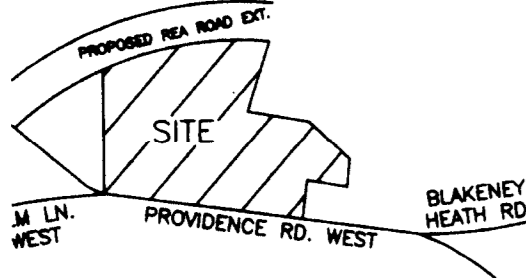


VICINITY MAP  
(NOT TO SCALE)



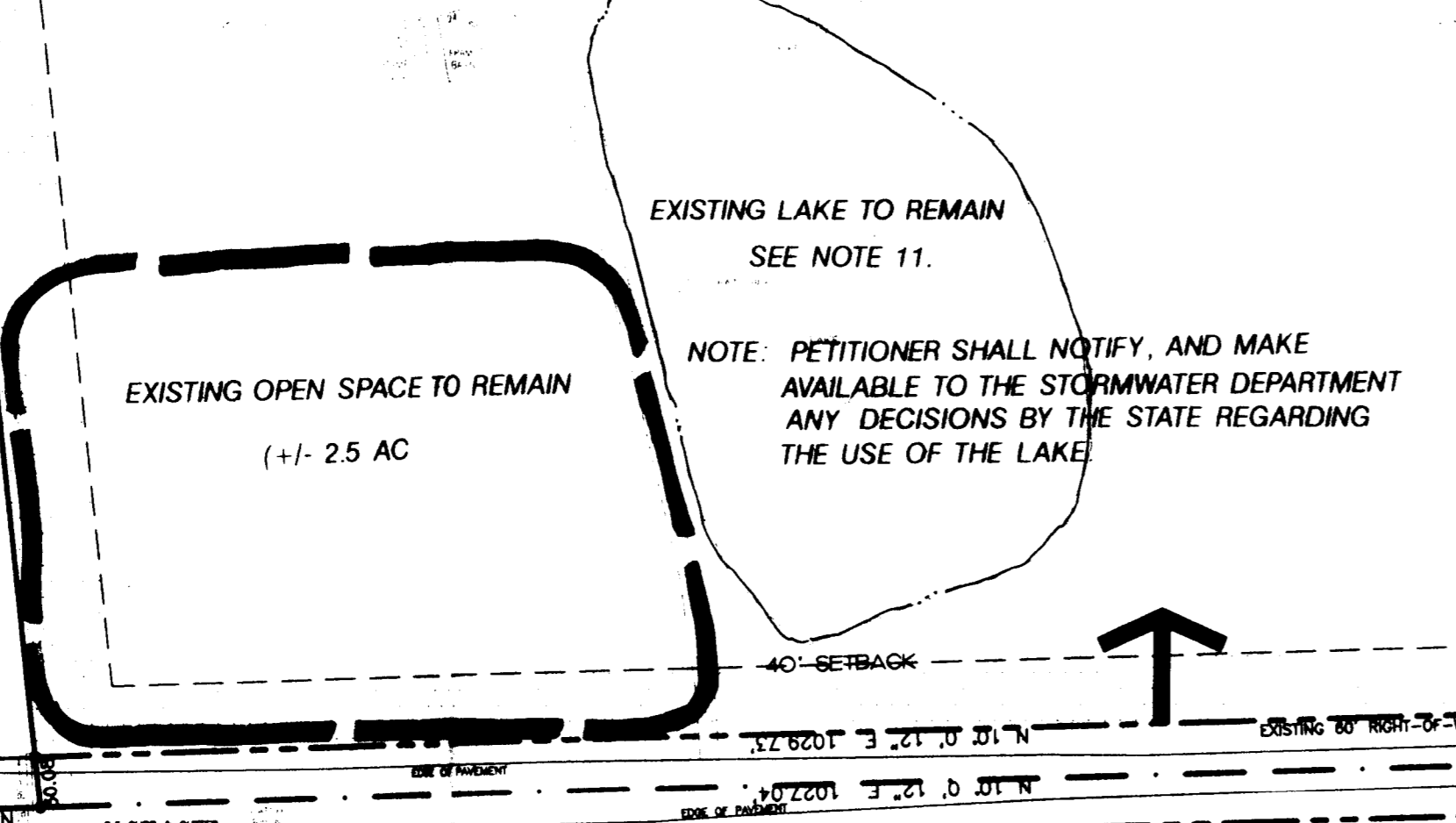
**SITE DATA**  
SITE AREA: 38.58 AC.  
EXISTING ZONING: R-3  
PROPOSED ZONING: R-12 MF(CD)  
PROPOSED USE: 462 MULTIFAMILY UNITS

