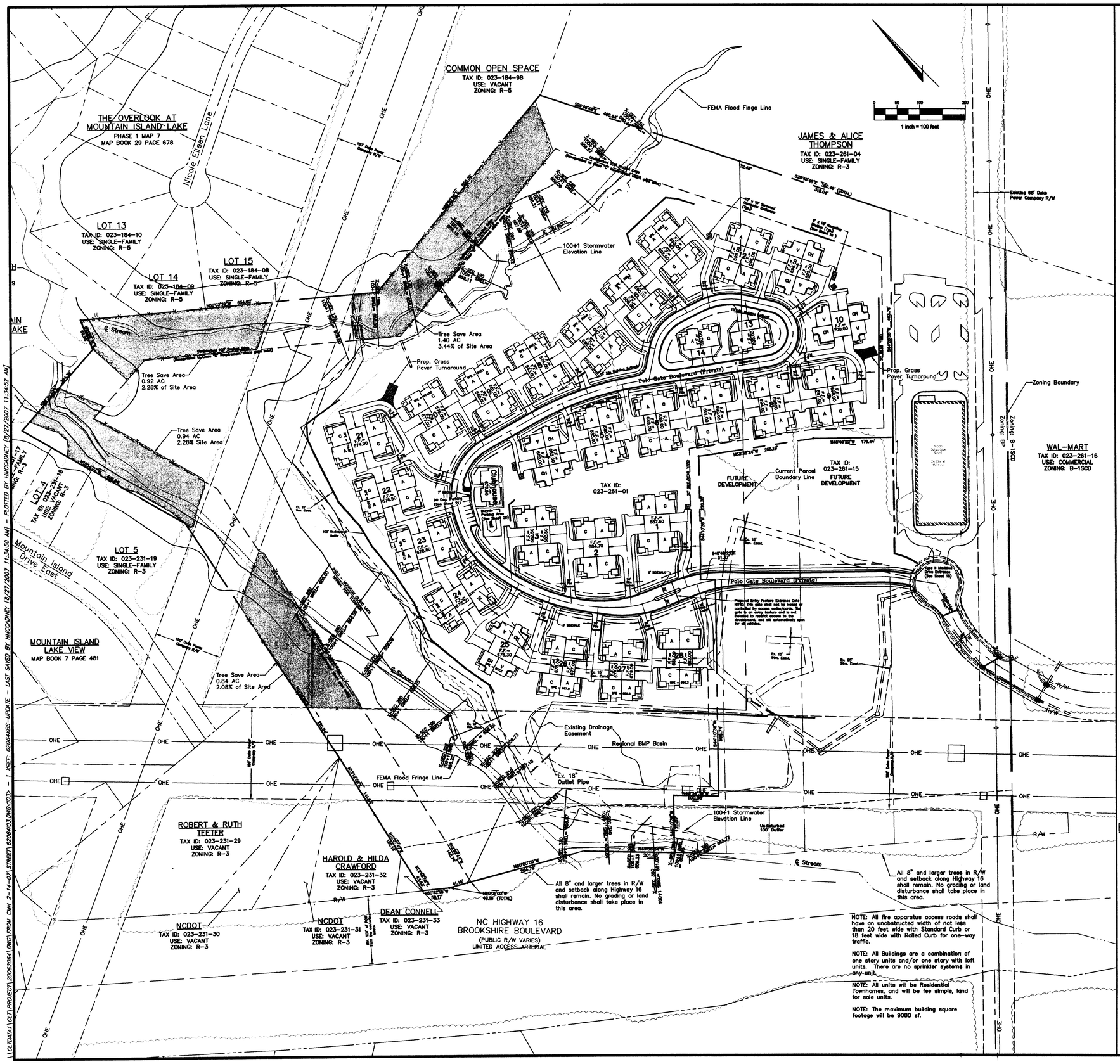

Proposed Use: Active Adult Retirement Community

DEVELOPMENT DATA:

Parcel ID#:	023-261-15 023-261-01
Existing Zoning:	BP MI-CA * 88-67 (c)
Total Site Area:	40.97 Ac.
Total Useable Area:	22.92 Ac.
Number of Buildings: 1 Clubhouse (Large) 26 – 4 Unit Buildings 2 – 2 Unit Buildings	29
Total Units:	108 Units Active Adult Retirement Units
Building Density:	2.62 D.U./Ac.

* Will comply with the minimum state watershed regulations.

Each townhome shall be situated on a sublot which includes a minimum of 400 sf of private open space. See sheet 28 for lot layout.

