

Stantec Consulting Services Inc.
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- Legend
- PARCEL BOUNDARY
 - ▨ TREE SAVE
 - ▧ COMMON OPEN SPACE AREA

Notes

SITE DATA:
PARCEL ID: 11 306 110A, 11 306 110B, 11 306 110C, 11 306 110D, 11 306 110E, 11 306 110F, 11 306 110G, 11 306 110H, 11 306 110I, 11 306 110J, 11 306 110K, 11 306 110L, 11 306 110M, 11 306 110N, 11 306 110P, 11 306 110Q, 11 306 110R, 11 306 110S, 11 306 110T, 11 306 110U, 11 306 110V, 11 306 110W, 11 306 110X, 11 306 110Y, 11 306 110Z

TOTAL SITE AREA: 252.69 AC.
CURRENT RESIDENTIAL ZONING: R-4H
PROPOSED RESIDENTIAL ZONING: R-4S
COMMON OPEN SPACE NEEDED: 4.57 AC. (1.8%)
COMMON OPEN SPACE PROVIDED: 27.68 AC. (10.9%)
TREES NEEDED: 45.27 AC. (17%)
TREES PROVIDED: 45.43 AC. (10.3%)

LOWER LAKE WYLE WATERSHED OVERLAY CRITICAL AREA
SITE DENSITY PROVIDED 4.33 DU/AC
BUILT UPON AREA (% B.U.): 50.00%
(HIGH DENSITY PERMIT REQUIRED)
NUMBER OF SINGLE FAMILY HOMES: 228

SINGLE FAMILY UNITS PROPOSED:

47	112 UNITS
57	118 UNITS
TOTAL	228 UNITS

- INNOVATIVE STANDARDS:**
- MIN FRONT SETBACK: 10'
 - MIN REAR YARD INTERNAL: 5'
 - MIN REAR YARD EXTERNAL: 5'
 - MIN SIDE: 5'
 - MIN LOT WIDTH: 47' & 50'
 - MIN LOT WIDTH AREA: 3,000 sqft
 - MAX BUILDING HEIGHT: 42'
 - MIN BUILDING SEPARATION: 0'

APPROVED BY
CITY COUNCIL
MAY 21 2007

PROPERTY BOUNDARIES, RIGHTS OF WAY, TOPOGRAPHIC INFORMATION, ETC. OBTAINED FROM MECKLENBURG COUNTY GIS DATA AND OTHER SOURCES. NO FIELD SURVEYS OR VERIFICATION OF THE DATA HAS BEEN PERFORMED, AND ITS ACCURACY SHOULD NOT BE RELIED UPON FOR FINAL DESIGN PURPOSES.

THIS PLAN NOT FOR RECORDATION, CONVEYANCES OR SALES.

PER PLANNING STAFF	ROL	ROL	07.04.17
PER PLANNING STAFF	ROL	ROL	07.03.19
PER PLANNING STAFF	FKM	ROL	07.03.06
Revision	By	Appr.	YY.MM.DD

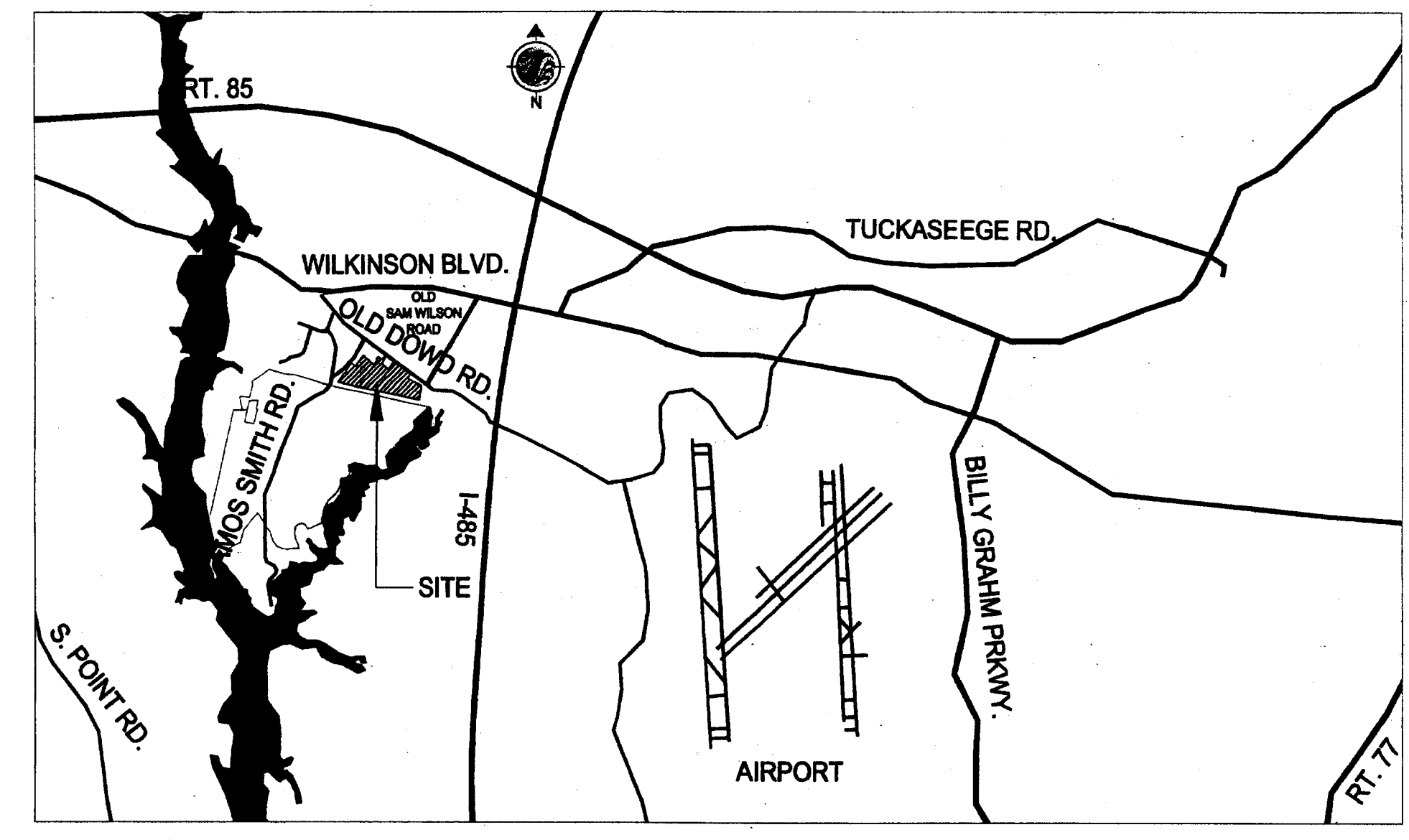
File Name: REZONING-MOBILE	DCV	ROL	ROL	07.03.06
Permit/Seal	Den.	Chgd.	Sign.	YY.MM.DD

