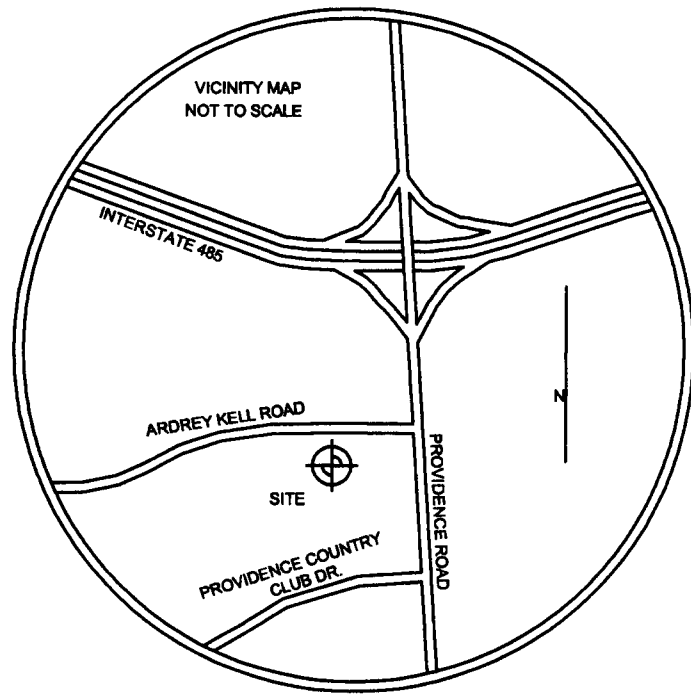


**General Notes**  
1. No Regulatory Floodplain or SWIM Buffers (as defined by official Charlotte flood areas maps) exist on the subject property.

