

DEVELOPMENT STANDARDS - PETITION 2008-02:

1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND OF THE CHARLOTTE ZONING ORDINANCE. THE PROPOSED 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.
2. ANY DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 20 FEET IN HEIGHT AND BE FULLY SHIELDED. NO "WALK PAK" LIGHTING WILL BE INSTALLED BUT ARCHITECTURAL LIGHTING ON BUILDING FACADES WILL BE PERMITTED.
3. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
4. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
5. THE USE OF THE SITE WILL BE FOR A SINGLE FAMILY ATTACHED HOUSING DEVELOPMENT AND RELATED ACCESSORY USES. HOMES WILL BE LIMITED TO A HEIGHT OF 48' AND THE CONSTRUCTION AND DESIGN WILL BE IN KEEPING WITH THE EXISTING 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" DESIGN 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 COMMUNITY.
6. 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.
7. ACCESS WILL BE PROVIDED BY DRIVEWAY CONNECTION TO PROVIDENCE ROAD AND ARDREY KELL ROAD. THE EXACT LOCATION AND DESIGN OF THE ACCESS POINTS WILL BE SUBJECT TO APPROVAL BY THE APPROPRIATE TRANSPORTATION AUTHORITY. IF CDDOT DETERMINES (AND NCDOT APPROVES) THAT THE DRIVEWAY CONNECTION TO PROVIDENCE ROAD SHOULD BE DESIGNED TO ACCOMMODATE RIGHT TURNS INTO THE SITE AS WELL AS OUT OF THE SITE, THE PETITIONER WILL CONSTRUCT THE DRIVEWAY TO ALLOW RIGHT TURNS INTO THE SITE AS WELL AS OUT OF THE SITE, AS REQUIRED BY CDDOT. THE PETITIONER WILL DEDICATE RIGHT-OF-WAY FOR FUTURE IMPROVEMENTS: 52' FROM THE ORIGINAL CENTERLINE OF PROVIDENCE ROAD AND 62' FROM THE ORIGINAL CENTERLINE OF ARDREY KELL ROAD FOR 500' FROM PROVIDENCE ROAD TAPERING TO 50' OVER THE NEXT 600' FROM PROVIDENCE ROAD. SIDEWALK WILL BE PLACED ON EASEMENTS OUTSIDE THE RIGHT-OF-WAY.
8. IN ACCORDANCE WITH CDDOT COMMENTS, THE PETITIONER WILL BE RELIEVED OF ANY IMPROVEMENT RESPONSIBILITY FOR IMPROVEMENTS NORMALLY REQUIRED ALONG ARDREY KELL ROAD AND PROVIDENCE ROAD, BUT WILL CONTRIBUTE FUNDS TO THE CITY OF CHARLOTTE OR NCDOT IN AN AMOUNT TO BE AGREED UPON BY THE CITY AND THE PETITIONER TO BE PUT TOWARDS THOSE IMPROVEMENTS AS PART OF THE LARGER ROAD IMPROVEMENT PROJECT. STREET IMPROVEMENTS THAT ARE NORMALLY REQUIRED FOR DEVELOPMENT THAT FALL OUTSIDE THE INTERSECTION IMPROVEMENT PROJECT IN ARDREY KELL ROAD WILL BE INSTALLED AS PART OF THE DEVELOPMENT OF THE SITE.
9. THE PETITIONER WILL COORDINATE WITH CATS ON A LOCATION AND CONSTRUCTION OF A WAITING PAD ON PROVIDENCE ROAD.
10. THE PETITIONER WILL INSTALL AN INTERNAL SIDEWALK SYSTEM THAT WILL CONNECT THE UNITS ON THE SITE WITH SIDEWALK ON THE ADJACENT PUBLIC STREET.
11. TREE SAVE AREAS TOTALING 15% OF THE SITE WILL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE SIDE 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 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.

12. 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 ALTERNATIVE METHODS TO PREVENT THIS FROM OCCURRING.

THE PETITIONER WILL CONTROL AND TREAT THE ENTIRE RUNOFF VOLUME FOR THE POST-DEVELOPMENT 1-YR 24 HOUR STORM. RUNOFF DRAW DOWN TIMES 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-YR AND 10-YR 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 PRACTICE MANUAL.

