

ARDREY PLACE
PROVIDENCE TOWNSHIP
MECKLENBURG COUNTY, N.C.

BA engineering
Barbara H. Mulkey Engineering, Inc.
10720 Carmel Commons Blvd.
Charlotte, N.C. 28226
(704) 341-7855
(704) 341-7856 (FAX)

REZONING REQUEST PLAN
FOR PUBLIC HEARING
PETITION NO. 98-25(C)
JOHN W. PETTUS PROPERTY

Issue:
REVISED PER PLANNING COMMISSION COMMENTS DATED APRIL 8, 1998
MAY 11, 1998
ADDED SIDEWALK ALONG US 521

Project:

Scale:
0' 60' 120'

Sheet No.
RZ-1

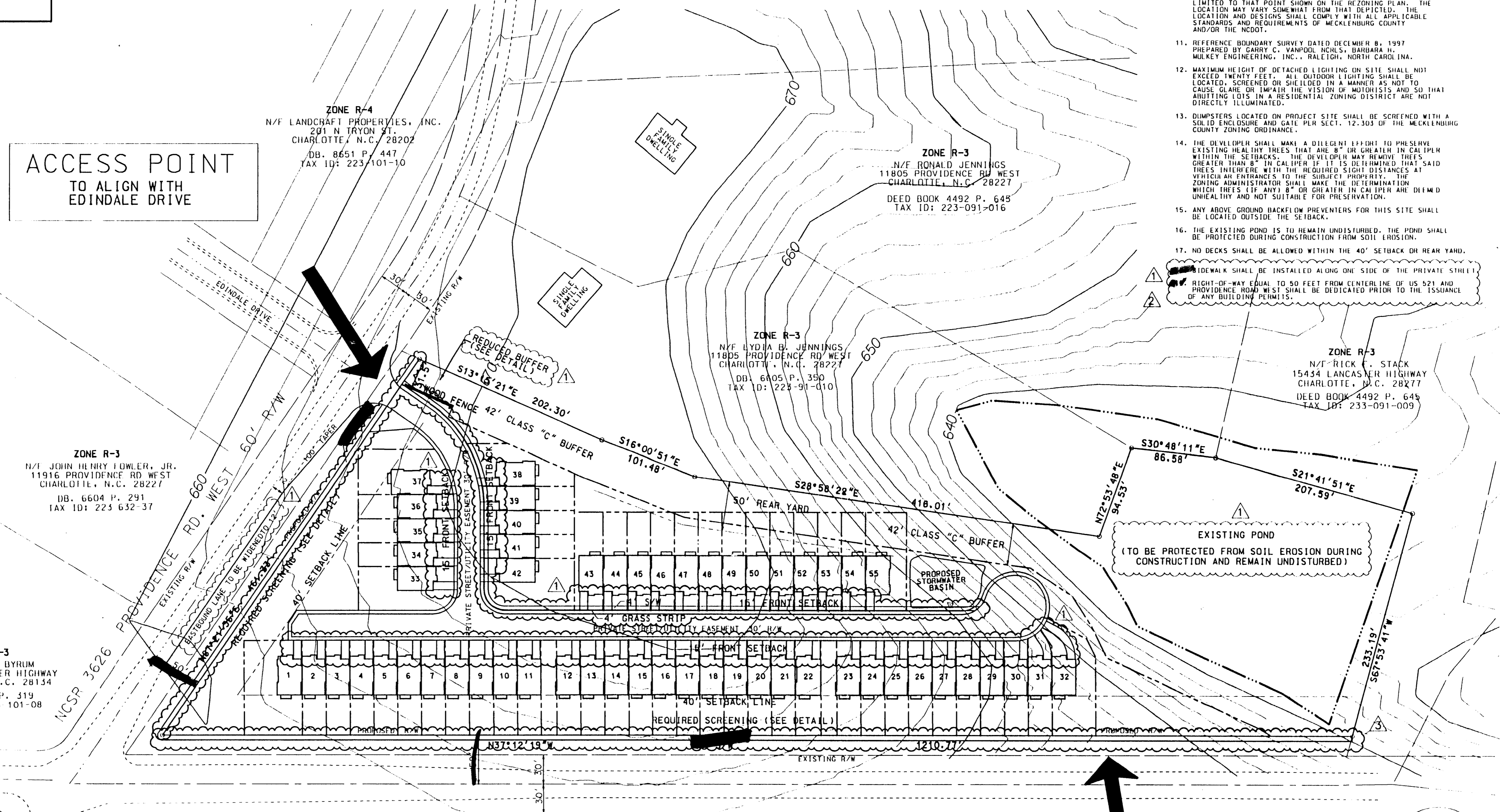
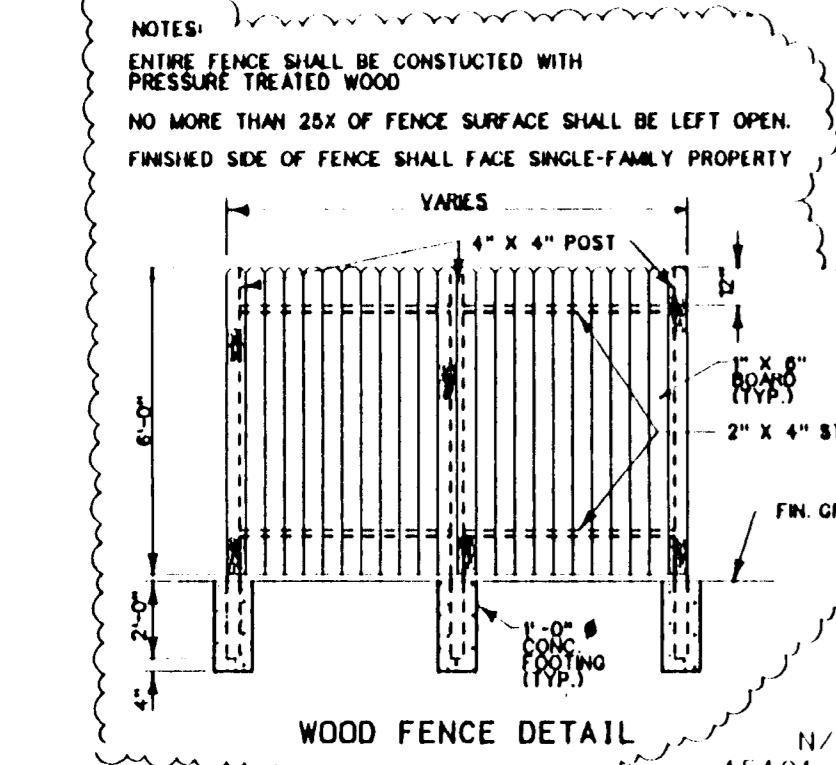
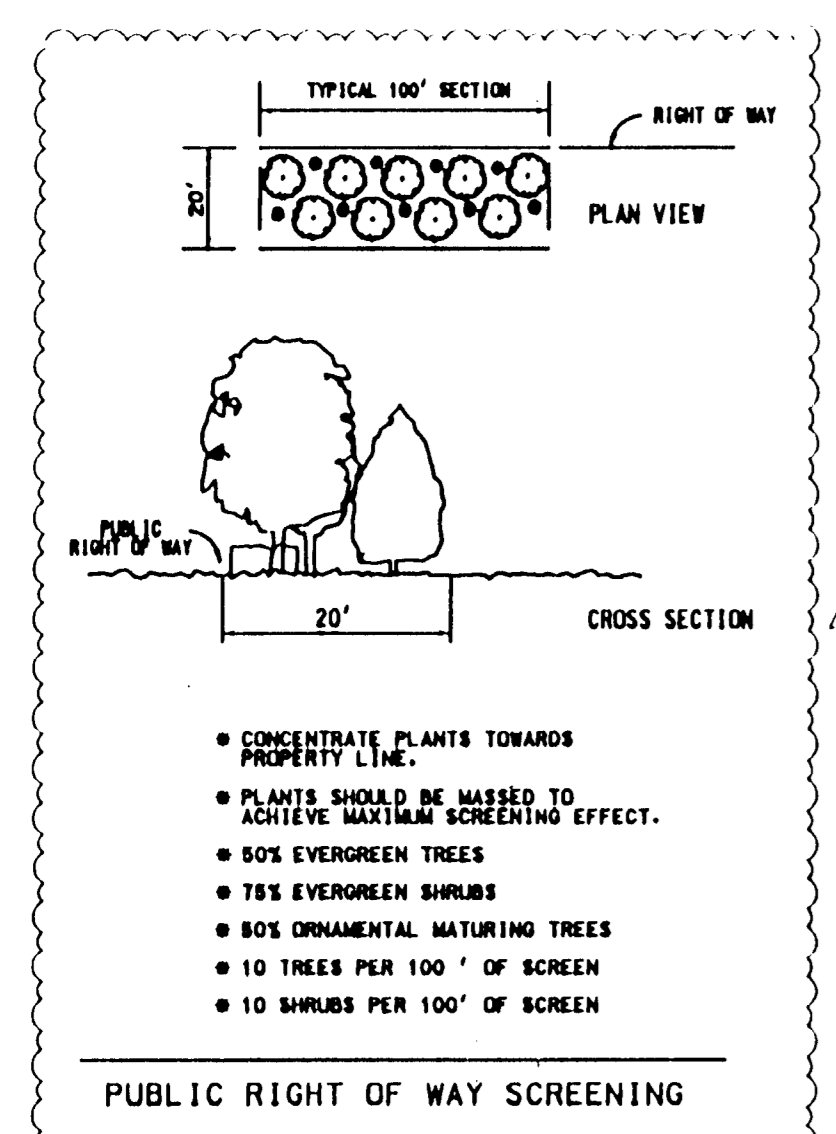
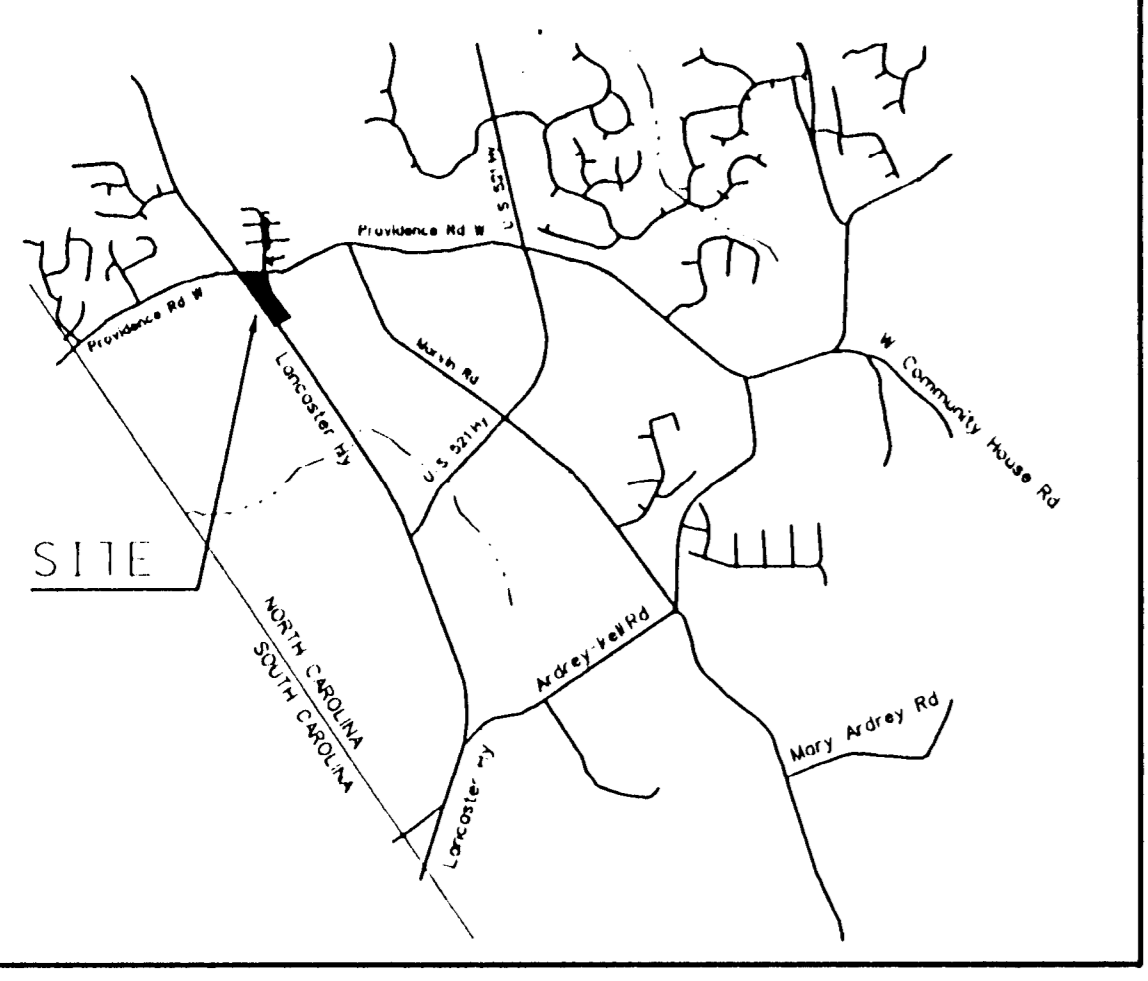
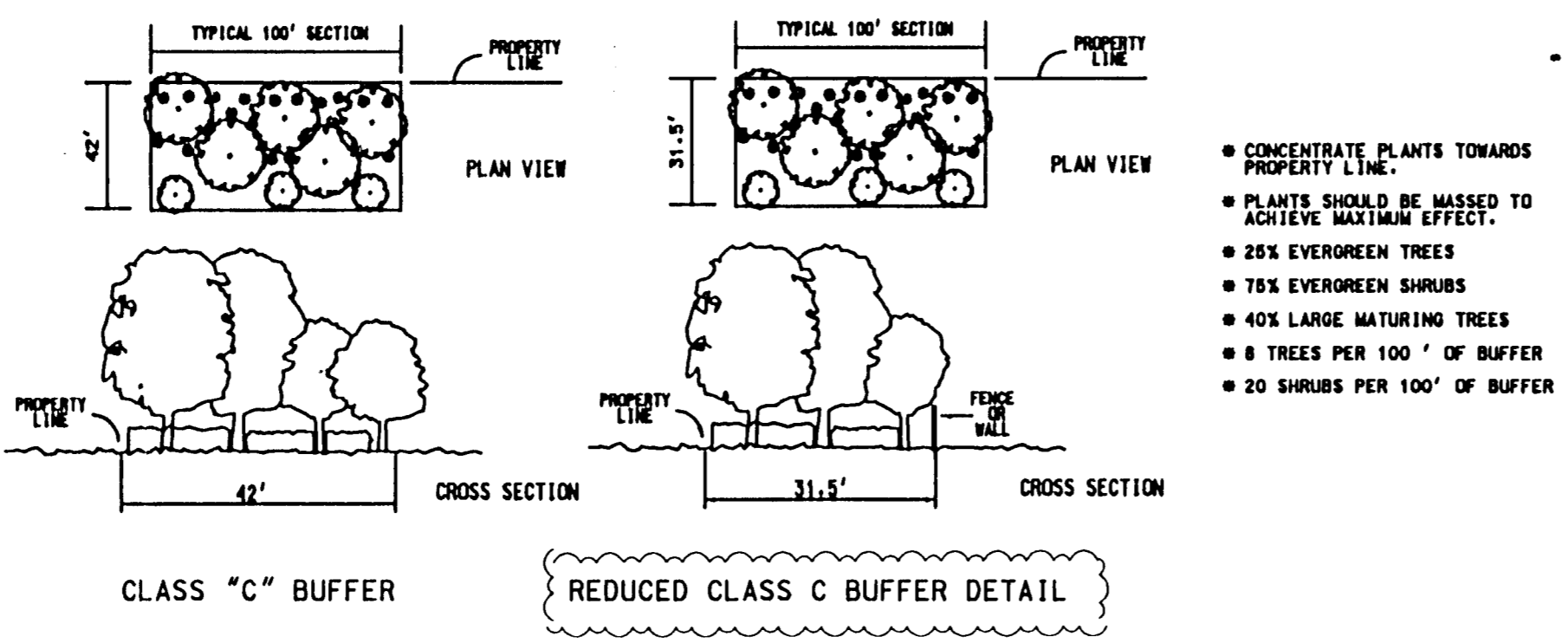
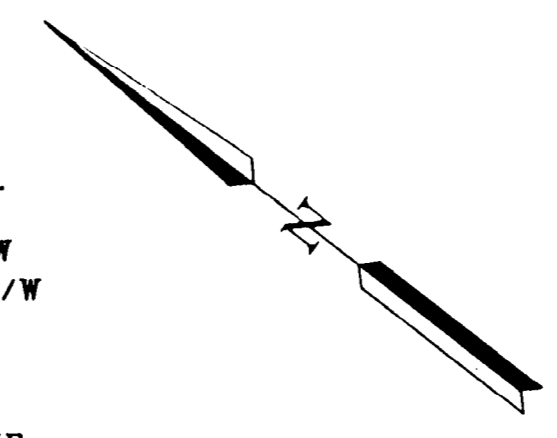
- DEVELOPMENT DATA:
