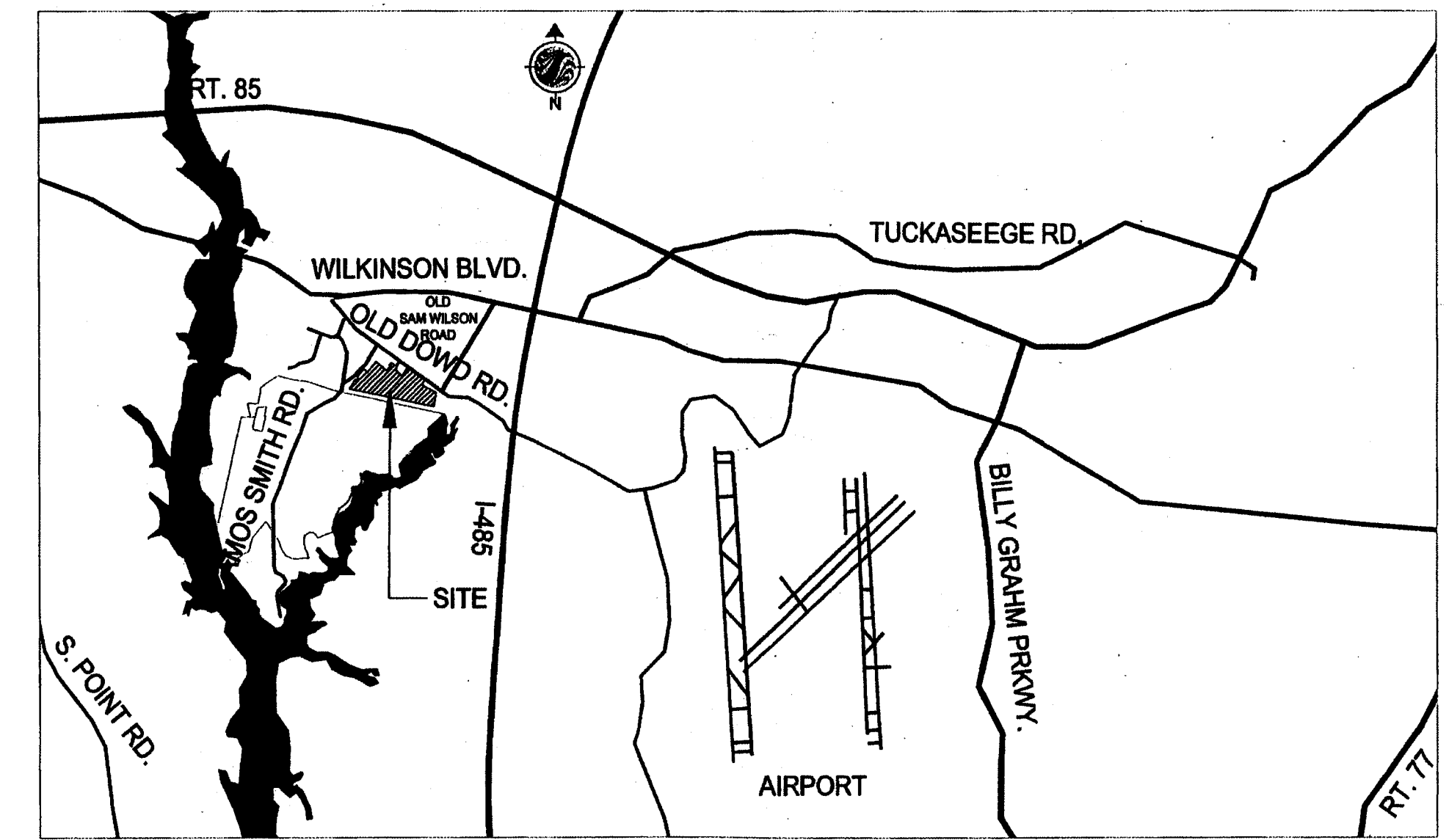
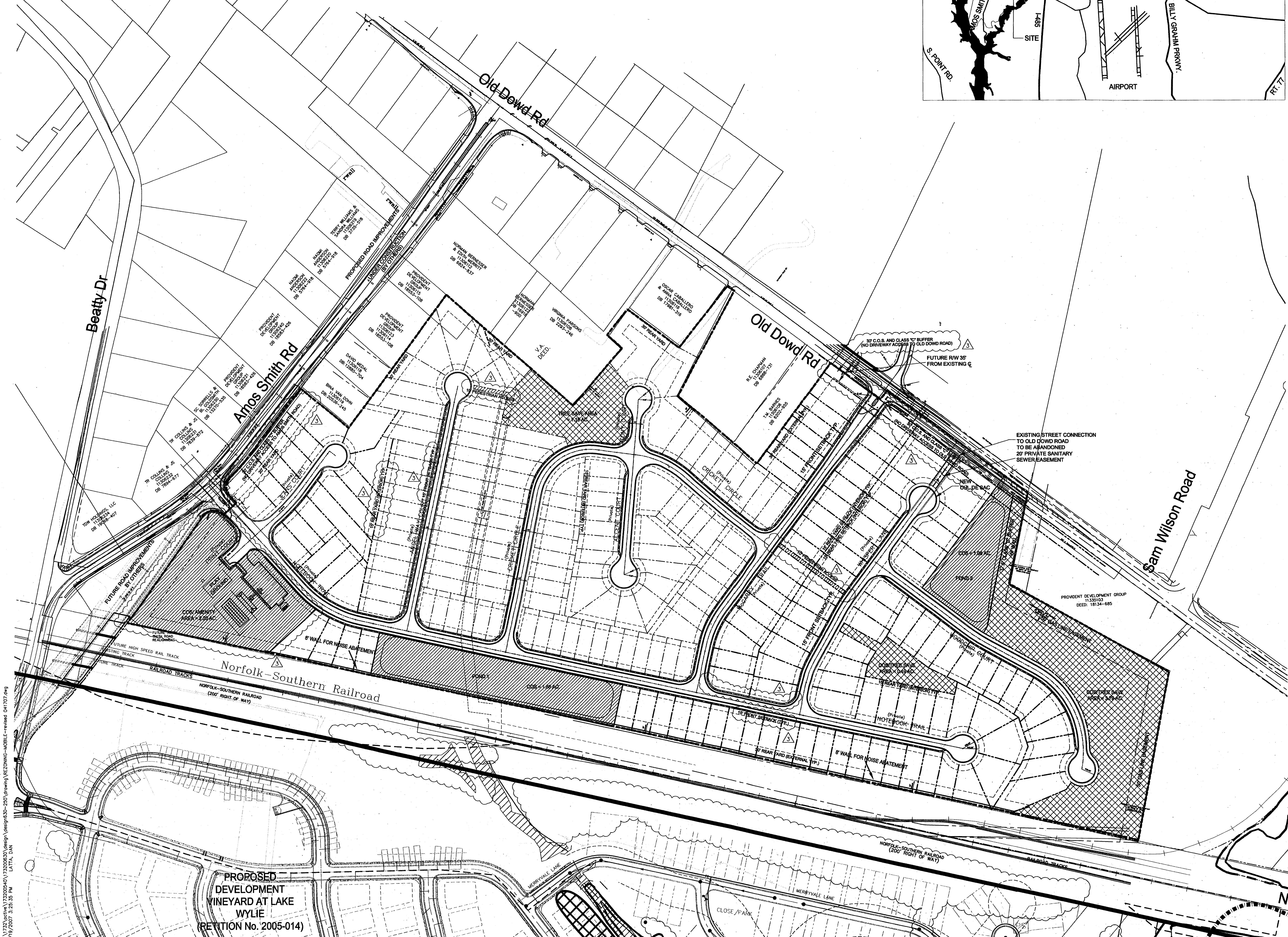



