

SPRINGS VILLAGE, L.L.C.

PROVIDENCE ROAD
CHARLOTTE, N.C.

FOR PUBLIC HEARING
REZONING PETITION #00-25

TECHNICAL
DATA SHEET

SITE TABULATION

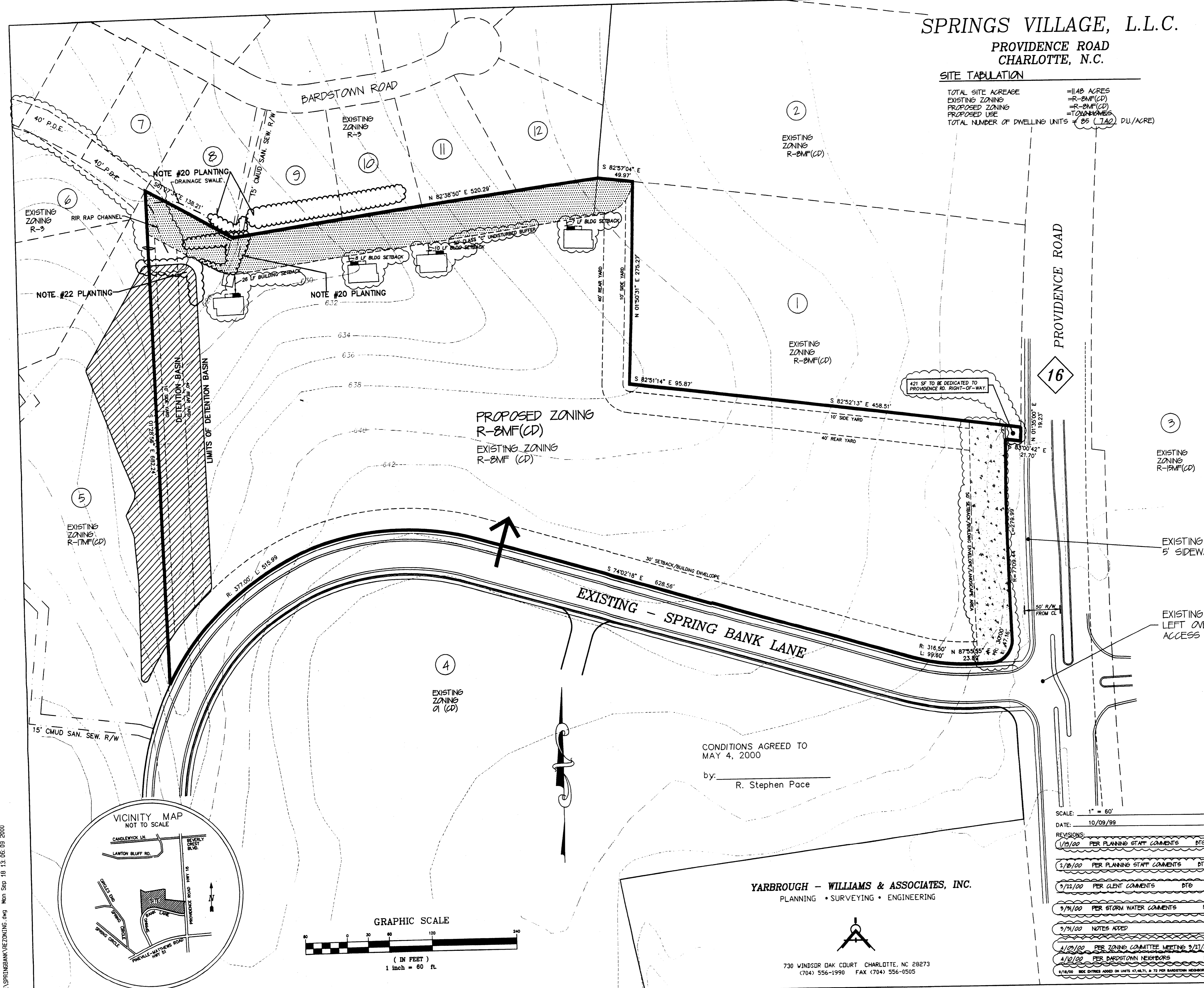
TOTAL SITE ACREAGE = 11.48 ACRES
EXISTING ZONING = R-BMF(CD)
PROPOSED ZONING = R-BMF(CD)
PROPOSED USE = TOWNHOMES
TOTAL NUMBER OF DWELLING UNITS = 85 (7.42) DU./ACRE