BUILDING DATA

Maximum Building Height:	40'
Minimum Building Separation:	16'
BP Project Edge/ Setback:	100'
Sideyard/ Rearyard:	20'
Internal Setback:	15' From Back of Private Street

PARKING DATA

Parking Spaces Required (1.5 spaces per unit):	162 Spaces
Parking Spaces Provided:	440 Spaces
Inside Garage:	2 Spaces/Unit
Outside Garage:	2 Spaces/Unit
Bike Parking (1 Space Per 20 Units = 5):	5 Spaces Provided

SOLID WASTE/RECYCLING DATA

Solid Waste	
Required:	One 8 Cubic Yard Dumpster Per 30 Units
Provided:	4 ~ 8 c.y. Dumpsters (1 Per 27 Units)
Recycling	
Required:	One 144 s.f. Recycling Station Per 80 Units
Provided:	2 ~ 144 s.f. Recycling Stations (1 Per 54 Units)

NOTE: Each building shall be composed of a mix of the following unit types: Villa (V), Chateau (CH), Abbey (A) or Canterbury (C). Units mix is subject to change based on demand.

Open Space (20% Min.):	1,304,186 sq ft. (73.0%)
Total Impervious Cover (50% Max.):	480,477 sq ft. (26.9%)

DEVELOPMENT NOTES:

1. Access to the development will be provided through an access easement and private street off of Calibridge Court. No direct vehicular access will be permitted to NC-16.

2. Storm water runoff control and water quality requirement will be provided in the regional detention basin shown on this plan.

3. This development shall comply with the development requirements outlined in the "Multi-Family Districts" of the City of Charlotte Zoning Ordinance.

4. All units within this development are townhomes and residents will be members of the Homeowners Association.

5. All private streets, as indicated on site plan, within the development shall be maintained by the Association.

6. Fire Hydrants will be within 750 feet of the most remote point of building as the truck travels.

7. Building footprints shown on this plan depict the number of units to be constructed in each building. Actual floor plans and footprints will be determined at the time of building plan submitted.

8. All green space shown within the development, not located within the sublots, shall be "Common Open Space" and maintained by the Association.

9. Multi Family Complexes must meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.

10. Only up to 10% of the community may be available to households with members under 55 years of age.

11. Children under 18 years of age shall not reside on the property for more than 90 days per calendar year.

Note: This site is vested from the City of Charlotte Watershed Regulations and Swim Buffer requirements.

ACTIVE ADULT RETIREMENT COMMUNITY

A housing development that contains a variety of housing types, that is designed for and restricted to occupancy by households having at least one member who is 55 year of age or older. The Polo Club Of Mountain Island Active Adult Retirement Communities will include the following facilities or services for residents: exterior home maintenance, lawn maintenance, clubhouse with wellness and/or fitness facility, central meeting areas, recreation/social director, and an association comprised of homeowners who govern services for the community.

Estimated Completion Date/Schedule: November 2010

REQUIREMENTS FOR OFF-SITE STORM WATER DETENTION FACILITIES:

1. All pipes/channels leading from the subject site to the off-site storm water detention facility must be sizes to carry the 10 year storm water runoff.

2. A "Permanent Detention Easement" leading from the subject site to the off-site detention facility must be shown on a map which has been recorded with the Mecklenburg County Register of Deeds Office. This easement should be centered on the pipe or channel and must be at least 15 feet wide for pipes and 20 feet wide for channels (refer to City Std. #20.34 for easement widths). A metes and bounds description is not required for this portion of the easement.

3. A "Permanent Detention Easement" which encompasses the detention facility must be shown on the recorded map. This easement must be described by the metes and bounds.

4. The recorded map must have a note which clearly states who is responsible for maintenance of the detention facility, pipes, and/or channels located within the Permanent Detention Easements (these easements will not be maintained by the City).

5. For off-site detention facilities the recorded map must have the note stating, "the purpose of the Permanent Detention Easement is to provide storm water detention lots for this development and all upstream lots. The pipes and/or channels located within the Permanent Detention Easement and leading to the detention facility carry unrestricted storm water flow from the developed upstream lots for this development and all upstream lots.

The preceding requirements must be met prior to receiving a certificate of occupancy for any building on the subject site.

NOTE: All fire apparatus access roads shall have an unobstructed width of not less than 20 feet wide with Standard Curb or 18 feet wide with Rolled Curb for one-way traffic.

NOTE: All Buildings are a combination of one story units and/or one story with loft units. There are no sprinkler systems in any unit.

NOTE: All units will be Residential Townhomes, and will be fee simple, land for sale units.

NOTE: The maximum building square footage will be 9080 sf.

PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION
APPROVAL
Charlotte-Mecklenburg Planning Commission
8/29/07

NORTH CAROLINA PROFESSIONAL SEAL 30669 ENGINEER DAVID T. BRAIN
8-27-07

PLANS FOR IMPROVEMENTS OF

POLO CLUB OF MOUNTAIN ISLAND

CITY OF CHARLOTTE, NORTH CAROLINA

PREPARED FOR:
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M C M X X V I

SITE PLAN

REVISIONS

MARK	DATE	DESCRIPTION

Date	PROJECT NUMBER
APRIL, 2007	2006-2064
Scale 1" = 100'	Sheet 3/28

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