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Legend

2007-048

Notes

SITE TABULATION:

TOTAL AREA: ±2.138 ACRES
EXISTING ZONING: R-5
PROPOSED ZONING: MX-2 (INNOVATIVE), LW-CA
PROPOSED PRIMARY USES: ATTACHED DWELLING UNITS

SITE LOCATED WITHIN LAKE WYLIE CRITICAL AREA WATERSHED OVERLAY DISTRICT

PROPOSED MINIMUM LOT WIDTH: 20' MIN. FOR TOWNHOMES.

Revision

By Appd. YY.MM.DD

File Name: REZONING-2AC.dwg

RSW JL JL 06.09.07
Dwn. Chkd. Dsgn. YY.MM.DD

Permit Seal

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
SUBMITTED FOR RE-ZONING JANUARY 2007

Client/Project

PROVIDENT DEVELOPMENT GROUP, INC.
6707 FAIRVIEW ROAD, SUITE B
CHARLOTTE, NC 28210
(704) 367-0167

Charlotte NC U.S.A.

Title

TECHNICAL DATA SHEET 2.138 AC. ADDITION
THE VINEYARD AT LAKE WYLIE
PETITION No. 2007-

Project No.
173200708



Drawing No.

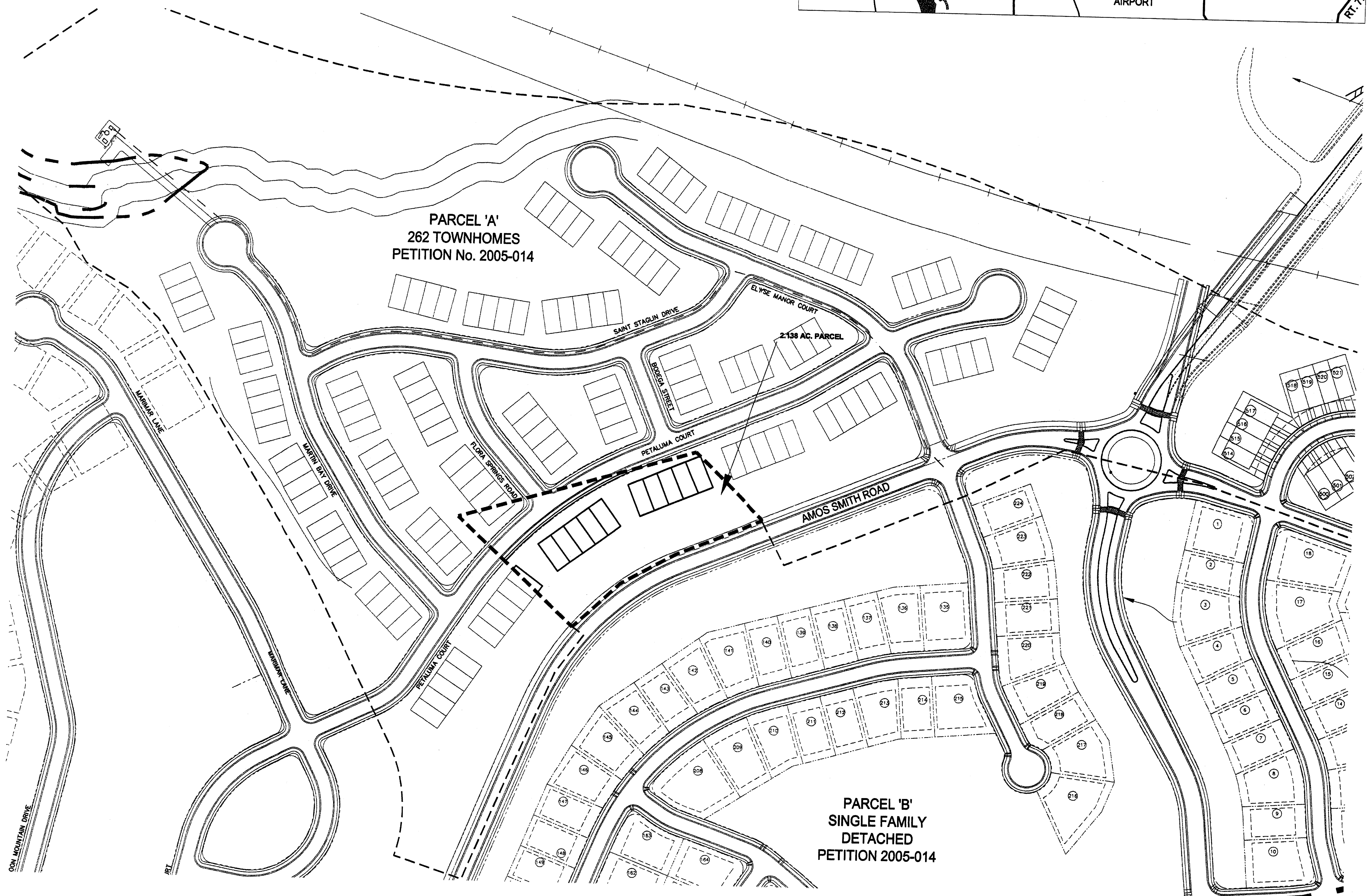
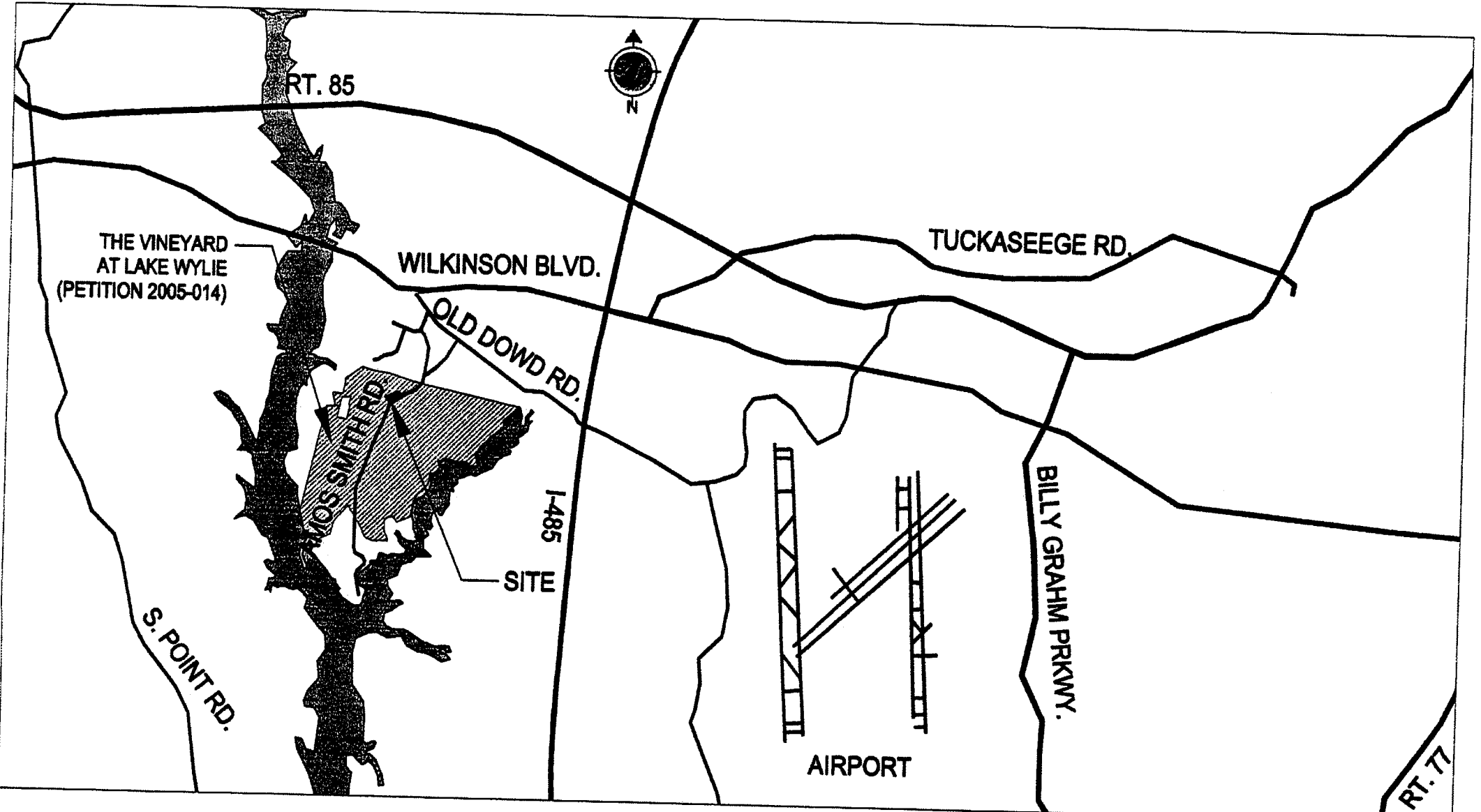
Sheet

Revision

P1

1 of 4

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Title
CONCEPTUAL LANDUSE PLAN 2.138 AC.
THE VINEYARD AT LAKE WYLIE
PETITION NO. 2007-

Project No. 173200708
Drawing No. P2
Scale 0 40' 80'
1:40
Sheet
Revision

2.138 ACRE ADDITION TO THE VINEYARD AT LAKE WYLIE
DEVELOPMENT STANDARDS
Petition Number _____
January 5, 2007

GENERAL PROVISIONS

The Development of the Site will be governed by the Technical Data Sheet (Sheet 1 of 3), these Development Standards, the Schematic Site Plan (Sheet 2 of 3), and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MX-2 District zoning classification shall govern the development of this site which will be incorporated into Parcel "A" of The Vineyard at Lake Wylie (Petition No. 2005-014).