- US 521 AND PROVIDENCE ROAD WEST ARE CLASSIFIED AS MAJOR THROUGHFAHNS REQUIRING 100' OF PUBLIC R/W 150' FROM CENTERLINE.
 - THE SUBJECT PROPERTY SHALL MEET OR EXCEED THE YARD REQUIREMENTS FOR THE R-3 OR R-4 DISTRICT OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
 - ALL UNITS SHALL HAVE A SINGLE GARAGE AND A DRIVEWAY.
 - ALL SCREENING SHALL BE ON EXTERIOR SIDE OF THE PROPERTY OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
 - ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
 - ALL PROPOSED TREES, BENCHES, WALLS, FENCES AND/OR IDENTIFICATION SIGNS SHALL NOT INTERFERE WITH SIGHT TRIANGLES AT THE VEHICULAR ENTRANCE. FENCES AND WALLS SHALL BE A MAXIMUM OF 6' IN HEIGHT (5' IN SETBACKS).
 - A 42' CLASS C BUFFER SHALL BE ESTABLISHED ALONG THE SUBJECT PROPERTY EDGE ABUTTING ANY SINGLE FAMILY USE OR ZONING AT THE TIME OF DEVELOPMENT. THIS BUFFER'S WIDTH WILL BE REDUCED 25% WITH THE INSTALLATION OF A WOOD FENCE AT STREET ENTRANCE ONLY. THE BUFFER SHALL BE INSTALLED PER SECTION 12.303 OF THE MECKLENBURG COUNTY ZONING ORDINANCE. THE OBSERVER SHALL SAVE ALL TREES GREATER THAN 8" IN CALIPER WITHIN THE BUFFER.
 - NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE REGULATORY FLOODPLAIN.
 - STORM WATER DETENTION SHALL NOT BE LOCATED WITHIN ANY REQUIRED BUFFER(S) OR SETBACKS.
 - VEHICULAR ACCESS TO THE SUBJECT PROPERTY SHALL BE LIMITED TO THAT POINT SHOWN ON THE REZONING PLAN. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF MECKLENBURG COUNTY AND/OR THE NCDOT.
