

Project Description

Project Area	Parcel Number	Current Use	Current Zoning	Proposed Zoning
1	2	3	4	5

2 ac
2 ac
2 ac
1.0 u. (7.995 units/ac) + 24,000 sf Retail area

R/W Dedication = 1.22 ac
Utility Easement Area = 2.28 ac
Net Area for Tree Save Area Requirement = $59.22 - 1.22 - 2.28 = 55.72$ ac
17.5% Tree save area = $55.72 \times .175 = 9.75$ ac. required 9.80 ac. provided

Residential
Retail

Restaurant
Office
Personal Services

9 trees / 100 l.f.

20 shrubs / 100 l.f

25% reduction with wall/fence

50' width

50' Class 'C' Buffer
see section 12.301 for description

property line

9 trees / 100 l.f.

20 shrubs / 100 l.f

25' width

25' Class 'C' Buffer
see section 12.301 for description

MEDICAL FACILITIES OF AMERICA
DEED 6245 P.546
USE: RETIREMENT HOMES

The design depicted on this Illustrative Site Plan (sheet Z5) is schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configurations, placements and sizes of the building footprints and lots, as well as the locations of streets shown on the Illustrative Site Plan are schematic in nature and, subject to the provisions set forth under Architectural Controls, may be altered or modified during the design development and construction phases within the maximum development area boundaries established on the Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations and design.

6' h treated wood stockade style fencing.
6" wide face planks with max. 1/4" gap
between boards
4x4 post @ 8' o.c.
finished side towards property line

**Fence Detail
used at buffer reductions**

DURHAM MEMORIAL
BAPTIST CHURCH

DURHAM MEMORIAL
BAPTIST CHURCH
DEED 2619 P.285
USE: GOVT INST

DURHAM MEMORIAL
BAPTIST CHURCH
DEED 16671 P.637
USE: SINGLE FAMILY

Single-story retail
Max. building size 12,000 sf
residential in scale and material
massing of building to hide parking

1.5 PIPE

50' class "c" buffer

Park Fairfax D

GLENWOOD
PRESBYTERIAN CHURCH

**Freedom Drive Widening
and sidewalk improvements
by City Of Charlotte
Project number 512-99-007**

The Main Entrance will be a right-in/right-out entrance. At the expense of the petitioner, a qualified firm will design and submit plans to CDOT/NCDOT for a future left-movement on Freedom Drive. Upon CDOT/NCDOT approval of design plans for a left-over movement, the petitioner will be responsible for all costs associated with future left-over and any additional r/w or turn lanes for entrance drive.

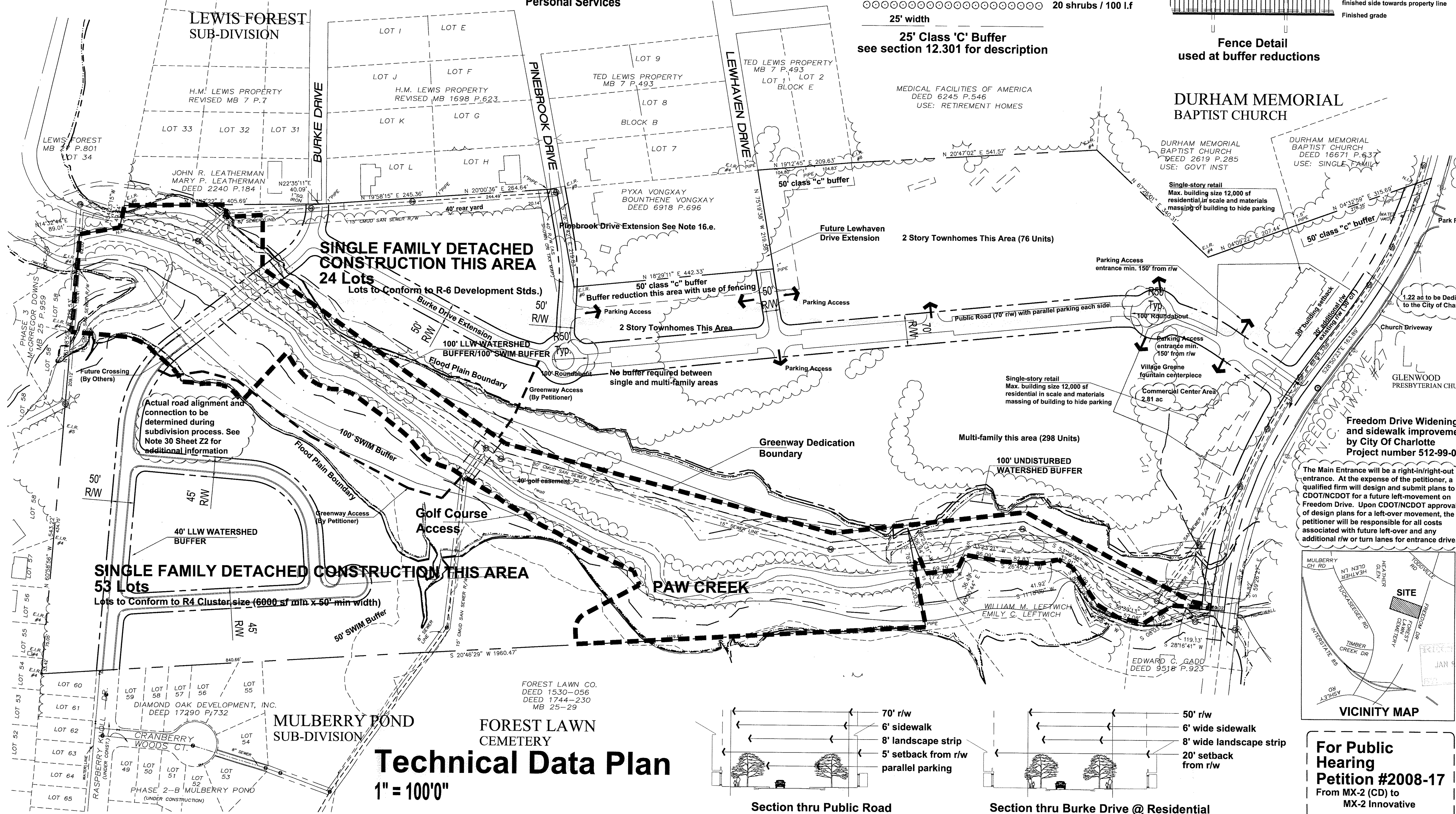
A vicinity map showing the location of the site. The site is a shaded rectangular area located between Heather Glen Ln and Forest Lawn Cemetery. To the north of the site is Heather Glen Ln, which runs north-south. To the east of the site is Forest Lawn Cemetery. To the south of the site is Timber Creek Dr, which runs east-west. To the west of the site is Tuckasee Rd, which runs north-south. To the north of Tuckasee Rd is Mulberry Ch Rd. To the east of the site is Freedom Dr, which runs north-south. To the south of the site is Interstate 85, which runs east-west. To the west of Interstate 85 is Ashley Rd, which runs north-south. The map also shows a road labeled 'TODDVILLE RD' at the top right. A scale bar at the bottom right indicates a distance of 1/4 mile. A north arrow is located at the bottom right of the map.