DEVELOPMENT STANDARDS

- 1. The intent of this rezoning request is to permit the construction of 85 Attached Townhomes. The parcel was previously zoned R-BMF(CD) under Petition 97-77 which allowed for the construction of 53 Townhomes. The 85 Townhomes can be constructed within the existing R-BMF(CD) zoning.
2. A previous zoning petition established a 50-foot buffer and development of the subject property along with adjacent land. This property was approved as part of Phase One, developable without any delay.
3. Development of the property shall be subject to the standards imposed by the Technical Data Sheet indicating maximum development, setback and buffer areas, and access locations. Any schematic site plan submitted is intended to reflect a general pattern of development but may be altered or modified within the maximum building envelope lines established on the Technical Data Sheet.
4. The indicated buffer areas shall not be reduced and shall remain undisturbed except for any necessary utility crossings, which will generally penetrate at close to 90 degrees as possible. Any area where the buffer does not naturally meet the requirements of the Zoning Ordinance or where areas have been disturbed for utility purposes shall be planted to at least conform to minimum Ordinance requirements. The site will comply with the City of Charlotte Standards Section 12.302.
5. The existing vegetation in the 50' setback/building envelope/landscape area along Providence Road will remain. Supplemental vegetation will be added to provide a visual screen from Providence Road.
6. A single row of trees will be planted in the planting strip along Spring Bank Lane. A landscaped berm will be placed in the 50' Building Setback/Envelope along Spring Bank Lane. The area where the berm will be placed will be subject to the Urban Forestry Staff approval.
7. Any detached lighting placed on the site shall not exceed 20 feet in height. All lighting shall be shielded to prevent glare onto adjacent residential properties.
8. Signage shall be permitted on the site in accordance with applicable zoning standards.
9. All parking screening and landscaping requirements of the Zoning Ordinance shall be adhered to. The site will comply with the City of Charlotte Zoning Ordinance Section 12.303.
10. The storm water detention facility shall be designed to meet applicable standards of the Charlotte Storm Water Department. The storm water detention facility as shown will accommodate a 2, 10, 25, 50, and 100 year flood event in accordance with the previous Rezoning Petition No. 97-77 and the recommendations of the Charlotte Storm Water Service.
11. All trees over 6 inches in caliper within the buffer/setback areas along Providence Road will be preserved except as necessary to provide positive drainage.
12. The Petitioner will require the use of individual roll out trash containers rather than dumpsters.
13. Fire hydrants must be within 750 feet of the most remote point of a building or truck travel.
14. The units along Spring Bank Lane will not have reverse frontages. Along Spring Bank Lane only side elevations will be allowed.
15. The townhomes will be three story units and will comply with the City of Charlotte Zoning Ordinance Section 9.305.
16. A four foot sidewalk will be provided along one side of all internal streets separated by a four foot planting strip. The internal sidewalks will connect to the existing sidewalk on Spring Bank Lane.
17. The petitioner will dedicate to N.C.D.O.T a minimum of 50' of Right-Of-Way as measured from the centerline of the existing Right-Of-Way of Providence Road.
18. Buffer widths shown on this plan may not be reduced.

The following notes are expressly conditioned upon the removal, prior to a vote by the City Council of the Protest Petition dated January 10, 2000 which was filed by the adjoining property owners of parcels 8, 9, 10 and 11.

