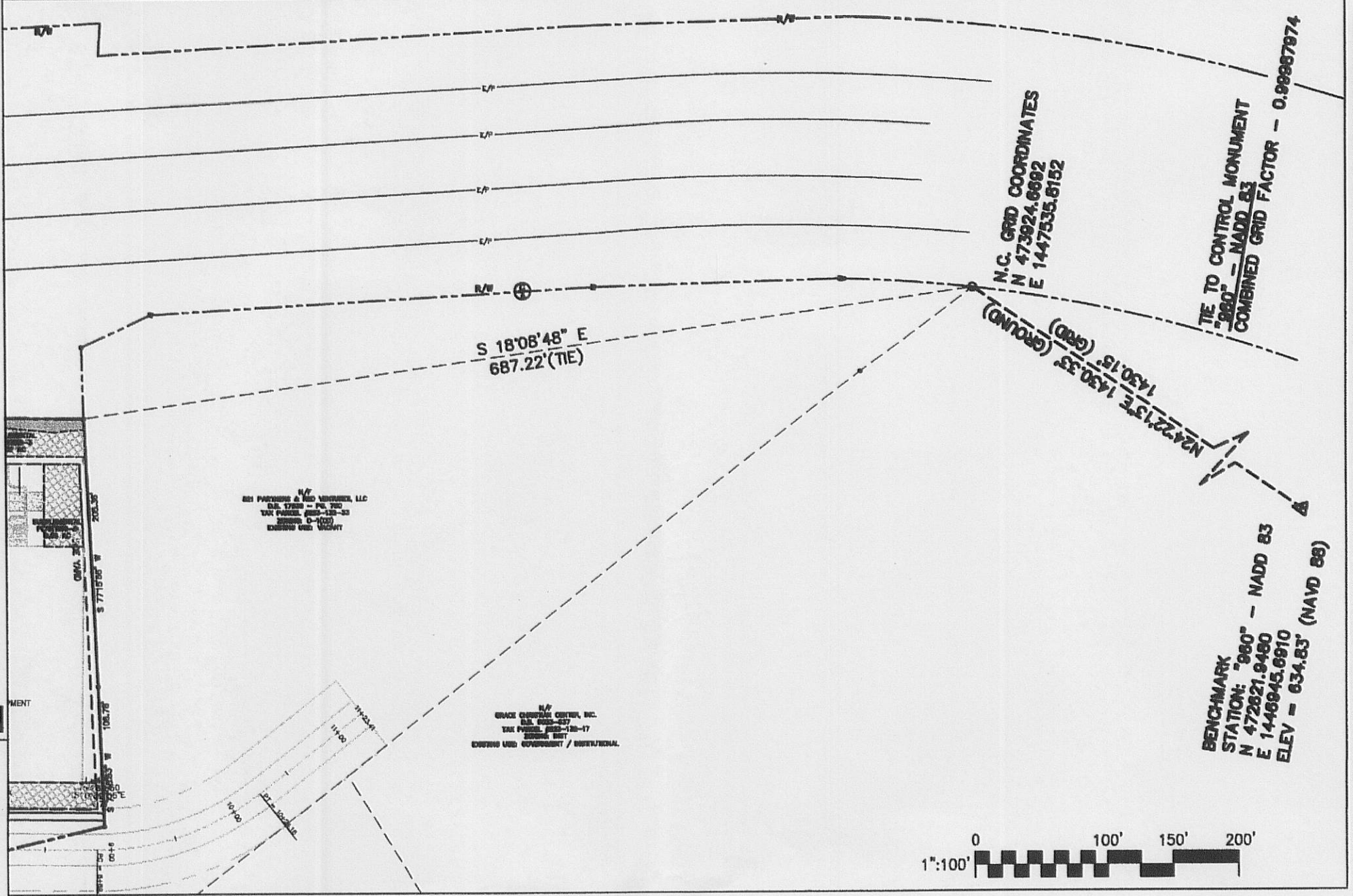




UNTREATED ON-SITE IMPERVIOUS AREA	
Site Area (AC)	0.99
Total Item (AC)	0.99
Sidewalk	0.05
Total Item (AC)	0.05
% Impervious	5.05%
BMP #1 (On-Site)	
Site Area (AC)	5.05 (drainage area)
Total Item (AC)	5.05
On-Site Impervious Area	
Sidewalk	0.25
Building	1.01
Paving (Parking/Roads)	2.34
Sub Total Item (Ac)	3.60
Total Item (Ac)	3.60
% Impervious	71.29%