**For Public
Hearing
Petition #2008-17**
From MX-2 (CD) to
MX-2 Innovative

Freedom Greene
Charlotte. North Carolina

0 50 100 200
1" = 100'0"
October 3, 2007
December 18, 2007
January 23, 2008
**Technical
Data Sheet**
Z1 of 5

Z1 of 5



Freedom Greene Development Standards

1. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the rezoning Petition filed by Alpine Village Partners to accommodate development of a mixed-use, pedestrian friendly residential project on 59.22 ac site located on Freedom Drive 1.5 miles west of Interstate 85 in Western Mecklenburg County (the "SITE"). Development of the site will be governed by the Technical Data Sheet (Z1) , these Development Standards and the applicable provisions of the City Of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MX-2 zoning classification shall govern all development on the Site. Site is currently vacant.

2. Permitted Uses

- Site uses are limited to the following:
Residential as indicated, retail, restaurants, office and personal services.

3. Maximum Building Areas and Development Limitations

The Site may be developed with the following limitations.
MX-2 8 dwelling units (du) per acre maximum residential to be as follows:
Single family detached lots (77 lots)
Attached Townhomes/Flats 374 units for a cumulative total of 451 units.
24,000 sf first floor work spaces in the two structures facing Freedom Drive.

While areas devoted to outdoor dining, courtyards and plazas are not included in the above square footages, any off street parking required by the ordinance will be provided in these areas.
Clubhouse, golf pro shops, operations offices max. of 4,000 sf
Maintenance structure of 1500 sf max. to be architecturally compatible.

The Townhomes and Multi-family Areas will follow the guidelines of the High Density Option under the Lower Lake Wylie Watershed Ordinance. Single Family Detached will follow the guidelines of the Low Density Option under the Lower Lake Wylie Watershed.

4. Setbacks, Side Yards and Rear Yards

All buildings constructed on each Parcel of the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the specific Zoning Classifications. Buildings and parking areas may be located within the building and parking envelopes described on the Technical Data Sheet.

5. Design and Performance Standards

(a) Architectural Controls

- Buildings constructed facing Burke Drive shall have public entrances facing Burke Drive and parking behind/screened from view of the public street.
- All dumpster areas will be enclosed on all four sides by an opaque/masonry wall with one side being a hinged opaque gate. If one or more sides of a dumpster adjoin a side or rear wall of a building, then the side or rear wall of that building may be substituted for a side.
- All residential structures shall have architectural details on all sides facing public view. These details include (but not limited to) windows, porches, texture (material changes), massing and other details that add character.

(b) Landscaping and Screening

- Internal areas of the Site shall be landscaped in accordance with the requirements of the Code of the City Of Charlotte.
- All mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- All other screening and landscaping shall conform to the standards of the Ordinance.
- 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 detailed design and development process. The width of any required buffer may be reduced 25% if a wall, fence, or berm is used as provided for in Chapter 12, section 12.302(8) of the City Code.

(c) Streetscape Treatment

- The streetscape along the portion of the Site's frontage on Freedom Drive will conform to the Ordinance and include large maturing trees, supplementary shrubbery, sidewalks which are at least 6 feet in width and planting strips which are at least 8 feet in width. The streetscape treatment along Burke Drive shall include a sidewalk of at least 6 feet in width and a planting strip of at least 8 feet.
- Streetscape/Sidewalks along Freedom Drive by City of Charlotte under Proposed widening project (CDOT).
- Street Trees shall be provided within the planting strip. Street trees shall be placed 30' on center.

(d) Lighting

- All new freestanding lighting fixtures installed shall be uniform in design.
- Max. height of any new freestanding light fixture, including base, may not exceed 25 feet.
- All new parking lot lighting shall be full cut off fixtures.
- Any lighting attached to a building shall be capped and directed downward.
- Wall-mounted decorative lighting such as sconces are permitted.
- Lighting along sidewalks and pathways to be of pedestrian scale.
- Wall "pak" lighting shall be prohibited.

(e) Parking

New off-street parking and loading areas will satisfy the standards established under the Ordinance. New off-street parking shall not be located within areas between building fronting public streets and the adjoining public streets.
Except for on-street parking within the areas generally depicted on the Conceptual Master Plan, there shall be no parking between the entry roads and the structures fronting on these roads. On street parking shall not be calculated in minimum parking requirements.

6. Storm Water Management

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. Surface level storm water detention, if provided, may be located in the common open space and the managed use zone of the SWIM Buffer.

