

VICINITY MAP
NOT TO SCALE

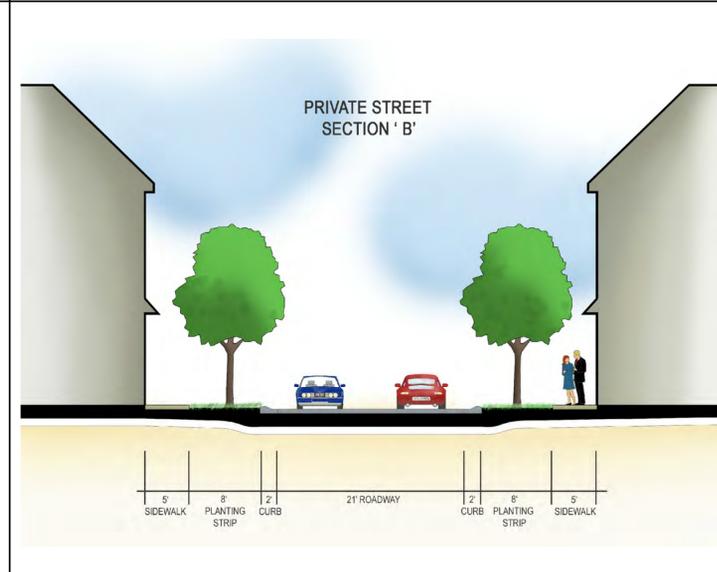
SITE DATA

PARCEL NUMBERS: 22901110, 22901106, 22901105, 22901116, 22901104, 22901103, 22901115

EXISTING ZONING: R-3
TO BE DEVELOPED AS: MX-2

MUNICIPALITY: CHARLOTTE
SITE ACREAGE: ±18.43
MINUS FIRESTATION PARCEL: ±17.87
ROAD FRONTAGE: ±1,111' (PROVIDENCE RD. WEST) ±636' (OLD ARDREY KELL RD)

TOTAL UNITS: 112 UNITS (6.25 DU/ACRE) W/ 20% OPEN SPACE
TOTAL DENSITY: 6.25 DU/ACRE
OPEN SPACE: 27% (4.83ACRES)
TREE SAVE: MIN. 13% (2.32 ACRES)
SETBACKS: 20'
BUILDING HEIGHT: 40' MAX



 **McAlpine Group**
1329 E. Morehead Street
Charlotte, NC 28204

SCHEMATIC PLAN

MX-2 PROPOSED RE-ZONING

PROVIDENCE RD WEST & OLD ARDREY KELL RD IN BALLANTYNE, CHARLOTTE, NC

REZONING PETITION NUMBER - 2007-17

REVISIONS		
NO	DESCRIPTIONS	DATE
1	PER STAFF AND COMMUNITY	02-14-07
2	PER STAFF AND COMMUNITY	02-21-07
3	PER STAFF AND COMMUNITY	03-19-07
4	PER STAFF AND COMMUNITY	03-22-07

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Project Number: CNMCBALL.0000
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DEVELOPMENT STANDARDS

GENERAL PROVISIONS
UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE MX-2 RESIDENTIAL MIXED USE ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE ON THE SITE SUBJECT TO THE INNOVATIVE DEVELOPMENT STANDARDS SET OUT BELOW. THE PETITIONER REQUEST A 5 YEAR VESTING OF APPROVAL OF REZONING. THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDINGS OUTLINES ON THE ILLUSTRATIVE SITE PLAN ACCOMPANYING THIS REZONING PETITION ARE SCHEMATIC IN NATURE AND, SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES. PARKING LAYOUT MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATION. IT IS THE PETITIONER'S INTENT TO CONSTRUCT A HIGH QUALITY COMMUNITY, THAT IS COMPATIBLE WITH THE SURROUNDING EXISTING DEVELOPMENTS.

PERMITTED USES
SUBJECT TO THE REQUIREMENTS SET OUT HEREIN, A MAXIMUM OF UP TO 122 "FOR SALE" SINGLE FAMILY ATTACHED DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE ALONG WITH INCIDENTAL OR ACCESSORY USES IN CONNECTION THEREWITH, WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MX-2, RESIDENTIAL MIXED USE ZONING DISTRICT AND DETAILED IN CHAPTER 11 CONDITIONAL ZONING DISTRICTS, PART 2 SECTION 11.2 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. COMMERCIAL USES SHALL NOT BE ALLOWED ON SITE. PETITIONER RESERVES THE RIGHT TO CHANGE PRODUCTS, INCREASE OR DECREASE THE SIZE OF THE UNITS, WHICH ARE CURRENTLY SPECIFIED DURING DESIGN PROCESS, PROVIDED TOTAL UNIT COUNT DOES NOT EXCEED UNIT DENSITY SET FORTH IN THIS PETITION.