West Mecklenburg Baptist Church





Stantec Consulting Services Inc.  
2127 Ayrley Town Blvd., Suite 300  
Charlotte NC U.S.A.  
28273  
Tel: 704.329.0900  
Fax: 704.329.0905  
www.stantec.com

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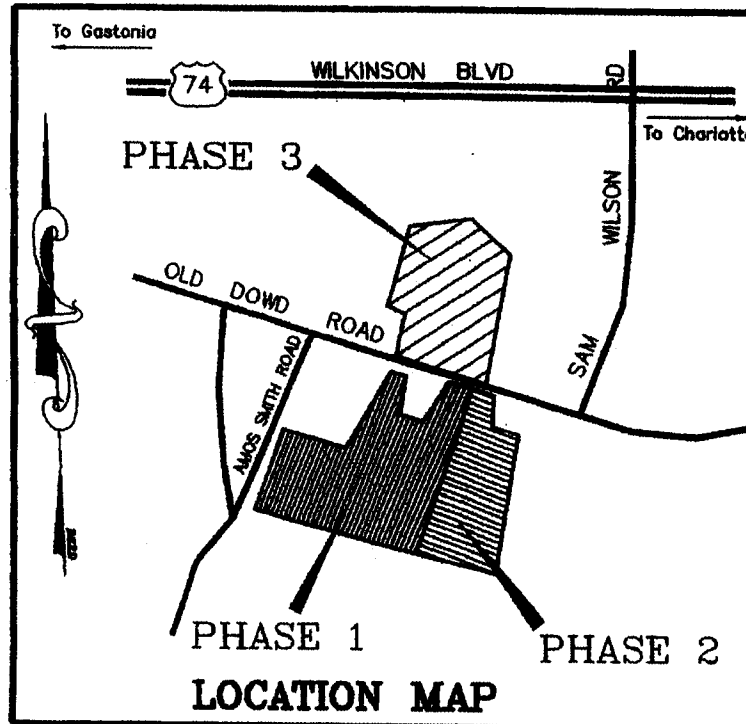
Legend