IMPERVIOUS AREA CALCULATION



N/F  
521 PARTNERS & RED VENTURES, LLC  
D.B. 9033-537  
TAX PARCEL #223-132-33  
ZONING: O-1(CD)  
EXISTING USE: VACANT

N/F  
GRACE CHRISTIAN CENTER, INC.  
D.B. 9033-537  
TAX PARCEL #223-132-17  
ZONING: INST  
EXISTING USE: GOVERNMENT / INSTITUTIONAL

N/F  
GRACE CHRISTIAN CENTER, INC.  
D.B. 9033-537  
TAX PARCEL #223-132-17  
ZONING: INST(CD)  
EXISTING USE: GOVERNMENT / INSTITUTIONAL

N/F  
LODGE AT BALLANTYNE LP  
D.B. 10371-740 M.B. 28-159  
TAX PARCEL #223-132-28  
ZONING: R-12(MF(CD))  
EXISTING USE: MULTI-FAMILY

N/F  
FURR FAMILY PROPERTIES, LLP  
D.B. 01404 - PG 333  
TAX PARCEL #223-132-09  
ZONING: R-3  
EXISTING USE: VACANT

N/F  
WALTER LEE FURR, JR. & BETTY FURR  
D.B. 01404 - PG 333  
TAX PARCEL #223-132-09  
ZONING: R-3  
EXISTING USE: SINGLE FAMILY

N/F  
WALTER LEE FURR, JR. & BETTY FURR  
D.B. 01404 - PG 333  
TAX PARCEL #223-132-14  
ZONING: R-3  
EXISTING USE: VACANT

TREE SAVE	
REQUIRED 15%	
SITE ACREAGE= 5.75	
5.75 x 15% = 37,461.6 SF OR 0.86 ACRES	
PROVIDED	
TREE SAVE AREA 1 =	0.16 AC
TREE SAVE AREA 2 =	0.07 AC
TREE SAVE AREA 3 =	0.04 AC
TREE SAVE AREA 4 =	0.08 AC
TOTAL TREE SAVE	0.35 ACRES
0.35 / 5.75 = 6.09%	
* SUPPLEMENTAL PLANTINGS IN LIEU OF TREE SAVE AREA TO BE PLANTED ON SITE OR WITHIN SETBACK AREA TO MEET REQUIREMENTS:	

SUPPLEMENTAL PLANTING	
PROPOSED:	
SUPPLEMENTAL PLANTING AREA 1 =	0.04 AC
SUPPLEMENTAL PLANTING AREA 2 =	0.06 AC
SUPPLEMENTAL PLANTING AREA 3 =	0.07 AC
SUPPLEMENTAL PLANTING AREA 4 =	0.04 AC
SUPPLEMENTAL PLANTING AREA 5 =	0.08 AC
SUPPLEMENTAL PLANTING AREA 6 =	0.11 AC
SUPPLEMENTAL PLANTING AREA 7 =	0.05 AC
SUPPLEMENTAL PLANTING AREA 8 =	0.29 AC
TOTAL SUPPLEMENTAL PLANTING =	0.74 ACRES
0.74 / 5.75 = ± 12.87%	
TOTAL TREE SAVE =	6.09%
TOTAL SUPPLEMENTAL PLANTING =	12.87%
TOTAL=	18.96%

PARKING DATA

PARKING SPACES PROVIDED: 17 (ON-STREET)

LINE TABLE			
LINE	LENGTH	CH BEARING	CH DIST.
L1	73.64	S03°04'54"E	13.26'
L2	175.69	S08°09'25"E	66.66'
L3	293.29	S23°29'02"E	61.51'
L4	50.37	S09°21'01"E	58.28'
L26	209.70	S09°21'01"E	61.51'
L27	118.46	S23°29'02"E	58.28'
L28	174.83	S23°29'02"E	58.28'
L29	175.69	S08°09'25"E	61.51'
L30	13.79	S03°04'54"E	10.49'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CH BEARING
C1	13.26'	150.00'	S05°37'10"E
C2	66.66'	250.00'	S15°49'14"E
C3	61.67'	250.00'	N18°25'02"W
C6	69.44'	281.50'	N18°25'02"W
C7	58.45'	218.50'	S15°49'14"E
C8	10.50'	118.50'	S05°37'10"E