DENSITY
GROSS RESIDENTIAL DENSITY FOR THE PROJECT WILL NOT EXCEED 6.25 DWELLING UNITS PER ACRE. OPEN SPACE AREAS SHALL BE INCLUDED IN THE CALCULATION FOR GROSS RESIDENTIAL DENSITY.

LANDSCAPING AND BUFFERS
THE SITE WILL COMPLY WITH CHAPTER 21 OF THE CITY CODE. PROPOSED PLANTING SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE BASED ON ACTUAL SITE CONDITIONS AND URBAN FORESTRY APPROVAL. INTERNAL LANDSCAPING SHOWN ON THE PLAN IS ILLUSTRATIVE AND THE EXACT DESIGN WILL BE DETERMINED DURING THE DETAILED DESIGN AND DEVELOPMENT PROCESS. PERIMETER BUFFERS WILL BE INSTALLED IN ACCORDANCE WITH CHAPTER 3, PART 3 SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. A 50' UNDISTURBED CLASS 'C' BUFFER WILL BE MAINTAINED BETWEEN THE SITE AND THE ALYSON PARK DEVELOPMENT.

PARKING
PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED APPLICABLE STANDARDS SET FORTH IN CHAPTER 12 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. FOR PARKING ON SITE THERE WILL BE A 20' SETBACK BETWEEN THE SIDEWALK AND THE FACE OF THE GARAGE.

SIGNS
ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIRMENTS OF CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

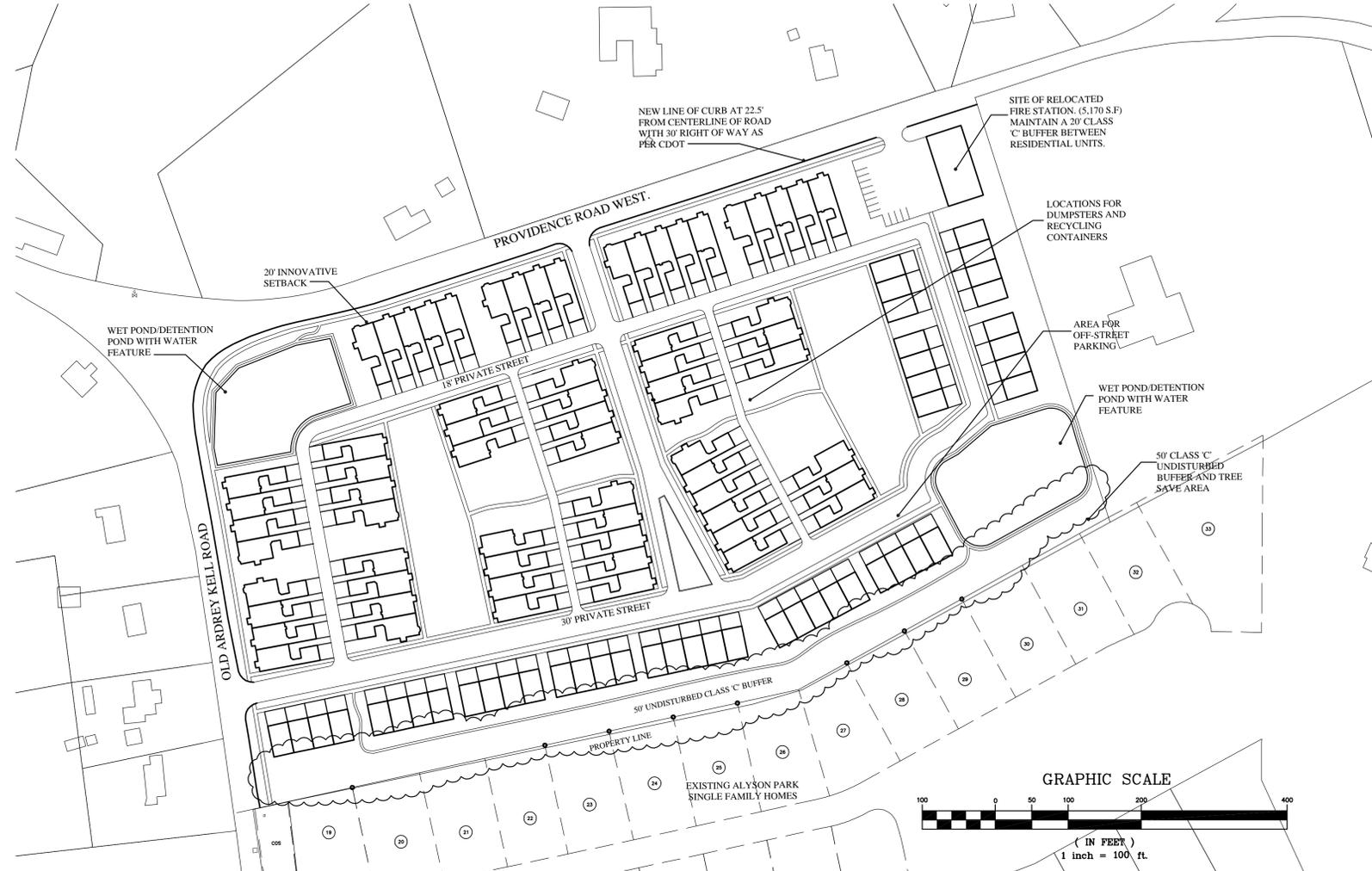
TREE SAVE AREAS
A MINIMUM OF 13% TREE SAVE AREA SHALL BE PROVIDED ON THE SITE. ALL BMP'S STORM WATER TREATMENT, AND 85% TSS REMOVAL CAN BE INCLUDED AND BUILT WITHIN THIS 13% TREE SAVE AREA. WITHIN THE 13% TREE SAVE AREA THE SITE'S EXISTING VEGETATION SHALL BE IDENTIFIED AND PRESERVED TO SATISFY THE TREE SAVE REQUIREMENTS AS SPECIFIED IN THE CITY OF CHARLOTTE ZONING ORDINANCE. TREE SAVE AREA MAY BE LOCATED WITHIN COMMON OPEN SPACE. PLANTING MAY NOT BE USED TO SATISFY THE TREE SAVE REQUIREMENTS. THIS TREE SAVE AREA WILL GENERALLY BE LOCATED IN THE SOUTH-EAST PORTION OF THE SITE AND ALONG THE 50' BUFFER ZONES.

