

**DEVELOPMENT STANDARDS**

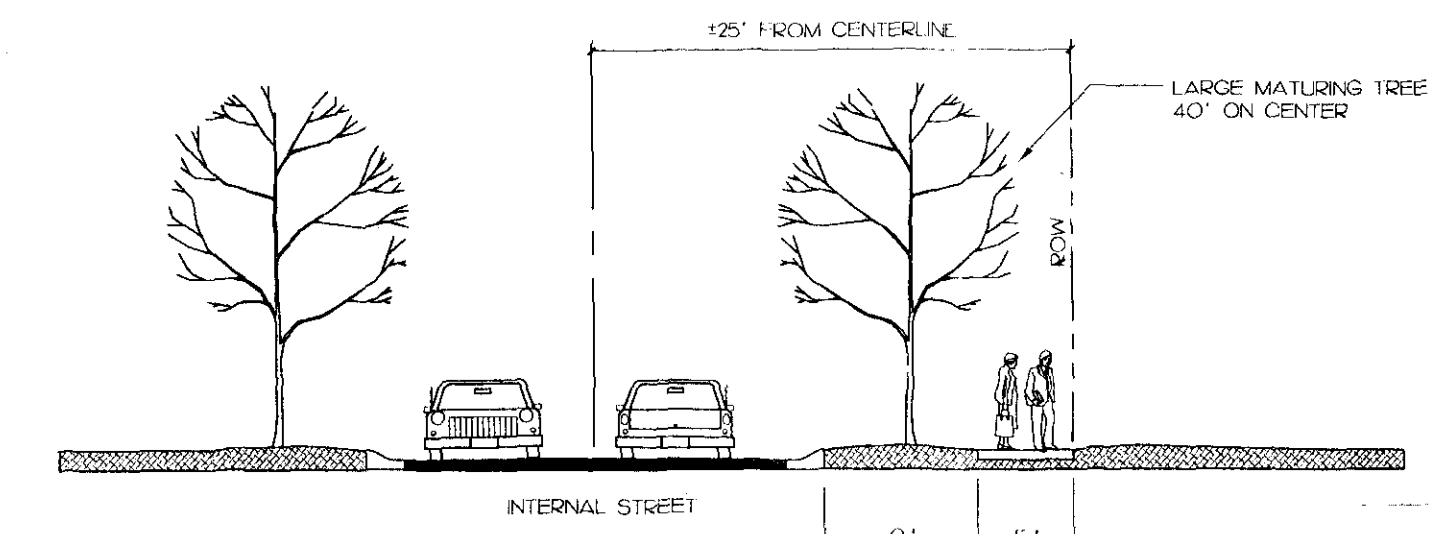
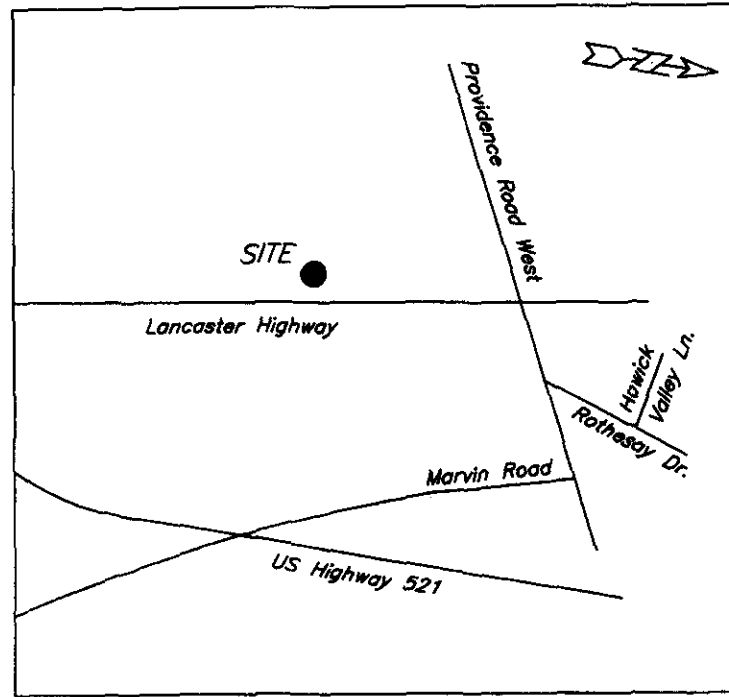
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size 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.
- Any detached lighting on the site will be limited to 20 feet in height and will be capped or aimed into the site away from adjoining properties and public streets.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance. A dimension of 18' will be maintained between the garage entrance and the sidewalk so that cars do not extend into the sidewalk from on-site parking. Each unit will have 2 garage spaces at a minimum.
- The use of the site will be for a small, for sale, attached housing (duplex and quadraplex units) development on individual sub lots not to exceed 64 homes. The Class 'C' buffer shown on the site plan will remain undisturbed, except that the Petitioner reserves the right to grade and re-vegetate the first 20' on the inside of the buffer if needed for the overall grading of the site.
- All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
- Access will be provided by driveway connections to a new public street that connects to Lancaster Highway (Old 521). The exact location of the access will be subject to approval by the appropriate transportation authority. The Petitioner will dedicate and convey right-of-way sufficient to create 50' of right-of-way measured from the centerline of Lancaster Highway (Old 521), such dedication and conveyance to occur as part of the recordation of any record maps for the site. Any such dedication and conveyance will take the form of an instrument such as a quitclaim, non-warranty deed with appropriate reversion clause wherein the rights in the property or right of way so dedicated and conveyed will revert to the owner of the property without cost should the purpose for which the dedication and conveyance no longer exist and the responsible governmental authority abandons its use or need for the property.
- The Petitioner will install an internal sidewalk system that will connect the homes on the site with sidewalks on the adjacent public street.

