

006-002

#### General Notes

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

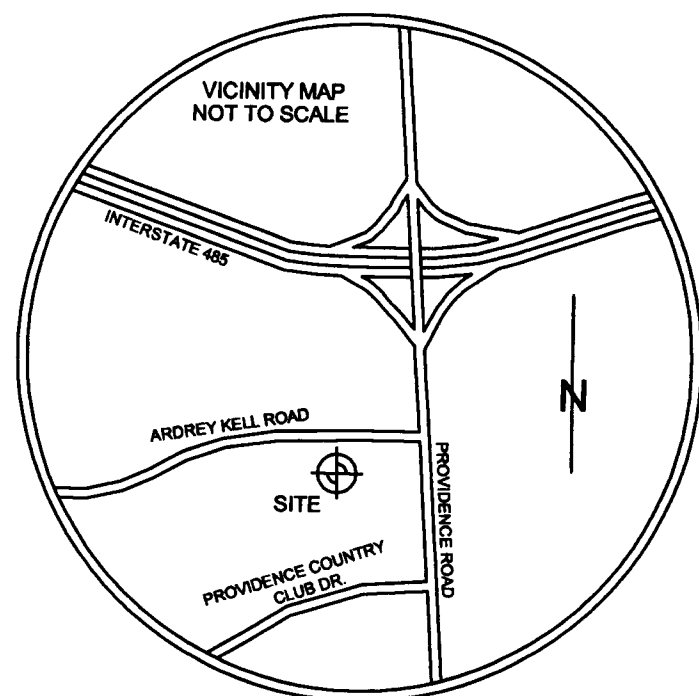
#### Site Data

Total Site Area	12.145 ac +/-
Existing Zoning	R-3
Proposed Zoning	R-8(CD)
Proposed Dwellings	54 du's
Density	4.44 du/ac
Proposed Use	Townhomes

#### R-8 Setback Requirements

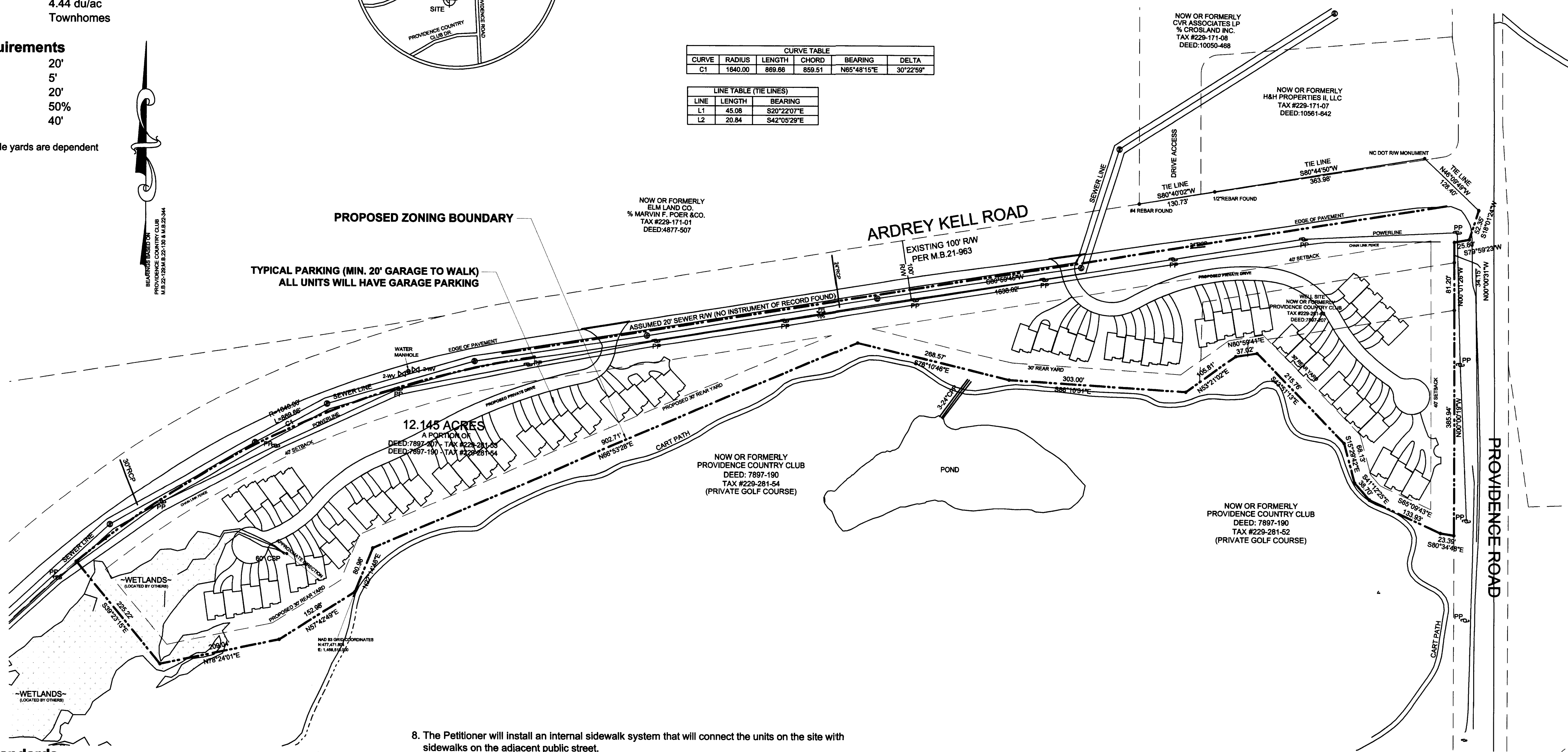
Minimum Setback	20'
Minimum Sideyard	5'
Minimum Rearyard*	20'
Minimum Open Space	50%
Maximum Height	40'