COMMON OPEN SPACE
A MINIMUM OF 20% OF THE SITE SHALL BE DEVOTED TO OPEN SPACE. ALL COMMON OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY THE PETITIONER. OPEN SPACE AREAS DEPICTED ON THE ILLUSTRATIVE SITE PLAN REPRESENT APPROXIMATE LOCATION AND EXTENT OF AREA. THE LOCATION OF OPEN SPACE AREAS ARE CONSIDERED TO BE PRELIMINARY BASED ON THE PROPOSED ILLUSTRATIVE SCHEMATIC PLAN LAYOUT AND MAY BE SUBJECT TO FURTHER VERIFICATION AND/OR CONFIGURATION AS MORE DETAILED DESIGN INFORMATION IS COLLECTED. CONSTRUCTION OF THE WALKING TRAIL TO BE BEGUN PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE UNIT MARKING 75% OF BUILDOUT.

AMENITY FEATURES
THE PETITIONER RESERVES THE RIGHT TO INCLUDE AN AMENITY FEATURE ON THE SITE POSSIBLY INCLUDING BUT NOT LIMITED TO A CLUBHOUSE, POOL, CABANA, RECREATIONAL FIRE PIT, AND A WATER FEATURE.

STREETSCAPE TREATMENT
PETITIONER SHALL COMPLY WITH STREET TREE PLANTING REQUIREMENTS SPECIFIED IN CHAPTER 21 OF THE CITY CODE. PETITIONER SHALL INSTALL 5' SIDEWALKS AND A 8' PLANTING STRIP ALONG BOTH SIDES OF ALL INTERNAL STREET EXCEPT WHEN RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS. PETITIONER SHALL INSTALL AN 8' PLANTING STRIP WITH LARGE MATURING TREES PLANTED A MINIMUM OF 40' ON CENTER, AND 5' SIDEWALK ALONG OLD ARDREY KELL ROAD AND PROVIDENCE ROAD WEST.

