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- Legend
- BUFFER
 - PROPERTY LINE
 - FLOOD PLAIN LINE
 - 100 YEAR FLOOD PLAIN AREA
 - EXISTING DEMOLITION LANDFILL LOCATIONS (PERMIT NO. 60-AH) PER SURVEY RECORDED IN REAL ESTATE BOOK 6150, PAGE 279-280

Notes

NOTE: PROPERTY BOUNDARIES, RIGHTS OF WAY, TOPOGRAPHIC INFORMATION, ETC. OBTAINED FROM MECKLENBURG COUNTY GIS DATA. 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 IS NOT FOR RECORDATION, CONVEYANCES OR SALES.

△ REVISED PER PLANNING COMM. COMMENTS	FM	ROL	05.07.07
△ REVISED SITE PLAN SUBMITTAL	FM	ROL	05.06.20
Revision	By	Appd.	YY.MM.DD

File Name: _____
 Dwn. Chkd. Dsgn. YY.MM.DD

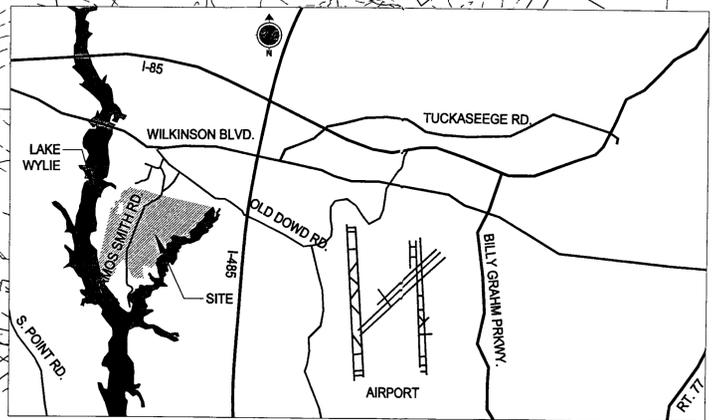
Permit-Seal

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION
 SUBMITTED FOR RE-ZONING 4-11-05

Client/Project
 PROVIDENT DEVELOPMENT GROUP, INC.
 6707 FAIRVIEW ROAD, SUITE B
 CHARLOTTE, NC 28210
 (704) 367-0167
 APPROVED BY CITY COUNCIL
 Charlotte NC U.S.A.
 DATE: 7/18/05

Title
 EXISTING CONDITIONS
 THE VINEYARD AT LAKE WYLIE
 PETITION NO. 2005-014

Project No. 173200540
 Drawing No. _____
 Scale 1:3000
 Sheet _____
 Revision _____



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 LODDER, JODE
 ORIGINAL SHEET - ARCH E1



Stantec Consulting Services Inc.
 5285 Parkway Plaza Blvd., Suite 130
 Charlotte NC U.S.A.
 28217
 Tel. 704.329.0900
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Legend

	PARCEL AREAS AND BOUNDARY
	100 YEAR FLOOD PLAIN
	BLUE HERON ROCKERY PRESERVE

Notes
 EXISTING ZONING: INST CD, R-6, I-2, RAH
 PROPOSED ZONING: MX-2 (NN) NS
 SITE LOCATED WITHIN LAKE WYLIE CRITICAL AREA WATERSHED OVERLAY DISTRICT AND LOWER LAKE WYLIE CRITICAL AREA WATERSHED OVERLAY DISTRICT
 TOTAL SITE AVERAGE: 598.37± AC.
 NUMBER OF LOTS: 1,030
 PROPOSED # OF LOTS: 1,030
 PROPOSED DENSITY: 1.7/Acre
 MINIMUM LOT SIZE REQUIRED: 6,000 SF
 MINIMUM LOT SIZE PROPOSED: 2,000 SF - TOWNHOUSE LOT
 5,000 SF - SINGLE FAMILY LOT
 *SEE NOTES FOR LIMITATIONS ON LOT SIZES PER VILLAGE
 MINIMUM LOT WIDTH REQUIRED: NONE
 MINIMUM LOT WIDTH PROPOSED: SEE NOTES FOR MINIMUM LOT RESTRICTIONS PER PARCEL
 PROPOSED SETBACKS:
 FRONT: 20'
 SIDE: 3' (8' BETWEEN BUILDINGS)
 REAR: 50' FROM EXTERIOR PROPERTY LINE FOR TOWNHOUSES
 15' FROM INTERIOR PROPERTY LINE FOR SINGLE FAMILY,
 40' EXTERIOR REAR YARDS FOR SINGLE FAMILY.
 MAXIMUM HEIGHT ALLOWED: 12'
 *SEE NOTES FOR TYPICAL LOT WITH SETBACKS