7. Water Quality Protection Measures

SWIM Buffers along Paw Creek shall be provided as required by the Ordinance. This site falls within the Lower Lake Wylie Protection Area and development will occur as required by Ordinance. See Sheet Z4 of 5 for further Storm Water Quality Treatment notes.

8. Connectivity

Pedestrian and vehicular connections will be proved in the manner generally depicted and as shown on the Technical Data Sheet to allow future access to the adjacent site at a minimum of two locations.

9. Landscaping Areas and Screening

- The landscape areas established on the technical data sheet shall contain landscape materials typically associated with a Class C Buffer. The landscape areas may be reduced or eliminated if the use of an adjacent parcel changes to a non-residential use.Cutting and Clearing of the existing vegetation along the adjacent property line is to be minimized and planting to supplement retained cover is to be coordinated with Zoning inspectors to meet minimum buffer standards per the Ordinance.
- Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.
- No buildings, parking spaces or maneuvering areas may be located within the buffer area.
- All parking to be screened from public r/w by building massing or landscape screening.

10. Bicycle Parking

Bicycle parking spaces (bike racks) shall be provided at the front of each Live-Work building throughout the project as required by the Zoning Ordinance.

11. Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshall's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval during the Building permitting phase for approval.

12. Water/Sewer Service

Public CMUD Water/Sewer service currently located at/on the site. Each Building to have separate meter/backflow assembly.

13. Signs

- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance, unless more restricted requirements are imposed below.
- No more than 1 freestanding monumental type identification signs may be erected on the Site at the intersection of Burke Drive and Freedom Drive.
- A uniform signage and graphic system will be employed throughout the Site.
- Building mounted signage to comply with ordinance and permitted separately.

14. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, The Conceptual Master Plan, the Conceptual Elevations and these development Standards may be applied for by the Owner or Owners of the Parcel of Parcels within the Site in accordance with the provisions of Chapter 6 of the Ordinance.

15. Binding Effect of the Rezoning Documents and Definitions

- 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 the current and subsequent owners of the Site and the respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "Owners" or "Owners" shall be deemed to include the Heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time may be involved in any future development thereof.

16. Vehicular Access and Road Improvements

- Vehicular Access to Freedom Drive shall be as generally depicted on Technical Data Sheet (Z1).
- 20' additional R.O.W along length of Freedom Drive frontage to be donated and conveyed as part of the final plat to City of Charlotte.
- Burke Drive to be constructed to City of Charlotte Sub-Division Standards and turned over to City upon completion.
- All other public streets to be constructed to City of Charlotte Sub-Division Standards and turned over to City upon completion.
- That portion of Pinebrook Drive adjacent to property to be re-constructed to City Of Charlotte Standards.
- All improvements to Freedom Drive by the City Of Charlotte under project #512-99-007.

17. Greenway Dedication/Easement

Owner agrees to dedicate areas shown on Z1 to Mecklenburg County for future use by County as part of the Paw Creek Greenway system. Petitioner to construct Greenway along portion within site to MCPR standards. Maintenance of Greenway by MCPR. Owner retains right to cross at a maximum of two locations the deeded portion of land for purposes of Golf Course paths. Maintenance of all course by owner. Owner agrees to construct access path to Greenway from Western portion of public streets (Burke Drive) and Eastern Portion (Rasberry Knoll).

18. Par 3 Golf Course

Par 3 golf course to be private/member only until such a time as Charlotte-Mecklenburg Zoning Ordinance is amended to allow public access to Par 3 golf courses through a text amendment when course is constructed within the development of a residential community. Membership is limited to residents of Freedom Greene development.

19. Air Quality Permits

Total parking required does not exceed minimum requirements for an Air Quality Permit.

20. Miscellaneous Notes

- Alterations or modifications area allowed as per Section 6.207 of the ordinance.
- Live work units may be occupied by different tenants in the Residential and Business use.
- Dumpster area to include recycling containers.
- No internal buffers are required between the multi-family and single-family units that are a part of this project.
- All streets are public streets
- Innovative standards used is reduction of front setback from 20' to 5' for townhome/live-work units along Public streets.

21. Tree Save Area

The site will contain tree save areas as generally depicted on the site plan. The individual acreages that are shown for the tree save areas are approximate and the Petitioner reserves the right to modify the size and location of the tree save areas so long as the total tree save area for the site is not diminished. This modification would include those areas needed to meet stormwater requirements.

22. Watershed Buffer

The Petitioner, in accordance with Section 10.708.3e, (*nonimpervious recreational development and nonimpervious pedestrian trails may be allowed in the required buffer if located a minimum of thirty (30) feet from the stream bank*), will construct Par Three Golf Course and the non impervious golf cart path to be located in side the undisturbed buffer. The Petitioner, in accordance with Section 10.708.3c, The Greenway Path, though will be an impervious surface, may be located inside the undisturbed buffer a minimum of thirty (30) feet from the stream bank and will not be required to provide mediation. In accordance with Section 10.7083a, may remove tress less than 2-inch caliper and undergrowth may be removed to be replaced by an effective stabilization and filtering ground cover based upon the Watershed Buffer Guidelines for Mecklenburg County contained in Appendix 5 and as approved by the County Environmental Protection Department.

23. Innovative Development Standards

The petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:

- Setbacks, side, front, and rear yards for principle and accessory structures. Front setback of 5' along public streets for town and apartments
- Building separation (20' minimum)
- Parking reduction of 50% requirement for Par 3 Golf Course

It is the petitioners' intent to create the opportunity to seek modification of any or all of these standards, but the details of any such proposed modification will be established and reviewed in accordance with the standard innovative process after more detailed and specific engineering of the site. The petitioner acknowledged the other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, trees, stormwater, and site development, etc.) will apply to the development site. This includes Chapters, 6, 9, 12, 17, 18, 19, 20, and 21 of the city code.

Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinance, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply unless otherwise stated in these conditional notes.

