



LEGEND:

- FB FIBEROPTIC BOX
- UEB UNDERGROUND ELECTRIC BOX
- ICV IRRIGATION CONTROL VALVE
- ICB IRRIGATION CONTROL BOX
- N/F NOW OR FORMERLY
- T/U TERMINUS UNIDENTIFIED
- R/W RIGHT OF WAY
- EP REINFORCED CONCRETE PIPE
- RCP EDGE OF PAVEMENT
- CPP CORRUGATED PLASTIC PIPE
- ▲ SITE BENCHMARK
- △ CONTROL POINT
- ⊕ TELEPHONE MANHOLE
- ⊙ CABLE PEDESTAL
- ⊞ TRANSFORMER
- ⊞ ELECTRIC METER
- ⊞ UTILITY POLE
- ⊞ LIGHT POLE
- ⊞ FIRE HYDRANT
- ⊞ WATER VALVE
- ⊞ FLARED END SECTION
- ⊞ SHRUB
- TREE LINE
- FENCE LINE
- STORM DRAINAGE PIPE
- RIPRAP
- GOLF CART PATH
- BUILDING

GENERAL NOTES:

1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP. THE PHYSICAL AND TOPOGRAPHIC DATA PROVIDED IN THESE DRAWINGS HAS BEEN COMPILED BY THE ISAACS GROUP AND THE ENGINEER OF RECORD (ENGINEER) IN SUPPORT OF THIS PROJECT AND CANNOT BE RELIED UPON BY OTHERS. "THE ISAACS GROUP" AND "THE ENGINEER OF RECORD" SHALL DEFINE THE TERM OF "ENGINEER" USED IN THE SUBSEQUENT NOTES.
2. THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN AND THE UTILITIES SHOWN ON THIS PLAN MAY NOT BE IN THE EXACT LOCATIONS AS SHOWN. THE ISAACS GROUP, P.C. ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR ANY OMISSIONS IN SHOWING EXISTING UTILITIES THAT MAY BE WITHIN THE PROJECT AREA. THE CONTRACTOR IS 100% RESPONSIBLE FOR UTILIZING A PRIVATE LOCATOR AND APPROPRIATE UTILITY COMPANIES TO LOCATE THE SIZE, LOCATION, INVERTS, DEPTHS AND EXISTENCE OF ALL EXISTING UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, FIBER OPTIC, GAS, ETC.) TO HIS/HER SATISFACTION PRIOR TO COMMENCEMENT OF CONSTRUCTION AND EXCAVATION ACTIVITIES. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

GENERAL PROVISIONS:

1. 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, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6.9, 12.17, 18.19, 20.21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE SPECIFIED CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE MORE RESTRICTIVE WILL APPLY. NO RESIDENTIAL UNITS ARE INCLUDED IN THIS SITE PLAN AMENDMENT.
2. THE SITE PLAN IS SCHEMATIC IN NATURE AND REPRESENTS A FIRM CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF PROPOSED TENNIS COURT FACILITIES. 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 6.207 (ALTERNATIONS TO APPROVAL).
3. 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.
4. VEHICULAR ACCESS POINTS SHALL BE FROM THE EXISTING DRIVEWAY AND PARKING LOT OFF BALLANTYNE CROSSING AVE. THAT SERVES THE BALLANTYNE COUNTRY CLUB. THERE WILL BE NO NEW ACCESS OFF JOHNSTON ROAD (U.S. HWY. 521).
5. A 8' SIDEWALK AND 8' PLANTING STRIP SHALL BE PROVIDED ALONG PROVIDENCE ROAD WEST FRONTAGE AND ALONG BALLANTRON PARKWAY ON THE SUBJECT PROPERTY'S SIDE. A 6' SIDEWALK IS PROVIDED ALONG LENGTH OF US HWY 521 & ALONG THE WEST SIDE OF BALLANTRON PARKWAY. SIDEWALKS WILL BE CONSTRUCTED SIMULTANEOUSLY WITH PHASED DEVELOPMENT.
6. PARKING LOT SCREENING FROM PUBLIC STREETS WILL BE PROVIDED BY SHRUBS AND RETAINING WALLS.
7. THIS SITE IS SUBJECT TO THE POST CONSTRUCTION STORMWATER ORDINANCE AND WILL QUALIFY FOR THE LOW DENSITY DEVELOPMENT WHICH WILL EXEMPT THIS SITE FROM HAVING STORMWATER CONTROL MEASURES.
8. DETENTION EASEMENT HAVE BEEN PREVIOUSLY GRANTED TO THIS PROPERTY WHICH EXEMPT THIS SITE FROM DETENTION REQUIREMENTS.

STREETScape & LANDSCAPING

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STORMWATER CONTROL MEASURES

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DEVELOPMENT DATA

PREVIOUS REZONING PETITION:	1994-23(C)
TAX PARCEL ID:	223-121-09
EXISTING PARCEL ACREAGE:	41.73 ACRES
PORTION OF PARCEL TO BE REZONED:	2.54 ACRES
EXISTING ZONING:	MX-1
PROPOSED ZONING:	MX-1 (SPA)
PROPOSED USES:	TENNIS COURT
SETBACK REQUIREMENTS FOR LAND TO BE REZONED:	
HIGHWAY 521 SETBACK:	20'
SIDE YARD:	0'
REAR YARD:	0'

REZONING PETITION NO.

Project: BALLANTYNE COUNTRY CLUB
 CHARLOTTE, NORTH CAROLINA

Title: REZONING SKETCH PLAN

File #: 19159-PB.DWG Date: 12/19/19 Project Egr: ABC
 Drawn By: BMR
 Scale: 1"=30'

ISAACS GROUP
 CIVIL ENGINEERING-GEOTECHNICAL-SURVEYING

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RZ1.0

PRELIMINARY FOR REVIEW PURPOSES ONLY

GRAPHIC SCALE
 1 INCH = 200 FEET

NO.	BY	DATE	REVISION

811
 Know what's below.
 Call before you dig.

GRAPHIC SCALE
 1 INCH = 30 FEET