**DEVELOPMENT STANDARDS**

- A. Permitted Use**
- The site may be developed to substantially units or R-5 standard lots (including residential or accessory uses) permitted under the Mecklenburg County Zoning Ordinance (the "Ordinance") by right or under prescribed conditions in an R-12 MF(CD) zoning district.
  - No more than 452 dwelling units may be constructed on the Site.
- B. Development Requirements**
- General Provisions:** As a minimum, all development standards established under the Ordinance for the R-12 MF(CD) zoning district shall be satisfied. In addition, development shall be governed by these Development Standards and the Ordinance that shall:
    - The building configuration, placement and size, as well as the location of streets and parking, shown on the Schematic Site Plan (Sheet 2 of 2) shall be maintained in perpetuity and may be altered or modified during design development and construction documents phase unless the maximum building foot print established on the Technical Data Sheet.
    - Setbacks, Side Yards and Rear Yards:**
      - All buildings constructed within the Site shall satisfy or exceed the setbacks, rear yard and side yard requirements established under the Ordinance for the R-12 MF(CD) zoning district.
      - A 40' setback shall be established along Providence Road West and Elm Lane West.
    - Buffer Areas:**
      - Buffer areas established on the Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 and to the provisions of Paragraphs (b), (c) and (d) of this Section. Buffers indicated on plan shall not be reduced in width. Utilities that cross the buffer shall cross at not less than a 75 degree angle.
      - The petitioner reserves the right to eliminate any buffer if the abutting tract(s) are developed with multi-family or to any other category that does not require buffers to be established.
    - Landscape Areas and Screening:** Landscaped areas and screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance as a minimum. Drains or easements shall be screened with solid screens and gates.
    - Access Points:** Vehicular access to the site from Providence Road West and the proposed Elm Lane West shall be limited to the access points shown on the Technical Data Sheet and will be located in the general area depicted thereon. The configuration and ultimate location of the access points within the site are subject to any minor modifications required to accommodate final site and environmental construction plans and design and are further subject to approval by the City of Charlotte Engineering Department and the North Carolina Department of Transportation.
    - Lighting:**
      - A uniform lighting system will be employed throughout the site.
      - All lighting shall be of the energy efficient type which may be enclosed in a luminaire. The luminaire shall be designed to direct light to the property lines of the lot. Detached light poles shall not exceed 20' in height.
      - Consultation will be given to the impact of lighting both within and without the boundaries of the site. Some for consideration will include: luminaire, light angles, color, energy efficiency and shielding of fixtures of light, the intent being to eliminate glare towards adjacent streets and properties.
    - Parking:**
      - The parking spaces depicted on the Schematic Site Plan may vary but all spaces will be sufficient to satisfy the minimum off-street parking standards established under the Ordinance, including Sections 12.208(1) and 12.302(2).
    - Signs:** A uniform sign system will be employed throughout the site which will comply with the provisions of Section 13 of the Ordinance.
    - Fire Protection:** Adequate fire protection in the form of hydrants will be provided to the Mecklenburg County Fire Marshal's specifications.
    - Design Standards:**
      - Landscaping will be provided in parking areas to avoid large expanses of pavement. These islands will satisfy the provisions of Section 12.301 of the Ordinance.
      - Storm Drainage:**
        - Storm water runoff from the site will be managed through pre-engineered techniques which satisfy the standards imposed by the Mecklenburg County Engineering Department. Storm water detention shall not be installed within the buffers or setbacks.
        - The existing lines on the property shall be preserved and used as an anomaly for the project and as a storm water detention facility unless geotechnical investigations indicate that the existing dam is a high hazard and fixing it to meet standards would be too cost prohibitive.
      - Building Height:** Building height shall be limited to three stories.
      - Maintenance:** A single family residence located in the area defined as phase two on the Schematic Site Plan is designated as a site estate and will remain part of this multifamily development.
      - Right-of-Way Improvements:**
        - The petitioner shall install a left turn lane at Providence Road West intersection of NEDDY and Mecklenburg County.
        - The petitioner shall install a 5' sidewalk and an 8' planting strip along Providence Road West.
        - The developer shall provide a 5' sidewalk and an 8' foot planting strip along Elm Lane West if not provided by the State.
        - The Elm Lane West station shall be limited to right-of-way, right-of-way only, unless a right-of-way is obtained from the state.
      - Public Planning:** No building permits will be issued prior to the listing of the construction contract for Elm Lane West extension from Ballantyne Commons Parkway to Audrey Lane Road. In addition, no certificate of occupancy will be issued until the portion of Elm Lane West is completed. 115 units are exempted from this requirement and may be built and occupied at any time.