The development depicted on the Schematic Site Plan is intended to reflect the arrangement of proposed uses on the Site. However, subject only to the provisions of Section III below, the exact configurations, placements, and sizes of individual site elements may be altered or modified during design development and construction document phases. This allowance applies to all site elements, including building areas, open space areas, recreation areas, and the configurations of lots and streets.

SUMMARY OF REQUEST

This proposal is intended to accommodate development on the Site of detached single-family homes or attached single family homes,(town homes for sale), interconnected with open space, pedestrian, and/or vehicular linkages.

PERMISSIBLE DEVELOPMENT

The subject parcel (2.138 ± acres) is to be added to Parcel "A" of the Vineyard at Lake Wylie, Petition No. 2005-014) for a total of 84.14 acres in Parcel "A".

- Development of Parcel A of the Site shall be restricted to no more than 278 attached single family homes (town homes for sale) or detached single-family homes, together with incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-2 District.
- The minimum permitted unit width for any town home unit shall be 20 feet.
- The minimum permitted lot width within this Parcel for detached single family home lots shall be 50 feet.

TYPICAL LOT WIDTHS

Typical lot widths are designated for the proposed addition to Parcel A that are in compliance with the original approved conditions of Parcel "A" from Petition No. 2005-014. The setback for the minimum lot width may be increased to greater than the minimum front setback.

OWNERS ASSOCIATIONS

Development taking place will be subject to covenants and restrictions governed by a Master Owners Association. Documents will be prepared to incorporate the conditions of these Development Standards and the Rezoning Plan as approved by the Charlotte City Council and may contain such other covenants, restrictions and by-laws as the Petitioner may deem necessary or advisable for the effective administration of the Master Owners Association or to insure compliance with local, state and federal laws.

Individual Parcels which contain one or more of the following features: specialized amenities, open space uniquely associated with that Parcel, private streets and private utilities may be governed by separate sub-owners associations. Except as otherwise provided in the next succeeding paragraph, each owner of property within the residential Parcels must be a member of the Master Owners Association and may be a member of a sub-owners association.

Any sub-owners association representing a group of owners in a particular area or project may be the member of the Master Owners Association in lieu of all owners in such area or project being members.

Common open space not otherwise owned and maintained by a sub-owners association shall be owned and maintained by the Master Owners Association.

Any amenity provided for one or more Parcels that may be constructed within a residential element may be privately owned and operated and in such case the operator shall be responsible for the operation, maintenance and preservation of its grounds and facilities.

GENERAL PROVISIONS

Architectural Restrictions

- All detached single family homes and town homes constructed on The Site must satisfy the following minimum standards:
 - Roofs - minimum 6/12 roof pitch,
 - Foundations - all masonry foundations
 - Building Front Elevations - 25% minimum masonry (including rock) and/or organic material front elevations, except in Parcel G-1 where all front elevations will be 75% masonry or organic material front elevations. Organic materials may include wood, cedar shakes, cedar siding, etc.
 - Garages - Each detached single family home constructed on the Site will have a garage which accommodates at least two cars and all attached town homes will have one or two car garages.
- Architectural Front Façade materials - Up to 30% of the homes in any Parcel may have vinyl siding if the home includes a useable front porch. A useable porch shall be at least 6 feet deep in depth and 75 square feet in area.
- The minimum width of a single car garage town home unit will be 20 feet. The minimum width of a two-car garage town home will be 28 feet.

Monumentation and signage

Signage and entry monuments will meet or exceed the requirements of the Ordinance.

Parking

- Each town home unit will also have a driveway in front of its garage measuring a distance of 20 feet from the back of the street right-of-way or sidewalk, whichever is greater. A single car garage town home unit will have a maximum drive way width of 10 feet with a minimum planting island between driveways of 10 feet. A two-car garage town home unit driveway width will be a maximum of 20 feet, with a minimum planting island between driveways of 10 feet.
- Two parking spaces will be provided for each residential attached or detached unit.

Lighting

- Pedestrian lighting fixtures limited to 15 feet in height may be installed in pedestrian areas, except for pedestrian trails in undisturbed or natural areas.
- Light fixtures along public streets are exempt from the foregoing height limits.

Temporary Sales Centers

Temporary sales centers with temporary parking may be provided throughout the Community. The structures may not serve as a temporary or permanent residence.

Dumpsters

All dumpsters on the Site will be screened with a solid enclosure with gates.

Site Access

The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet.

The placement and configuration of each access point is subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation or the Charlotte Department of Transportation. Configuration of intersections within the proposed development to be determined in conjunction with the Charlotte Department of Transportation during the subdivision plan review process.