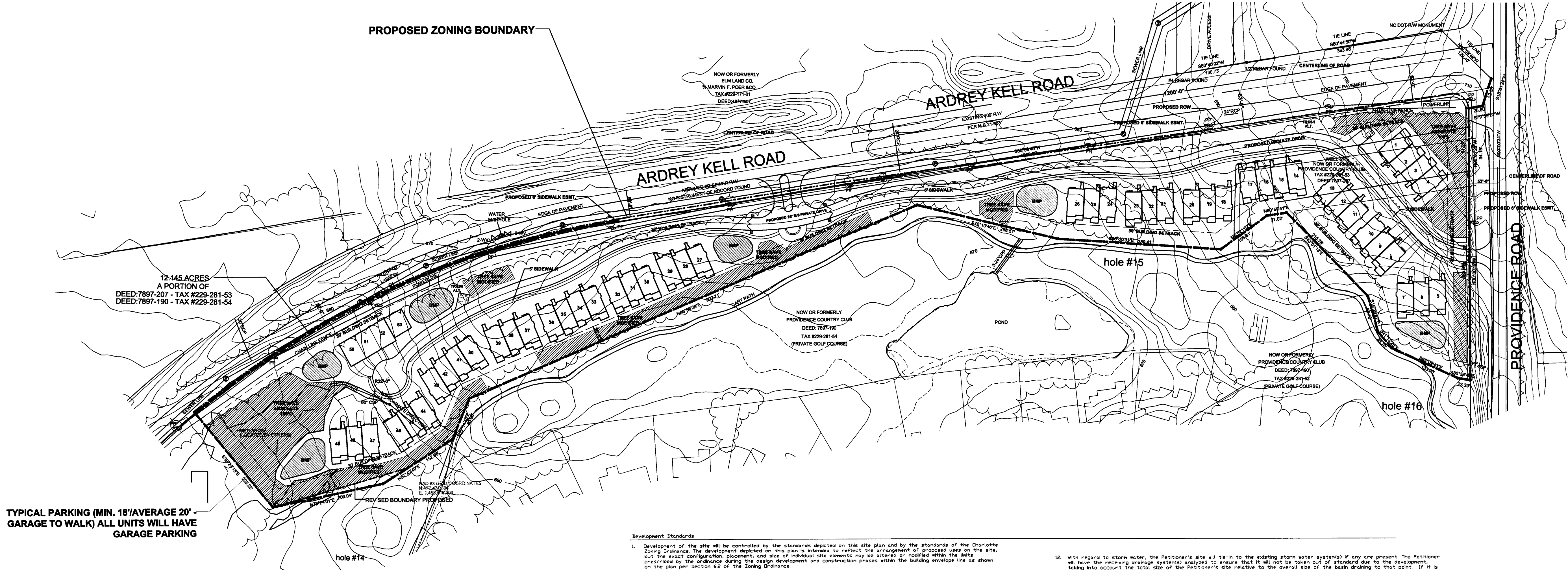
**Site Data**

Total Site Area 12.145 ac +/-  
Existing Zoning R-3  
Proposed Zoning UR-2(CD)  
Proposed Dwellings 54 du's  
Density 4.44 du/ac  
**Proposed Use Townhomes**

Minimum Open Space 50%  
Maximum Height 50'



**PROPOSED ZONING BOUNDARY**



**TYPICAL PARKING (MIN. 18'/AVERAGE 20' - GARAGE TO WALK) ALL UNITS WILL HAVE GARAGE PARKING**

**Development Standards**

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
- Any detached lighting on the site will be limited to 20 feet in height and be fully shielded. No "wall pack" lighting will be installed but architectural lighting on building facades will be permitted.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- The use of the site will be for a single family attached housing development and related accessory uses. Homes will be limited to a height of 40' and the construction and design will be in keeping with the existing homes in the Providence Country Club residential golf course community. Exteriors will be predominantly brick, stone, or other masonry products with appropriate trim materials. "Old World" and "Tuscan" designs will also be introduced. The existing Providence Country Club Homeowners Association will have a seat on the Homeowners Association and Architectural Review Board of this new community.
- Screening and buffer areas, if required, will be developed in accordance with the provisions of the City of Charlotte Zoning Ordinance. Required buffers on the site may be eliminated if the adjoining parcels are rezoned or the use changes such that buffers are no longer required. Trash collection for the site will be provided by individual roll out containers by a private collection company.
- Access will be provided by driveway connections to Providence Rd. and Ardrey Kell Rd. The exact location of the access points will be subject to approval by the appropriate transportation authority. The driveway connection to Providence Rd. will be designed to accommodate right turns out of the site only. The Petitioner will dedicate right-of-way for future road improvements 50' from the original centerline of Providence Rd. and 60' from the original centerline of Ardrey Kell Rd. for 500 feet from Providence Rd. tapering to 30' over the next 500 feet from Providence Rd. Sidewalk will be placed on easements outside of the right-of-way.
- In accordance with CDOT comments, the Petitioner will be relieved of any improvement responsibility for improvements normally required along Ardrey Kell Rd. and Providence Rd. but will contribute funds to the City of Charlotte or NCSDOT in an amount to be agreed upon by the City and the Petitioner to be put toward those improvements as part of the larger road improvement project. Street improvements that are normally required for development shall fall outside of the intersection improvement project on Ardrey Kell Rd. will be installed as part of the development of the site.
- The Petitioner will provide a location on Providence Rd. for a pad for a transit stop to be built by CATS at a location to be determined jointly by the Petitioner and CATS.
- The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street.
- Tree save areas totaling 15% of the site area will be provided on the site as generally depicted on the site plan. 10% of the total tree save area will be undisturbed and the remaining 5% of the total area will be a modified tree save wherein the petitioner will be allowed to remove trees up to 4" caliper dbh, remove undergrowth, prune trees up to 8' from the ground, and to install additional landscaping to enhance the overall site appearance and to establish a comprehensive landscape plan for the entire site. The exact locations and dimensions of the tree save areas will be determined through the site development review process.

- With regard to storm water, the Petitioner's site will tie-in to the existing storm water system(s) if any are present. The Petitioner will have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development, taking into account the total size of the Petitioner's site relative to the overall size of the basin draining to that point. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.  
  
The Petitioner will control and treat the entire runoff volume for the post-development 1-year 24-hour storm. Runoff from down the shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.  
  
