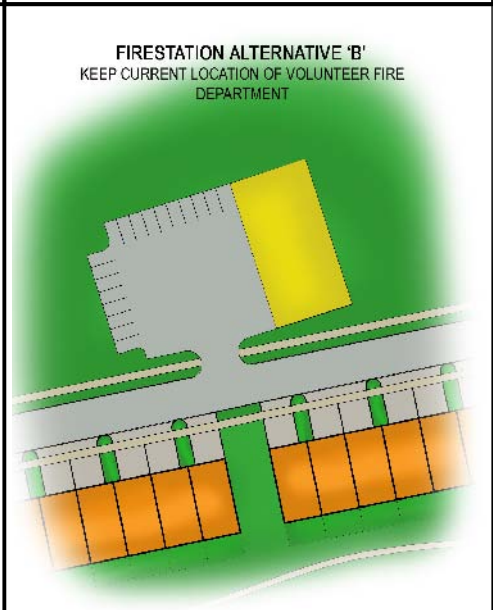
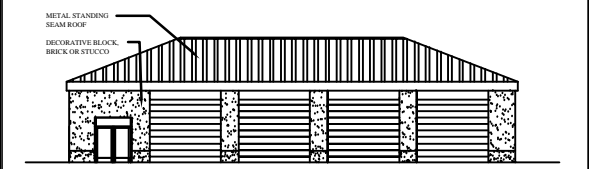


VICINITY MAP
NOT TO SCALE

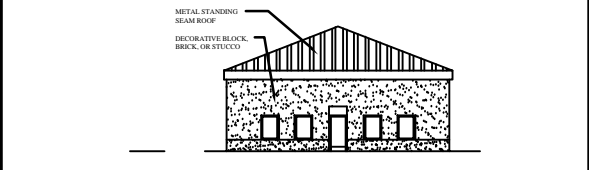
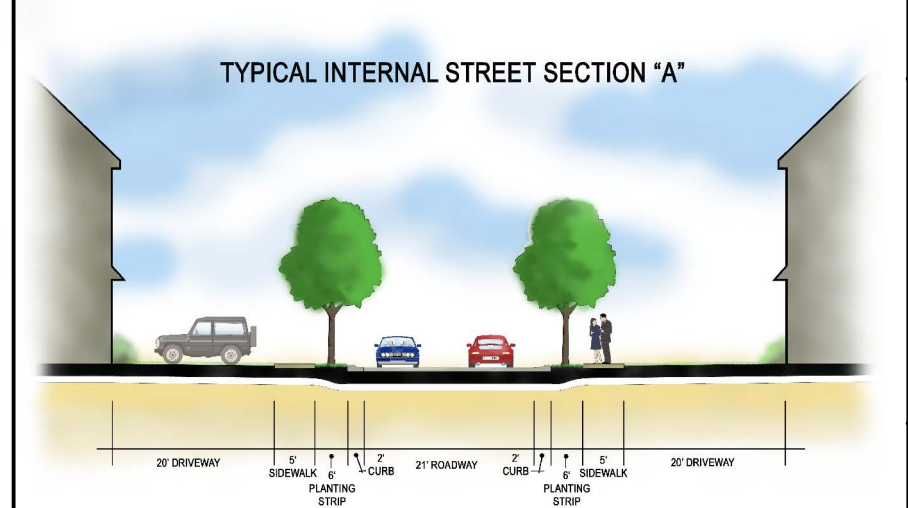
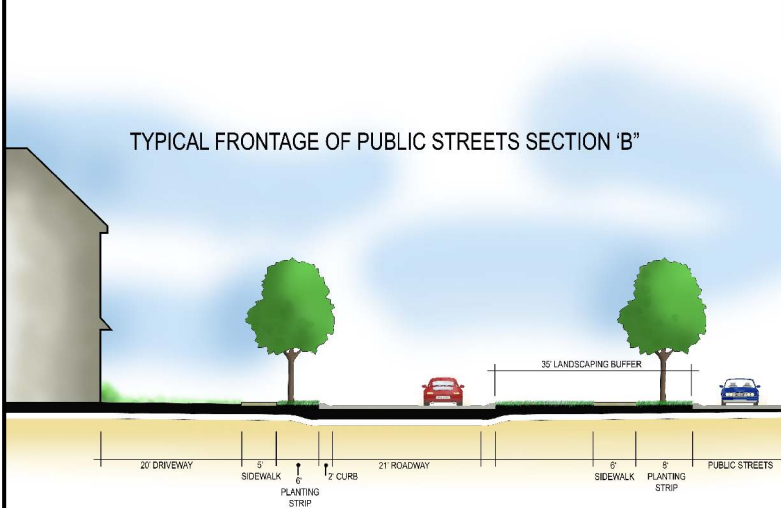