LIGHTING
PEDESTRIAN SCALE LIGHTING WILL BE INCLUDED ON ALL PRIVATE AND PUBLIC STREETS AS PER THE CITY OF CHARLOTTE ZONING ORDINANCE. ANY DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 20' IN HEIGHT UNLESS CITY STANDARD REQUIRES STREETLIGHTS BE HIGHER. LIGHTING ON THE SITE SHALL BE FULLY SHIELDED AND NO WAL-PAK LIGHTING SHALL BE USED.



STREET ACCESS
ACCESS TO THE SITE SHALL BE PROVIDED BY STREET CONNECTION TO OLD ARDREY KELL ROAD AND PROVIDENCE ROAD WEST. ADJUSTMENTS TO THE LOCATIONS OF STREET AND DRIVEWAY ENTRANCES MAY OCCUR, AS REQUIRED TO MEET STATE AND LOCAL AGENCY STANDARDS AND COORDINATE WITH FINAL SUBDIVISION AND SITE PLAN DESIGN REQUIREMENTS. PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS WILL NOT INTERFERE WITH SITE DISTANCE AT STREET CONNECTIONS. ADEQUATE SIGHT TRIANGLES WILL BE RESERVED AT THE PROPOSED STREET CONNECTIONS IN ACCORDANCE WITH APPROVED STANDARDS AND ORDINANCES. THE COMMUNITY WILL NOT BE GATED.

AMENDMENTS TO THE ZONING PLAN
FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET 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

BINDING EFFECT OF THE REZONING PETITION
IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT TO THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SITE ACREAGE
THE SITE ACREAGE WAS DETERMINED TO BE 18.43 ACRES AS PROVIDED BY A BOUNDARY SURVEY DATED 01-18-07 COMPLETED BY ARCADIS G&M OF NORTH CAROLINA, INC, THIS ACREAGE SUPERCEDES THE GIS CALCULATE ACREAGE OF 17.89. SEE SRV-1 FOR REFERENCE ONLY.

RIGHT OF WAY
PROVIDENCE ROAD WEST AND OLD ARDREY KELL ROAD REQUIRE A MINIMUM OF 60 FEET OF RIGHT-OF-WAY, MEASURING 30 FEET FROM THE CENTERLINE OF THE RIGHT-OF-WAY. ADDITIONAL RIGHT-OF-WAY IS NECESSARY TO ACCOMMODATE BIKE LANES AND WIDER PLANTING STRIPS. THE PETITIONER/DEVELOPER SHOULD CONVEY RIGHT-OF-WAY IN FEE SIMPLE TITLE, MEASURING 30 FEET FROM THE CENTERLINE OF THE RIGHT-OF-WAY.

PUBLIC TRANSPORTATION
PETITIONER WILL COMPLY WITH RESERVING AN AREA FOR CATS AND THE CONSTRUCTION OF THE CONCRETE PAD, AS REQUIRED BY NCDOT. CATS WILL BE RESPONSIBLE FOR LOCATING PAD DURING ENGINEERING PLAN REVIEW AND CONSTRUCTING SHELTER.

FIRE DEPARTMENT
PETITIONER WILL MEET OR EXCEED ALL CURRENT APPROVED ORDINANCES AND CODES OF THE CHARLOTTE FIRE DEPARTMENT AS OF DATE OF APPROVAL. DEAD END TRAVEL LIMITS TO 150 FEET WITHOUT A MEANS TO TURN FIRE APPARATUS. ACCESS REQUIRED WITHIN 150 FEET OF ALL EXTERIOR WALLS. ALL BUILDINGS REQUIRED TO HAVE 12 FEET CLEAR FOR LADDER RESCUE. HYDRANT REQUIREMENTS WITHIN 750 OF MOST REMOTE POINT OF BUILDINGS AS TRUCK TRAVELS.

ALTERNATIVE DEVELOPMENT OPTION
DEVELOPMENT ALTERNATIVE "A" - PETITIONER RESERVES THE RIGHT TO MODIFY VOLUNTEER FIRE DEPARTMENT TO INCLUDE FOUR (4) ADDITIONAL SINGLE FAMILY ATTACHED UNITS GIVEN THE LAND HAS BEEN ACQUIRED FROM THE VOLUNTEER FIRE DEPARTMENT.