FOR PUBLIC HEARING
PETITION NO. 2007-050

Client/Project
PROVIDENT DEVELOPMENT GROUP, INC.
6707 FAIRVIEW ROAD, SUITE B
CHARLOTTE, NC 28210
(704) 367-0167
Charlotte NC U.S.A.

Title
GATEWAY / VINEYARDS
TECHNICAL DATA SHEET
PETITION No. 2007-050

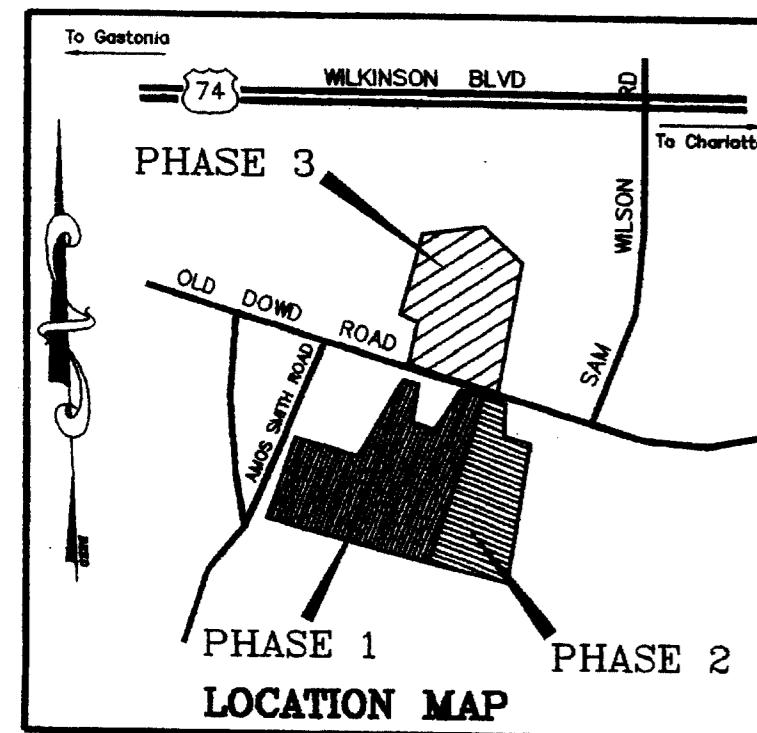
Project No.	173200741	Scale	1"=100'	1"=150'	1"=200'
Drawing No.	P1	Sheet	1 of 4	Revision	1



PROPOSED
DEVELOPMENT
VINEYARD AT LAKE
WYLE
(PETITION No. 2005-014)

V:\1732007\173200741\173200741.dwg (Design) REZONING-MOBILE-revised 04/17/07.dwg
17/3/2007 2:25:35 PM
LATA, DAN

ORIGINAL SHEET - ARCH E1



SITE DATA - PHASE 1 & 2

Project Name: OLD DOWD MOBILE ESTATES
 Owner: OLD DOWD ESTATES, LLC Contact: Mr. Darrell Avery III 651-6152
 Site Plans Prepared By: P.E.A. of North Carolina 377-4349 Contact: Patrick

SITE AREAS: PHASE 1 = 35.85 Acres 1,581,638 SF
 PHASE 2 = 20.04 Acres 872,788 SF
 TOTAL = 55.89 Acres 2,454,426 SF

RECREATION AREA: 88 x 55.89 = 4.87 Acres (Required)
 4.00 Acres (Provided)

ZONING: R-40H

SETBACKS:
 Front: 40'
 Side: 10'
 Rear: 10'