SWM 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.

13. 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.
14. 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 DRAINAGE, 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 IMPOSED BY THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
15. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER", OR "PETITIONERS", SHALL, WILL RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
16. 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.

CITY OF CHARLOTTE NOTES:

- COORDINATE ALL CURB CUTS AND STREET GRADES IN INTERSECTION WITH INSPECTORS.
- ALL ROAD IMPROVEMENTS AT ARDREY KELL ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS #50.05 (9" SIGNS ONLY)
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTION. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

IN ORDER TO ENSURE DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.

SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER IS PROHIBITED.

THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

A SIDEWALK EASEMENT HAS BEEN PROVIDED FOR PORTION OF SIDEWALK ALONG ARDREY KELL ROAD OUTSIDE OF THE RIGHT-OF-WAY. THIS EASEMENT ALLOWS FOR THE CITY MAINTENANCE AND IS AT A MINIMUM ONE FOOT BEHIND THE BACK OF SIDEWALK.

DUKE ENERGY CONFIRMED THAT THIS IS NOT A PURCHASED EASEMENT AND THEREFORE DO NOT HAVE ANY RESTRICTION GUIDELINES TO FOLLOW (704-382-4947).

CITY OF CHARLOTTE NOTES:

P.E. SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEERING PRIOR TO CONSTRUCTION.

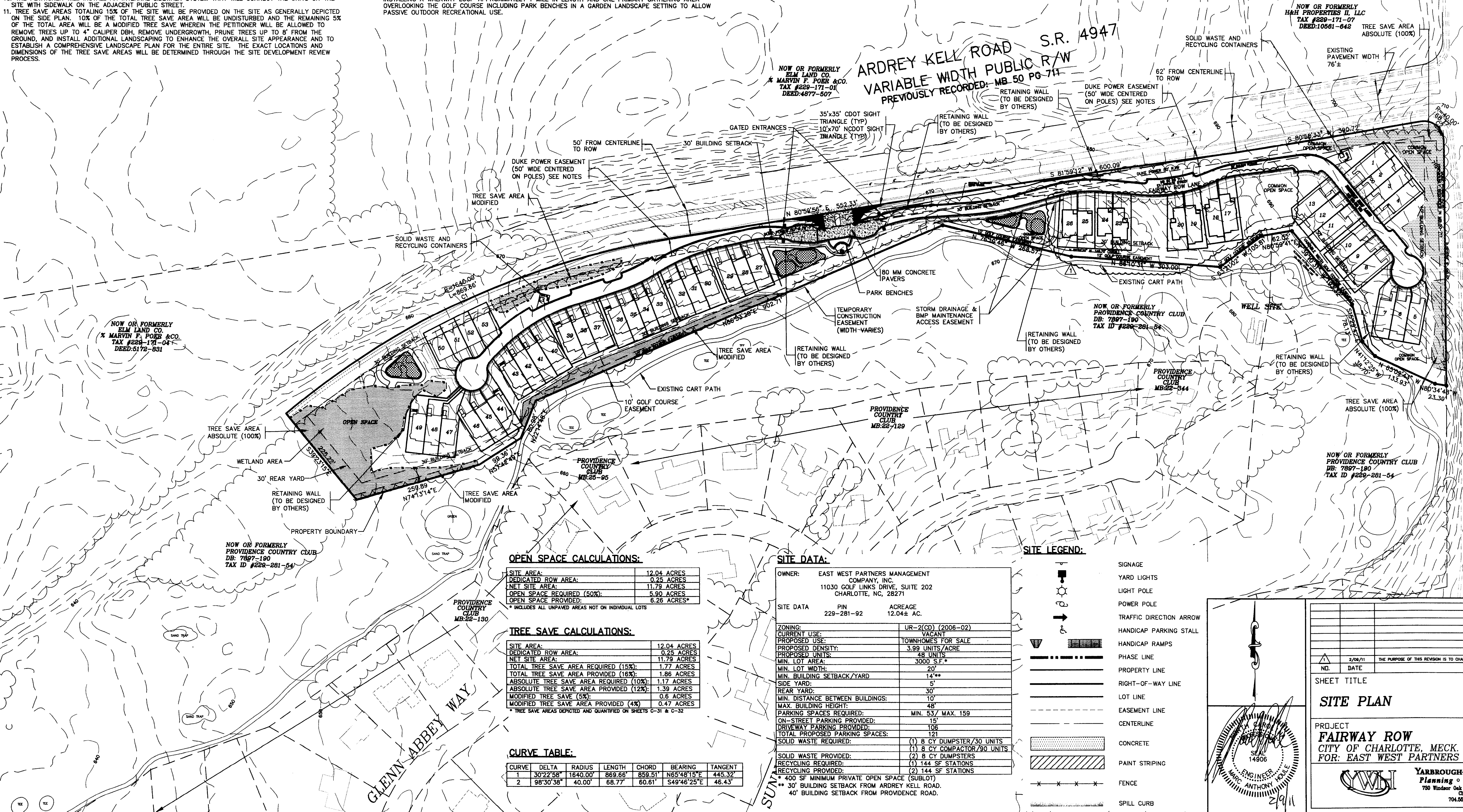
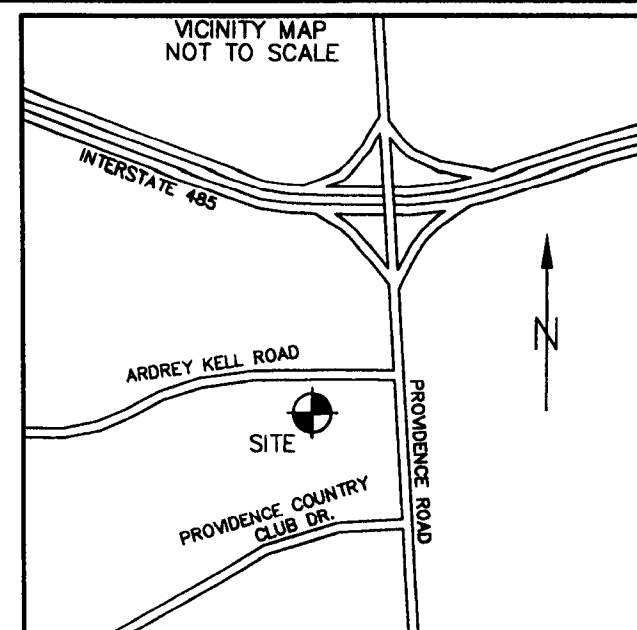
"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGN DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL. INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.