SITE DATA

PARCEL NUMBERS:	22901110, 22901108, 22901105, 22901116, 22901104, 22901103, 22901115
EXISTING ZONING:	R-3
TO BE DEVELOPED AS	MX-2
MUNICIPALITY	CHARLOTTE
SITE ACREAGE	±18.43
ROAD FRONTAGE	±1,111' (PROVIDENCE RD. WEST)
TOTAL UNITS	±638 (OLD ARDREY KELL RD)
TOTAL DENSITY	129 UNITS (7 DU/ACRE) W/ 30% OPEN SPACE
OPEN SPACE	110 UNITS (6 DU/ACRE) W/ 17.5% OPEN SPACE
SETBACKS	7 DU/ACRE WITH 30% OPEN SPACE
BUILDING HEIGHT	6 DU/ACRE WITH 17.5% OPEN SPACE
	30% (5.5 ACRES)
	17.5% (3.2 ACRES)
	20'
	40' MAX



VOLUNTEER FIRE STATION
SIDE ELEVATION
SCALE: 1" = 20'-0"



VOLUNTEER FIRE STATION
FRONT ELEVATION
SCALE: 1" = 20'-0"



McAlpine
1329 E. Morehead Street
Charlotte, NC 28204

SCHEMATIC SITE 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

13777 Ballantyne Corporate Place
Suite 250
Charlotte, NC 28277
Tel: 704-752-4258
www.arcadis-us.com

Project Number
CNMCBALL.0000

Drawing Date
02-21-07

Sheet Number
SK-1

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 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 129 "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. IN ADDITION, LAYOUT COULD CHANGE SUCH THAT UNITS ALONG PUBLIC ROADS COULD FLIP 180° THUS PRIVATE ROADS WOULD BECOME INTERNAL.

DENSITY

GROSS RESIDENTIAL DENSITY FOR THE PROJECT WILL NOT EXCEED 7.0 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 AND THE ADJACENT LOT ON PROVIDENCE ROAD.

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 17.5% TREE SAVE AREA SHALL BE PROVIDED ON THE SITE. WITHIN THE 17.5% TREE SAVE 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 15% 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 SAVE 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. PETITIONER WILL PROVIDE 400 SQUARE FEET OF PRIVATE OPEN SPACE PER UNIT. THIS 400 SQUARE FEET OF PRIVATE OPEN SPACE PER UNIT WILL NOT BE INCLUDED IN THE 50' LANDSCAPE BUFFERS OR TREE SAVE AREA. PATIOS FOR EACH UNIT CAN BE INCLUDED IN THIS PRIVATE OPEN SPACE.

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 4' 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

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.

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 FO 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.

RIGHT OF WAY

PROVIDENCE ROAD WEST AND OLD ARDREY KELL ROAD REQUIRE A MINIMUM OF 80 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 38.5 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 TAVELS.

ALTERNATIVE DEVELOPMENT OPTION

DEVELOPMENT OPTION "A" – PETITIONER RESERVES THE RIGHT TO MODIFY NEW LOCATION OF VOLUNTEER FIRE DEPARTMENT TO INCLUDE 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.

STORM WATER SERVICES NOTES

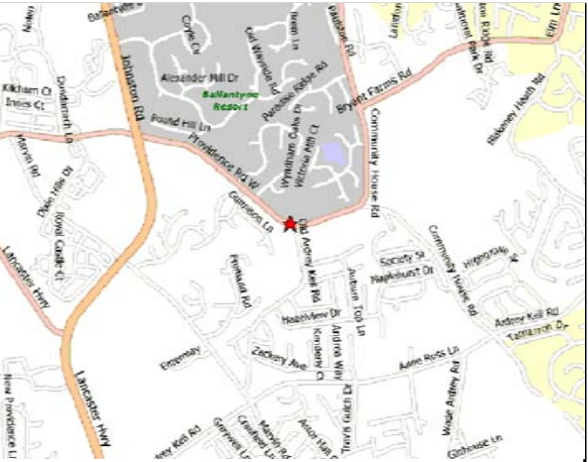
THE PETITIONER SHALL TIE-IN TO THE EXISTING SORM WATER SYSTEM. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT THE DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEMS TO BE TAKEN OUT OF STANDARD, 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 MANAGMENT 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 THATHN 24% BUILD-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 DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.

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.



VICINITY MAP
NOT TO SCALE

SITE DATA

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EXISTING ZONING:	R-3
TO BE DEVELOPED AS	MX-2
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OPEN SPACE	30% (5.5 ACRES) 17.5% (3.2 ACRES)
SETBACKS	20'
BUILDING HEIGHT	40' MAX



McAlpine
1329 E. Morehead Street
Charlotte, NC 28204

TECHNICAL DATA SHEET

MX-2 PROPOSED RE-ZONING

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

REZONING PETITION NUMBER - 2007-17

REVISIONS

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SK-2