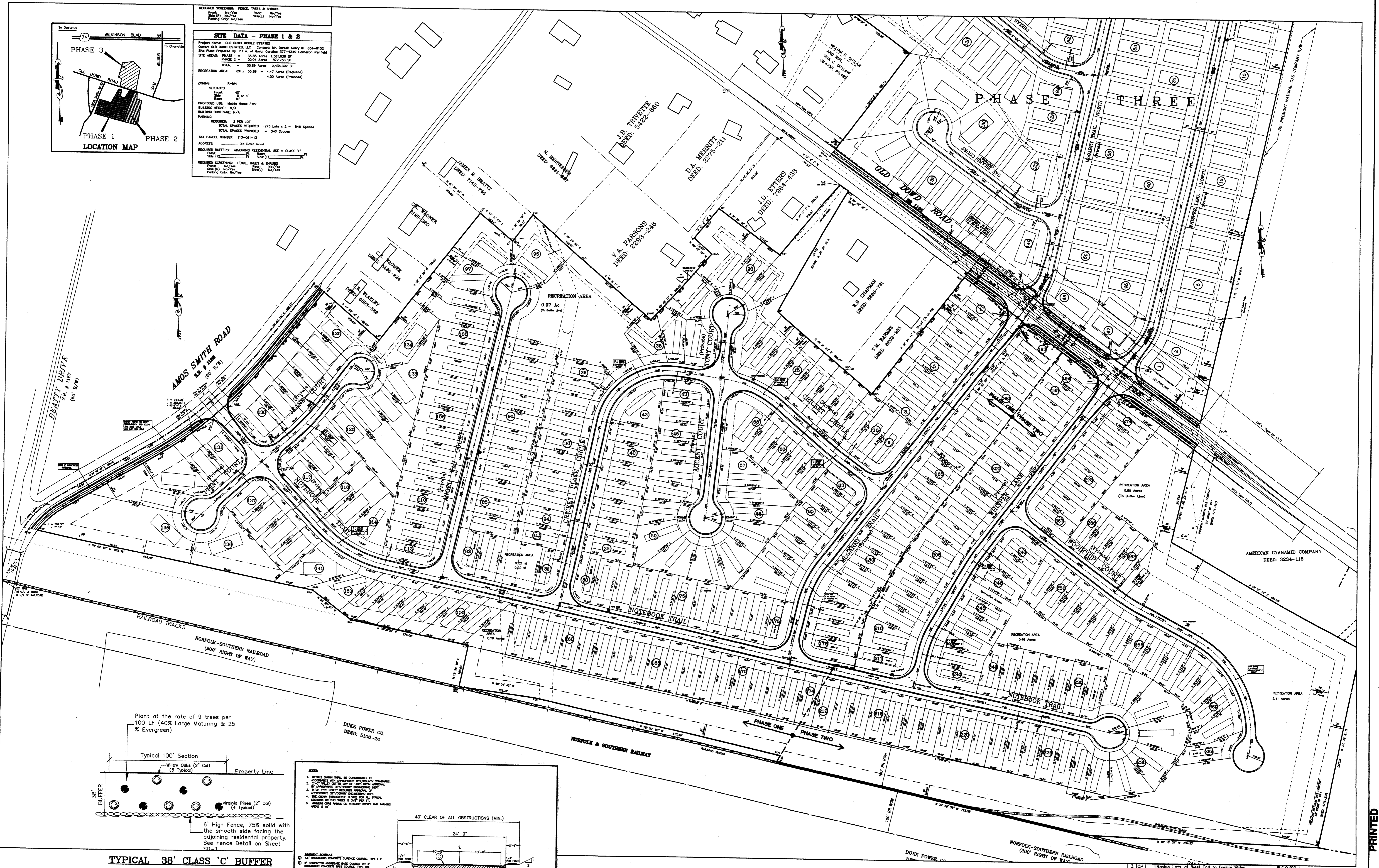
PROPOSED USE: Mobile Home Park
 BUILDING HEIGHT: N/A
 BUILDING COVERAGE: N/A
 PARKING:
 REQUIRED: 2 PER LOT
 TOTAL SPACES REQUIRED - 273 Lots x 2 = 546 Spaces
 TOTAL SPACES PROVIDED = 548 Spaces

TAX PARCEL NUMBER: 113-091-13

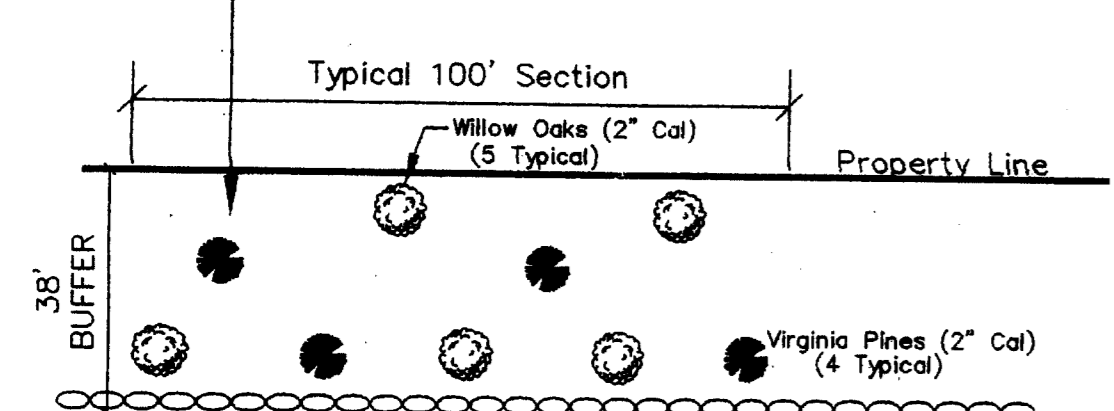
ADDRESS: Old Dowd Road

REQUIRED BUFFERS: ADJOINING RESIDENTIAL USE = CLASS 'C'
 Side (R): 7' Side (L): 7'