NONSTANDARD ITEMS (i.e. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.

THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COSTS AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

NOTE: CURB AND GUTTER FROM FAIRWAY ROW ENTRANCE TO THE INTERSECTION OF ARDREY KELL ROAD AND PROVIDENCE ROAD TO BE CONSTRUCTED BY NCDOT. EAST WEST PARTNERS WILL REIMBURSE NCDOT FOR THE REQUIRED CONSTRUCTION.



OPEN SPACE CALCULATIONS:

SITE AREA:	12.04 ACRES
DEDICATED ROW AREA:	0.25 ACRES
NET SITE AREA:	11.79 ACRES
OPEN SPACE REQUIRED (50%):	5.90 ACRES
OPEN SPACE PROVIDED:	6.26 ACRES

* INCLUDES ALL UNPAVED AREAS NOT ON INDIVIDUAL LOTS

TREE SAVE CALCULATIONS:

SITE AREA:	12.04 ACRES
DEDICATED ROW AREA:	0.25 ACRES
NET SITE AREA:	11.79 ACRES
TOTAL TREE SAVE AREA REQUIRED (15%):	1.77 ACRES
TOTAL TREE SAVE AREA PROVIDED (16%):	1.86 ACRES
ABSOLUTE TREE SAVE AREA REQUIRED (10%):	1.17 ACRES
ABSOLUTE TREE SAVE AREA PROVIDED (12%):	1.39 ACRES
MODIFIED TREE SAVE (5%):	0.6 ACRES
MODIFIED TREE SAVE AREA PROVIDED (4%):	0.47 ACRES