- 19. The units will be constructed in the locations shown on the Schematic Site Plan and are faced such that the locations will not vary more than two feet from that shown. The 85 townhomes illustrated will be of brick veneer construction.
20. The Petitioner will employ Southern Tree and Landscape Co. to install the planting plan on the sewer easement between lots 8 and 9 and behind lots 8, 9 and 10, titled "Buffer Landscape Plan", as drawn by Daniel B. Norris, ASLA, on March 31, 2000, with modifications presented on April 10, 2000 by Bardstow Neighbors. The final version of this plan is appended to the Technical Data Sheet as Exhibit A and signed by Petitioner, Mr. Stephen Pace, as witness to his agreement. Plantings will begin in October of 2000 and will be completed during this planting season. The Bardstow Neighbors will be responsible for accurately locating and marking on the ground all existing sprinkler systems in their yards prior to the installation of any plantings by Southern Tree and Landscape Co. Any damages to property located existing sprinkler systems incurred during planting will be repaired by Petitioner, and sprinkler heads will be relocated by Petitioner or his representative as needed to accommodate the needs of the planting plan. The purpose of the planting plan will be to replace plant material removed during the installation of the sewer line with plant material designed to provide additional screening both at or near the ground (6 to 8 feet) and at higher levels (8 feet and above) and to increase the effective screening density of the buffer once additional trees are removed so that it is 50 feet in width.
21. The Petitioner will limit the height of the structures to be built on the site to a height of 42.5 feet above the first floor elevation and will limit the amount of additional fill material added to the site for the building pads to 3 to 3.5 feet.
22. The Petitioner will install additional plant materials (Leyland Cypress) on top of the detention basin berm as recommended by Southern Tree.
23. The Petitioner will create an additional setback area on the Petitioner's side of the undisturbed buffer with dimensions varying from a minimum of 11 feet up to approximately 30 feet to provide additional protection for the buffer. In addition the Petitioner will also relocate the internal driveway away from the buffer and the buffer boundary will be established and fenced prior to the commencement of any grading adjacent to the buffer area.
24. The Petitioner, who is not required to detain or in any way manage the flow of water that passes over the site from upstream, will collect that off-site water which enters its property at the southwest corner of Parcel number 1 and redirect this water in such a fashion that it will not flow overland through its current natural drainage course and will discharge that water into the outfall already established for the detention basin. The site will be graded so that the current 2.8 acres of that area from Petitioner's site which is draining into the Undisturbed Buffer Area of the common rear property corner of Parcel 8 and 9 will be reduced to no more than 21.5 acres. Note: There is no evidence of any recorded drainage easement on the Petitioner's site.
25. All plantings will be accomplished prior to the issuance of the first Certificate of Occupancy for the development or the first planting season after the commencement of grading for the portion of the site adjacent to the buffer area, which ever occurs first.
26. The Petitioner shall extend the existing rip rap apron below the detention basin outlet to the beginning of the existing concrete channel.
27. Except for measures noted above to be undertaken by Southern Tree and Landscape, Inc., to repair and increase its density, a 50 foot buffer will remain undisturbed between the northern border of the site and lots 8, 9, 10, 11 and 12 on Bardstow Road. Construction of the continuation of the sewer line running along the sewer easements between lots 8 and 9 on Bardstow Road and through the buffer will be completed before October of 2000 so that the Buffer Landscape Plan attached to the Technical Data Sheet as Exhibit A can proceed on schedule. During grading and construction, the southern boundary of the 50 foot undisturbed buffer will be fenced and clearly marked to prevent intrusion into the buffer or damage by construction personnel.