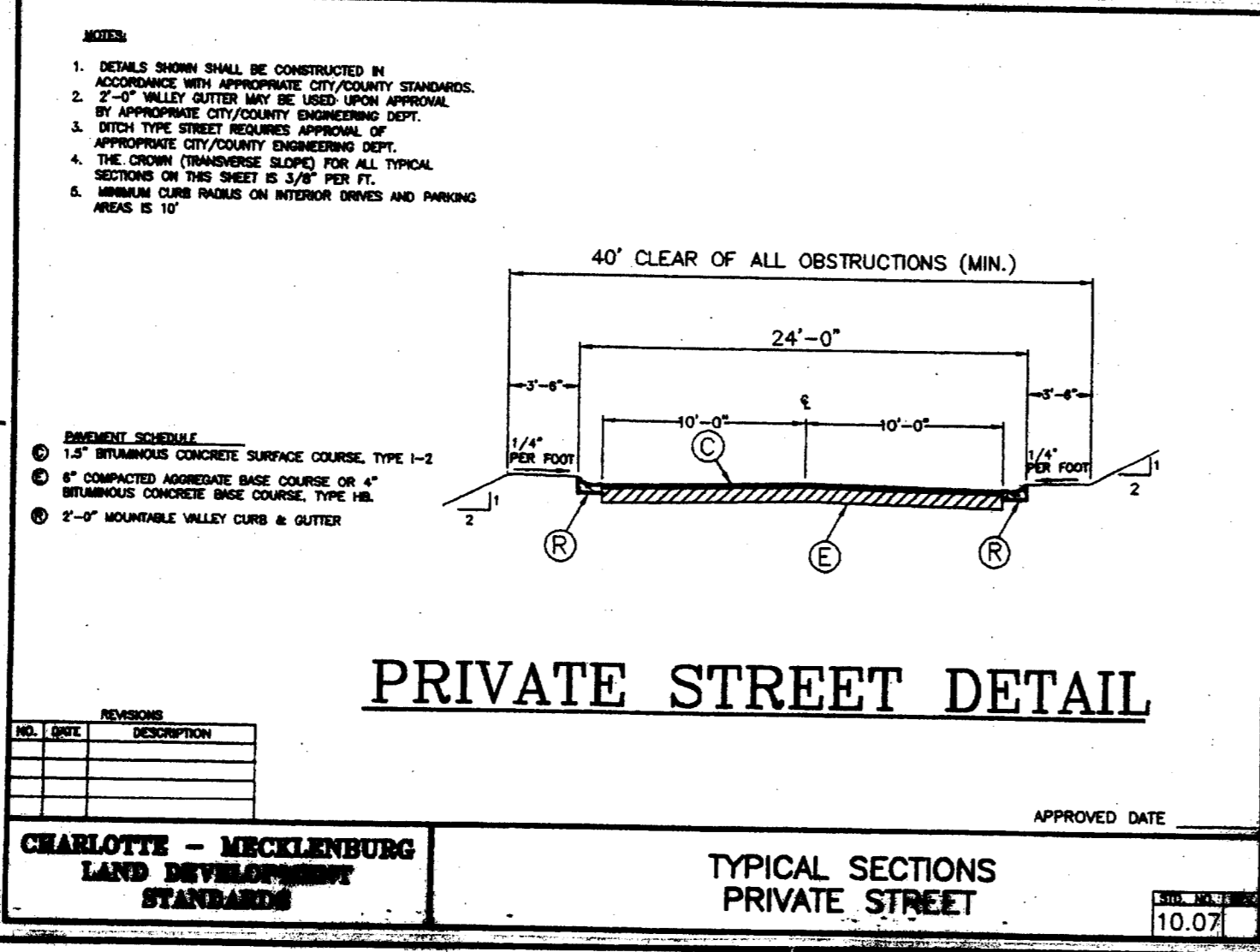
REQUIRED SCREENING: FENCE, TREES & SHRUBS
 Front: No/Yes Side: No/Yes Rear: No/Yes
 Storm: No/Yes Storm: No/Yes Storm: No/Yes
 Parking Only: No/Yes Storm: No/Yes Storm: No/Yes



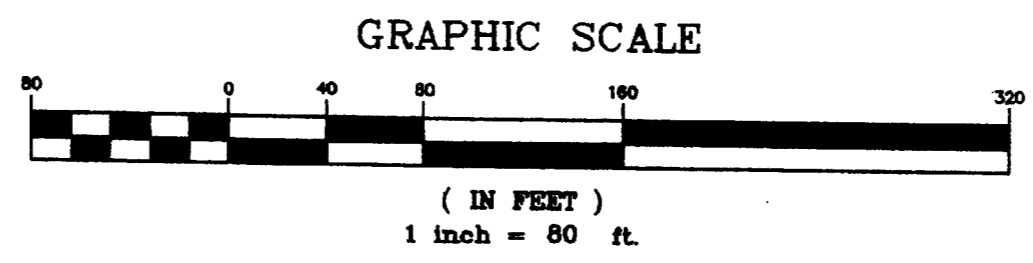
Plant at the rate of 9 trees per 100 LF (40% Large Maturing & 25% Evergreen)



TYPICAL 38' CLASS 'C' BUFFER



EXISTING CONDITIONS
 FOR REFERENCE ONLY
 FOR PUBLIC HEARING
 PETITION NO. 2007-050



3.1 CP	Revise Lots at West End to Double Wide	8/19/99
2.1 CP	Widen Street Entrances per NCDOT	8/21/98
1.1 CP	Widen Old Dowd Road	7-24-98
No. By/Clk.	Description	Date

