DEVELOPMENT DATA:

Petition Number:	2005-131
Parcel ID#:	231-09-201
Existing Zoning:	MX-2
Site Area:	23.9 AC.
Number of Buildings:	~~27~~ ~~30~~ 32
1 Clubhouse	
16 ~~to 22~~ – 4 Unit Buildings	
14 ~~to 4~~ – 2 Unit Buildings	
1 – 3 Unit Buildings	
Total Units:	~~95~~ 96 Condominium Units
Gross Density:	3.97 ~~4.02~~ D.U./Ac.
Open Space Provided:	10.2 AC. (42.7%)
Tree Save Area:	4.1 AC.

BUILDING DATA

Maximum Building Height:	40'
Minimum Building Seperation:	16'
Setbacks:	
Weddington Road:	30'
Rear Yard:	25' (Innovative Standard)
Side Yard:	10'

PARKING DATA:

Parking Spaces Required (1.5 spaces per unit):	144 Spaces
Parking Spaces Provided:	391 ~~395~~ Spaces
Inside Garage:	Two Spaces Per Unit
Outside Garage:	Two Spaces Per Unit
Bicycle Parking Spaces Provided:	6 Spaces

SOLID WASTE/RECYCLING DATA

Solid Waste	
Required:	One 8 Cubic Yard Dumpster Per 30 Units
Provided:	Four 8 Cubic Yard Dumpsters
Recycling	
Required:	One 144 s.f. Recycling Station Per 30–80 Units
Provided:	Two 144 s.f. Recycling Stations

NOTE:

SEGMENTAL BLOCK RETAINING WALLS SHOWN IN THESE PLANS AND RENOVATIONS WILL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF NORTH CAROLINA. THESE SEALED DRAWINGS (SHOP DRAWINGS) WILL BE SUBMITTED TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT AND THE CHARLOTTE MECKLENBURG BUILDING STANDARDS OFFICE PRIOR TO THE BEGINNING OF ANY WALL CONSTRUCTION. THE ENGINEER SEALING THESE DRAWINGS SHALL OBSERVE THE CONSTRUCTION, EARTHWORK AND MATERIAL TESTING IN A MANNER AND QUANTITY SUFFICIENT TO CERTIFY THE AS-BUILT INSTALLATION OF ALL WALLS. ALL OF THE ENGINEERING, CONSTRUCTION, TESTING, OBSERVATION AND CERTIFICATION SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF NORTH CAROLINA BUILDING CODE.

NOTE:

ALL BUILDINGS ARE A COMBINATION OF 1 STORY UNITS AND/OR 1 STORY WITH LOFT UNITS. THERE ARE NO SPRINKLER SYSTEMS IN ANY UNIT.