CONDITIONAL PLAN NOTES

- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORM WATER AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6.8, 12.17, 16.19.20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION. THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
- DUMPSTER AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH ONE SIDE BEING A HINGED GATE.
- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE SHALL NOT EXCEED 25 FEET INCLUDING ITS BASE. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED AND SHIELDED SUCH THAT DIRECT ILLUMINATION DOES NOT EXCEED PAST ANY PROPERTY LINE AND SHALL BE CONSISTENT WITH THE ZONING ORDINANCE REQUIREMENTS. FURTHERMORE, NO "WALL FAX" LIGHTING SHALL BE PERMITTED.
- VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- THE BANK AND 3-STORY OFFICE BUILDING ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STUCCO, AND/OR A COMBINATION OF THOSE OR OTHER MASONRY FINISHES. WHERE THESE BUILDINGS ADJUT A PUBLIC RIGHT-OF-WAY THE PETITIONER/DEVELOPER AGREES TO PROVIDE VISUAL INTEREST IN THE FORM OF NO BLANK WALLS GREATER THAN 20 FEET TO INCLUDE BUILDING PENETRATION WITH A MINIMUM OF 50% CLEAR GLASS.
- FOR THE FITNESS CENTER BUILDING ARTICULATION, REFER TO SHEET TDS-1.1 OF THIS SET.
- THE SITE PLAN IS SCHEMATIC IN NATURE AND REPRESENTS A FIRM CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF BUILDINGS, PARKING, AND CIRCULATION PATTERNS. MINOR CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC LAYOUT AND RELATIONSHIPS TO ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER AND SHALL BE HANDLED IN ACCORDANCE TO THE ZONING ORDINANCE SECTION 6.097.
- THE PROPOSED VEHICULAR CONNECTIONS TO THE ADJUTING PROPERTIES SHALL BE BUILT TO THE PROPERTY LINE AS SHOWN AS PART OF THE PROPOSED DEVELOPMENT PROJECT. THE EXACT LOCATIONS MAY VARY SOMEWHAT FROM THE DEPICTED PLAN.
- THE PETITIONER/DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE TO SERVE THE TRAFFIC USING THE PROPOSED PUBLIC STREET INTERSECTION TO PROVIDENCE ROAD WEST. FURTHERMORE, THE LEFT TURN LANE SHALL BE A SIDE BY SIDE LEFT TURN LANE WITH THE LEFT TURN LANE ON EASTBOUND PROVIDENCE ROAD WEST TO NORTHBOUND HIGHWAY 521. SUCH A TURN LANE WILL REQUIRE ADDITIONAL IMPROVEMENTS EXTENDING EAST ALONG PROVIDENCE ROAD WEST BEYOND ITS INTERSECTION WITH HWY. 521. ALSO REQUIRED WILL BE THE CONSTRUCTION OF A CONCRETE MEDIAN IN PROVIDENCE ROAD WEST BETWEEN THE SITES PROPOSED STREET INTERSECTION AND HWY. 521. THE MEDIAN SHOULD BE DESIGNED WITH A MINIMUM 150 FEET STORAGE AND 15:1 BAY TAPER. THE ENGINEERING DESIGN SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA.
- BICYCLE PARKING SHALL BE PROVIDED PER THE ORDINANCE.
- TREE SAVE AREAS ON SITE WILL OCCUR WITHIN THE PRESERVED WETLANDS AREA AND SETBACK AREA. TREE MITIGATION IN LIEU OF TREE SAVE OF 15% MAY BE ACCOMPLISHED WITH ADDITIONAL PLANTINGS ON SITE OR WITHIN SETBACK AREAS. SEE SHEET TDS-1.1 FOR TREE SAVE/SUPPLEMENTAL PLANTING PLAN.
- ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED, OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS, CONTACT ACDENR AT 919-333-1789. FOR 404 PERMITS, CONTACT THE ARMY CORPS OF ENGINEERS AT 704-271-4864.
- ALL WATER SUPPLY WELLS SHALL BE PROTECTED BY FLAGGING AND FENCING DURING SITE DEVELOPMENT OR ABANDONED PER THE MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
- EXISTING SEPTIC TANKS SHALL BE LOCATED, PUMPED BY A LICENSED WASTE HAULER TO REMOVE RESIDUAL CONTENTS, CRUSHED AND BACKFILLED PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
- STORM WATER NO SURFACE LEVEL STORM WATER DETENTION SHALL BE ALLOWED WITHIN THE SETBACKS ALONG HWY. 521, PROVIDENCE ROAD WEST, AND THE NEW PUBLIC STREET. HOWEVER WATER QUALITY BIORETENTION AREAS AND/OR RAIN GARDENS MAY BE LOCATED IN REQUIRED SETBACKS. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEMS. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEMS AMENDED TO ENSURE THAT THE LEFT TURN LANE WILL NOT BE TAKEN OUT OF STANDARDS DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEMS TO BE TAKEN OUT OF STANDARDS, THE PETITIONER SHALL PROVIDE ALTERNATIVE METHODS TO PREVENT THIS FROM OCCURRING. FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT UPON AREA (BUA), CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 88% 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 NC DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BMP MANUAL, APRIL, 1999 SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BMP MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL. FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PRE DEVELOPMENT RUNOFF RATES FOR THE 10-YEAR 6-HOUR 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 TO MATCH THE PRE DEVELOPMENT 6-HOUR STORM. FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA, GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PRE DEVELOPMENT RUNOFF RATES FOR THE 2-YEAR AND 10-YEAR 6-HOUR STORM.