Revisions

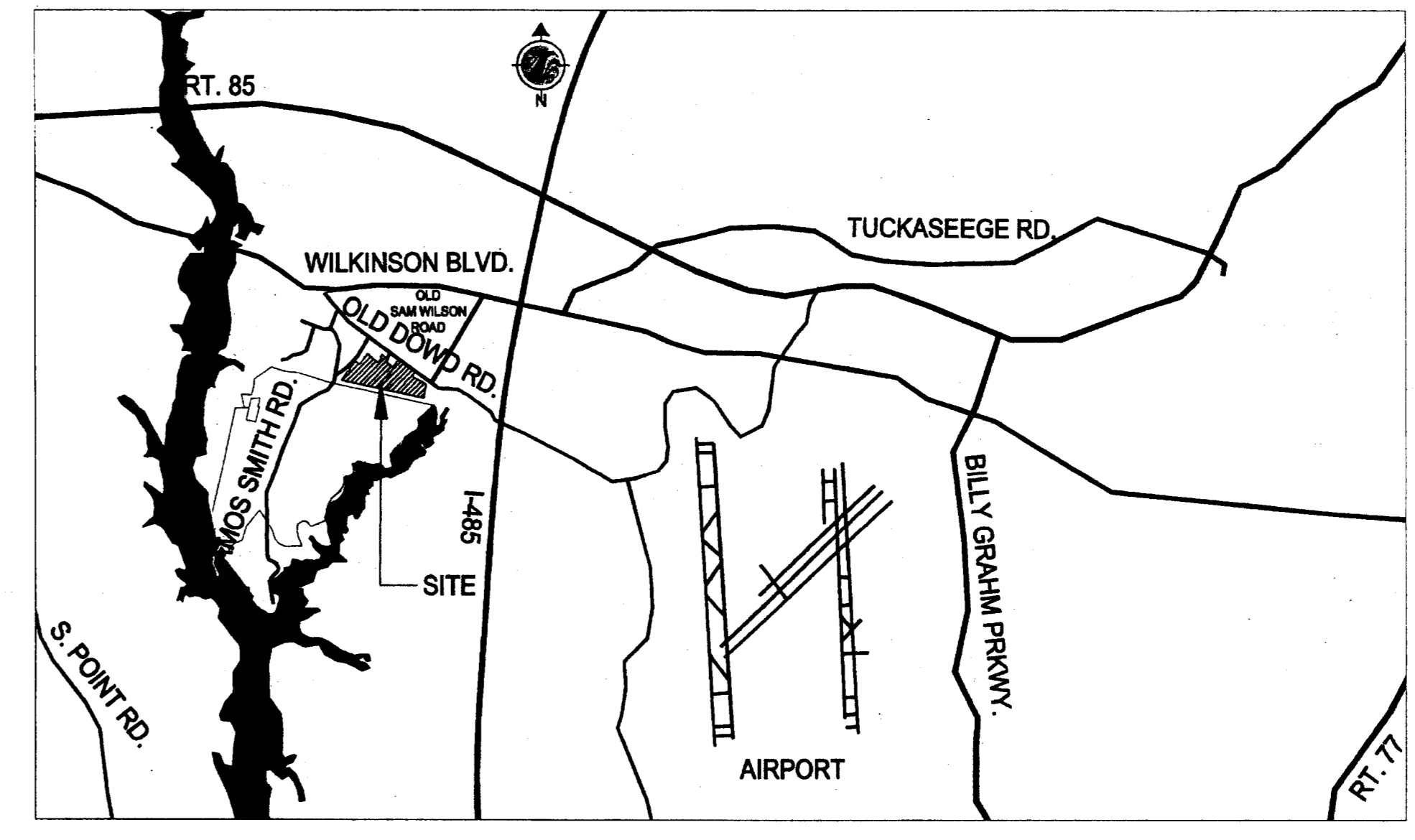
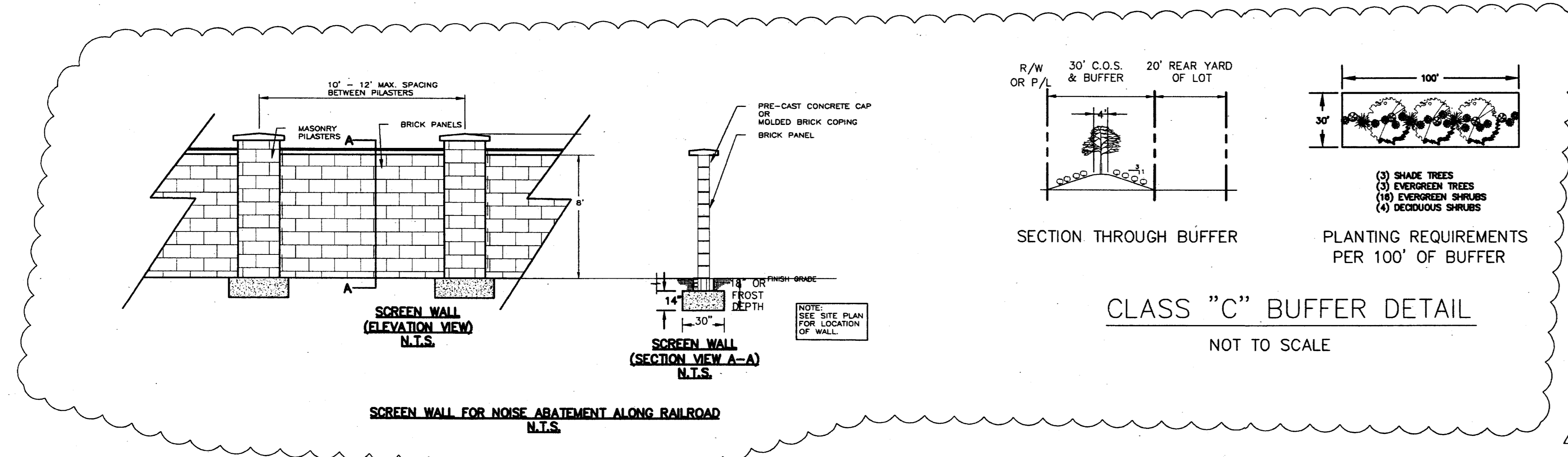
OLD DOWD ESTATES, LLC
 P.O. BOX 472888
 CHARLOTTE, N.C. 28216 (704) 651-6152

SITE PLAN
 OLD DOWD MOBILE ESTATES
 OLD DOWD ROAD
 MECKLENBURG COUNTY N.C.