CONDITIONS AGREED TO
MAY 4, 2000
by: R. Stephen Pace

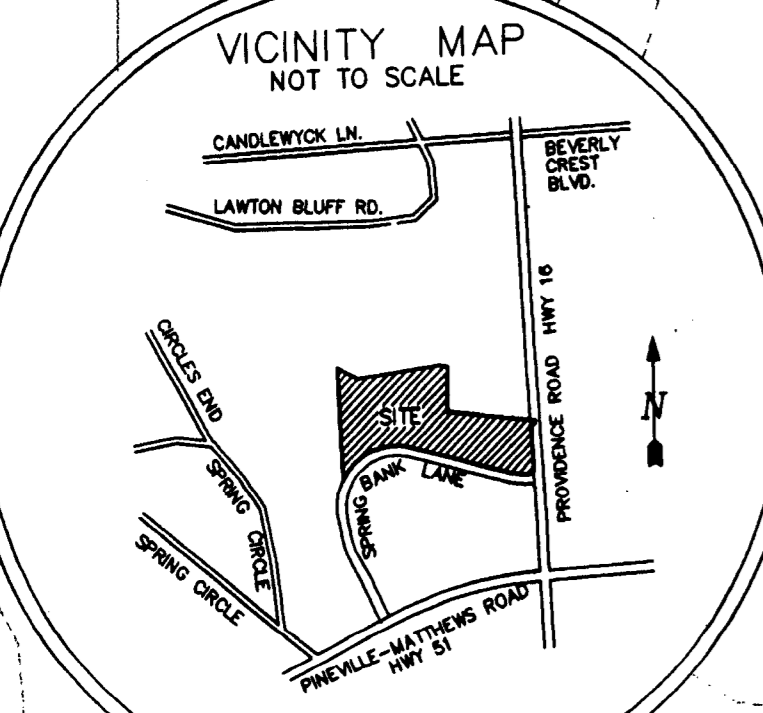
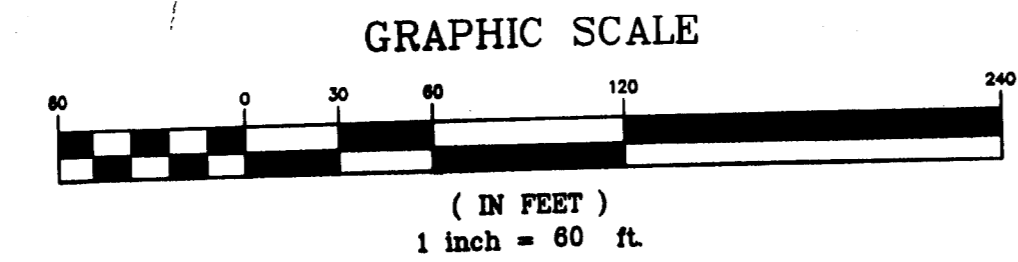
YARBROUGH - WILLIAMS & ASSOCIATES, INC.
PLANNING • SURVEYING • ENGINEERING