NOTE: PROPERTY BOUNDARIES, RIGHTS OF WAY, TOPOGRAPHIC INFORMATION, ETC. OBTAINED FROM MECKLENBURG COUNTY GIS DATA. NO FIELD SURVEYS OR VERIFICATION OF THE DATA HAS BEEN PERFORMED, AND ITS ACCURACY SHOULD NOT BE RELIED UPON FOR FINAL DESIGN PURPOSES.
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REVISION	DATE	BY	APP'D.
△ REVISED PER PLANNING COMM. COMMENTS	05.07.07	JKM	RDL
△ REVISED SITE PLAN SUBMITTAL	05.06.20	JKM	RDL
Revision		By	App'd.
File Name:		Des.	Chk'd.
Permit/Seal		Dgn.	TY.M.M.00

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION
 SUBMITTED FOR RE-ZONING 4-11-06

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

Title
 TECHNICAL DATA SHEET
 THE VINEYARD AT LAKE WYLIE
 PETITION NO. 2005-014

Project No.	Scale	0	300'	450'	600'
173200540	1:300				
Drawing No.	Sheet	Revision			
P2	2 of 7	0			



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 LOBEN, JOSE
 ORIGINAL SHEET - ARCH E1

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- Legend**
- GCMU PUMP STATION (APPROXIMATE LOCATION)
 - EXISTING DEMOLITION LAND FILLS - PER MECKLENBURG COUNTY SOLID WASTE DEMOLITION LANDFILL PERMIT 60-AM, LOCATIONS PER REAL ESTATE BOOK 6150, PAGE 278.
 - FLOOD FRINGE
 - - - - PROPOSED FEMA LINE
 - - - - 100 YEAR FLOOD PLAIN
 - - - - PROPERTY BOUNDARY
 - ▬▬▬ PARCEL AREA'S AND BOUNDARY
 - TOWNHOMES
 - PICNIC AREA

- Notes**
- PARCEL INFORMATION**
- A = 282 TOWNHOMES
 - B = 316 SINGLE FAMILY HOMES
 - C = 98 TOWNHOMES
 - D = 82 SINGLE FAMILY HOMES
 - E = 95 SINGLE FAMILY HOMES
 - F = 77 SINGLE FAMILY HOMES
 - G1 = 88 SINGLE FAMILY HOMES
 - G2 = 88 SINGLE FAMILY HOMES
 - H = 8 SINGLE FAMILY HOMES
 - I = SCHOOL/OFFICE SITE 70,000 SQ. FT. OFFICE MAX.
 - J = AMENITY AREA
 - K = NEIGHBORHOOD SERVICE 30,000 SQ. FT. MAX.
- TOTAL 1030

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REVISION	DATE	BY	APP'D.
REVISED PER PLANNING COMM. COMMENTS	05.07.07	FKM	ROL
REVISED SITE PLAN SUBMITTAL	05.06.20	FKM	ROL

File Name: _____
 Date: _____
 Design: YY.MM.DD

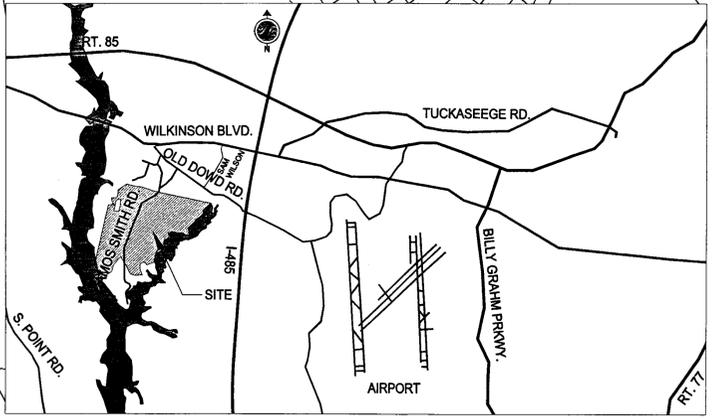
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PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION
 SUBMITTED FOR RE-ZONING 4-11-05