DES. C.W.P. SCALE 1" = 80' JOB NO. 96040
 DN. C.P. CK. C.W.P. DATE 5-19-98 DWG. NO. SW-1

P.E.A.
 North Carolina
 1409 East Boulevard
 Charlotte, N.C. 28203
 (704) 377-4349

PRINTED
 MAY 10 2008



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Legend
 --- PARCEL BOUNDARY

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 TOTAL SITE AREA: 252.85 AC.
 CURRENT RESIDENTIAL ZONING: R-4M1
 PROPOSED RESIDENTIAL ZONING: R-62
 COMMON OPEN SPACE NEEDED: 4.57 AC. (1.8%)
 COMMON OPEN SPACE PROVIDED: 47.58 AC. (18.8%)
 TREESAVE NEEDED: 45.27 AC. (18%)
 TREESAVE PROVIDED: 45.43 AC. (18.3%)
 LOWER LAKE WYLIE WATERSHED OVERLAY CRITICAL AREA
 SITE DENSITY PROVIDED 4.33 DU/AC
 BUILT UPON AREA (P.B.U.): 50.00%
 (HIGH DENSITY PERMIT REQUIRED)
 NUMBER OF SINGLE FAMILY HOMES: 228
 SINGLE FAMILY UNITS PROPOSED:
 47
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 118 UNITS
 TOTAL
 228 UNITS
 INNOVATIVE STANDARDS:
 MIN FRONT SETBACK:
 MIN REAR YARD INTERNAL:
 MIN REAR YARD EXTERNAL:
 MIN SIDE:
 MIN LOT WIDTH:
 MIN LOT WIDTH AREA:
 MAX. BUILDING HEIGHT:
 MIN BUILDING SEPARATION:



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PER PLANNING STAFF	FM	ROL	07.03.06
Revision	By	Appr.	YY.MM.DD
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	Dwn.	Chkd.	Degn.
			YY.MM.DD

Permit-Seal
FOR PUBLIC HEARING
PETITION NO. 2007-050

Client/Project
 PROVIDENT DEVELOPMENT GROUP, INC.
 6707 FAIRVIEW ROAD, SUITE B
 CHARLOTTE, NC 28210
 (704) 367-0167
 Charlotte NC U.S.A.

Title
 GATEWAY/VINEYARDS
 CONCEPTUAL LAYOUT PLAN
 PETITION No. 2007-050

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 4/19/2007 1:35:07 PM
 LITTA, DAN
 ORIGINAL SHEET - ARCH E1

DEVELOPMENT STANDARDS

Gateway / Vineyards
Petition Number 2007-050
January 15, 2007
Revised March 19, 2007 Revised April 17, 2007

This petition proposes the development of a 52.7 ± acre single-family detached lot subdivision on land currently zoned Residential - Manufactured Housing (R-MH) under a zoning classification of MX-2 (Innovative).

GENERAL PROVISIONS

The Development of the Site will be governed by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on the schematic site plan is intended to reflect the arrangement of proposed lots and 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.

SUMMARY OF REQUEST

This proposal is intended to accommodate the re-development of the Site to a single-family detached lot subdivision utilizing the existing streets, water, sanitary sewer, and storm water utilities to the extent possible.

PERMISSIBLE DEVELOPMENT

Residential Development

The subject parcel is 52.7 ± acres of land, currently zoned R-MH. Development of the parcel shall be restricted to no more than 240 detached single family homes, together with incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-2 District.

The minimum permitted lot width shall be 40 feet.

All residential development will be "for sale".

Amenity Areas

Amenity areas will be provided throughout the Site for the common use by the residents of the community, their families and guests. Amenities may include private parks, pedestrian trails, and community recreational facilities.

Play Area

A play area will be provided within the Site with actual play equipment to be determined by buyer profile to assure maximum and appropriate use of apparatus. No more than 100 certificates of occupancy for homes built on the Site may be issued unless and until this play area has been completed.

Open Space Areas

Petitioner will satisfy or exceed the open space requirements of the Ordinance. Open space areas depicted on the Technical Data Sheet represent approximate locations and the extent of the areas to be set aside to meet the open space requirement of the Ordinance.

OWNERS ASSOCIATIONS

Development taking place within the proposed development will be subject to covenants and restrictions governed by a Home Owners Association. Documents will be prepared to incorporate the conditions of these Development Standards and the Rezoning Plan as approved by the Charlotte City Council and may contain such other covenants, restrictions and by-laws as the Petitioner may deem necessary or advisable for the effective administration of the Home Owners Association or to insure compliance with local, state and federal laws.