\* NOTE: Actual rear and side yards are dependent upon building orientation.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1640.00	869.86	859.51	N85°48'15"E	30°22'59"

LINE TABLE (TIE LINES)		
LINE	LENGTH	BEARING
L1	45.08	S20°22'07"E
L2	20.84	S42°05'29"E

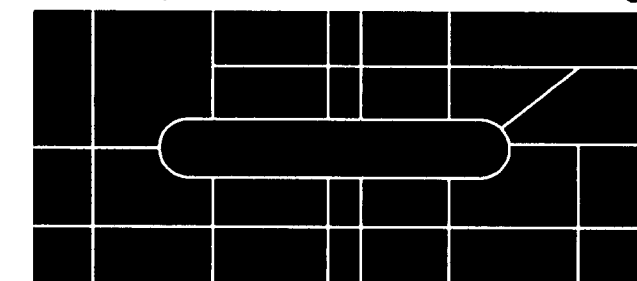


#### Development Standards

1. 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.
2. Any detached lighting on the site will be limited to 20 feet in height and be fully shielded. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
3. Signage will be permitted in accordance with applicable Zoning standards.
4. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
5. The use of the site will be for a single family attached housing development and related accessory uses.
6. 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.
7. Access will be provided by driveway connections to Ardrey Kell Rd. The exact location of the access points will be subject to approval by the appropriate transportation authority.
8. The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street.
9. 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.
10. 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.
11. 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.
12. Throughout this Rezoning Petition, the terms "Owner", "Owners", "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

Scott T. Murray, Inc.  
Landscape Architecture Land Planning



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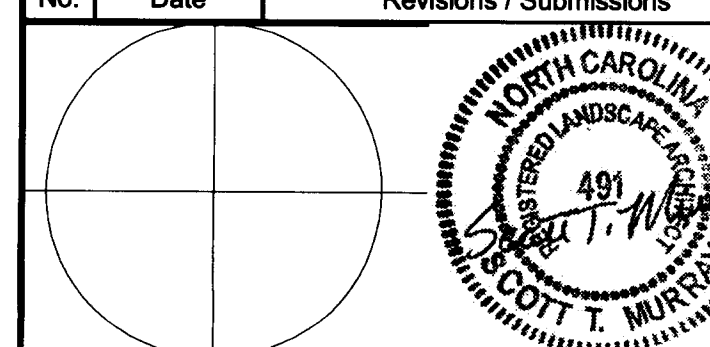
Providence Country Club  
Ardrey Kell Rd. Tract  
Charlotte, NC

#### Site Plan

October 20, 2005

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

No.	Date	Revisions / Submissions
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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	31
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Drawn By	STM	Scale	1"=100'
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Reviewed By	STM	Drawing No.	1
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Date	10-20-05	of	One
CAD File Name	051020 PCC.mpg		

SURVEY & ENGINEERING  
YARBOROUGH-WILLIAMS AND ASSOC., INC.  
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