The use of structural storm water treatment systems (e.g. ponds, extended detention wetlands, bio-retention, etc.) will be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in the most recent version of the NC Department of Environment and Natural Resources Best Management Practices Manual.  
  
SWIM buffer standards will be met on the site if applicable.  
  
No storm water detention will be placed in any setbacks or buffers, unless the topography of the site and the design of the facilities limits the location to the setback or buffer and then only if such facility is designed and maintained as part of the landscaping of the site. The development of the Petitioner's site will comply with all adopted post construction storm water standards that may be applicable to the site.
- The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner," "Owner's," "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Initial submission October 20, 2005  
Revised per staff and Community comments January 19, 2006  
Revised per staff comments March 24, 2006, 2a

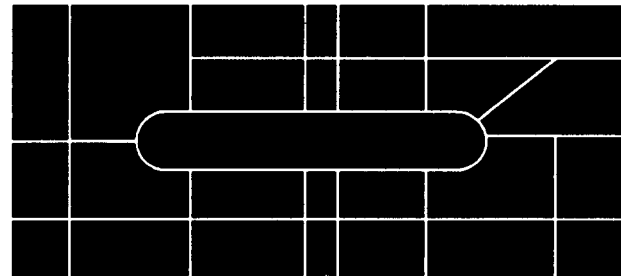


0 100 200 300 FT

SURVEY & ENGINEERING  
YARBOROUGH-WILLIAMS AND ASSOC., INC.  
730 Windsor Oak Ct. Charlotte, NC 28273

120 PCC mp with topo.mxd

**Scott T. Murray, Inc.**  
Landscape Architecture Land Planning



274 Botetourt Court Boydton, Virginia 23917  
252-213-9501 • 434-689-2925 (Fax) smurray@atmlandplan.com

**Providence Country Club**  
Ardrey Kell Rd. Tract  
Charlotte, NC

**Site Plan**

JANUARY 20, 2006

**East West Partners**  
**Management Co., Inc.**  
814 Tyvola Rd. Ste. 115  
Charlotte, NC 28217

1	3/24/06	SHIFT TRASH AREA, ADD SIDEWALK
No.	Date	Revisions / Submissions
Design Firm	Scott T. Murray, Inc. Landscape Architecture Land Planning 274 Botetourt Ct. Boydton, VA 23917	
Consultant	The Walter Fields Group 1919 South Blvd., Ste. 101 Charlotte, NC 28203	
Project Title	Providence Country Club Charlotte, NC East West Partners Management Co., Inc.	
Drawing Title	Site Plan	
Project Manager	STM	Project ID
Drawn By	STM	Scale 1"=100'
Reviewed By	Checked By	Drawing No.
Date	01-20-06	1 of
CAD File Name	120 PCC mp with topo.mxd	1