GENERAL PROVISIONS

Architectural Restrictions

All detached single family homes constructed on The Site must satisfy the following minimum standards:

- a. Roofs - minimum 8/12 roof pitch,
b. Foundations -
c. Building Front Elevations - 25% minimum masonry (including stone), man-made stone, cementitious siding, and/or organic material front elevations. Organic materials may include wood, cedar shakes, cedar siding, etc.
d. Garages - Each detached single family home constructed on the Site will have a garage which accommodates at least two cars. Garages shall be set back a minimum of 20 feet from the nearest edge of sidewalk, and all garages will be recessed back a minimum of 2 feet from the front elevation plane of the house.

Architectural Front Façade materials - Up to 30% of the homes in any Parcel may have vinyl siding if the home includes a useable front porch. A useable porch shall be at least 6 feet deep in depth and 75 square feet in area.

Steps and/or porches shall be allowed to encroach into the front setback a maximum of 3 feet per ordinance.

Monumentation and signage

Signage and entry monuments will meet or exceed the requirements of the Ordinance.

Street Trees

Street trees will be installed on both sides of all existing streets at 40'-50' spacing. Trees shall be located behind the proposed sidewalks.

Parking

Two parking spaces will be provided for each residential unit. These may be provided in a driveway or in a garage.

Lighting

Pedestrian lighting fixtures limited to a maximum of 15 feet in height may be installed in pedestrian areas, except for pedestrian trails in undisturbed or natural areas.

Light fixtures along public streets are exempt from the foregoing height limits.

Temporary Sales Centers

Temporary sales centers with temporary parking may be provided throughout the Site. The structures may not serve as a temporary or permanent residence.

Site Access

The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet. The development of the Site is proposing to use the existing private street network within the site, and all streets are to remain private.

The placement and configuration of each access point is subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation or the Charlotte Department of Transportation. Configuration of intersections within the proposed development will be determined in conjunction with the Charlotte Department of Transportation during the subdivision plan review process.

Road Improvements

The streets interior to the development are existing streets constructed for the previous use of the property as a mobile home park, and will remain private. All private roads will be maintained by a Home Owners Association.

Water & Sewer

The site is currently served by an existing private water and sanitary sewer system, permitted through the North Carolina Department of Environment and Natural Resources. The water system is supplied by Charlotte-Mecklenburg Utilities through an existing master meter. The wastewater collection system is private, and discharges into a Charlotte-Mecklenburg Utilities outfall sewer to the Paw Creek lift station for treatment and disposal. The existing water supply and sewer collection systems are to remain as is. No changes in utility supply or treatment are anticipated.

Storm Water Management / Erosion Control

The Site is located within the Lower Lake Wylie Watershed Overlay, Critical Area, as specified in the City of Charlotte Zoning Ordinance. The Site's development will adhere to or exceed the requirements of the regulations. In accordance with these watershed regulations, the Petitioner reserves the right to utilize either or both of the low-density and/or high-density watershed development standards.

The Petitioner will implement the following:

- a. Phased grading to significantly limit the amount of exposed soil and reduce the potential for erosion problems and off-site sedimentation.
b. Utilization of double "super-silt fences" in critical areas of the Site such as at all intermittent and perennial streams, wetlands, at the base of slopes, approved stream crossings, and other locations where the potential for off site sedimentation is greatest.
c. Installation of orange construction barrier fences along stream buffers to preserve the buffers during construction.
d. Temporary or staged seeding should be performed on parking lots and other graded areas immediately following the completion of land disturbing activities to minimize the amount of disturbed area and reduce the potential for off-site sedimentation.

No more than 25 contiguous acres of land will be denuded / disturbed, and no more than a total of 50 acres will be denuded / disturbed on the Site at any one time during development of the project.

Storm water treatment systems (BMP's) will be installed to achieve removal of an annual 85% Total Suspended Solids (TSS) from the volume of post-construction runoff resulting from the first 1-inch of rainfall. Retention time for this treated volume of runoff will be a minimum of 2 days. The storm water runoff volume associated with post construction conditions for the 1-year 24-hour storm will be captured and released over a minimum 24 hours.

Temporary sediment basins will be sized such that the surface area of each basin will be based on the 25-year design flow to the basin.

The Petitioner will also initiate and complete an aggressive natural buffer protection program meeting or exceeding the requirements of the Lower Lake Wylie Watershed regulations on the natural drainage ways as depicted on the Technical Data Sheet. Energy dissipation devices at all storm water outfalls will be designed so as to prevent erosion within stream buffer areas.

Storm water management or detention facilities, if provided, will be designed to meet the applicable standards of Charlotte/Mecklenburg Storm Water Services. Storm water management and/or detention facilities, if provided, will not be located within zoning buffer or setback areas unless the need for environmental management of storm water or the topography of the Site dictates that such facilities may not be reasonably located elsewhere.

Energy dissipation measures or devices shall be utilized at all storm drainage outfalls discharging at any buffer.

The Petitioner shall employ an enforcement officer to monitor compliance with erosion control, buffer and watershed protection requirements as well as the requirements specified as part of the rezoning approval. The enforcement officer shall be empowered to take the actions necessary to ensure the prompt correction of all problems detected during the construction of the project.

The Petitioner will require all building and grading contractors and sub-contractors providing site development work to attend the Charlotte-Mecklenburg Certified Site Inspector (CMCSI) training program and all superintendents must satisfactorily pass the certification test.

Utilities Rights of Way

Portions of the Site lie within Duke Power and/or Piedmont Natural Gas rights of way. Subject to proper authorization, streets, trails, landscaping, parks and similar uses may be located within these rights-of-way.