24. MX-2 Innovative Standards-Conditional Zoning District General Provisions

Unless more stringent standards are established by the Illustrative Schematic Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MX-2 Innovative Standards Condition Zoning District Classification shall be followed in connection with development taking place on the Site subject to the innovative Development Standards set out below.

The configuration, placements, and sizes of the buildings outlined on the Illustrative Schematic Plan is conceptual in nature and subject only to the provisions set forth below, and may be altered or modified to accommodate final building locations.

25. Landscaping and Buffers

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 detailed design and development process. The width of any required buffer may be reduced 25% if a wall, fence, or berm is used as provided for in Chapter 12, section 12.302(8) of the City Code.

26. Sidewalks

Petitioner will install 6' sidewalks on both sides of public streets. All sidewalks will include a minimum of 8' planting strip.

27. Solid Waste

Petitioner agrees to meet all requirements as stated in Chapter 9 and Chapter 12 of the City Code regarding solid waste dumpster, compactor, and recycling areas.

28. Design Guidelines

The petitioner will establish the following building and design guidelines for the multi-family/townhomes to be built on the site.

- Exterior residential building facades facing Public Streets shall be comprised of a minimum of two (2) of the following materials including brick, stone, stucco, wood clapboard, wood shingle, wood drop siding, primed board, Hardy plank siding, or other similar material. No vinyl siding shall be permitted on front elevation.

- Residential roofs shall have minimum of 5/12 pitch and will be clad in wood shingles, standing seam metal, slate, architectural shingles, shakes, metal roof accents, or similar materials.

- The petitioner agrees to add a provision to the restrictive covenants to require that a minimum of 75% of all townhomes shall be owner occupied.

29. Fire Department

Petitioner will meet or exceed all current approved ordinances and codes of the Charlotte Fire Department as of date of approval. A minimum 12' clear will be provided between all multi-family buildings.

30. Paw Creek Connection

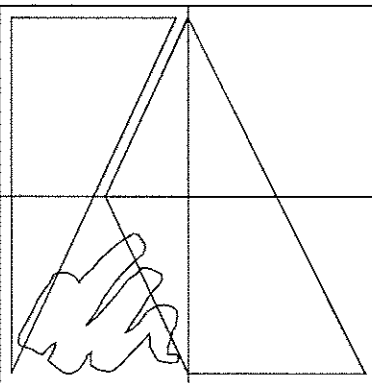
Petitioner agrees to convey to City of Charlotte a 50' right-of-way from stub at Burke Drive and the end of Raspberry Knoll approximately 350' in length crossing Paw Creek. City of Charlotte will be responsible for design and construction of connection.

Owner agrees to dedicate areas shown on Z1(11.48 acres total) to Mecklenburg County for future use by the County as part of the Paw Creek Greenway system. Petitioner is to construct Greenway along portion within site to MCPR standards. Maintenance of Greenway will be by MCPR. Owner retains the right to cross at a maximum two (2) locations the deeded portion of land for purposes of Golf Course paths. Maintenance of the Golf Course will be by the owner. Owner agrees to construct an access path to the Greenway from the western portion of public streets (Burke Drive) and eastern portion (Rasberry Knoll)."

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From MX-2 (CD) to
MX-2 Innovative

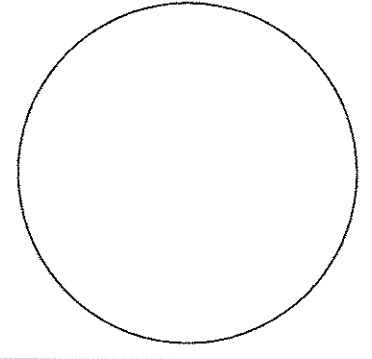
Henson Design, Inc.

Landscape Architecture Land Planning Civil Engineering
10225 Hickorywood Hill Ave. Suite A
Huntersville, North Carolina 28078 704.873.1615 phone
704.875.0959 fax
www.HensonDesignInc.com

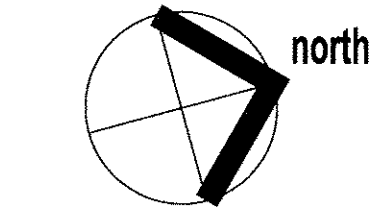


KENNETH ANDREWS ARCHITECT

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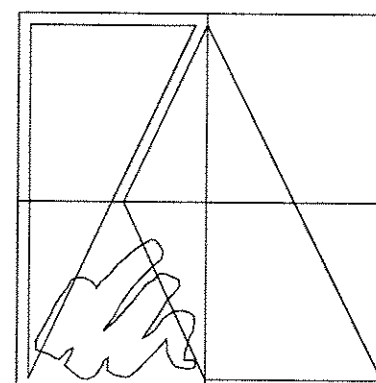
Freedom Greene
Charlotte, North Carolina



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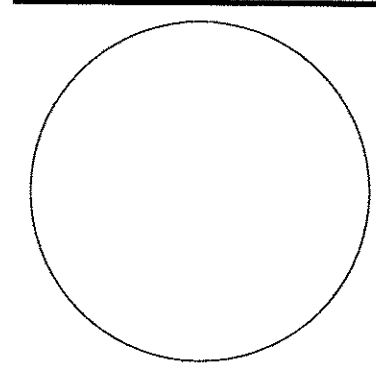
October 3, 2007
December 18, 2007
January 23, 2008
Development Standards