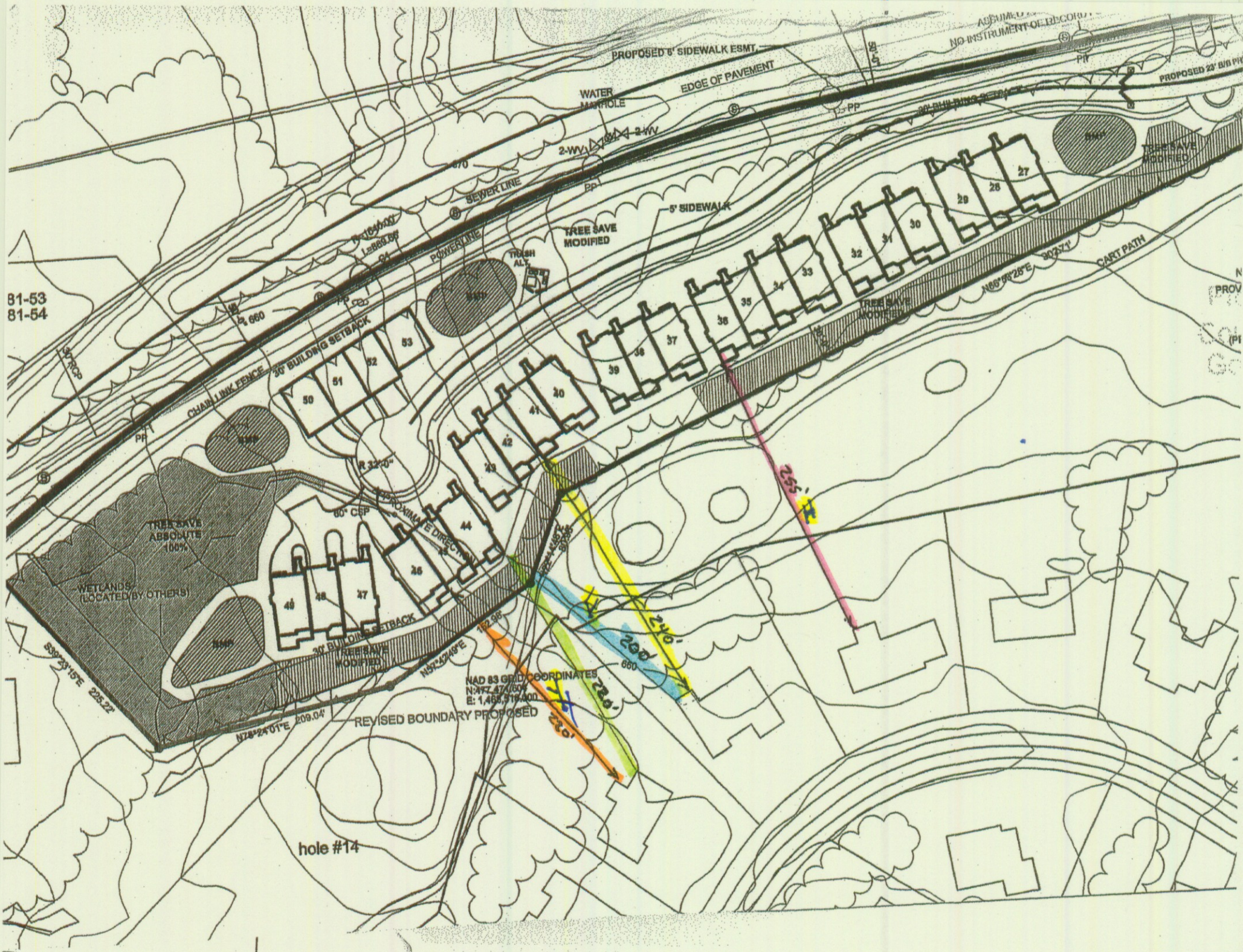
# *Fairway Row on Providence*

Charlotte, North Carolina



EAST WEST PARTNERS MANAGEMENT CO, INC 814 TYVOLA RD. SUITE 115 CHARLOTTE, NORTH CAROLINA 28217  
THIS ARTIST'S CONCEPTUAL RENDERING IS ILLUSTRATIVE AND IS THEREFORE SUBJECT TO CHANGE.