CDOT
CDOT HAS DETERMINED THAT LEFT-TURN LANES ARE NECESSARY TO SERVE THE TRAFFIC USING THE PROPOSED PUBLIC STREET/PRIVATE DRIVEWAY CONNECTIONS FOR THIS SITE. THE ENGINEERING DESIGN AND CONSTRUCTION OF THE LEFT-TURN LANES ARE THE RESPONSIBILITY OF THE OWNER, AND SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA WHO HAS ROADWAY-DESIGN EXPERIENCE. CDOT WILL ONLY APPROVE THE PROPOSED PUBLIC STREET/DRIVEWAY CONNECTIONS PROVIDED THAT LEFT-TURN LANES ARE CONSTRUCTED ON PROVIDENCE ROAD WEST AND OLD ARDREY KELL ROAD. THESE ROADWAY IMPROVEMENTS ARE REQUIRED TO MEET THE TRAFFIC DEMANDS OF THE PROPOSED DEVELOPMENT. THE LEFT-TURN LANES SHOULD BE DESIGNED WITH A MINIMUM 150 FEET OF STORAGE, A 15:1 BAY TAPER AND 45/35:1 (SPEED LIMIT:1) THROUGH LANE TAPERS.

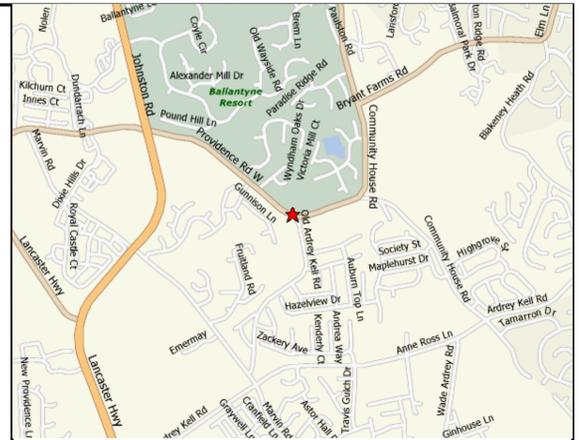
SOLID WASTE SERVICES
THE PETITIONER WILL ENSURE THAT ALL REQUIREMENTS STATED IN CHAPTERS 9 AND 12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER LOCATIONS, COMPACTORS, AND RECYCLING AREAS ARE MET OR EXCEEDED.

STORM WATER SERVICES NOTES
THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT THE DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEMS TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLIDS (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 ENVIRONMENTAL 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 PRACTICE MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

FOR PROJECTS WITH DEFINED WATERSHED GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FROM THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS. FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. "RESIDENTIAL" SHALL BE DEFINED AS "A DEVELOPMENT CONTAINING DWELLING UNITS WITH OPEN YARDS ON AT LEAST TWO SIDES WHICH LAND IS SOLD WITH EACH DWELLING UNIT."

AREAS OF DETENTION
BOTH AREAS OF DETENTION (BMPs) SHALL BE YEAR ROUND WET PONDS WITH WATER FEATURES, WALKING TRAILS, AND SEATING AREAS. THESE PONDS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.



VICINITY MAP NOT TO SCALE

SITE DATA

PARCEL NUMBERS:	22901110, 22901106, 22901105, 22901116, 22901104, 22901103, 22901115
EXISTING ZONING:	R-3
TO BE DEVELOPED AS	MX-2
MUNICIPALITY	CHARLOTTE
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MINUS FIRESTATION PARCEL	±17.87
ROAD FRONTAGE	±1,111' (PROVIDENCE RD. WEST) ±636' (OLD ARDREY KELL RD)
TOTAL UNITS	112 UNITS (6.25 DU/ACRE) W/ 20% OPEN SPACE
TOTAL DENSITY	6.25 DU/ACRE WITH 20% OPEN SPACE
OPEN SPACE	27% (4.83 ACRES)
TREE SAVE	MIN. 13% (2.32 ACRES)
SETBACKS	20'
BUILDING HEIGHT	40' MAX

INNOVATIVE DEVELOPMENT STANDARDS
THE PETITIONER, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11.208, "INNOVATIVE DEVELOPMENT STNADARDS", MAY PROPOSE MODIFICATIONS TO THE FOLLOWING STANDARDS:

1. STREET TYPE, DIMENSIONS, AND CONSTRUCTION STANDARDS.
2. SIDEWALK, CURBS, AND GUTTERS.
3. MINIMUM LOT SIZE AND LOT WIDTH.
4. SETBACKS, SIDE, FRONT, AND REAR YARDS FOR PRINCIPLE AND ACCESSORY STRUCTURES.
5. BUILDING SEPARATION.