* TREE SAVE AREAS DEPICTED AND QUANTIFIED ON SHEETS C-31 & C-32

CURVE TABLE:

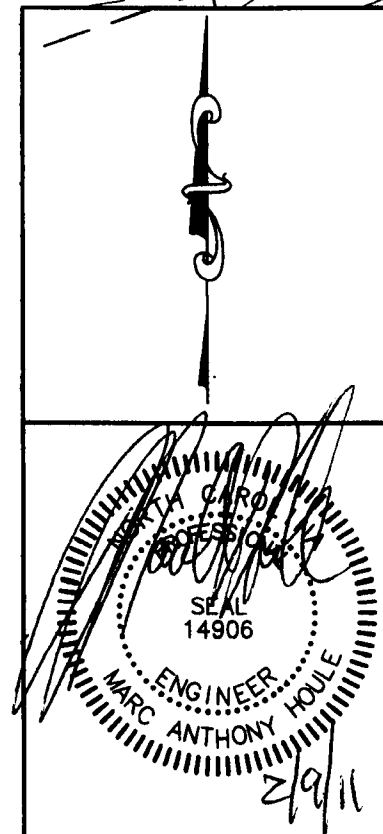
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	TANGENT
1	3022.58'	164.00'	869.66'	858.51'	N65°48'19"E	445.32'
2	98.30°	40.00'	66.77'	60.61'	S49°46'25"E	46.43'

SITE DATA:

OWNER:	EAST WEST PARTNERS MANAGEMENT COMPANY, INC.
11030 GOLF LINKS DRIVE, SUITE 202	CHARLOTTE, NC, 28271
SITE DATA	PIN 229-281-92 ACREAGE 12.04± AC.
ZONING:	UR-2(CD) (2008-02)
CURRENT USE:	VACANT
PROPOSED USE:	TOWNHOMES FOR SALE
PROPOSED DENSITY:	3.99 UNITS/ACRE
PROPOSED UNITS:	48 UNITS
MIN. LOT AREA:	3000 S.F.
MIN. LOT WIDTH:	20'
MIN. BUILDING SETBACK /YARD:	14'*
REAR YARD:	30'
MIN. DISTANCE BETWEEN BUILDINGS:	10'
MAX. BUILDING HEIGHT:	48'
PARKING SPACES REQUIRED:	MIN. 53/ MAX. 159
ON-STREET PARKING PROVIDED:	15
DRIVEWAY PARKING PROVIDED:	108
TOTAL PROPOSED PARKING SPACES:	121
SOLID WASTE REQUIRED:	(1) 8 CY DUMPSTER/30 UNITS
SOLID WASTE PROVIDED:	(1) 8 CY COMPACTOR/90 UNITS
RECYCLING REQUIRED:	(1) 144 SF STATIONS
RECYCLING PROVIDED:	(2) 144 SF STATIONS
* 400 SF MINIMUM PRIVATE OPEN SPACE (SUBLOT)	
* 30' BUILDING SETBACK FROM ARDREY KELL ROAD.	
40' BUILDING SETBACK FROM PROVIDENCE ROAD.	

SITE LEGEND:

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTION ARROW
- HANDICAP PARKING SHALL
- HANDICAP RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- CONCRETE
- PAINT STRIPING
- FENCE
- SPILL CURB



2/20/11		THE PURPOSE OF THIS REVISION IS TO CHANGE THE BUILDING LAYOUT FOR REVISED LOTS, NO OTHER CHANGES		BY
NO.	DATE	REVISION		PROJECT NO.
SHEET TITLE				SCALE
SITE PLAN				1"=100'
PROJECT				DATE
FAIRWAY ROW				1/20/11
CITY OF CHARLOTTE, MECK. CO., N.C.				DRAWN BY
FOR: EAST WEST PARTNERS				BTG
PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL				CHECKED BY
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT				MAH
YARBROUGH-WILLIAMS & HOULIE, INC.				DRAWING NO.
Planning • Surveying • Engineering				218-98
730 Windsor Oak Court (28273) P.O. Box 7007 (28241)				SHT 1 OF 1 SHTS
Charlotte, North Carolina 704.556.1900 704.556.0000(fax)				