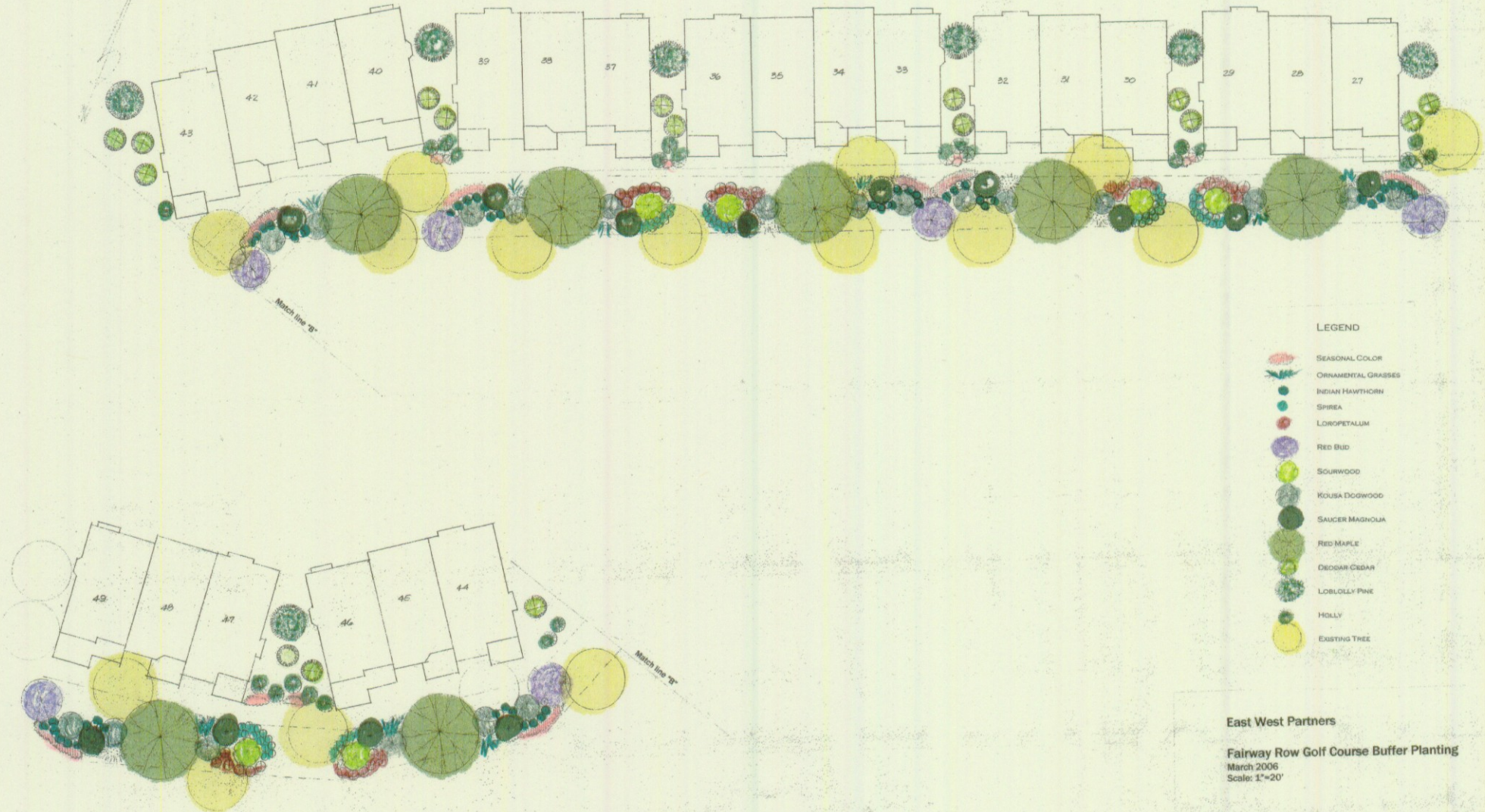
LEGEND

-  SEASONAL COLOR
-  ORNAMENTAL GRASSES
-  INDIAN HAWTHORN
-  SPIREA
-  LOROPETALUM
-  RED BUD
-  SOURWOOD
-  KOUSA DOGWOOD
-  SAUCER MAGNOLIA
-  RED MAPLE
-  DECIDAR CEDAR
-  LOBLOLLY PINE
-  HOLLY
-  EXISTING TREE















East West Partners

Fairway Row Golf Course Buffer Planting  
 March 2006  
 Scale: 1"=20'





# LEGEND

-  SEASONAL COLOR
-  ORNAMENTAL GRASSES
-  INDIAN HAWTHORN
-  SPIREA
-  LOROPETALUM
-  RED BUD
-  SOURWOOD
-  KOUSA DOGWOOD
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East West Partners