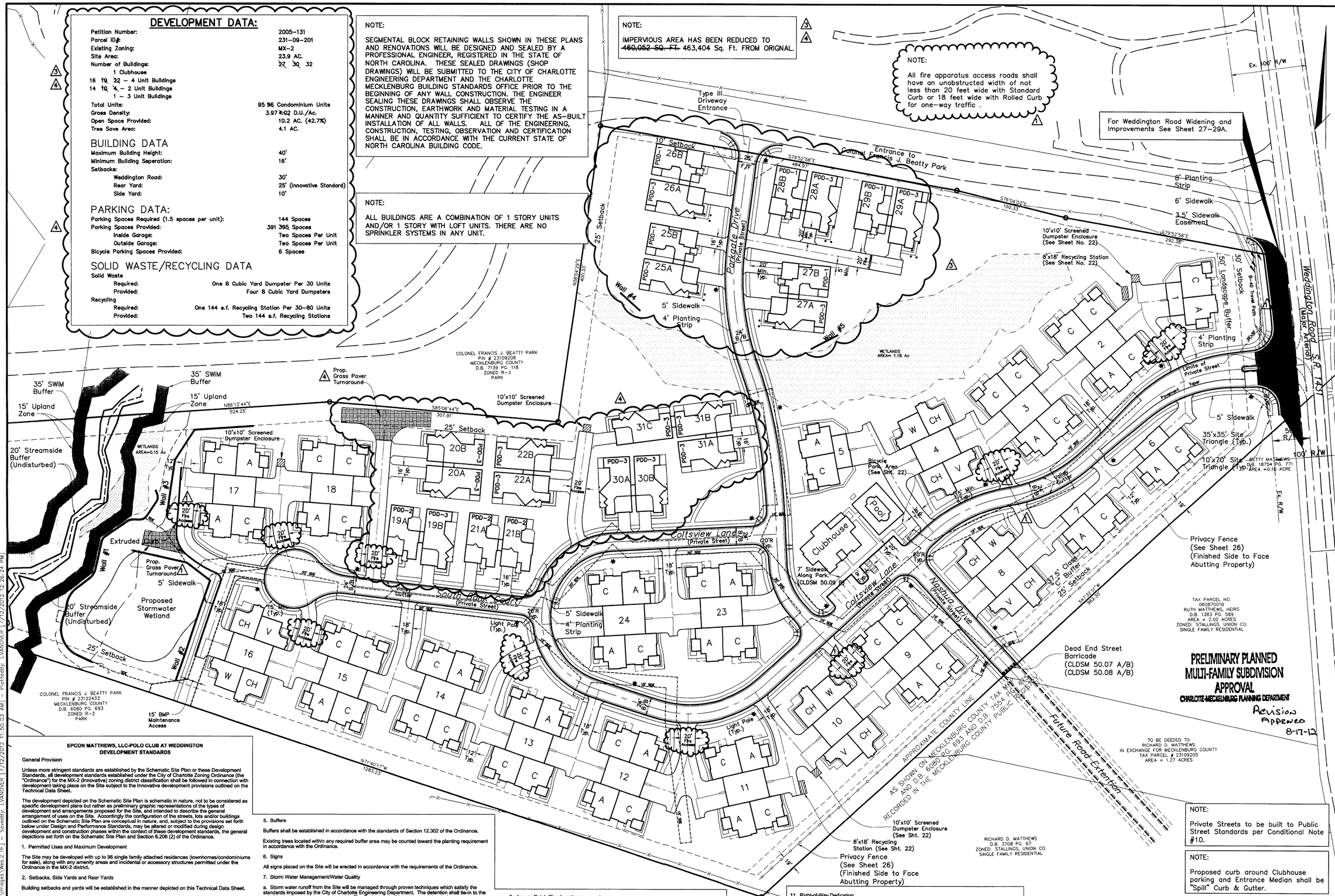
NOTE:

IMPERVIOUS AREA HAS BEEN REDUCED TO ~~460,052 SQ. FT.~~ 463,404 Sq. Ft. FROM ORIGNAL.

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 .

For Weddington Road Widening and Improvements See Sheet 27-29A.



EPCON MATTHEWS, LLC-POLO CLUB AT WEDDINGTON DEVELOPMENT STANDARDS

General Provision

Unless more stringent standards are established by the Schematic Site Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MX-2 (Innovative) zoning district classification shall be followed in connection with development taking place on the Site subject to the Innovative development provisions outlined on the Technical Data Sheet.

The development depicted on the Schematic Site Plan is schematic in nature, not to be considered as specific development plans but rather as preliminary graphic representations of the types of development and arrangements proposed for the Site, and intended to describe the general arrangement of uses on the Site. Accordingly the configuration of the streets, lots and/or buildings outlined on the Schematic Site Plan are conceptual in nature, and, subject to the provisions set forth below under Design and Performance Standards, may be altered or modified during design development and construction phases within the context of these development standards, the general depictions set forth on the Schematic Site Plan and Section 6.206 (2) of the Ordinance.

1. Permitted Uses and Maximum Development

The Site may be developed with up to 96 single family attached residences (townhomes/condominiums for sale), along with any amenity areas and incidental or accessory structures permitted under the Ordinance in the MX-2 district.

2. Setbacks, Side Yards and Rear Yards

Building setbacks and yards will be established in the manner depicted on this Technical Data Sheet.

A minimum of 18 feet shall be provided between any garages and sidewalks.

Ground level patios are allowed in the required rear yards. However, decks and porches are not permitted within required rear yards.

3. Landscaping

The Site shall conform to the City of Charlotte Tree Ordinance.

4. Streetscape Treatments

The Petitioner shall install a six foot sidewalk and an eight foot planting strip along the Site's frontage on Weddington Road. Large maturing trees shall be installed 40 foot on center within the eight foot planting strip if power line placement allows. Otherwise, small maturing trees 30 foot on center will be installed.

The Petitioner shall install sidewalks throughout the Site in accordance with the Ordinance.

The Petitioner shall provide pedestrian scale lighting along the internal streets. Such lighting shall be provided in conjunction with Duke Power regulations and requirements for such lighting.

Internal streets shall include a four foot planting strip and five foot sidewalks on both sides of the streets. Street trees shall be installed along interior streets required by the Tree Ordinance.

5. Buffers

Buffers shall be established in accordance with the standards of Section 12.302 of the Ordinance.