Stantec Consulting Services Inc.  
2127 Ayrley Town Blvd., Suite 300  
Charlotte NC U.S.A.  
28273  
Tel. 704.328.0900  
Fax. 704.328.0905  
www.stantec.com

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Legend

ALL DIMENSIONS ARE TAKEN AT FACE OF CURB UNLESS OTHERWISE NOTED.

DEVELOPMENT SUMMARY

REZONING PETITION 2007-132  
TAX PARCEL 223-132-11  
TOTAL SITE SF (ACREAGE): 303,638.94 SF (6.97 AC)  
BALLANTRON PARKWAY  
RIGHT-OF-WAY SF (ACREAGE): 52,983.88 SF (1.22 AC)  
TO BE DEDICATED TO THE CITY OF CHARLOTTE/CDOT: 52,983.88 SF (1.22 AC)  
EXISTING ZONING: O-1(CD)  
PROPOSED ZONING: O-1(CD) SITE PLAN AMENDMENT  
PROPOSED USES: OFFICE

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

DEVELOPMENT TOTALS:  
PROPOSED BUILDING USES & SQUARE FOOTAGE:  
BANK: 4,500 SF  
OFFICE: 36,000 SF  
FITNESS/OFFICE: 32,000 SF

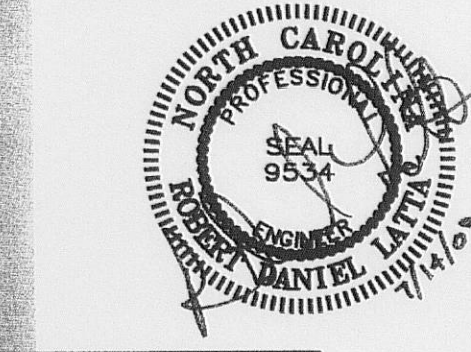
KEY NOTES

- PROPOSED PUBLIC ROAD.
- PROPOSED 2'-6" CURB AND GUTTER. REFER TO CLDSM #10.17A.
- PROPOSED SIDEWALK PER CLDSM #10.22.
- PROPOSED ACCESSIBLE RAMP STANDARD - 1'-6" CURB AND GUTTER PER CLDSM #10.32A. (SUBSTITUTE 2'-6" WITH 1'-6" CURB & GUTTER, AS REQUIRED).
- PROPOSED 35'x35' & 10'x70' SIGHT TRIANGLES.
- FUTURE TYPE II-MODIFIED DRIVEWAY PER CLDSM #10.25E.
- PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS.
- PROPOSED DEAD END STREET BARRICADE PER CLDSM #50.07A&B AND #50.08A&B.
- PROPOSED HAND RAIL PER CLDSM #50.04A&B.
- PROPOSED STOP SIGNS (R1-1, 30"x30") PER MUTCD TO BE INSTALLED BY DEVELOPER.
- PROPOSED PAINTED PARKING STRIPE PER CLDS 50.09C.
- (NOT USED).
- PROPOSED 100+1 STORMWATER ELEVATION LINE (SWEL).
- PROPERTY LINE IS ALSO RIGHT OF WAY.
- 1' SIDEWALK EASEMENT (MEASURED FROM BACK OF SIDEWALK).

2. CITY REVIEW COMMENTS	CMH/ER	RDL	09.06.01
1. CITY REVIEW COMMENTS	Ry	RDL	08.09.03
Revision	By	Appd.	YY.MM.DD

File Name: 00812-102SP-SUBDIVISION.dwg DRP RGJ DRP 07.11.26  
Dem. Chkd. Dsgn. YY.MM.DD

Permit-Seal



Client/Project

CDD BALLANTYNE  
111 CLEBOURNE ST., SUITE 200  
FORT MILL, SC 29715

BALLANTRON  
CHARLOTTE, NC, MECK., CO.

Title

SITE PLAN  
(SUBDIVISION ONLY)

Project No:  
173200812

Scale  
1"=40'

Drawing No:

C2.1