 - REFERENCE BOUNDARY SURVEY DATED DECEMBER 8, 1997 PREPARED BY GARRY C. VANPOOL, N.C.S., BARBARA H. MULKEY ENGINEERING, INC., RALEIGH, NORTH CAROLINA.
 - MAXIMUM HEIGHT OF DETACHED LIGHTING ON SITE SHALL NOT EXCEED TWENTY FEET. ALL OUTDOOR LIGHTING SHALL BE LOCATED, SCREENED OR SHIELDED IN A MANNER AS NOT TO CAUSE GLARE OR IMPAIR THE VISION OF MOTORISTS AND SO THAT ABUTTING LOTS IN A RESIDENTIAL ZONING DISTRICT ARE NOT DIRECTLY ILLUMINATED.
 - DUMPSTERS LOCATED ON PROJECT SITE SHALL BE SCREENED WITH A SOLID ENCLOSURE AND GATE PER SECT. 12.303 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
 - THE DEVELOPER SHALL MAKE A DILIGENT EFFORT TO PRESERVE EXISTING HEALTHY TREES THAT ARE 8" OR GREATER IN CALIPER WITHIN THE SETBACKS. THE DEVELOPER MAY REMOVE TREES GREATER THAN 8" IN CALIPER IF IT IS DETERMINED THAT SAID TREES INTERFERE WITH THE REQUIRED SIGHT DISTANCES AT VEHICULAR ENTRANCES TO THE SUBJECT PROPERTY. THE ZONING ADMINISTRATOR SHALL MAKE THE DETERMINATION WHICH TREES IF ANY 8" OR GREATER IN CALIPER ARE DEEMED UNHEALTHY AND NOT SUITABLE FOR PRESERVATION.
 - ANY ABOVE GROUND BACKFLOW PREVENTERS FOR THIS SITE SHALL BE LOCATED OUTSIDE THE SETBACK.
 - THE EXISTING POND IS TO REMAIN UNDISTURBED. THE POND SHALL BE PROTECTED DURING CONSTRUCTION FROM SOIL EROSION.
 - NO DECKS SHALL BE ALLOWED WITHIN THE 40' SETBACK OR REAR YARD.
 - SIDEWALK SHALL BE INSTALLED ALONG ONE SIDE OF THE PRIVATE STREET RIGHT-OF-WAY EQUAL TO 50 FEET FROM CENTERLINE OF US 521 AND PROVIDENCE ROAD WEST SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