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

Title
SCHEMATIC SITE PLAN
THE VINEYARD AT LAKE WYLIE
 PETITION # 2005-014

Project No. 173200540
 Drawing No. _____
 Scale 1:300
 Sheet _____
 Revision _____



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 LODDER, JOSE
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- Legend**
- CMU PUMP STATION (APPROXIMATE LOCATION)
 - FLOOD FRINGE
 - - - PROPOSED FEMA LINE
 - - - 100 YEAR FLOOD PLAIN
 - - - PROPERTY BOUNDARY
 - TOWNHOMES
 - PICNIC AREA
 - ▨ BUFFER AREA ±40 AC.
 - ▩ COMMON OPEN SPACE ±214 AC.
 - ▧ TREE SAVE AREA ±106 AC.

Notes

PARCEL INFORMATION

TOTAL SITE ACREAGE:	598.37 AC.
TOTAL LOTS:	1030
OPEN SPACE REQ.:	10% = 59.8 ACRES
OPEN SPACE PROVIDED:	35% = 214 AC.
TREE SAVE REQUIRED:	10% = 59.8 ACRES
TREE SAVE PROVIDED:	17% = 106 ACRES

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Revision	By	App'd.	YY.MM.DD
Δ	REVISED PER PLANNING COMM. COMMENTS	FKM	RDL 05.07.07
Δ	REVISED SITE PLAN SUBMITTAL	FKM	RDL 05.06.20

Permit/Seal

File Name: _____
 Dwn. Chkd. Desgn. YY.MM.DD

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION
 SUBMITTED FOR RE-ZONING 4-11-05