- PARCEL BOUNDARY
- TREE SAVE
- COMMON OPEN SPACE AREA

Notes

**SITE DATA:**  
PARCEL ID: 11 306 113A, 11 306 113B, 11 306 113C, 11 306 113D, 11 306 113E, 11 306 113F, 11 306 113G, 11 306 113H, 11 306 113I, 11 306 113J, 11 306 113K, 11 306 113L, 11 306 113M, 11 306 113N, 11 306 113P, 11 306 113Q, 11 306 113R, 11 306 113S, 11 306 113T, 11 306 113U, 11 306 113V, 11 306 113W, 11 306 113X, 11 306 113Y, 11 306 113Z, 11 306 113AA, 11 306 113AB, 11 306 113AC, 11 306 113AD, 11 306 113AE, 11 306 113AF, 11 306 113AG, 11 306 113AH, 11 306 113AI, 11 306 113AJ, 11 306 113AK, 11 306 113AL, 11 306 113AM, 11 306 113AN, 11 306 113AO, 11 306 113AP, 11 306 113AQ, 11 306 113AR, 11 306 113AS, 11 306 113AT, 11 306 113AU, 11 306 113AV, 11 306 113AW, 11 306 113AX, 11 306 113AY, 11 306 113AZ, 11 306 113BA, 11 306 113BB, 11 306 113BC, 11 306 113BD, 11 306 113BE, 11 306 113BF, 11 306 113BG, 11 306 113BH, 11 306 113BI, 11 306 113BJ, 11 306 113BK, 11 306 113BL, 11 306 113BM, 11 306 113BN, 11 306 113BO, 11 306 113BP, 11 306 113BQ, 11 306 113BR, 11 306 113BS, 11 306 113BT, 11 306 113BU, 11 306 113BV, 11 306 113BW, 11 306 113BX, 11 306 113BY, 11 306 113BZ, 11 306 113CA, 11 306 113CB, 11 306 113CC, 11 306 113CD, 11 306 113CE, 11 306 113CF, 11 306 113CG, 11 306 113CH, 11 306 113CI, 11 306 113CJ, 11 306 113CK, 11 306 113CL, 11 306 113CM, 11 306 113CN, 11 306 113CO, 11 306 113CP, 11 306 113CQ, 11 306 113CR, 11 306 113CS, 11 306 113CT, 11 306 113CU, 11 306 113CV, 11 306 113CW, 11 306 113CX, 11 306 113CY, 11 306 113CZ, 11 306 113DA, 11 306 113DB, 11 306 113DC, 11 306 113DD, 11 306 113DE, 11 306 113DF, 11 306 113DG, 11 306 113DH, 11 306 113DI, 11 306 113DJ, 11 306 113DK, 11 306 113DL, 11 306 113DM, 11 306 113DN, 11 306 113DO, 11 306 113DP, 11 306 113DQ, 11 306 113DR, 11 306 113DS, 11 306 113DT, 11 306 113DU, 11 306 113DV, 11 306 113DW, 11 306 113DX, 11 306 113DY, 11 306 113DZ, 11 306 113EA, 11 306 113EB, 11 306 113EC, 11 306 113ED, 11 306 113EE, 11 306 113EF, 11 306 113EG, 11 306 113EH, 11 306 113EI, 11 306 113EJ, 11 306 113EK, 11 306 113EL, 11 306 113EM, 11 306 113EN, 11 306 113EO, 11 306 113EP, 11 306 113EQ, 11 306 113ER, 11 306 113ES, 11 306 113ET, 11 306 113EU, 11 306 113EV, 11 306 113EW, 11 306 113EX, 11 306 113EY, 11 306 113EZ, 11 306 113FA, 11 306 113FB, 11 306 113FC, 11 306 113FD, 11 306 113FE, 11 306 113FG, 11 306 113FH, 11 306 113FI, 11 306 113FJ, 11 306 113FK, 11 306 113FL, 11 306 113FM, 11 306 113FN, 11 306 113FO, 11 306 113FP, 11 306 113FQ, 11 306 113FR, 11 306 113FS, 11 306 113FT, 11 306 113FU, 11 306 113FV, 11 306 113FW, 11 306 113FX, 11 306 113FY, 11 306 113FZ, 11 306 113GA, 11 306 113GB, 11 306 113GC, 11 306 113GD, 11 306 113GE, 11 306 113GF, 11 306 113GG, 11 306 113GH, 11 306 113GI, 11 306 113GJ, 11 306 113GK, 11 306 113GL, 11 306 113GM, 11 306 113GN, 11 306 113GO, 11 306 113GP, 11 306 113GQ, 11 306 113GR, 11 306 113GS, 11 306 113GT, 11 306 113GU, 11 306 113GV, 11 306 113GW, 11 306 113GX, 11 306 113GY, 11 306 113GZ, 11 306 113HA, 11 306 113HB, 11 306 113HC, 11 306 113HD, 11 306 113HE, 11 306 113HF, 11 306 113HG, 11 306 113HI, 11 306 113HJ, 11 306 113HK, 11 306 113HL, 11 306 113HM, 11 306 113HN, 11 306 113HO, 11 306 113HP, 11 306 113HQ, 11 306 113HR, 11 306 113HS, 11 306 113HT, 11 306 113HU, 11 306 113HV, 11 306 113HW, 11 306 113HX, 11 3





REQUIRED SCREENING FENCE, TREES & SHRUBS			
Screen	No/Yes	Screen	No/Yes
Planting	No/Yes	Planting	No/Yes

<b>SITE DATA - PHASE 1 &amp; 2</b>	
Project Name: OLD DOND MOBILE ESTATES	
Owner: OLD DOND ESTATES, LLC. Contact: Mr. Darrell Avery II 651-6152	
Site Plan Prepared By: P.E.A. of North Carolina 377-4349 Cameron Parked	
SITE AREAS: PHASE 1 = 35.80 Acres 1,261,029 SF	
PHASE 2 = 20.04 Acres 872,768 SF	
TOTAL = 55.84 Acres 2,133,797 SF	
RECREATION AREA: 88 x 55.88 = 4.47 Acres (Required)	
4.50 Acres (Provided)	

<b>ZONING: R-101</b>	
Front	40'
Side	10' or 4'
Back	10'

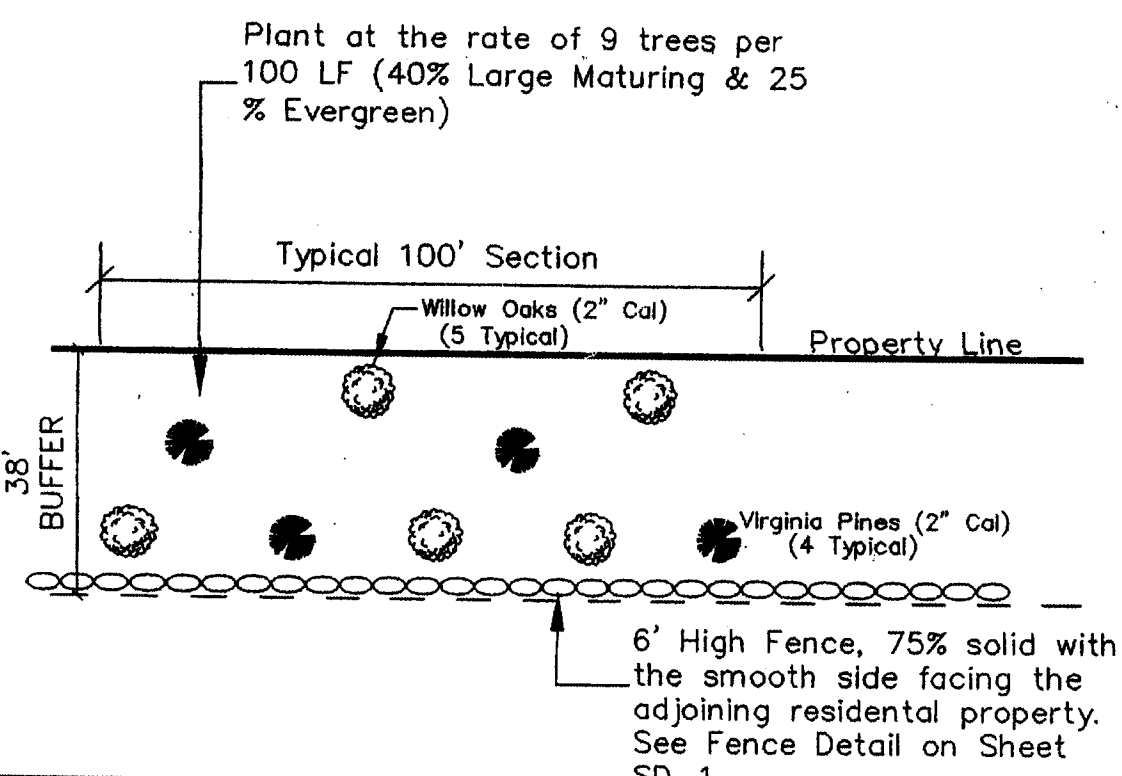
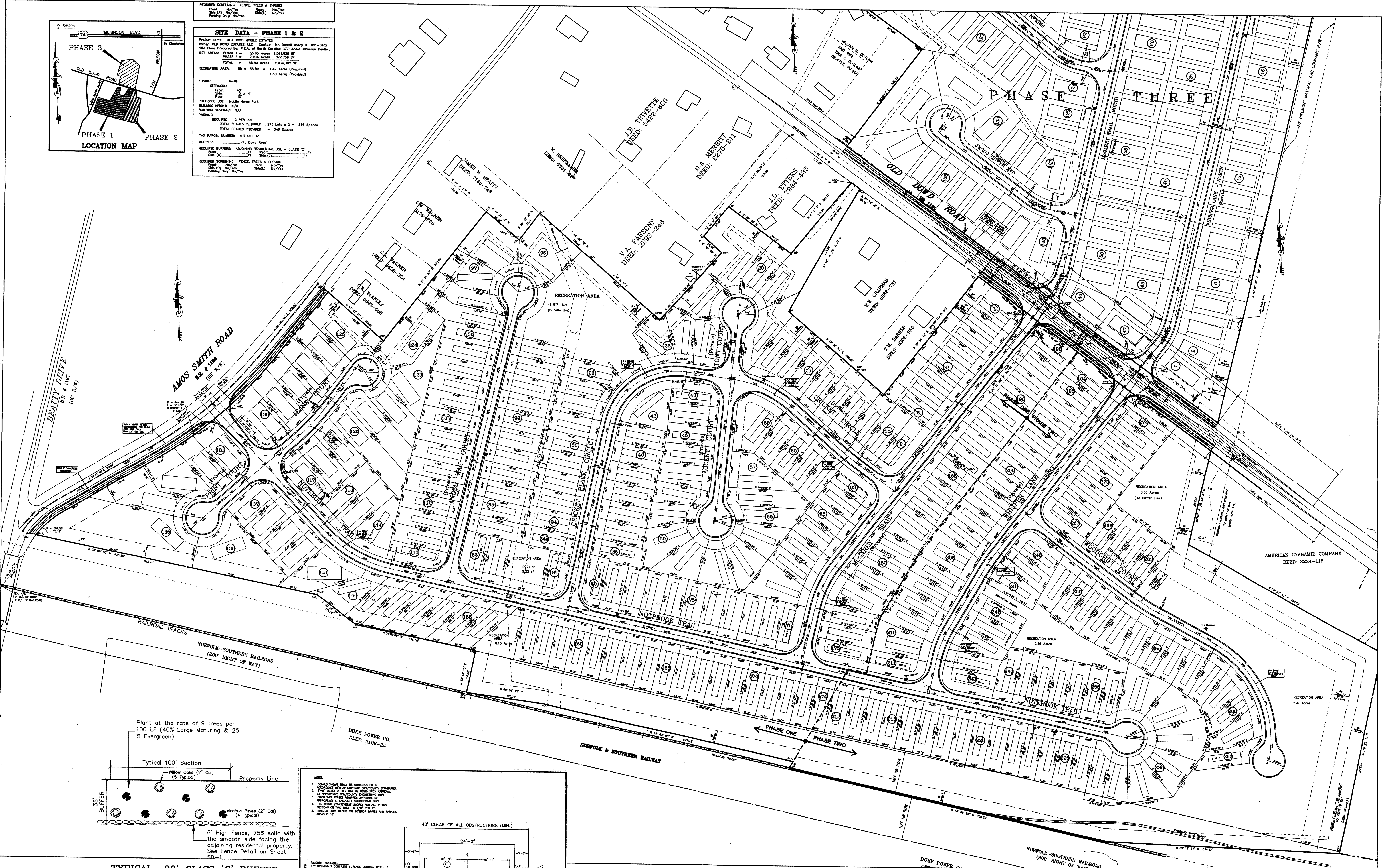
PROPOSED USE: Mobile Home Park	
BUILDING HEIGHT: N/A	
BUILDING COVERAGE: N/A	
PARKING: REQUIRED: 2 PER LOT	
TOTAL SPACES REQUIRED: 273 Lots x 2 = 546 Spaces	
TOTAL SPACES PROVIDED: 546 Spaces	

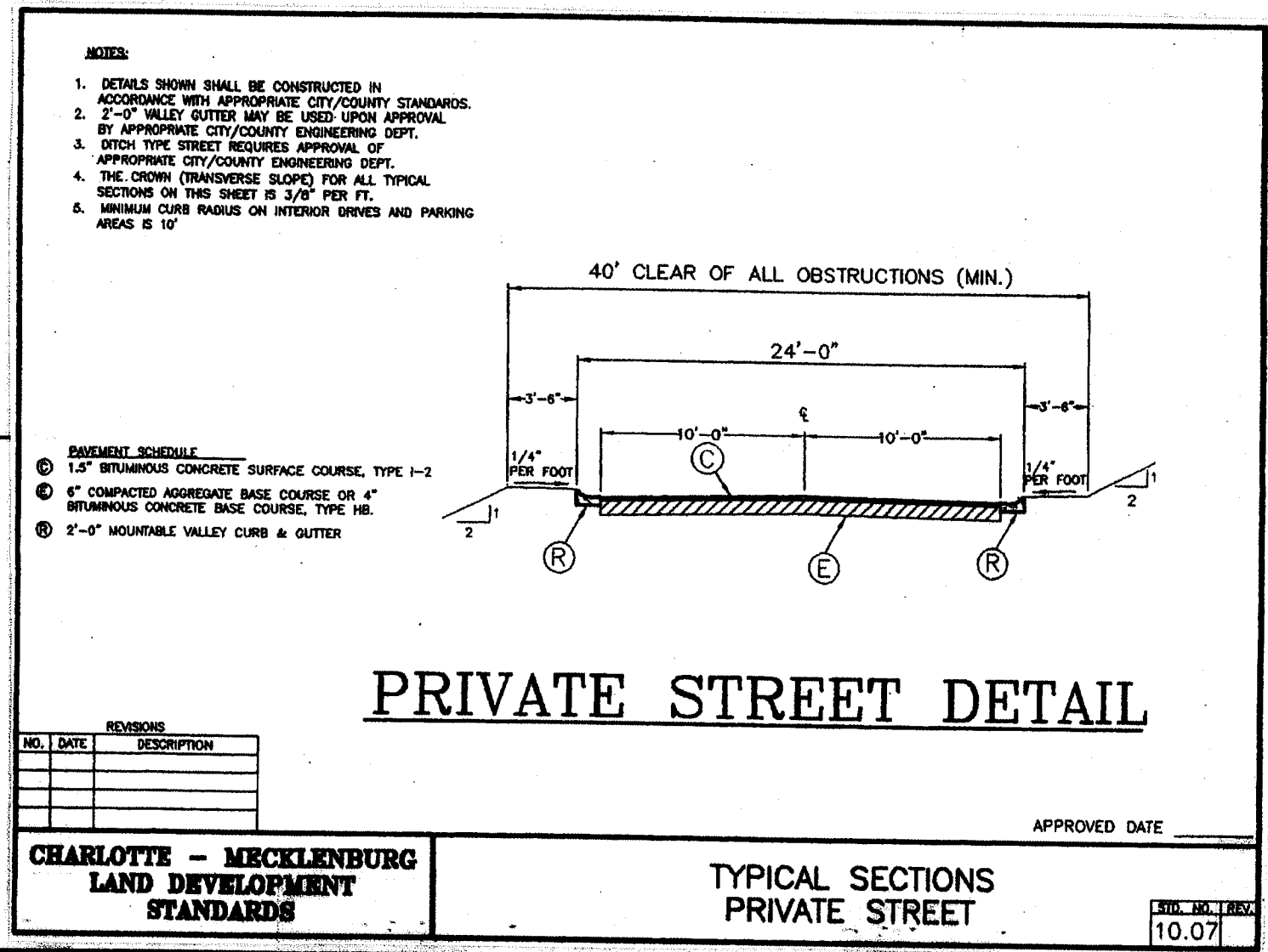
TAX PARCEL NUMBER: 113-081-13	
ADDRESS: Old Dond Road	
REQUIRED BUFFERS: ADJOINING RESIDENTIAL USE = CLASS 'C'	
Side (ft)	25'
Side (ft)	25'

REQUIRED SCREENING FENCE, TREES & SHRUBS			
Screen	No/Yes	Screen	No/Yes
Planting	No/Yes	Planting	No/Yes



TYPICAL 38' CLASS 'C' BUFFER

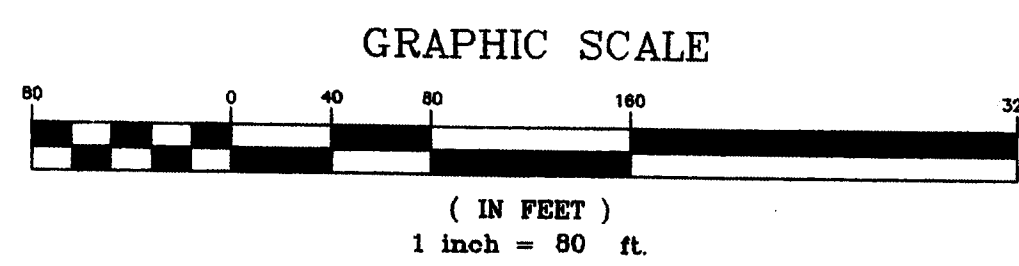


EXISTING CONDITIONS

FOR REFERENCE ONLY

FOR PUBLIC HEARING

PETITION NO. 2007-050



3. CP	Revised Lots at West End to Double Width	5/19/98
2. CP	Widen Street Entrances per NCDOT	8/21/98
1. CP	Widen Old Dond Road	7-24-98
No. By Ck.	Description	Date