Z2 of 5

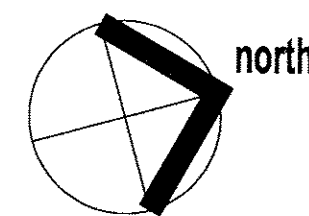


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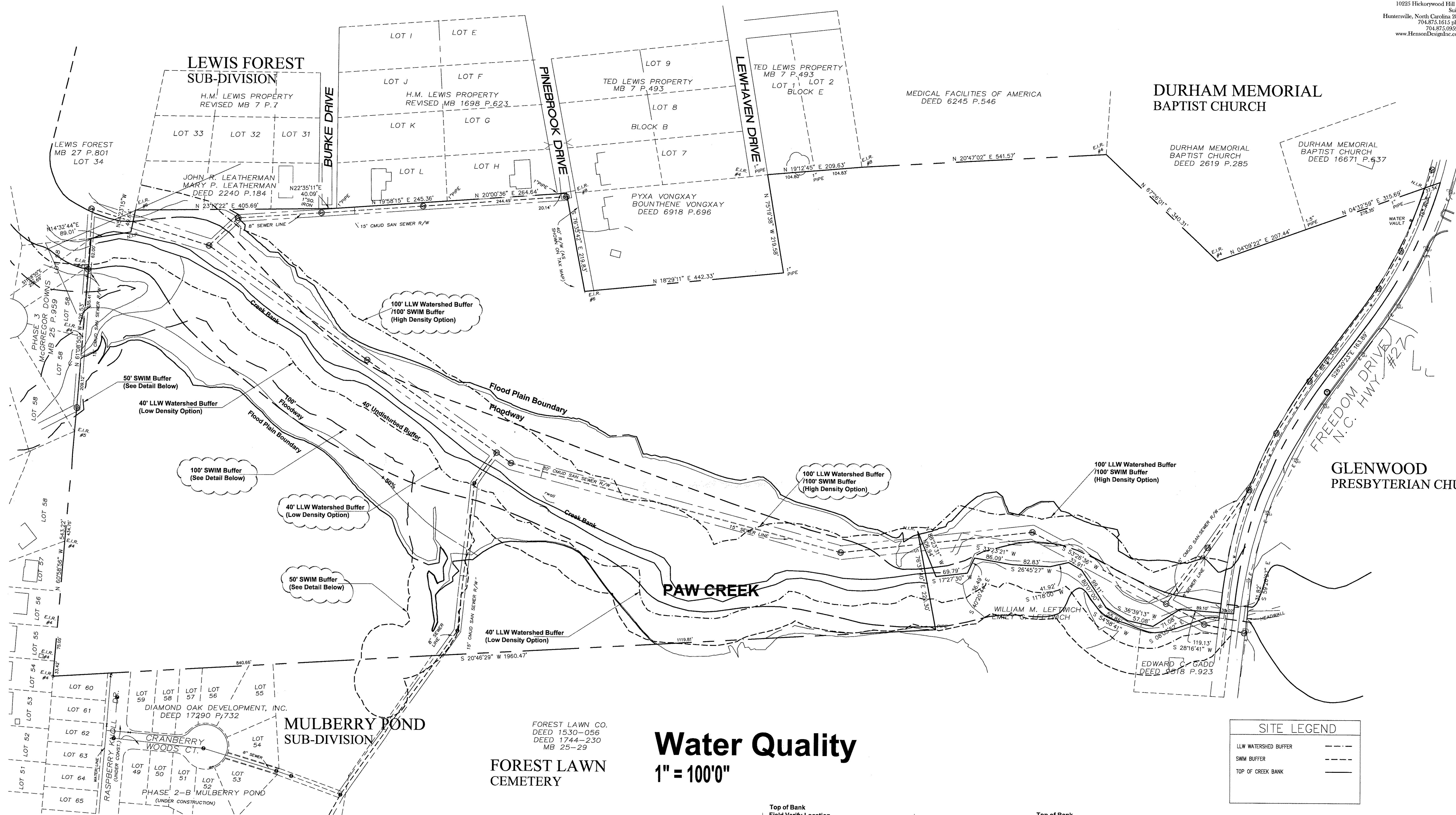
Freedom Greene
Charlotte, North Carolina



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1" = 100'0"

October 3, 2007
December 18, 2007
January 23, 2008
Water Quality
Environmen

Z3 of 5



Water Quality

1" = 100'0"

Storm Water Quality Treatment

For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with NC Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design standards shall be met according to the City Of Charlotte Best Management Practices Manual, when available). Use of Low impact Development (LID) techniques is optional.

Volume and Peak Control

For project with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24 hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr., 6-hour storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or, if a downstream analysis is not performed, control the peak for the 10-yr. and 25-yr., 6-hour storms.

For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the pre-development runoff rates for the 2-year and 10-year, 6-hour storm.