730 WINDSOR OAK COURT CHARLOTTE, NC 28273
(704) 556-1990 FAX (704) 556-0505

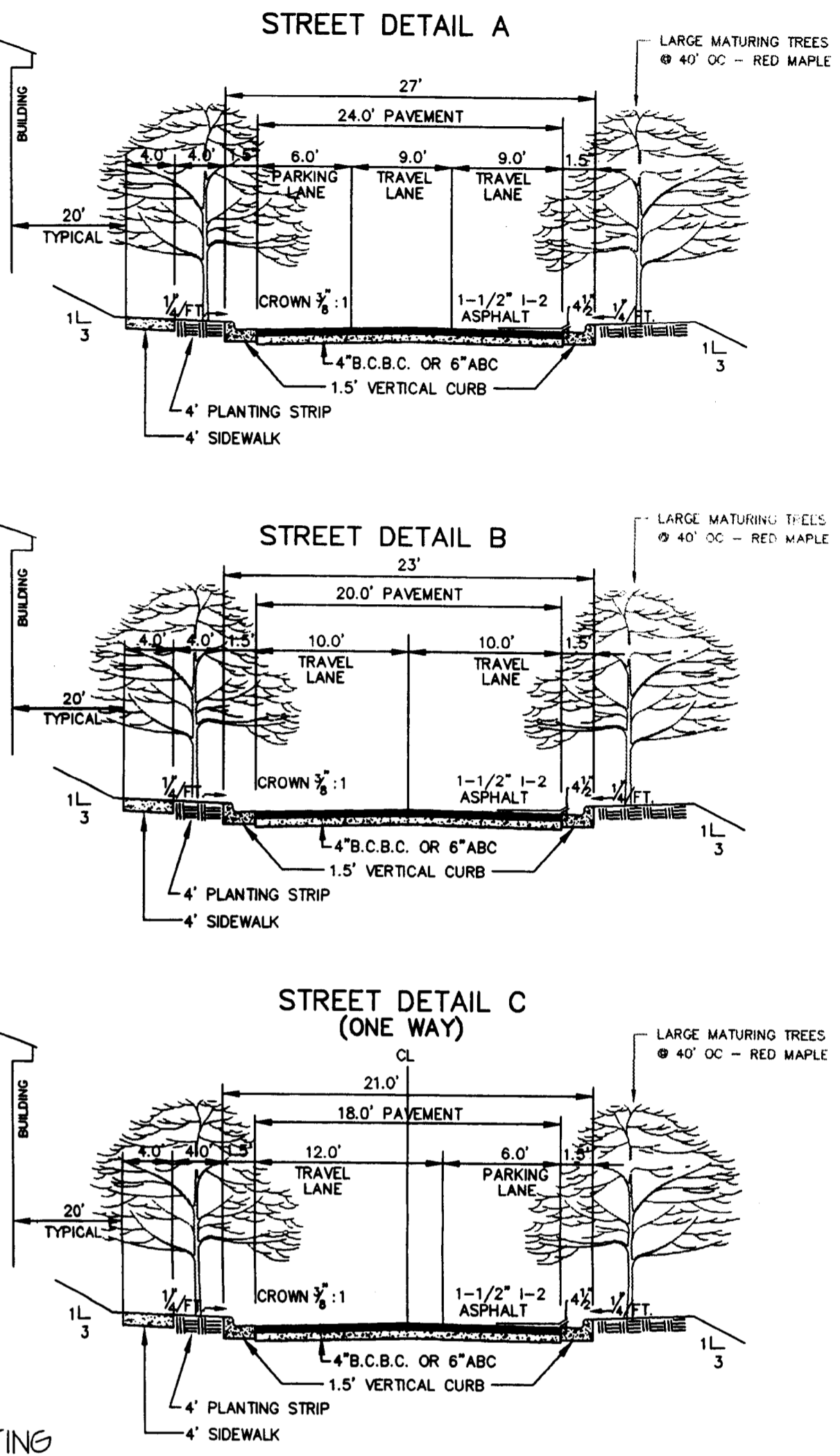
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DATE: 10/09/99