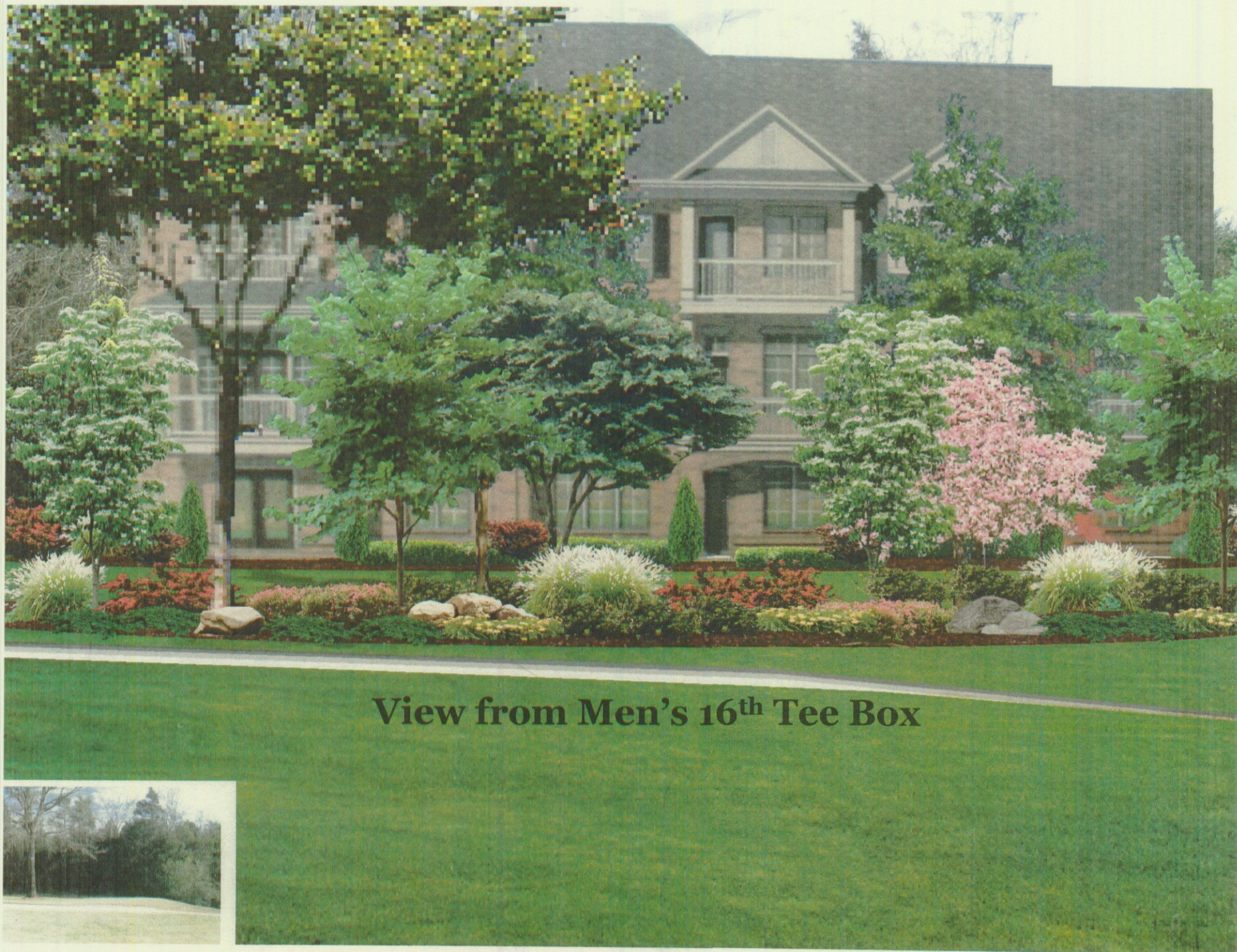
Fairway Row Golf Course Buffer Planting  
March 2006  
Scale: 1"=20'