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

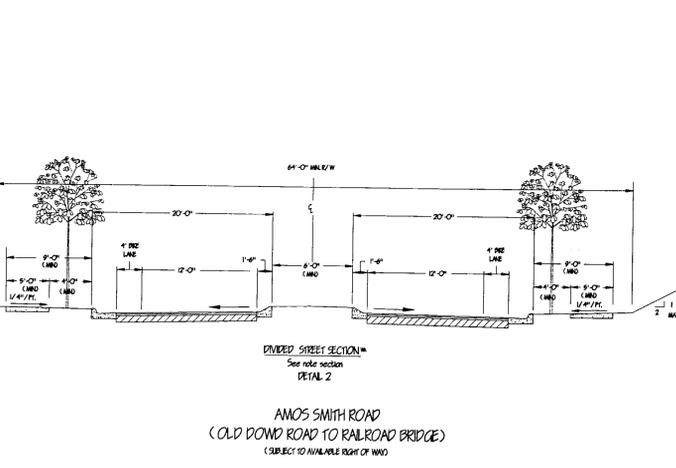
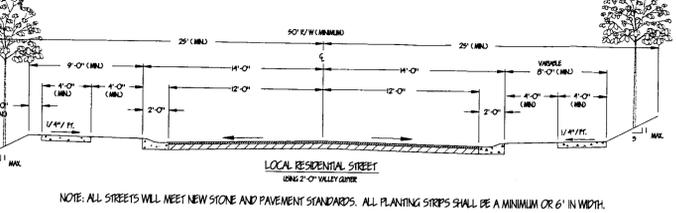
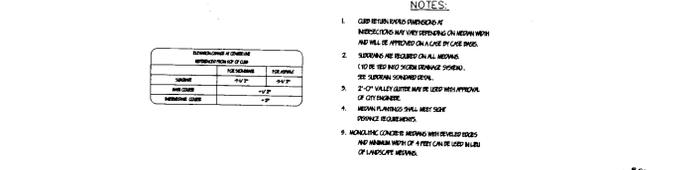
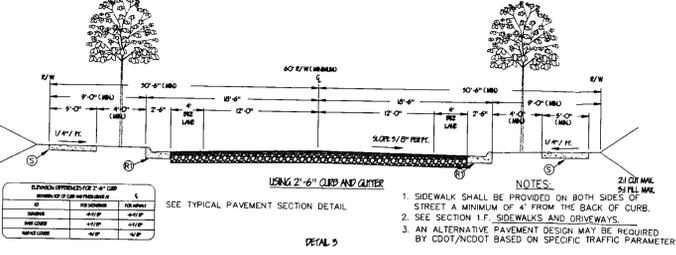
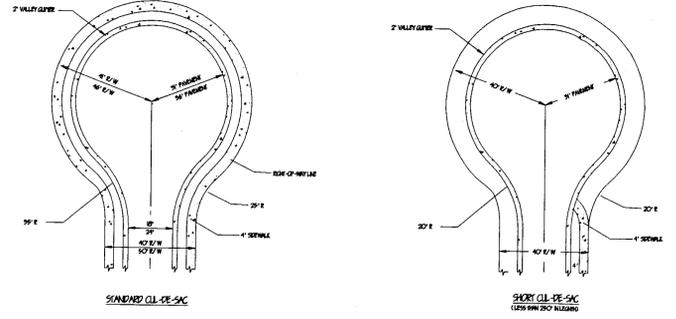
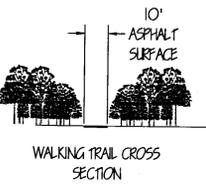
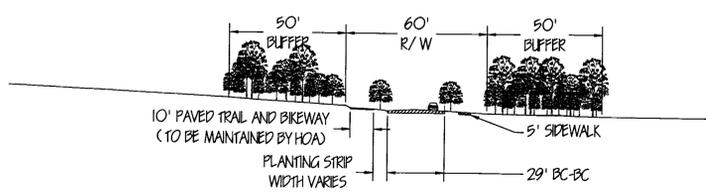
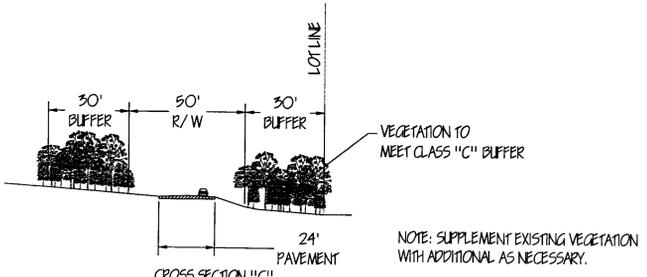
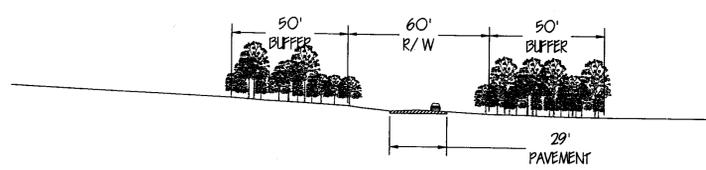
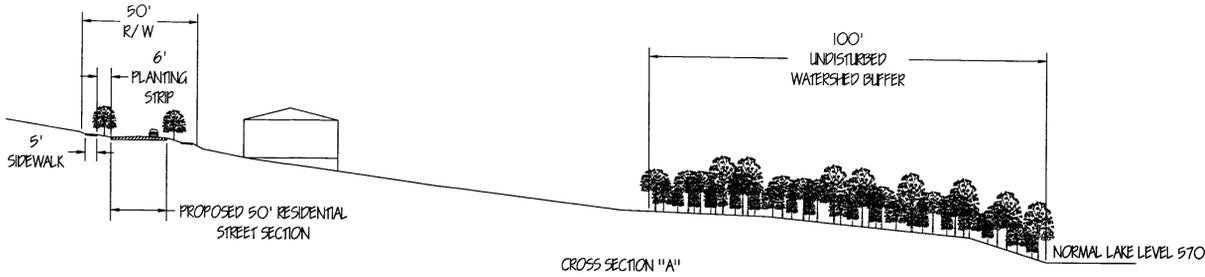
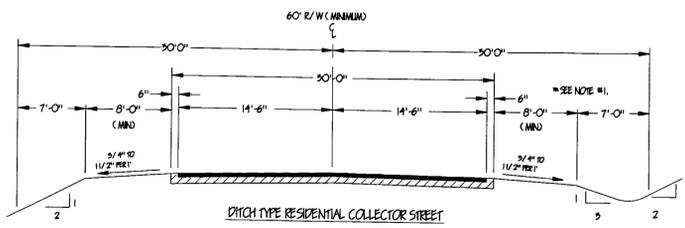
Title
OPEN SPACE SYSTEM
THE VINEYARD AT LAKE WYLIE
PETITION # 2005-014

