

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 pak" 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. The site will be limited to no more than 53 total dwelling units, in no fewer than 16 buildings and no more than 22 buildings. Homes will be limited to a height of 48' 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 a driveway connection to Ardrey Kell Rd. The exact location and design of the access points will be subject to approval by the appropriate transportation authority. The Petitioner will dedicate right-of-way for future road improvements: 52' from the original centerline of Providence Rd. and 62' from the original centerline of Ardrey Kell Rd. for 500' feet from Providence Rd. tapering to 50' over the next 600' from Providence Rd. Sidewalk will be placed on easements outside of the right-of-way.
- The Petitioner will coordinate with CATS on a location and construction of a waiting pad on Providence Rd.
- The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street. A six foot sidewalk and an eight foot planting strip will be provided along Ardrey Kell Road frontage west of the existing driveway. The existing six foot sidewalk and varying width planting strip remain along Ardrey Kell Road frontage east of the existing driveway.
- 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 draw down time 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 (wet 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 N.C. Department of Environment and Natural Resources Best Management Practices Manual.

SWDM 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", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.
- The pedestrian design elements proposed on the plan include but are not limited to installing a walkway loop approximately 1 mile in length and one primary gathering area overlooking the golf course including park benches in a garden landscape setting to allow passive outdoor recreational use.

Initial submission July 25, 2011  
Revised Per Staff Comments September 16, 2011  
Revised Per Staff Comments November 9, 2011

NOW OR FORMERLY  
ELM LAND CO.  
MARVIN F. POER & CO.  
TAX #229-171-07  
DEED:5172-631

20' MINIMUM FROM FACE OF GARAGE TO BACK OF SIDEWALK(TYPICAL)

TREE SAVE AREA ABSOLUTE (100%)

30' REAR YARD

NOW OR FORMERLY  
PROVIDENCE COUNTRY CLUB  
DE: 7897-190  
TAX ID #229-281-54

PROVIDENCE COUNTRY CLUB  
MB:22-130

CURVE TABLE:

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	TANGENT
1	30°22'58"	1640.00'	869.66'	859.51'	N65°48'15"E	445.32'
2	98°30'38"	40.00'	68.77'	60.61'	S49°46'25"E	46.43'

ARDREY KELL ROAD S.R. 4947  
VARIABLE WIDTH PUBLIC R/W  
PREVIOUSLY RECORDED: MB 50 PG 711

NOW OR FORMERLY  
ELM LAND CO.  
MARVIN F. POER & CO.  
TAX #229-171-07  
DEED:4877-507

35'x35' CDOT SIGHT TRIANGLE (TYP)  
10'x70' NCDOT SIGHT TRIANGLE (TYP)

50' FROM CENTERLINE TO ROW  
30' BUILDING SETBACK  
DUKE POWER EASEMENT (50' WIDE CENTERED ON POLES) SEE NOTES

TREE SAVE AREA MODIFIED

SOLID WASTE AND RECYCLING CONTAINERS

6' SIDEWALK WITH 8' PLANTING STRIP TO BE INSTALLED ALONG ARDREY-KELL ROAD

5' INTERNAL SIDEWALK

30' BUILDING SETBACK

TREE SAVE AREA MODIFIED

PROPERTY BOUNDARY

GLENN ABBEY WAY

SUNNINGDALE DR.