1/19/00	PER PLANNING STAFF COMMENTS	DTG
1/18/00	PER PLANNING STAFF COMMENTS	DTG
3/12/00	PER CLIENT COMMENTS	DTG
3/29/00	PER STORM WATER COMMENTS	MSD
3/29/00	NOTES ADDED	MSD
4/12/00	PER ZONING COMMITTEE MEETING 3/21/00	JPM
4/10/00	PER BARDSTOWN NEIGHBORS	DTG
6/18/00	SEE DITCHES ADDED ON UNITS 47, 47.1, & 72 PER BARDSTOWN NEIGHBORS LTD	

APPROVED BY CITY COUNCIL
DATE 10/13/00



SPRINGS VILLAGE, L.L.C.
PROVIDENCE ROAD
CHARLOTTE, N.C.



SCHEMATIC
SITE PLAN

SCALE: 1" = 60'

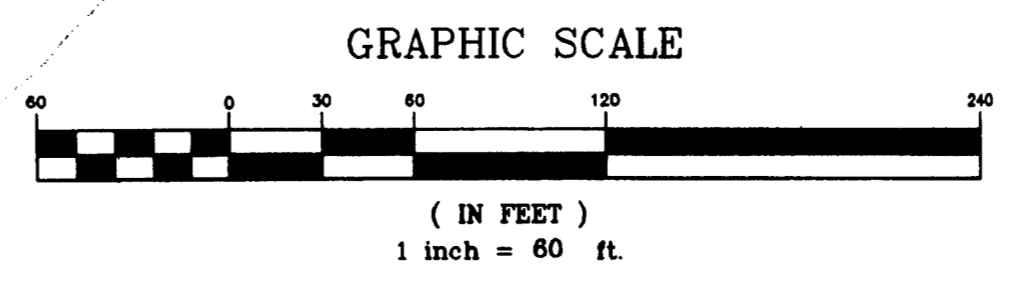
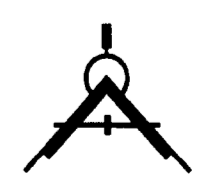
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REVISIONS:

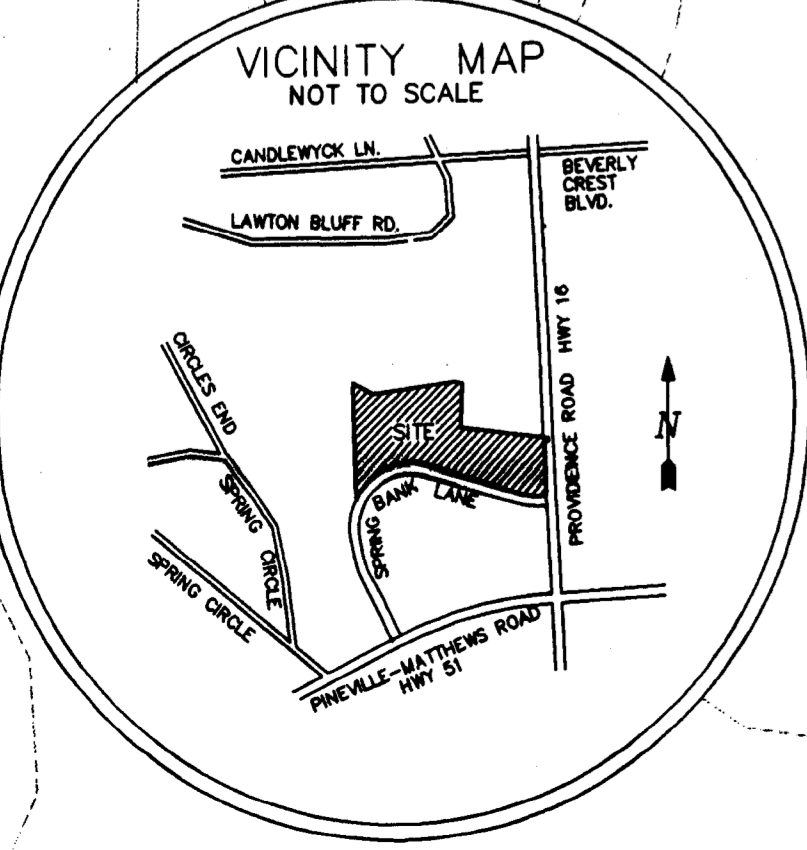
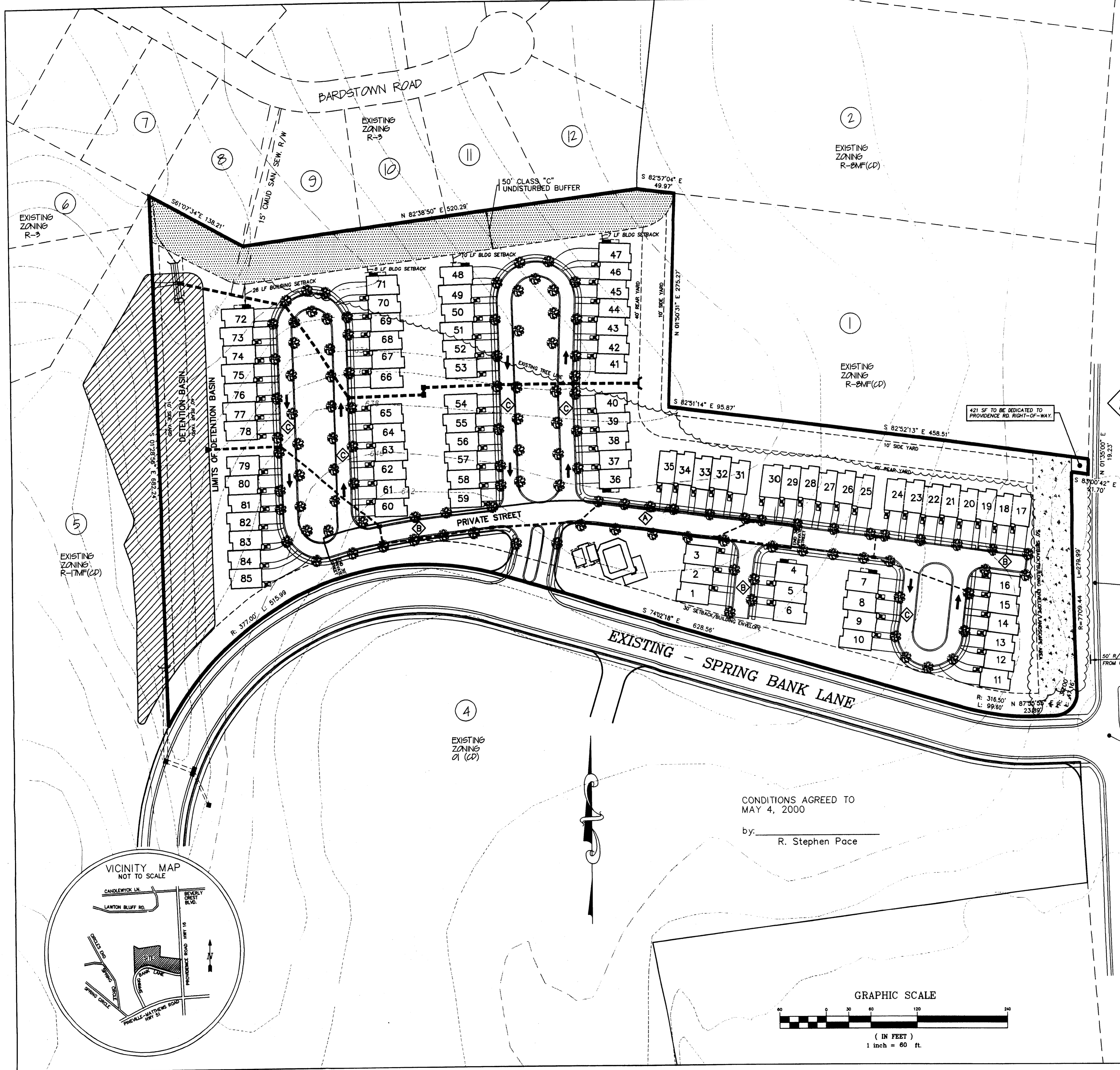
11/22/99	PER CLIENT COMMENTS	BTG
1/12/00	PER CLIENT COMMENTS	BTG
1/17/00	PER CLIENT COMMENTS	BTG
3/22/00	PER CLIENT COMMENTS	BTG
3/31/00	PER STORM WATER COMMENTS	MSB
4/03/00	PER ZONING COMMITTEE MEETING 3/27/00	CDM
4/10/00	PER BARDSTOWN NEIGHBORS	BTG
9/18/00	SIDE ENTRIES ADDED ON UNITS 47, 48, 71, & 72 PER BARDSTOWN NEIGHBORS	BTG