Project No.	Scale	0 300' 450' 600'
173200540	1:300	
Drawing No.	Sheet	Revision
P4	4 of 7	0



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 ORIGINAL SHEET - ARCH E1

SECTION DETAILS ARE FOR ROAD LAYOUT ONLY
 DETAILS ARE NOT TO BE USED AS CONSTRUCTION DOCUMENTS



CROSS SECTION "A"

CROSS SECTION "B"

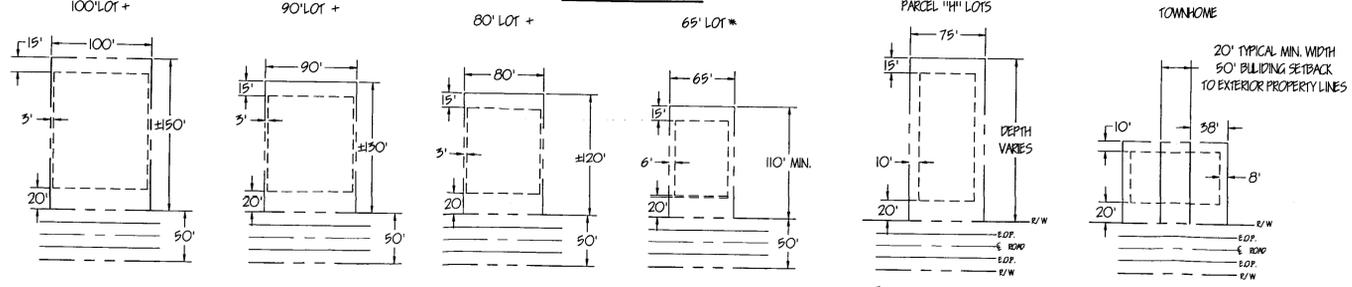
CROSS SECTION "C"

CROSS SECTION "B"