SITE INFORMATION

SITE ACREAGE - 9.14 Acres TOTAL
7.90 Acres Less Ex. R/W
7.10 Acres Less New R/W

56 UNITS TOTAL
56 UNITS ALLOWED
CURRENT ZONING CLASSIFICATION - R-3
REQUESTED ZONING CLASSIFICATION - R-8MP
PROPOSED LAND USE - 2 & 3 STORY RESIDENTIAL TOWNHOMES FOR SALE

PROPOSED HEIGHT OF BLDGS - LESS THAN 40'
NUMBER OF UNITS - 56
DEED BOOK 4492, PAGE 0643
TAX ID: 233-091-005



ZONE R-4
N/F LANDCRAFT PROPERTIES, INC.
201 N TRYON ST.
CHARLOTTE, N.C. 28202
DB. 8651 P. 447
TAX ID: 223-101-10

ZONE R-3
N/F RONALD JENNINGS
11805 PROVIDENCE RD WEST
CHARLOTTE, N.C. 28227
DEED BOOK 4492 P. 645
TAX ID: 223-091-016

ZONE R-3
N/F LYDIA B. JENNINGS
11805 PROVIDENCE RD WEST
CHARLOTTE, N.C. 28227
DB. 6805 P. 350
TAX ID: 223-91-010

ZONE R-3
N/F RICK E. STACK
15434 LANCASTER HIGHWAY
CHARLOTTE, N.C. 28277
DEED BOOK 4492 P. 645
TAX ID: 233-091-009

ZONE R-3
N/F D. W. BYRUM
15101 LANCASTER HIGHWAY
PINEVILLE, N.C. 28134
DB. 7398 P. 319
TAX ID: 223-101-08

ZONE R-3
HARRISON METHODIST CHURCH
15008 LANCASTER HIGHWAY
PINEVILLE, N.C. 28134
DB. 1386 P. 315
TAX ID: 223-591-65

ZONE CC
THE YAGER, DEXTER & BIRDIE
FAMILY LTD PARTNERSHIP,
P.O. BOX 412080
CHARLOTTE, N.C. 28244
DB. 1386 P. 315
TAX ID: 223-591-65

POSSIBLE
SECONDARY
ACCESS POINT

APPROVED BY COUNTY COMMISSION (SEAL)
DATE June 9, 1998

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION