



Stantec

Stantec Consulting Services
2127 Ayrley Town Blvd., Suite 300
Charlotte, N.C. U.S.A. 28273
Phone: 704.328.0900
Fax: 704.328.0905
www.stantec.com

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Legend

2007-050

Notes

SITE DATA:

PARCEL ID: 11 308 113A, 11 308 113B, 11 308 113C,
11 308 113D, 11 308 113E, 11 308 113G, 11 308 113I,
11 308 113K, 11 308 113L, 11 308 113M, 11 308 113N,
11 308 113P, 11 308 113Q, 11 308 113T

TOTAL SITE AREA: ±22.85 AC.

CURRENT RESIDENTIAL ZONING: R-4M,
PROPOSED RESIDENTIAL ZONING: M-2

COMMON OPEN SPACE NEEDED: ± 8.27 AC. (10%)
COMMON OPEN SPACE PROVIDED: ± 8.09 AC. (17%)

TREES NEEDED: ± 8.27 AC. (10%)
TREES PROVIDED:

BUILDING PAD AREA: ±7.52 ACRES

ROAD AREA: ±4.57 ACRES

CURB & GUTTER: ±0.75 ACRES

CATAWBA RIVER LAKE WYLIE & LOWER LAKE WYLIE
WATERSHED OVERLAY CRITICAL AREA

SITE DENSITY ALLOWED 8.0 DU/AC
SITE DENSITY PROVIDED 4.43 DU/AC

BUILT UPON AREA (% B.U.): 50.00%
(HIGH DENSITY PERMIT REQUIRED)

NUMBER OF SINGLE FAMILY HOMES: 236

SINGLE FAMILY UNITS PROPOSED:

40'	116 UNITS
50'	120 UNITS
TOTAL	236 UNITS

LOT STANDARDS:

MIN FRONT SETBACK:	20'
MIN REAR YARD INTERNAL:	20'
MIN REAR YARD EXTERNAL:	30'
MIN SIDE:	0'
MIN LOT WIDTH:	40' & 50'
MIN LOT WIDTH AREA:	3,500 sqft
BUILDING HEIGHT:	40'
MIN BUILDING SEPARATION:	8' FOR SINGLE FAMILY DETACHED

Revision

By	Appd.	YY.MM.DD
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File Name:

Dwn.	Chkd.	Degn.	YY.MM.DD
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Permit-Seal

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
SUBMITTED FOR RE-ZONING 08.08.07

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. 2007-

Project No.
173200741

Scale 0 100' 150' 200'
1:100

Drawing No.

Sheet

Revision

P1

1 of 2

0

DEVELOPMENT STANDARDS
GATEWAY / VINEYARDS
Petition Number 2006-____
January 17, 2007

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

I. GENERAL PROVISIONS

A. 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.

II. 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.

III. PERMISSIBLE DEVELOPMENT

A. Residential Development

- Parcel A (Area = 52.7 ± acres)
- Development of Parcel A of the Site 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".

B. 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 public or 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 ____ certificates of occupancy for homes built on the Site may be issued unless and until this 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.

C. 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.

IV. General Provisions

A. 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 rock) 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.
- Architectural Front Facade 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.

B. Monumentation and signage

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

C. Parking

- Two parking spaces will be provided for each residential unit.

D. 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.

E. 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.

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

G. Road Improvements

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

H. Water & Sewer

1. 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 a master meter. The wastewater collection system is private, and discharges into a Charlotte-Mecklenburg Utilities outfall sewer to the Pines 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.

I. Storm Water Management / Erosion Control

- The Site is located within the Critical Area, as defined by the Mecklenburg County Lower Lake Wylie Watershed Protection Ordinance and the Upper Lake Wylie Watershed Protection regulations. 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 (B.M.P.'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 "Stormwater 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.
 - 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 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 off-site 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.
 - The Petitioner will require all contractors and sub-contractors providing site development work to complete training programs approved by the Mecklenburg County Water Quality Program (MCOWQP) (such as the "Enviro-sense" Program) which will include information concerning specific on-site water quality concerns and the measures necessary to prevent water quality problems.

L. 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.

M. Environmental

1. 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 area.
- This Site includes the separation between the Upper and Lower Lake Wylie Watersheds.
- All development occurring on the Site shall conform with the requirements of the applicable Upper or Lower Lake Wylie Watershed District Critical Areas regulation.
- 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 specific MCOWQP notes herein. All BMP's will be designed in accordance with the N.C. Department of Environment and Natural Resources "Stormwater Best Management Practices Manual," dated April, 1999.

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. Parking lot areas will utilize Best Management Practices (BMPs).

3. 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.

9. Tree Save

- The developer will provide a tree save plan with details with the erosion control plans submitted for approval during the preparation of construction documents for the development of the individual parcels within the project.
- Tree save areas to be provided as required by the ordinance. All tree save areas are to remain undisturbed, except to the extent necessary to accommodate access points, wells, 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.

V. Innovative Standards

A. 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

B. 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 and these Development Standards

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

- Street type and construction standards, including private streets:
 - Gated Neighborhoods - The proposed subdivision may be a gated community. If gated, the subdivision streets will be private. If un-gated they may be private roads or public roads, if such roads are built to appropriate NCDOT standards. 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. Zero lot line units will have a minimum of 7 feet between buildings.
- Setback lines.
- Sidewalk types:
 - The Petitioner will propose a network of 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, one from Old Dowd Road and one from Anne Smith Road, where each of these two streets will have sidewalks on both sides of the streets to their common intersection.
- Lot widths: Minimum lot width may be measured at a setback greater than the minimum 20' setback on street curves, cut-de-sacs and lots with a shared private drive.
- Minimum street Frontage: 15 feet.

D. Should this Rezoning Petition be approved, the listing of these requests above will in no way constitute approval of any of them.

VI. 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.

VII. Binding Effect of the Rezoning Documents and Definitions

A. 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.

B. 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.

C. 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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Legend

Notes

Revision	By	Appd.	YY/MM/DD
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File Name: REZONING-2AC.dwg	RSW	JL	JL	06.09.07
	Dwn.	Chkd.	Dsgn.	YY/MM/DD

Permit-Seal

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SUBMITTED FOR RE-ZONING 06.09.07

Client/Project

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CHARLOTTE, NC 28210
(704) 367-0167

Charlotte NC U.S.A.

Title

GATEWAY / VINEYARDS
NOTES AND DETAILS
PETITION No. 2007-____

Project No. 173200708	Scale 1"=40'	0'	40'	80'
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Drawing No.	Sheet	Revision
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P3

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