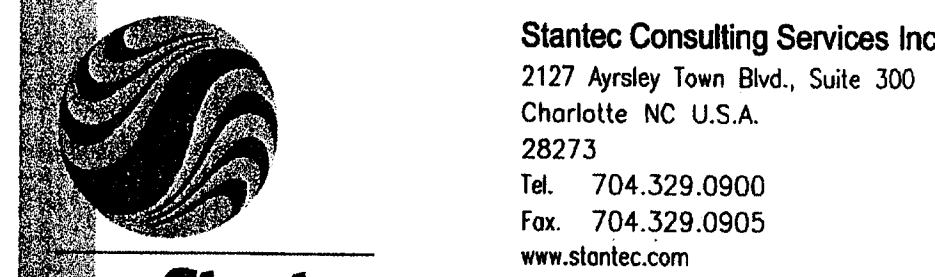
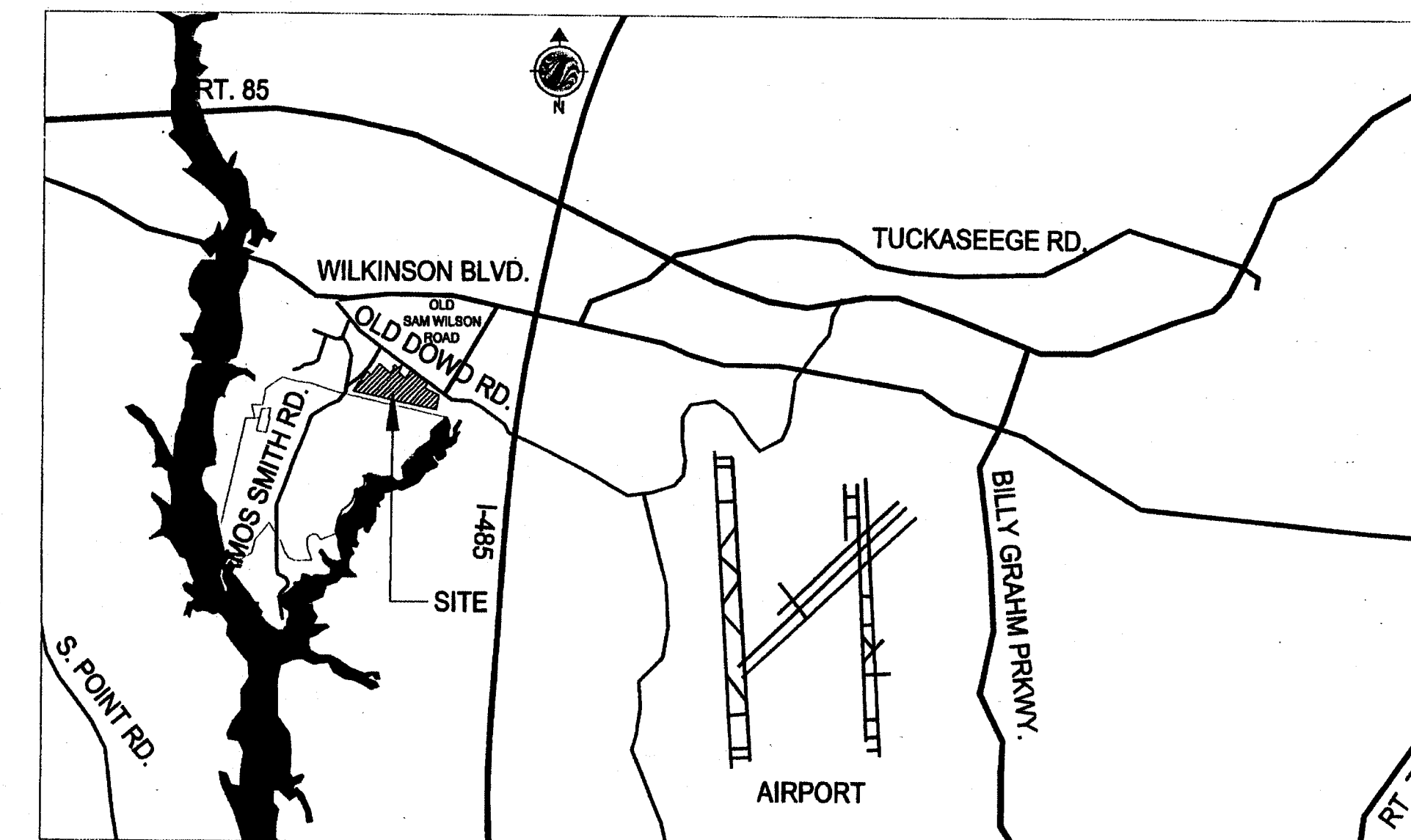
OLD DOND ESTATES, LLC	
P.O. BOX 472888	
CHARLOTTE, N.C. 28216 (704) 651-6152	

<b>SITE PLAN</b>	
OF	
OLD DOND MOBILE ESTATES	
OLD DOND ROAD	
MECKLENBURG COUNTY N.C.	
DES. C.W.P.	SCALE 1" = 80' JOB NO. 96040
DN. C.P.	CK. C.W.P. DATE 5-19-98 DWG. NO. SW-1

**P.E.A.**  
North Carolina  
1409 East Boulevard  
Charlotte, N.C. 28203  
(704) 377-4349





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Legend

— — — PARCEL BOUNDARY

## Notes

**SITE DATA:**

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11 306 113K, 11 306 113L, 11 306 113M, 11 306 113N,  
11 306 113P, 11 306 113Q, 11 306 113T, 11 306 115(PORTION)

TOTAL SITE AREA: ±52.85 AC.  
CURRENT RESIDENTIAL ZONING: R-MH,  
PROPOSED RESIDENTIAL ZONING: MD-2  
COMMON OPEN SPACE NEEDED: ± 5.27 AC. (10%)  
COMMON OPEN SPACE PROVIDED: ±7.56 AC (14.36%)  
TREESAVE NEEDED: ±5.27 AC. (10%)  
TREESAVE PROVIDED: ±5.43 AC. (10.3%)

LOWER LAKE WYLIE WATERSHED OVERLAY CRITICAL AREA  
SITE DENSITY PROVIDED 4.33 DU/AC  
BUILT UPON AREA (% B.U.): 50.00%  
(HIGH DENSITY PERMIT REQUIRED)  
NUMBER OF SINGLE FAMILY HOMES: 228


SINGLE FAMILY UNITS PROPOSED:	
40'	112 UNITS
50'	116 UNITS
<b>TOTAL</b>	<b>228 UNITS</b>

**INNOVATIVE STANDARDS:**  
MIN FRONT SETBACK:  
MIN REAR YARD INTERNAL:  
MIN REAR YARD EXTERNAL:  
MIN SIDE:  
MIN LOT WIDTH:  
MIN LOT WIDTH AREA:  
MAX. BUILDING HEIGHT  
MIN BUILDING SEPARATION

PROPERTY BOUNDARIES, RIGHTS OF WAY, TOPOGRAPHIC INFORMATION,  
ETC. OBTAINED FROM MECKLENBURG COUNTY GIS DATA AND OTHER  
SOURCES. NO FIELD SURVEYS OR VERIFICATION OF THE DATA HAS  
BEEN PERFORMED, AND ITS ACCURACY SHOULD NOT BE RELIED UPON  
FOR FINAL DESIGN PURPOSES.

THIS PLAT NOT FOR RECORDATION, CONVEYANCES OR SALES.

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	PER PLANNING STAFF	RDL	RDL	07.04.17
	PER PLANNING STAFF	RDL	RDL	07.03.19
	PER PLANNING STAFF	FKM	RDL	07.03.06
<b>Revision</b>		By	Appd.	YY.MM.DD

File Name: REZONING-MOBILE	DCV	RDL	RDL	07.03.06
	Dwn.	Chkd.	Dean.	YY.MM.DD

Permit Sea

FOR PUBLIC HEARING

PETITION NO. 2007-050

Client/Project

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

Title  
GATEWAY/VINEYARDS  
CONCEPTUAL LAYOUT PLAN  
PETITION No. 2007-050

Project No. 173200741

Scale 0 100' 150' 200'

1:100

Drawing No. Sheet Revision



DEVELOPMENT STANDARDS

Gateway / Vineyards  
Petition Number 2007-050  
January 15, 2007  
Revised March 19, 2007  
Revised April 17, 2007

This petition proposes the development of a 52.7 ± acre single-family detached lot subdivision on land currently zoned Residential - Manufactured Housing (R-MH) under a zoning classification of MX-2 (Innovative).