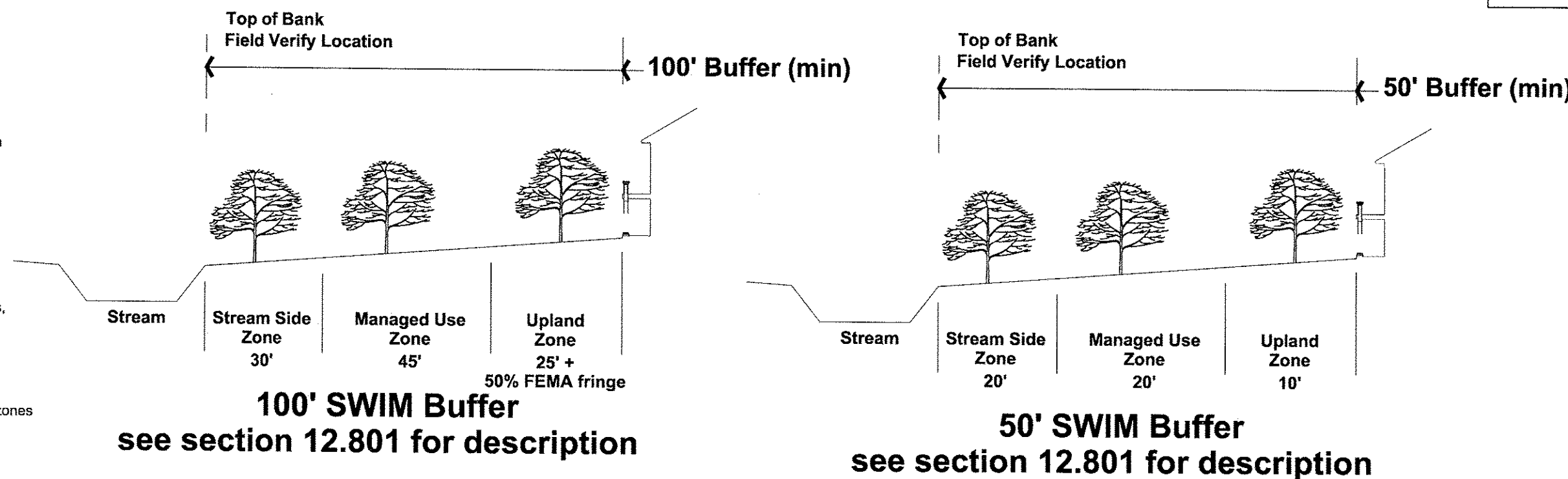
Stream Buffers

The S.W.I.M. Stream Buffer requirements apply described in the City of Charlotte Zoning Ordinance, Chapter 12. In addition intermittent and perennial streams within the project boundary shall be delineated by a certified professional using U.S. Army Corps of Engineers and NC Division of Water Quality methodology and shall be shown in the site plan submittal along with all buffer areas.

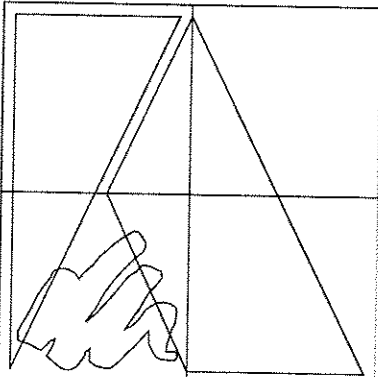
All perennial and intermittent streams draining less than 50 acres shall have a minimum 30-foot vegetated buffer including a 10 foot zone adjacent to the bank. Disturbance of the buffer is allowed, however, any disturbed area must be re-vegetated and disturbance of the 10-foot zone adjacent to the bank shall require stream bank stabilization using bioengineering techniques as specified in the Design Manual.

All streams draining greater than or equal to 50 acres and less than 300 acres shall have a 35-foot buffer with two (2) zones, including streamside and upland. Streams draining greater than or equal to 300 acres and less than 640 acres shall have a 50-foot buffer with three (3) zones, including streamside, managed use and upland. Streams draining greater than or equal to 640 acres, shall have a 100-foot buffer, plus 50% of the area of the flood fringe beyond 100 feet. This buffer shall consist of three (3), including streamside, managed use and upland.

All buffers shall be measured from the top of the bank on both sides of the stream. The uses allowed in the different buffer zones as described in the S.W.I.M. Stream Buffer requirements of the Zoning Ordinance, Chapter 12, as well as the other provisions of the S.W.I.M. ordinance shall apply (Except buffer widths).

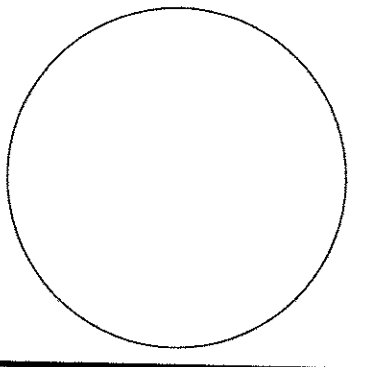


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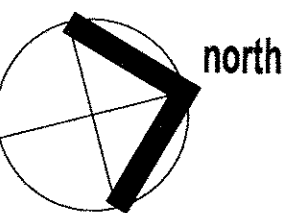
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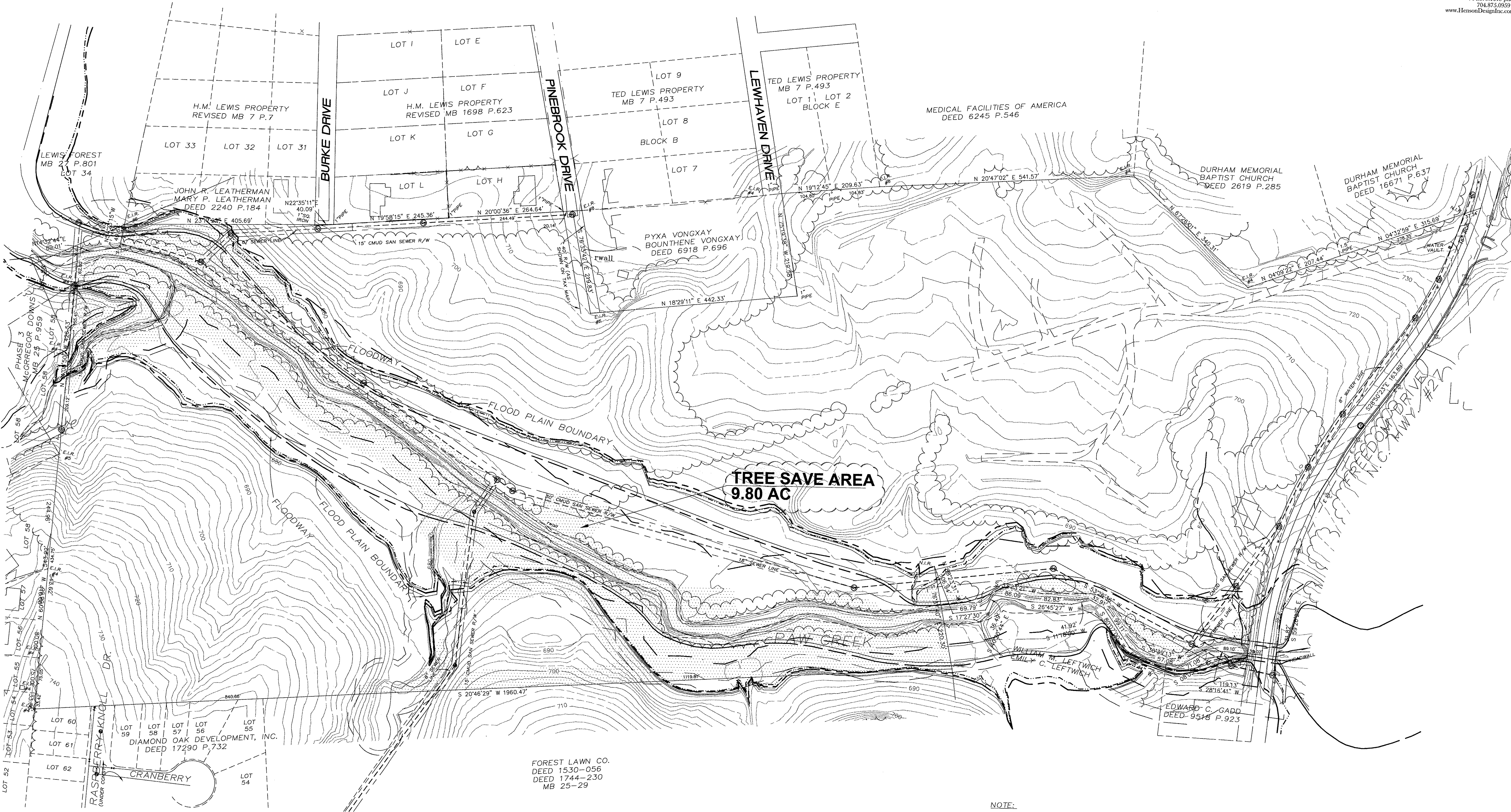