GATED ENTRANCES

30' BUILDING SETBACK

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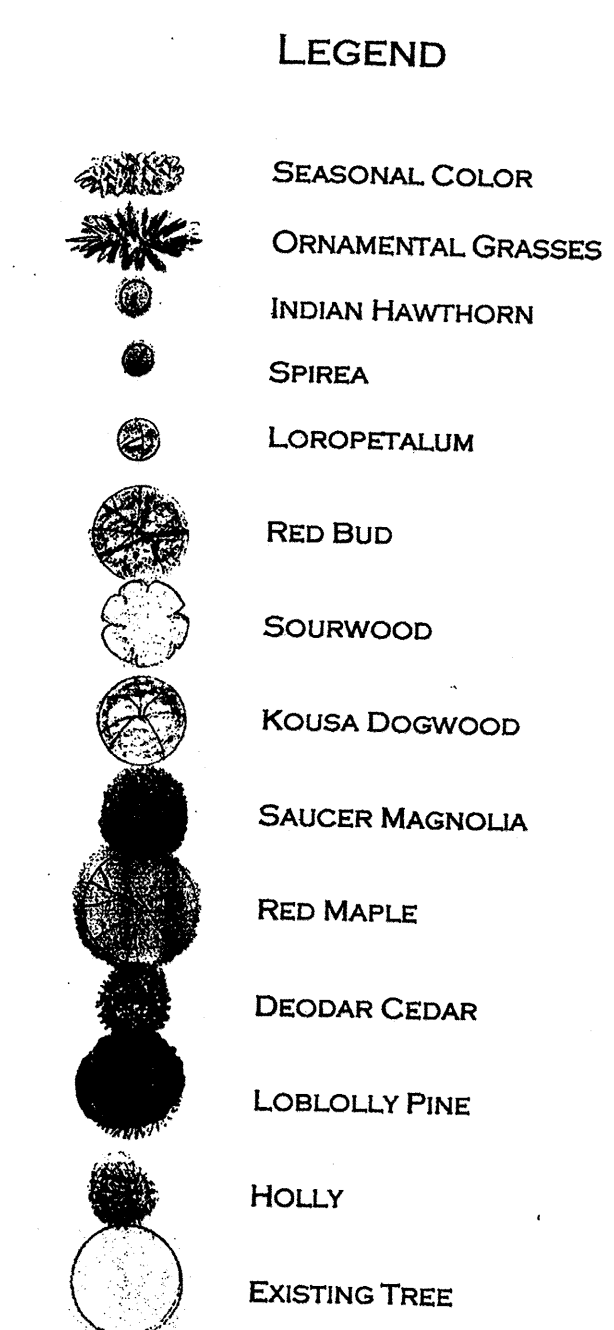
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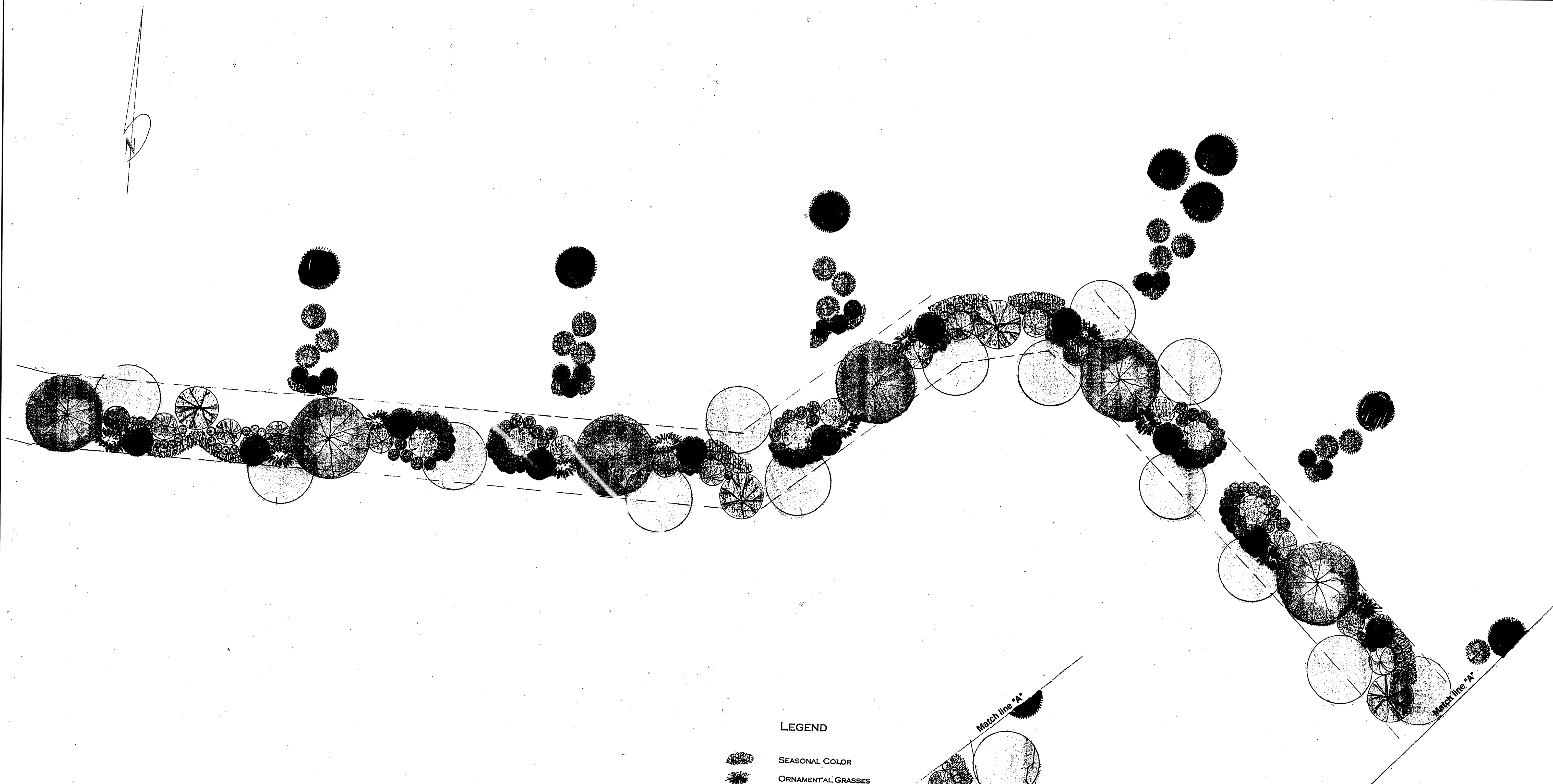
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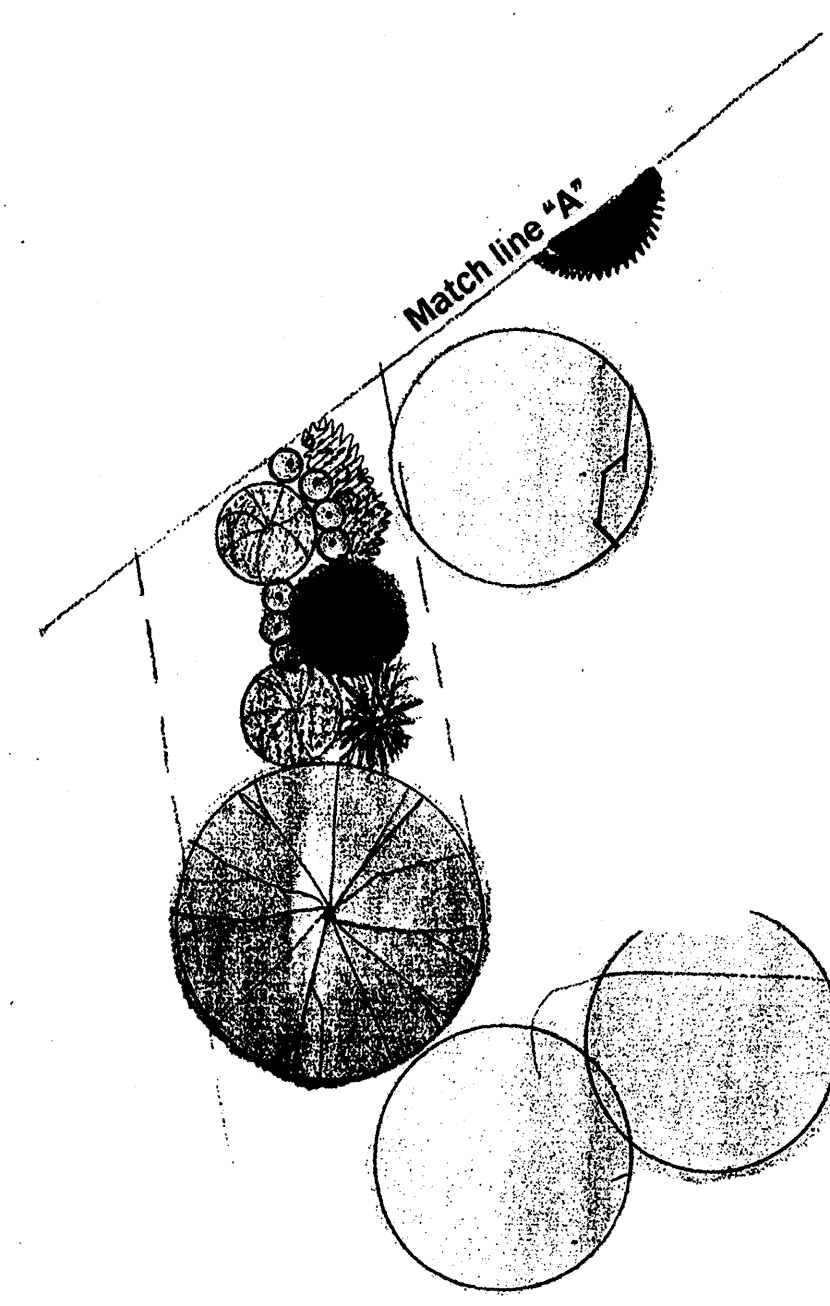


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LEGEND

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



PROJECT		FAIRWAY ROW		CITY OF CHARLOTTE, MECK. CO., N.C.		FOR: EAST WEST PARTNERS	
SHEET TITLE		GOLF COURSE BUFFER PLANTING		SCALE 1" = 20'		DATE 7/25/11	
PROJECT NO.		BY		DRAWN BY BTG		CHECKED BY MAH	
PROJECT NO.		BY		DRAWING NO.		220-27	
PROJECT NO.		BY		SHEET		3 OF 3	