Environmental

Watershed

- a. These Development Standards provide extensive provisions in response to concerns about water quality in Lake Wylie. The following restrictions are proposed on development to significantly reduce the impact of the development proposed for the Site on the watershed areas.
b. All development occurring on the Site shall conform with the requirements of the Lower Lake Wylie Watershed Overlay District Critical Areas regulations.
c. In accordance with watershed regulations, the Petitioner reserves the right to utilize either or both of the low density and/or the high-density watershed development standards. The Petitioner also reserves the right to utilize individual site or larger area-wide storm water detention and management facilities, ponds, Best Management Practices, extended wetland detention, and related facilities, subject to the provisions of the special MCDPEP notes herein. All BMP's will be designed in accordance with the N.C. Department of Environment and Natural Resources "Storm water Best Management Practices Manual," dated April, 1999.

Water Quality/Impervious

This Site is located in the Lake Wylie Protected Watershed. Parking lot areas will provide storm water detention as required by the applicable regulations, and shall utilize Best Management Practices (BMPs).

Swim Buffers

- a. All swim buffers shall be provided in accordance with the Ordinance and as generally indicated on the Technical Data Sheet.
b. The allowable uses in these Zones are the same as those outlined in the Charlotte S.W.I.M. Stream Buffer Ordinance for streams draining greater than 100 acres, but less than 300 acres.

Tree Save

- a. The developer will provide a tree save plan with details with the erosion control plans submitted for approvals during the preparation of construction documents for the development of the individual parcels within the project.
b. Tree save areas to be provided as part of the development in an amount equal to 10% of the site area. All tree save areas are to remain undisturbed, except to the extent necessary to accommodate access points, walls, fences, drainage pipes or channels, utility lines and facilities, pedestrian pathways, subject to the right to remove where desired, small trees having calipers of less than 2 inches, to limb-up trees for views and to mulch, and install other landscape improvements.
c. Petitioner reserves the right to deviate from the location illustrated on the technical data sheet or the schematic site plan, subject to the approval of the City of Charlotte Urban Forester.

Wetlands and Jurisdictional Streams

Any jurisdictional wetlands and/or jurisdictional streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits, contact NCDNER. For 404 permits, contact the Army Corps of Engineers.

Innovative Standards

The Petitioner acknowledges that the Innovative Process is a separate process that may only be pursued after its Rezoning Petition has been approved and that subsequent (if any) site plan approval by the Zoning Committee of the Charlotte Mecklenburg Planning Commission will be required. The Petitioner, in accordance with the provisions of Section 11.208 of the Ordinance, "Innovative Development Standards", may propose modifications to only the following standards:

- 1. Street type and construction standards, including private streets
2. Front, side and rear yards
3. Sidewalk types

The innovative provisions of the MX-2 zoning district regulations of the Ordinance shall apply to the entire development to the extent provided on the Technical Data Sheet, the schematic site plan, and these Development Standards

The following is a list of possible requests for innovative standards:

- 1. Street type and construction standards, including private streets:
a. Gated Neighborhoods - The proposed subdivision will be a gated community. The existing subdivision streets will remain private. Trash removal on private roads will be through private contractors and consist of curb-side roll-out containers.
2. Rear yards: Petitioner proposes a minimum interior rear yard for detached single family of 15 feet. Minimum exterior rear yards shall be 30 feet.
3. Front yards: Minimum front yard setbacks shall be 15 feet from the right of way. All garages shall have a minimum setback of 20 feet from the nearest edge of a sidewalk.
4. Setback lines: Minimum side yards shall be 3 feet. Minimum distance between buildings shall be 6 feet.
5. Sidewalk types:
a. The Petitioner will propose a network of pedestrian linkages that may include any combination of sidewalks, and/or trails to connect various portions of the site.
b. Sidewalks will be provided on one side of all streets, except for the two entrance streets into the community, McGarry Trail from Old Dowd Road to Notebook Trail, and Notebook Trail from Amos Smith Road to Whisper Lane, where each of these two streets will have sidewalks on both sides of the streets to their common intersection.
c. Sidewalks shall be 5 feet wide, with a 4 feet wide planting strip between the sidewalk and the back of curb. Street trees shall be planted in the front yards (behind the sidewalk) along all streets.
6. Lot widths: Minimum lot width may be measured at a setback greater than the minimum 20' setback on street curves, cul-de-sacs and lots with a shared private drive.
7. Minimum Street Frontage: 15 feet.

Amendments to Rezoning Plan

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

Binding Effect of the Rezoning Documents and Definitions

- A. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet and these Development Standards, 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 successors in interest and assigns.
B. At the time of submittal of each site plan, developments will be subject to current standards, ordinances, and development requirements in place at that time, unless modified by an approved innovative standards plan.
C. Throughout these Development Standards, the terms, "Petitioner", "Developer", and "Owner" or "Owners" shall be deemed to include the 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.



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Legend

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Table with columns: PER PLANNING STAFF, DCV, RDL, RDL, 07.04.17, PER PLANNING STAFF, RDL, RDL, 07.03.19, PER PLANNING STAFF, FKM, RDL, 07.03.06, Revision, By, Appd., YJ.MM.DD

Table with columns: File Name: REZONING-MOBILE, DCV, RDL, RDL, 07.03.06, Dim., Chk., Dept., YJ.MM.DD

Permit Seal

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6707 FAIRVIEW ROAD, SUITE B
CHARLOTTE, NC 28210
(704) 367-0167
Charlotte NC U.S.A.

Title: GATEWAY/VINEYARDS
TECHNICAL DATA SHEET
PETITION No. 200

Table with columns: Project No., Scale, Drawing No., Sheet, Revision. Values: 173200741, N/A, P4, 4 of 4, 1

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