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1" = 100'0"

October 3, 2007
December 18, 2007
January 23, 2008
Existing
Survey

Z4 of 5

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From MX-2 (CD) to
MX-2 Innovative



SYMBOL LEGEND			
POWER POLE (P.P.)	U.G. PIPE	SOIL BORE TEST	TREE LINE
WATER VALVE			BARRICADE
SEWER MAN HOLE			FLOW DIRECTION
DRAINAGE MAN HOLE			GAS VALVE
FIRE HYDRANT			ELECTRIC LINE
DROP INLET			FENCE LINE
ELECTRIC LINE			GAS LINE
LIGHT POLE (L.P.)			SEWER LINE
RCP REINFORCED CONC. PIPE			N.I.P. NEW IRON PIN (#5 REBAR)
WATER METER			E.I.R. EXISTING IRON REBAR
TELEPHONE MAN HOLE			

NOTE:

TOPOGRAPHY SHOWN WAS TAKEN FROM MAPS
FURNISHED BY THE CITY OF CHARLOTTE
ENGINEERING DEPARTMENT. NO FIELD TOPO WAS
PERFORMED BY THIS FIRM.

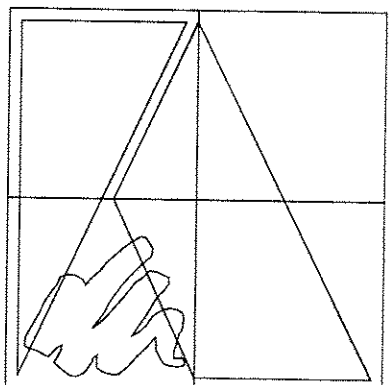
CONTOUR INTERVAL = 2 FOOT.

OTHER RIGHTS OF WAYS OR EASEMENTS MAY EXIST
WHICH MAY NOT BE SHOWN.

OTHER UNDERGROUND UTILITIES MAY EXIST WHICH
MAY NOT BE SHOWN.

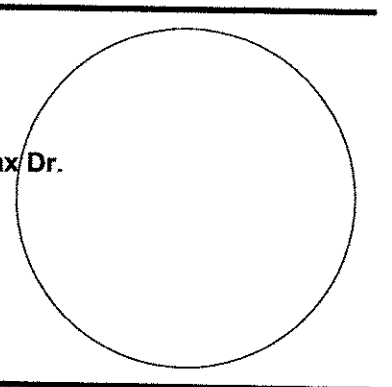
VESTING DEED FOR PROPERTY WAS FOUND IN BOOK
5587 AT PAGE 675 IN THE MECKLENBURG COUNTY
PUBLIC REGISTRY.