IT IS THE PETITIONERS INTENT TO CREATE THE OPPORTUNITY TO SEEK MODIFICATION OF ANY OR ALL OF THESE STANDARDS, BUT THE DETAILS OF ANY SUCH PROPOSED MODIFICATIONS WILL BE ESTABLISHED AND REVIEWED IN ACCORDANCE WITH THE STANDARD INNOVATIVE PROCESS AFTER MORE DETAILED AND SPECIFIC ENGINEERING OF THE SITE. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THE SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THE SITE PLAN.

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TECHNICAL DATA SHEET

MX-2 PROPOSED RE-ZONING

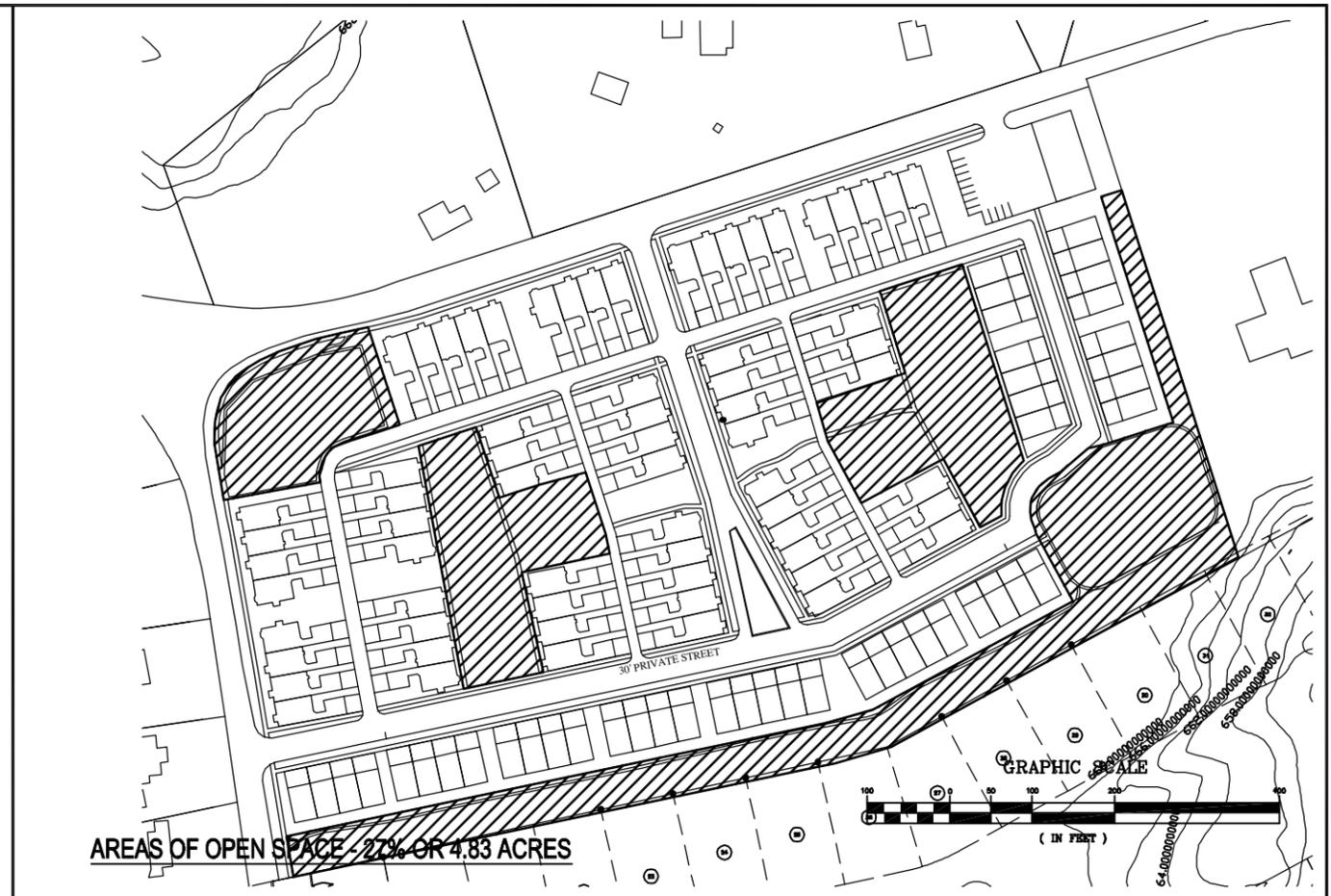
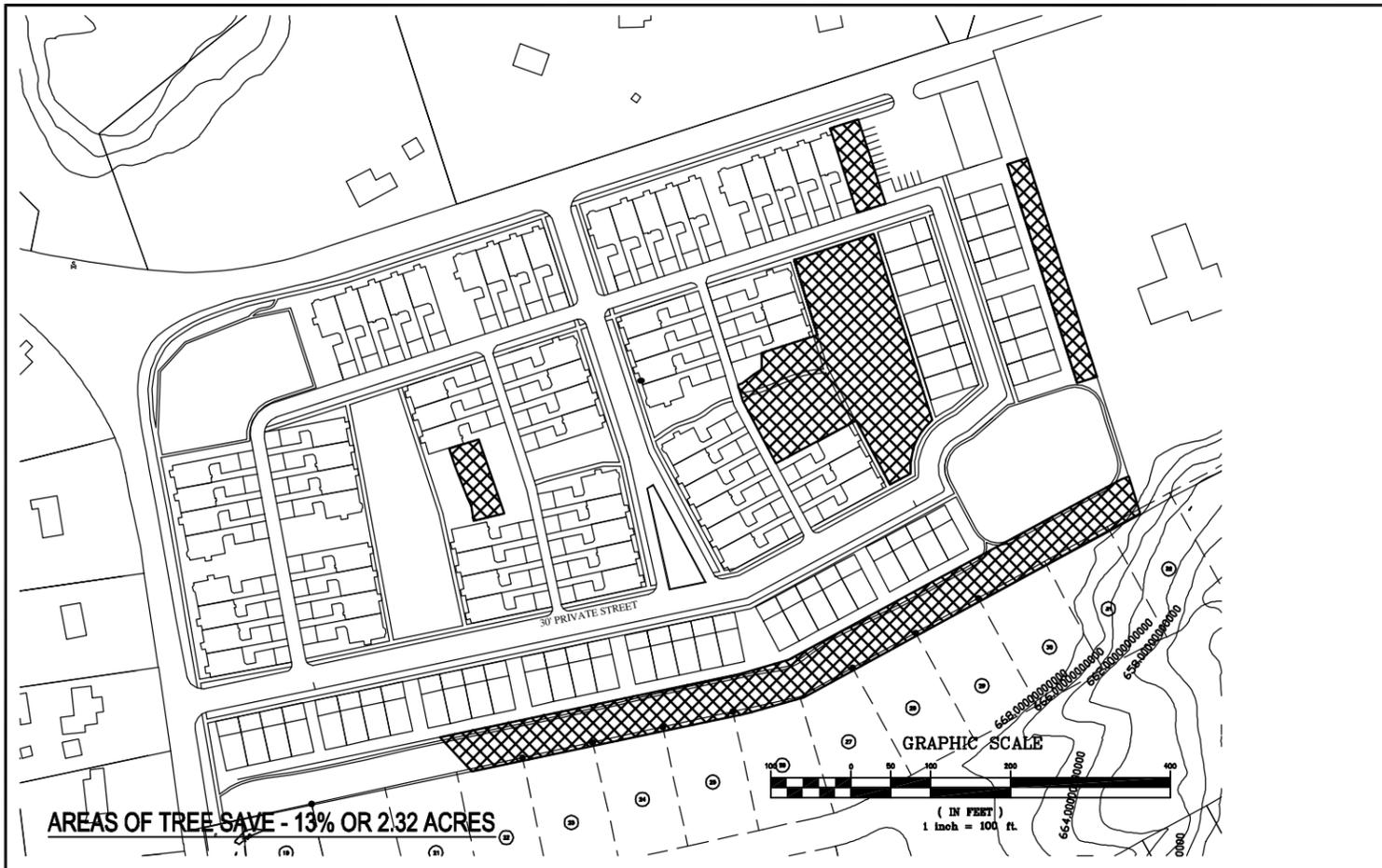
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CONCEPT ELEVATIONS AND DETAILS

MX-2 PROPOSED RE-ZONING
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