- C. Amendments to the Rezoning Plan**
- Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then owner or owners of the parcel or parcels involved in accordance with Chapter 6 of the Ordinance.
- D. Binding Effect of the Rezoning Plan**
- If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, 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 their respective heirs, devisees, personal representatives, successors in interest and assigns.
  - Throughout this Rezoning Petition, the terms "Petitioner" and "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 who may be involved in any future development thereof.

BUILDING ENVELOPE



PROVIDENCE ROAD WEST  
(60' PUBLIC DEDICATED R/W)

- NOTE:**
- 40' SETBACK SHALL BE LEFT SUBSTANTIALLY UNDISTURBED EXCEPT AS NECESSARY FOR CLEARING OUT OF UNDERBRUSH, FOR ANY NECESSARY CONSTRUCTION EASEMENTS FOR PROVIDENCE ROAD WEST IMPROVEMENTS AND FOR SELECTIVE CLEARING TO ENHANCE VIEWS TO THE LAKE.
  - PROVIDENCE ROAD WEST SHALL MEET COLLECTOR STREET IMPROVEMENT REQUIREMENTS.

APPROVED BY CITY COUNCIL  
DATE: 2/16/16

**SUMMIT STILLWATER**  
REZONING PETITION  
A MULTIFAMILY COMMUNITY  
BY:  
**SUMMIT PROPERTIES**  
22 S. TRYON STREET, CHARLOTTE, NC 28208  
704.384.9905

**DESIGN RESOURCE GROUP, PA**  
Landscape Architects • Land Planning  
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Fax: (704) 358-3093  
E-Mail: drgroup@uidatal.com