Road Improvements

- All roads interior to the development will be built to public standards regardless of their public or private status. Private roads will be maintained by an Owners Association.

Water & Sewer

1. Wastewater Collection and Treatment

- All wastewater collection and treatment for the project shall be provided by the Charlotte-Mecklenburg Utilities Department, as per the conditions of Petition No. 2005-014.
- The developer proposes the use of low-pressure sewer systems at various locations as necessary on the site. The Site's Master Owner's Association will maintain these individual lift stations under a common written agreement with a contractor who can respond to service calls within twenty-four (24) hours. Each lift station will be equipped with audible and visual alarms and the maintenance provider's name and phone number must be prominently displayed on the lift station.
- Pump stations will be provided as required to serve the phasing of the development.

2. Water Supply and Distribution

Water supply throughout the entire development will be by connection to the Charlotte-Mecklenburg Utilities Department (CMUD) system.

Storm Water Management / Erosion Control

The subject parcel will be incorporated into Parcel "A" of The Vineyard at Lake Wylie, Petition No. 2005-014, and will be subject to the development notes and conditions for Storm Water Management and Erosion Control approved for that development as a whole. No changes are anticipated.

Utilities Rights of Way

Portions of the Site lie within Duke Power and/or Piedmont Natural Gas rights of way. Subject to proper authorization, streets, trails, landscaping, vines, gardens, parks and similar uses may be located within these rights-of-way. In addition, storage of boats owned by residents within the areas generally depicted on the Schematic Site Plan of the Site may, with proper authorization, occur within the Duke Power and/or Piedmont Natural Gas rights of way.

Environmental

1. Watershed

These Development Standards provide extensive provisions in response to concerns about water quality in Lake Wylie. The restrictions approved for The Vineyard at Lake Wylie, Petition No. 2005-014, are hereby proposed to apply to the parcel incorporated into Parcel "A" of that development in their entirety. The purpose of those conditions was to significantly reduce the impact of the development proposed for the entire site on the watershed areas. No changes to those conditions that apply to Parcel "A" are proposed.

2. Water Quality/Impervious

This Site is located in the Lake Wylie Protected Watershed. Townhome areas will provide water quantity detention as required by the applicable regulations. A "treatment train" (i.e., use of BMPs in series) approach will be utilized in townhome and commercial areas to further remove nutrients from the runoff. Parking lot areas will utilize Best Management Practices (BMPs). All BMPs will be designed in accordance with the N.C. Department of Environment and Natural Resources "Stormwater Best Management Practices Manual," dated April, 1999.

3. Swim Buffers

- All swim buffers shall be provided in accordance with the Ordinance and as generally indicated on the Technical Data Sheet.
- A 35-foot wide protective buffer shall be established on each side of all perennial and intermittent streams draining greater than 50 acres, but less than 100 acres. The buffer shall include two zones, a 20-foot undisturbed Streamside Zone, and a 15-foot limited-use Upland Zone.
- The allowable uses in these Zones are the same as those outlined in the Charlotte S.W.I.M. Stream Buffer Ordinance for streams draining greater than 100 acres, but less than 300 acres.

4. Tree Save

- The developer will provide a tree save plan with details with the erosion control plans submitted for approvals during the preparation of construction documents for the development of the individual parcels within the project.
- A minimum of 10% tree save area will be provided within the combined Parcel "A" and the subject Parcel. Additional tree save areas provided over the minimum required will be established as depicted on the Technical Data Sheet. These areas may have berms and grading installed or performed in those portions of the tree save which are designated as "potential grading areas" on the open space system sheet shown in Petition No. 2005-014. All other tree save areas are to remain undisturbed, except to the extent necessary to accommodate access points, walls, fences, drainage pipes or channels, utility lines and facilities, pedestrian pathways, subject to the right to remove where desired, small trees having calipers of less than 3 inches, to limb-up trees for views and to mulch, and install other landscape improvements.
- Petitioner reserves the right to deviate from the location illustrated on the open space system sheet subject to the approval of the City of Charlotte Urban Forester.

Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, the Schematic Plan and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet and these Development Standards, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- At the time of submittal of each site plan, developments will be subject to current standards, ordinances, and development requirements in place at that time, unless modified by an approved innovative standards plan.
- Throughout these Development Standards, the terms, "Petitioner", "Developer", and "Owner" or "Owners" shall be deemed to include the successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



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NOTES AND DETAILS
THE VINEYARD AT LAKE WYLIE
PETITION NO. 2007-_____

Project No. 173200708	Scale 1:40
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Drawing No.	Sheet	Revision
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P3

3 of 4

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BOUNDARY SURVEY FOR 2.138 ACRES
THE VINEYARD AT LAKE WYLIE
PETITION NO. 2007-