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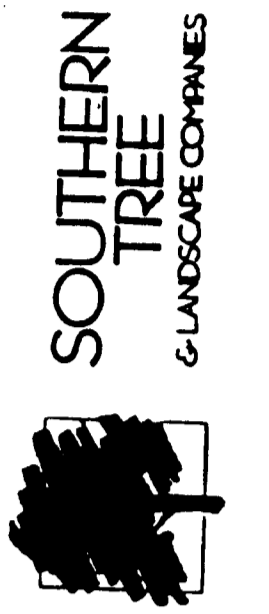


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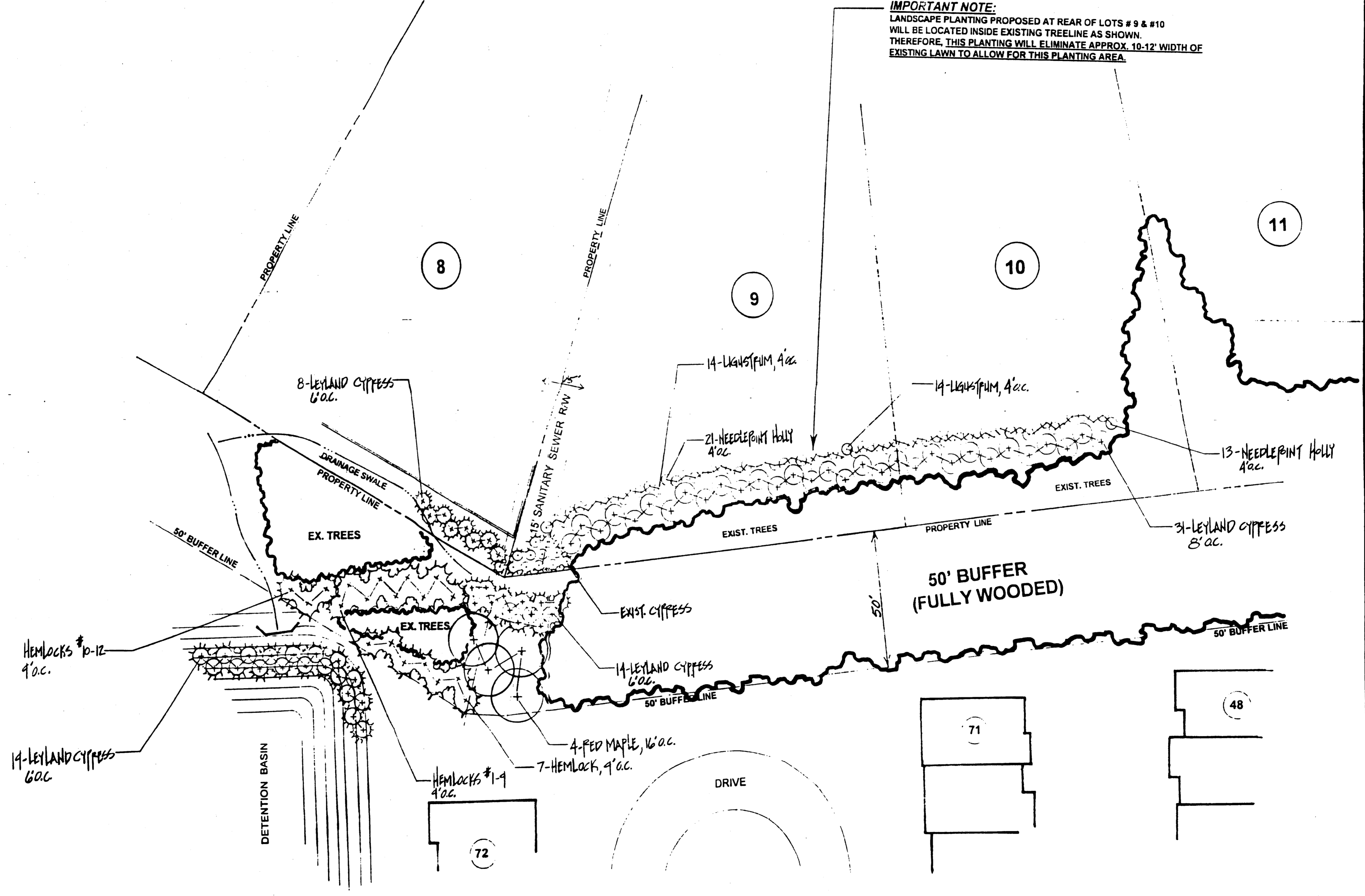
REVISIONS	BY
4.13.2000	DB



BUFFER LANDSCAPE PLAN
SPRINGS VILLAGE
 CHARLOTTE, NC

DRAWN	DANIEL B. NORRIS, ASLA
CHECKED	<i>DB</i>
DATE	MARCH 31, 2000
SCALE	1" = 20'-0"
JOB NO.	
SHEET	
OF	SHEETS

IMPORTANT NOTE:
 LANDSCAPE PLANTING PROPOSED AT REAR OF LOTS # 9 & #10
 WILL BE LOCATED INSIDE EXISTING TREELINE AS SHOWN.
 THEREFORE, THIS PLANTING WILL ELIMINATE APPROX. 10-12' WIDTH OF
 EXISTING LAWN TO ALLOW FOR THIS PLANTING AREA.



REVIEW DRAFT
 NOT FOR CONSTRUCTION
 WITHOUT SITE SUPERVISION BY
 ORIGINATING LANDSCAPE ARCHITECT

SCALE: 1" = 20'-0"

PLANT KEY

PLANT	SIZE
NEEDLEPOINT HOLLY	36" Hgt.
WAXLEAF LIGUSTRUM	36" Hgt.
LEYLAND CYPRESS	8-9' Hgt.
CANADIAN HEMLOCK	8-9' Hgt.
RED MAPLE	3-3.5' Cal.