**TECHNICAL DATA SHEET**

**FOR PUBLIC HEARING**  
PETITION NO. 96 - 08

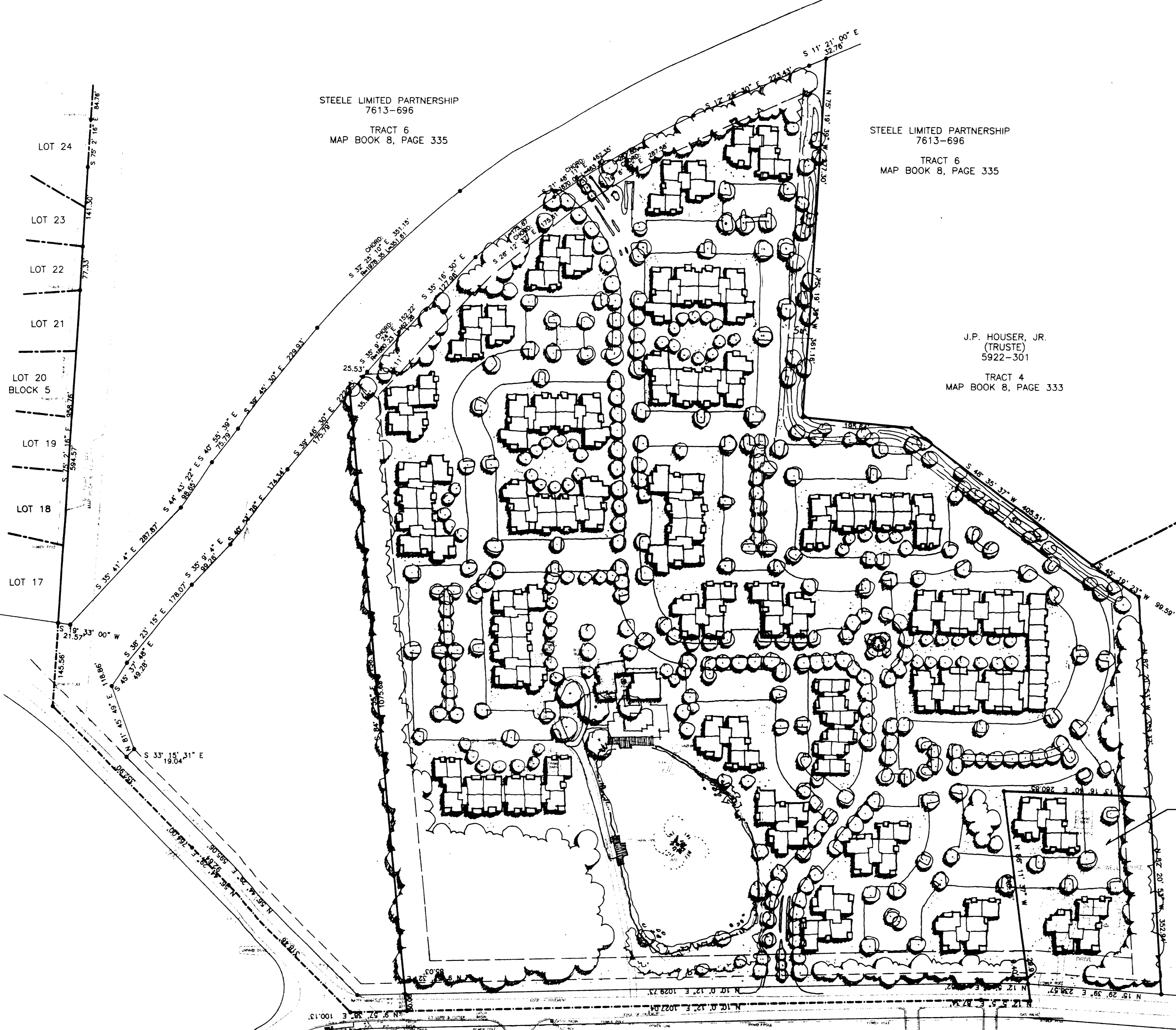
1998-08

Scale: 1" = 100'  
Date: 18 AUGUST 1997

Revisions:  
5 DEC 97 PER PC COMMENTS  
22 JAN 98 PER PC COMMENTS

Sheet 1 of 2

PROVINCETOWN, PHASE III, SECTION II  
MAP BOOK 21, PAGE 385



STEELE LIMITED PARTNERSHIP  
7613-696  
TRACT 6  
MAP BOOK 8, PAGE 335

STEELE LIMITED PARTNERSHIP  
7613-696  
TRACT 6  
MAP BOOK 8, PAGE 335

J.P. HOUSER, JR.  
(TRUSTEES)  
5922-301  
TRACT 4  
MAP BOOK 8, PAGE 333

T.C. ROBINSON  
2008-154  
TRACT 1C  
MAP BOOK 8, PAGE 333

T.C. ROBINSON  
2008-154  
TRACT 1C  
MAP BOOK 8, PAGE 333

PHASE TWO

**SUMMIT STILLWATER**  
REZONING PETITION  
A MULTIFAMILY COMMUNITY  
BY:  
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E-Mail: drgroup@uidatal.com

**SCHEMATIC SITE PLAN**

Scale: 1" = 100'  
Date: 18 AUGUST 1997

Revisions:

Sheet 2 of 2