GENERAL PROVISIONS

The Development of the Site will be governed by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on the schematic site plan is intended to reflect the arrangement of proposed lots and 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. This allowance applies to all site elements, including building areas, open space areas, recreation areas, and the configurations of lots and streets. This proposal is intended to enable the development of single-family detached housing and associated open spaces, interconnected with pedestrian and vehicular access and connectivity.

SUMMARY OF REQUEST

This proposal is intended to accommodate the re-development of the Site to a single-family detached lot subdivision utilizing the existing streets, water, sanitary sewer, and storm water utilities to the extent possible.

PERMISSIBLE DEVELOPMENT

Residential Development

The subject parcel is 52.7 ± acres of land, currently zoned R-MH. Development of the parcel shall be restricted to no more than 240 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 lot width shall be 40 feet.

All residential development will be "for sale".

Amenity Areas

Amenity areas will be provided throughout the Site for the common use by the residents of the community, their families and guests. Amenities may include private parks, pedestrian trails, and community recreational facilities. Common areas are to be maintained by a homeowners association. The locations of these activity areas and common open spaces are generally depicted on the Schematic Plan.

Play Area

A play area will be provided within the Site with actual play equipment to be determined by buyer profile to assure maximum and appropriate use of apparatus. No more than 100 certificates of occupancy for homes built on the Site may be issued unless and until this play area has been completed.

Open Space Areas

Petitioner will satisfy or exceed the open space requirements of the Ordinance. Open space areas depicted on the Technical Data Sheet represent approximate locations and the extent of the areas to be set aside to meet the open space requirement of the Ordinance. The exact locations of the open space areas will be determined through detailed designs and subsequent administrative review of development plans.

OWNERS ASSOCIATIONS

Development taking place within the proposed development will be subject to covenants and restrictions governed by a Home 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 Home Owners Association or to insure compliance with local, state and federal laws.

GENERAL PROVISIONS

Architectural Restrictions

All detached single family homes constructed on The Site must satisfy the following minimum standards:

- Roofs - minimum 6/12 roof pitch,
- Foundations -
- Building Front Elevations - 25% minimum masonry (including stone), man-made stone, cementitious siding, and/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. Garages shall be set back a minimum of 20 feet from the nearest edge of sidewalk, and all garages will be recessed back a minimum of 2 feet from the front elevation plane of the house.

Architectural Front Façade materials - Up to 30% of the homes in any Parcel may have vinyl siding if the home includes a usable front porch. A useable porch shall be at least 6 feet deep in depth and 75 square feet in area.

Steps and/or porches shall be allowed to encroach into the front setback a maximum of 3 feet per ordinance.

Monumentation and signage

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

Street Trees

Street trees will be installed on both sides of all existing streets at 40'-50' spacing. Trees shall be located behind the proposed sidewalks.

Parking

Two parking spaces will be provided for each residential unit. These may be provided in a driveway or in a garage.

Lighting

Pedestrian lighting fixtures limited to a maximum of 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 Site. The structures may not serve as a temporary or permanent residence.

Site Access

The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet. The development of the Site is proposing to use the existing private street network within the site, and all streets are to remain private.

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 will be determined in conjunction with the Charlotte Department of Transportation during the subdivision plan review process.

Road Improvements

The streets interior to the development are existing streets constructed for the previous use of the property as a mobile home park, and will remain private. All private roads will be maintained by a Home Owners Association.

Water & Sewer

The site is currently served by an existing private water and sanitary sewer system, permitted through the North Carolina Department of Environment and Natural Resources. The water system is supplied by Charlotte-Mecklenburg Utilities through an existing master meter. The wastewater collection system is private, and discharges into a Charlotte-Mecklenburg Utilities outfall sewer to the Paw Creek lift station for treatment and disposal. The existing water supply and sewer collection systems are to remain as is. No changes in utility supply or treatment are anticipated.

Storm Water Management / Erosion Control

The Site is located within the Lower Lake Wylie Watershed Overlay, Critical Area, as specified in the City of Charlotte Zoning Ordinance. The Site's development will adhere to or exceed the requirements of the regulations. In accordance with these watershed regulations, the Petitioner reserves the right to utilize either or both of the low-density and/or high-density watershed development standards. Further, the Petitioner reserves the right to utilize individual site or larger area-wide storm water management or detention facilities, ponds, Best Management Practices (BMP's), extended wetland detention and related facilities. All BMP's will be designed in accordance with the N.C. Department of Environment and Natural Resources "Storm water Best Management Practices Manual," dated April, 1999.

The Petitioner will implement the following:

- Phased grading to significantly limit the amount of exposed soil and reduce the potential for erosion problems and off-site sedimentation.
- Utilization of double "super-silt fences" in critical areas of the Site such as at all intermittent and perennial streams, wetlands, at the base of slopes, approved stream crossings, and other locations where the potential for off site sedimentation is greatest.
- Installation of orange construction barrier fences along stream buffers to preserve the buffers during construction.
- Temporary or staged seeding should be performed on parking lots and other graded areas immediately following the completion of land disturbing activities to minimize the amount of disturbed area and reduce the potential for off-site sedimentation.

No more than 25 contiguous acres of land will be denuded / disturbed, and no more than a total of 50 acres will be denuded / disturbed on the Site at any one time during development of the project.

Storm water treatment systems (BMP's) will be installed to achieve removal of an annual 85% Total Suspended Solids (TSS) from the volume of post-construction runoff resulting from the first 1-inch of rainfall. Retention time for this treated volume of runoff will be a minimum of 2 days. The storm water runoff volume associated with post construction conditions for the 1-year 24-hour storm will be captured and released over a minimum 24 hours.

Temporary sediment basins will be sized such that the surface area of each basin will be based on the 25-year design flow to the basin.

The Petitioner will also initiate and complete an aggressive natural buffer protection program meeting or exceeding the requirements of the Lower Lake Wylie Watershed regulations on the natural drainage ways as depicted on the Technical Data Sheet. Energy dissipation devices at all storm water outfalls will be designed so as to prevent erosion within stream buffer areas. For those areas where storm water runoff from the Site crosses adjoining properties, the Petitioner will evaluate the downstream offsite drainage system and control the storm water runoff from the Site during and after construction to prevent associated damage to downstream properties.