**Front Elevation**





**View from Men's 16<sup>th</sup> Tee Box**





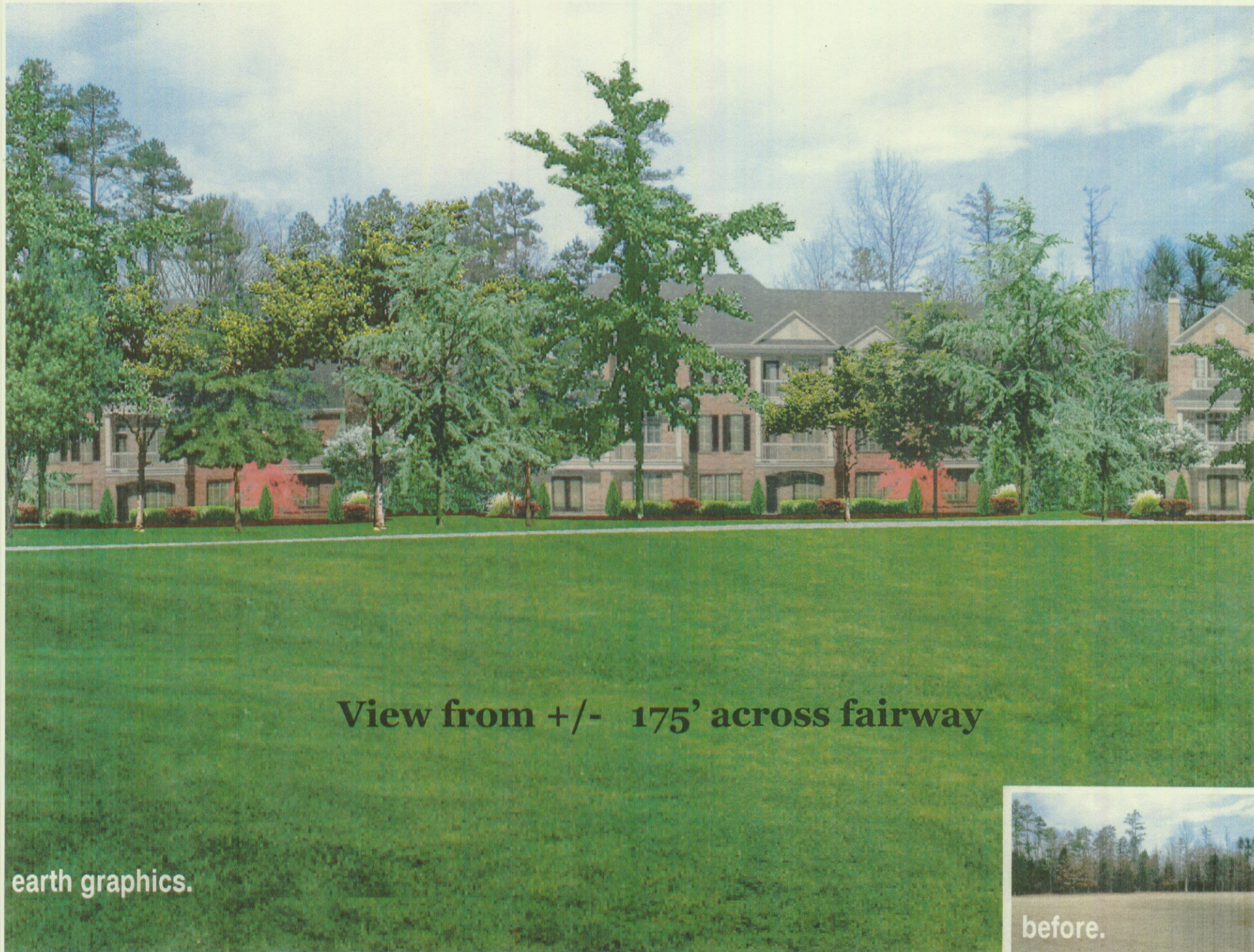


**Landscaped View from +/- 100'**

earth graphics.







**View from +/- 175' across fairway**

earth graphics.



before.






View thru "tree save" area  
from rear of townhomes  
at 200' (closest)





**View thru "tree save" area  
from rear of townhomes  
+/- 220'**





**View thru "tree save" area  
from rear of townhomes  
+/- 220'**



View thru "tree save" area from rear of townhomes  
+/- 240'







"Tree save" area from rear of townhome  
+/- 255'