2,579,554 sq. ft.
59.22 acres



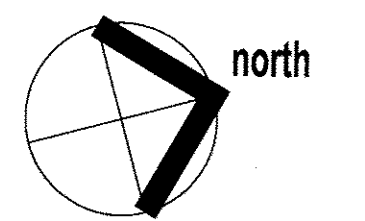
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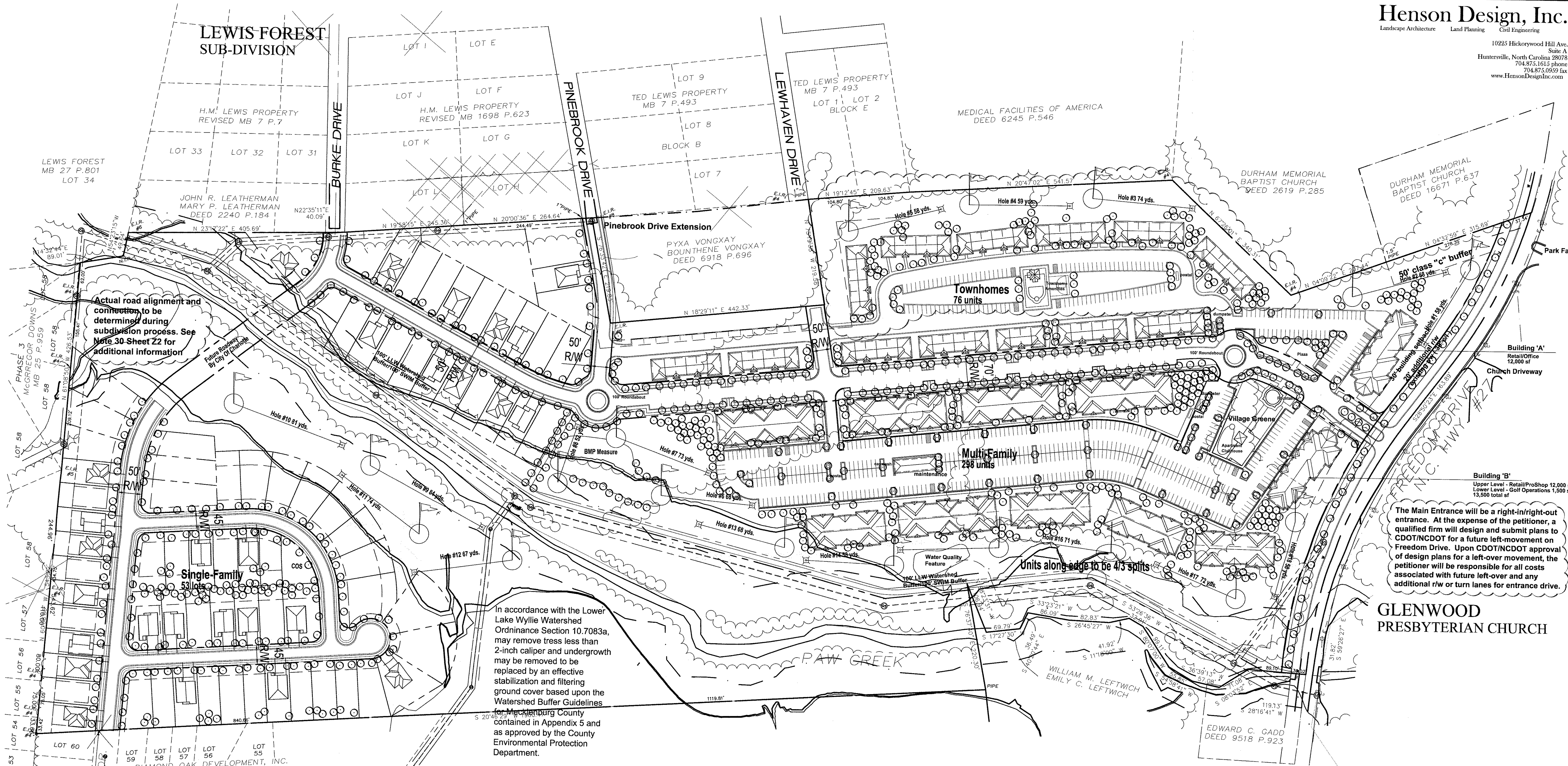


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Illustrative Site Plan

Z5 of 5

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From MX-2 (CD) to
MX-2 Innovative



In accordance with the Lower Lake Wylie Watershed Ordinance Section 10.7083a, may remove trees less than 2-inch caliper and undergrowth may be removed to be replaced by an effective stabilization and filtering ground cover based upon the Watershed Buffer Guidelines for Mecklenburg County contained in Appendix 5 and as approved by the County Environmental Protection Department.

The Main Entrance will be a right-in/right-out entrance. At the expense of the petitioner, a qualified firm will design and submit plans to CDOT/NC DOT for a future left-movement on Freedom Drive. Upon CDOT/NC DOT approval of design plans for a left-over movement, the petitioner will be responsible for all costs associated with future left-over and any additional r/w or turn lanes for entrance drive.

Illustrative Site Plan

1" = 100'0"

Project Summary

Single Family	77
Townhomes	76
Apartments	298
Total	451
	451/56.41 ac=7.995 d.u.a
Retail	24,000 sf (2.81 ac)
Clubhouse	5,000 sf total for 2
Golf Operations	1,500 sf
Maintenance	2,500 sf
Parking Required	(374 x 1.5 = 561) + (25,500/1,000 x 4 = 100) + (18 holes 40 x 2 = 80) = 747 spaces
Parking Provided	710 spaces (includes 28 hdc'p) = 37 less than minimum requirements Innovative standards less 40 spaces for double spaces for golf course = 707 required (+3) Not included are any townhomes with garages

Apartments indicated are double-loaded units
Petitioner reserves the right to change units to single-loaded units with maximum number of 298.

Townhomes indicated are 26' end units with 22' in-line units in a 4 or 6 unit "block".
Petitioner reserves the right to modify width of units with and combination of units to develop building "blocks" which may be larger or smaller with the max. units at 70.

The configuration, placements and sizes of the buildings outlined on the illustrative Site Plan are conceptual in nature and subject only to the provisions set forth in the petition documents, may be altered or modified during design development and construction documents phases. Parking may also be modified to accommodate final building locations and number.

All structures/lots to be connected by 6' minimum sidewalks along public streets and 5' minimum sidewalks at interior along interior spaces.
All public/private streets to be in accordance with Urban Design Guidelines.

The Petitioner reserves the right to include amenity features within the Common Open Areas on the Site. Minimum amenity areas shall include walking trails and The Greene as generally depicted on the Illustrative Plan. Additional amenity features, if installed may include but not The location of open space areas depicted are considered to be preliminary based on the proposed Illustrative Plan an may be subject to further delineation or configuration.

The Petitioner reserves the right to change to proposed Par 3 golf course from its current 18 hole configuration to a 9 hole layout. Should only 9 holes be developed the area indicated for the additional 9 holes on teh South side of Paw Creek will be further dedicated to Common Open Area/Tree Save. Should only 9 holes be constructed the parking requirements for the golf amenity would be halved from 40 to 20 spaces.