Existing trees located within any required buffer area may be counted toward the planting requirement in accordance with the Ordinance.

6. Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

7. Storm Water Management/Water Quality

a. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Engineering Department. The detention shall tie-in to the existing abutting storm water system(s). The Petitioner shall have the receiving drainage system analyzed to ensure that it will not be taken out of the standard due to the development. If it is found that development will cause the storm drainage system to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from occurring. Should the existing, receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner shall provide adequate detention to ensure that the system will not be additionally overburdened.

b. The Petitioner shall control and treat the difference in storm water run-off volume leaving the project site between the pre and post development run-off conditions for the 1-year - 24-hour storm. Run-off 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.

8. Sedimentation and Erosion Control

a. Temporary or staged seeding shall be performed on graded areas immediately following the completion of land disturbing activities to minimize the potential for off-site sedimentation.

b. Two rows of wire-reinforced silt fences shall be used in critical areas of the site such as at all intermittent and perennial streams, wetlands, at the base of slopes, and other locations where the potential for off-site sedimentation is greatest.

c. Two-stage sediment basins with outlet weirs sized for a 50-year, 24-hour storm event shall be employed to lessen the risk of basin failure.

9. Access Points/Roadway Improvements

The vehicular access point to the Site shall be located in the general area depicted on this Technical Data Sheet. The configuration and ultimate location of the access is subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments require for approval by the Charlotte Department of Transportation and the North Carolina Department of Transportation.

The Petitioner shall install a left turn lane on Weddington Road into the Site prior to the issuance of any certificates of occupancy for development of the Site. The left turn lane will include a minimum of 150 feet of storage.

The Petitioner will provide funds to Mecklenburg County to cover the direct cost associated with the relocation of the Francis Beatty Park guard house that is located on the entrance drive to the Park off of Weddington Road. Such guard house relocation shall be to the west of the point at which the north/south road within the Site connects to the entrance drive. The funds to be provided by the Petitioner shall be for direct costs only and shall not exceed $5,000.00.

10. Internal streets

The streets within the Site will be private and maintained by the Homeowner's Association and are not eligible for public maintenance. Certain portions of the internal street system, as depicted on the Schematic Site Plan, will be private streets built to public street standard. Access easements for the public will be recorded as part of the covenants, codes and restrictions and streets will not be gated.

11. Right-of-Way Dedication

The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) that portion of the Site that may be required to provide 50 feet of right-of-way from the centerline of Weddington Road if such right-of-way does not exist already prior to the issuance of any building permits for the Site.

12. Garbage Handling

The site shall conform to Chapters 9 and 12 regarding compactor, dumpster and recycling areas. The Petitioner reserves the right to provide for garbage and/or recycling services through a private hauler.

13. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

14. Binding Effect of the Rezoning Application

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

NOTE:

Private Streets to be built to Public Street Standards per Conditional Note #10.

NOTE:

Proposed curb around Clubhouse parking and Entrance Median shall be "Spill" Curb & Gutter.

NOTE:

Pedestrian Scale Lighting shall be constructed along internal streets per Conditional Note #4. Street Lighting and Light Pole locations shall be coordinated with Duke Power.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NORTH CAROLINA
EVANS MECHWART HAMBLETON & TILTON, INC. No. F-1016
CERTIFICATE OF AUTHORIZATION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 035749 STANLEY A. SMITH
7/12/12

PLANS FOR IMPROVEMENTS OF
POLO CLUB AT WEDDINGTON

WEDDINGTON ROAD
CITY OF CHARLOTTE
MECKLENBERG COUNTY,
NORTH CAROLINA

PREPARED FOR:
EPCON Matthews, LLC
500 Stonehenge Parkway
Dublin, OH 43017
p. (614) 761-1010
f. (614) 761-1155
CONTACT: MATT PURDY

PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
Revision Approved 8-17-12

PREPARED BY:

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M C M X X V I

SITE PLAN

REVISIONS		
MARK	DATE	DESCRIPTION
1	06-04-07	City/NCDOT Review Comments
2	02-16-10	Revised Bldgs. 22, 25, & 26
		Revised Shts. 1, 4, 5, 7, 10, 11, 14,
		15, 16 & 22; Added Sht. 23A.
4	07-12-12	Revised Bldgs. 19-22
		Revised Shts. 1, 4, 5, 7, 10, 11, 14,
		15, 16 & 25

Date: APRIL, 2007	PROJECT NUMBER: 2007-0063
Scale: 1"=60'	Sheet: 4/29

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