Storm water management or detention facilities, if provided, will be designed to meet the applicable standards of Charlotte/Mecklenburg Storm Water Services. Storm water management and/or detention facilities, if provided, will not be located within zoning buffer or setback areas unless the need for environmental management of storm water or the topography of the Site dictates that such facilities may not be reasonably located elsewhere.

Energy dissipation measures or devices shall be utilized at all storm drainage outfalls discharging at any buffer.

The Petitioner shall employ an enforcement officer to monitor compliance with erosion control, buffer and watershed protection requirements as well as the requirements specified as part of the rezoning approval. The enforcement officer shall be empowered to take the actions necessary to ensure the prompt correction of all problems detected during the construction of the project.

The Petitioner will require all building and grading contractors and sub-contractors providing site development work to attend the Charlotte-Mecklenburg Certified Site Inspector (CMCSI) training program and all superintendents must satisfactorily pass the certification test.

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, parks and similar uses may be located within these rights-of-way.

Environmental

Watershed

- These Development Standards provide extensive provisions in response to concerns about water quality in Lake Wylie. The following restrictions are proposed on development to significantly reduce the impact of the development proposed for the Site on the watershed areas.
- All development occurring on the Site shall conform with the requirements of the Lower Lake Wylie Watershed Overlay District Critical Areas regulations.
- In accordance with watershed regulations, the Petitioner reserves the right to utilize either or both of the low density and/or the high-density watershed development standards. The Petitioner also reserves the right to utilize individual site or larger area-wide storm water detention and management facilities, ponds, Best Management Practices, extended wetland detention, and related facilities, subject to the provisions of the special MDEP notes herein. All BMP's will be designed in accordance with the N.C. Department of Environment and Natural Resources "Storm water Best Management Practices Manual," dated April, 1999.

Water Quality/Impervious

This Site is located in the Lake Wylie Protected Watershed. Parking lot areas will provide storm water detention as required by the applicable regulations, and shall utilize Best Management Practices (BMP's).

Swim Buffers

- All swim buffers shall be provided in accordance with the Ordinance and as generally indicated on the Technical Data Sheet.
- 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.

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.
- Tree save areas to be provided as part of the development in an amount equal to 10% of the site area. All 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 2 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 technical data sheet or the schematic site plan, subject to the approval of the City of Charlotte Urban Forester.

Wetlands and Jurisdictional Streams

Any jurisdictional wetlands and/or jurisdictional streams, if present, need to be protected or proper environmental permits obtained prior to their disturbances. For 401 permits, contact NCDNER. For 404 permits, contact the Army Corps of Engineers.

Innovative Standards

The Petitioner acknowledges that the Innovative Process is a separate process that may only be pursued after its Rezoning Petition has been approved and that subsequent (Innovative) site plan approval by the Zoning Committee of the Charlotte Mecklenburg Planning Commission will be required. The Petitioner, in accordance with the provisions of Section 11.208 of the Ordinance, "Innovative Development Standards", may propose modifications to only the following standards:

- Street type and construction standards, including private streets
- Front, side and rear yards
- Sidewalk types

The innovative provisions of the MX-2 zoning district regulations of the Ordinance shall apply to the entire development to the extent provided on the Technical Data Sheet, the schematic site plan, and these Development Standards

The following is a list of possible requests for innovative standards:

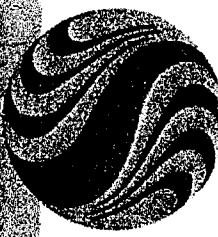
- Street type and construction standards, including private streets:
  - Gated Neighborhoods - The proposed subdivision will be a gated community. The existing subdivision streets will remain private. Trash removal on private roads will be through private contractors and consist of curb-side roll-out containers.
- Rear yards: Petitioner proposes a minimum interior rear yard for detached single family of 15 feet. Minimum exterior rear yards shall be 30 feet.
- Front yards: Minimum front yard setbacks shall be 15 feet from the right of way. All garages shall have a minimum setback of 20 feet from the nearest edge of a sidewalk.
- Setback lines: Minimum side yards shall be 3 feet. Minimum distance between buildings shall be 6 feet.
- Sidewalk types:
  - The Petitioner will propose a network of pedestrian linkages that may include any combination of sidewalks, and/or trails to connect various portions of the site.
  - Sidewalks will be provided on one side of all streets, except for the two entrance streets into the community, McGarry Trail from Old Dowd Road to Notebook Trail, and Notebook Trail from Amos Smith Road to Whisper Lane, where each of these two streets will have sidewalks on both sides of the streets to their common intersection.
  - Sidewalks shall be 5 feet wide, with a 4 feet wide planting strip between the sidewalk and the back of curb. Street trees shall be planted in the front yards (behind the sidewalk) along all streets.
  - Lot widths: Minimum lot width may be measured at a setback greater than the minimum 20' setback on street curves, cul-de-sacs and lots with a shared private drive.
  - Minimum Street Frontage: 15 feet.

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 involved Owner or Owners of the Parcel or Parcels within the Site, 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 standard.
- 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.



Stantec Consulting Services Inc.  
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28273  
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Legend

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Δ PER PLANNING STAFF	RDL	RDL	07.03.19
Δ PER PLANNING STAFF	FKM	RDL	07.03.06
Revision	By	Appd.	YY.MM.DD

File Name: REZONING-MOBILE	DCV	RDL	RDL	07.03.06
	Dwn.	Chkd.	Dgn.	YY.MM.DD

Permit/Seal

FOR PUBLIC HEARING

PETITION NO. 2007-050

Client/Project

PROVIDENT DEVELOPMENT GROUP, INC.  
6707 FAIRVIEW ROAD, SUITE B

CHARLOTTE, NC 28210  
(704) 367-0167

Charlotte NC U.S.A.

Title

GATEWAY/VINEYARDS  
TECHNICAL DATA SHEET  
PETITION NO. 200

Project No.	Scale	Revision
173200741	N/A	
Drawing No.	Sheet	

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