- The pool and cabana indicated on the site plan will be built as part of the overall development. In addition, the Petitioner will dedicate land to Mecklenburg County for the greenway system as generally indicated on the site plan, such dedication to occur after site plan approval for the development of the site.
- Storm water detention is not proposed for the site due to its proximity to a regulatory floodplain. If detention is located on the site it will not be placed in any setbacks or buffers. Federal and state wetland agencies will be contacted prior to any grading. The development of the site will comply with adopted SWIM standards as noted in Note 14 below. The Petitioner will consult with and seek the advice of Storm Water Services in how to incorporate water quality control features in the overall storm water management plan for the site even if no on-site detention is utilized.
- Trash handling areas will be provided in accordance with Section 12.403 unless trash collection is provided in a manner that renders common trash facilities unnecessary. It is the Petitioner's intent to provide trash collection via individual rollout containers. Trash collection facilities will be screened with a 6' privacy fence and screened from adjoining neighbors with 8' tall wax myrtles planted 6' on center.
- 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.
- The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:
  - Street right-of-way widths.
  - Street type, dimensions, and construction standards.
  - Lot size and width.
  - Setbacks (internal) and yards.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, 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 for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with 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.

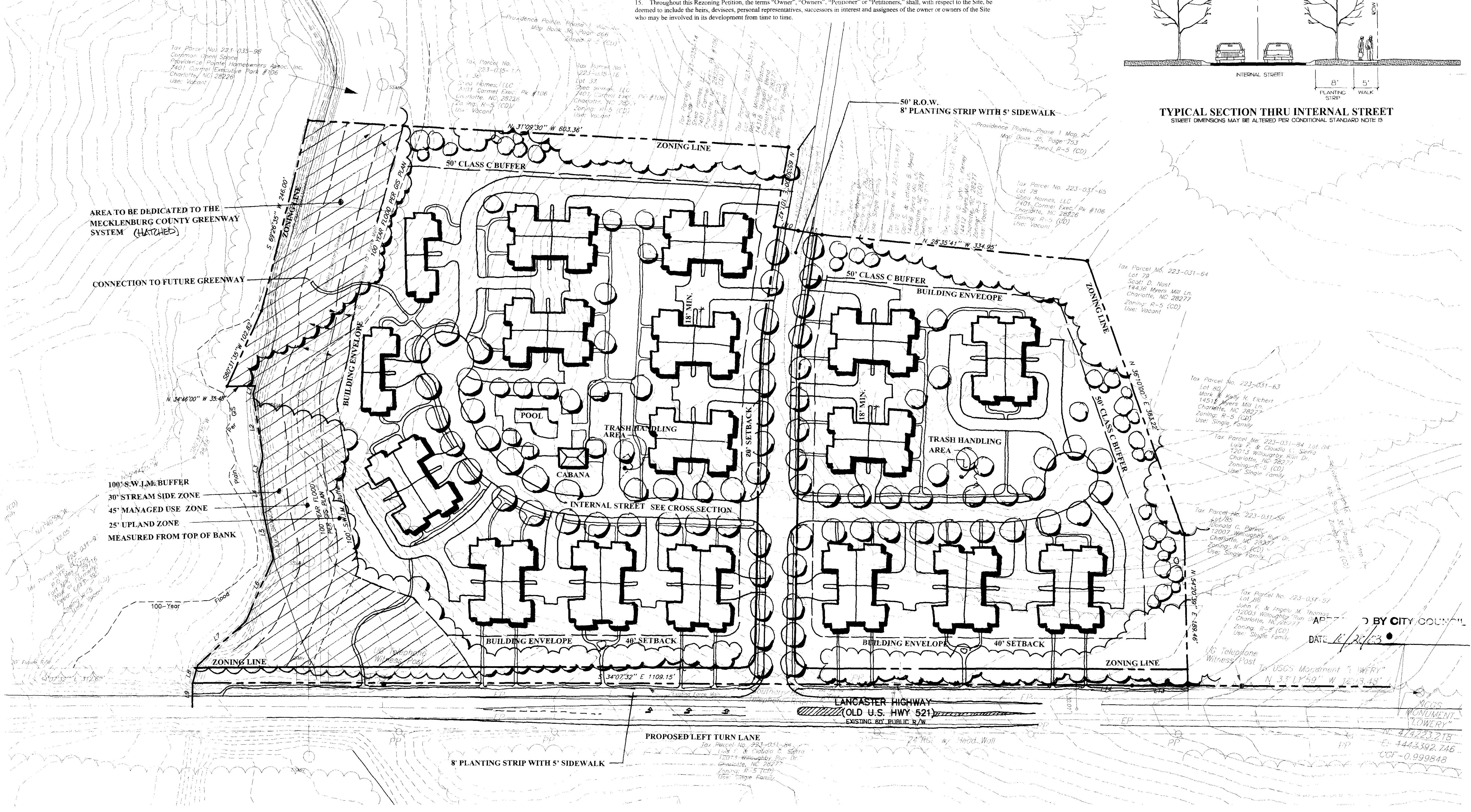
**SITE DATA**

TAX PARCEL NO: 223-031-14, 223-031-12, 223-031-45  
 SITE AREA: 16.21 ACRES  
 EXISTING ZONING: R-15 (CD) & R-5 (CD)  
 PROPOSED ZONING: MX-2  
 PROPOSED UNITS: 64 FOR SALE UNITS  
 DENSITY: 3.94 DUA  
 PROPOSED SETBACK: 20' ALONG INTERNAL 50' R.O.W.  
 5'  
 40'  
 PROPOSED SIDEYARD: 5'  
 PROPOSED REARYARD: 40'  
 COMMON OPEN SPACE PROVIDED: 10% (16.21 X .10 = 1.6 AC.)  
 COMMON OPEN SPACE REQUIRED: +10%  
 PARKING REQUIRED: 1.5 SPACES / UNIT = 96  
 PARKING PROVIDED: 2 GARAGE SPACES PER UNIT MINIMUM  
 MAX. BUILDING HEIGHT: 40'

NUMBER	DIRECTION	DISTANCE
L1	N 71°39'47" E	10.22'
L2	N 46°58'17" E	79.13'
L3	N 67°51'12" E	22.54'
L4	N 49°38'17" E	49.49'
L5	N 43°45'25" E	59.21'
L6	N 79°32'25" E	85.52'
L7	S 76°10'03" E	81.41'
L8	N 71°06'22" E	23.45'
L9	N 56°28'22" E	30.00'
L10	N 24°30'00" W	30.00'
L11	N 24°30'00" W	30.00'
L13	S 34°07'32" E	70.02'
L14	S 34°07'32" E	70.02'



TYPICAL SECTION THRU INTERNAL STREET  
 STREET DIMENSIONS MAY BE ALTERED PER CONDITIONAL STANDARD NOTE B



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REZONING  
 PETITION  
 PLAN  
 FOR PUBLIC HEARING  
 PETITION NO: 2003-47

NORTH

Scale: 1" = 60'  
 Date: 17 MARCH 2003  
 Project No.: 029-006  
 Revisions:  
 1. 14 JULY 2003  
 2. 11 AUG. 2003 PER STAFF REVIEW  
 3. 8 SEPT. 2003 PER NEIGHBORHOOD COMMENTS  
 4. 10 OCT. 2003 PER STAFF COMMENTS

Sheet 1 of 1



TMA

APPROVED BY CITY COUNCIL  
E. [Signature] 10/20/09

Building renderings are intended to provide an image of how the buildings and streetscape will look for this project. It is not intended to define the architectural details for individual building design.