WALKING TRAIL CROSS SECTION

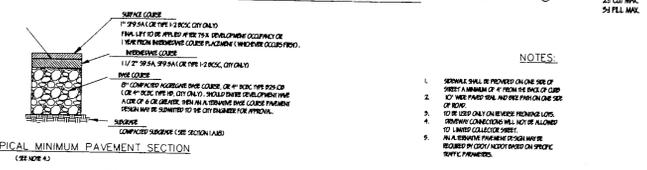
NOTE: SEE ROAD SECTION LIMITED RESIDENTIAL COLLECTOR TYP. SECTION

TYPICAL LOTS

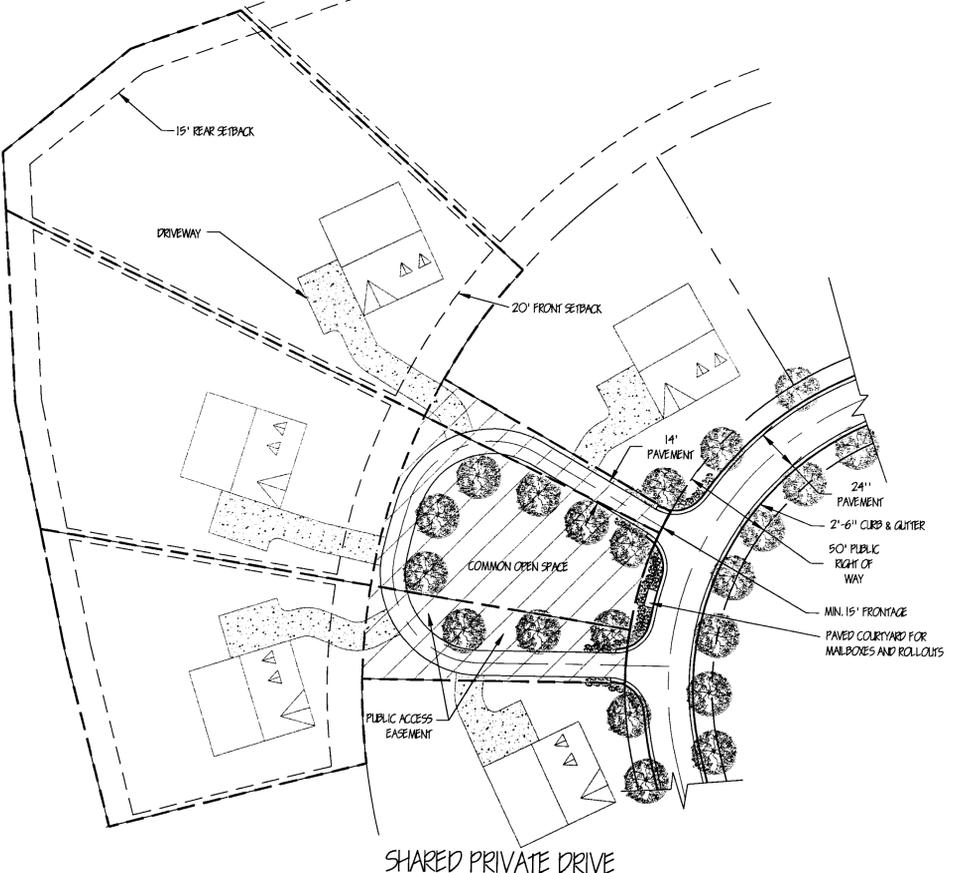


- NOTES:
- SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF STREET A MINIMUM OF 4' FROM THE BACK OF CURB.
 - SEE SECTION I.F. SIDEWALKS AND DRIVEWAYS.
 - AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY CDD/NCDD BASED ON SPECIFIC TRAFFIC PARAMETERS.

- NOTES:
- CURB RETURN DIMS INDICATED AT INTERSECTIONS MAY VARY DEPENDING ON HOW MUCH SETBACK IS PROVIDED ON ONE OR BOTH SIDES.
 - SIDEWALKS ARE REQUIRED ON ALL SIDINGS (10' SETBACK AND SIDEWALKS ARE REQUIRED).
 - SEE SECTION I.F. SIDEWALKS AND DRIVEWAYS.
 - 2'-0" VALLEY GUTTER MAY BE USED WITH APPROVAL OF CITY ENGINEER.
 - MINIMUM CURBS SHALL MEET SLOPE DRAINAGE REQUIREMENTS.
 - MONOLITHIC CONCRETE SIDEWALK WITH REVEALED EDGES AND MINIMUM WIDTH OF 4' MUST BE USED BEHIND OF LANDSCAPE MEDIAN.



- NOTES:
- SIDEWALK SHALL BE PROVIDED ON ONE SIDE OF STREET UNLESS 6' FROM THE BACK OF CURB TO THE FRONT OF CURB AND 10' FROM FRONT AND REAR PARALLEL TO SIDE OF ROAD.
 - TO BE USED ONLY ON EXISTING PAVED LOTS. EXISTING CONCRETE SIDEWALKS SHALL BE ALLOWED TO REMAIN ON LIMITED RESIDENTIAL COLLECTOR STREET. MULTIPLE PAVED SIDEWALKS ARE REQUIRED BY CDD/NCDD BASED ON SPECIFIC TRAFFIC PARAMETERS.
- KEY:
- 2'-6" STANDARD CURB
 - 4" CONCRETE SIDEWALK
 - 10' WIDE PAVED TRAIL & BIKEWAY



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Legend
 Notes

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REVISION	DATE	BY	APP'D.
REVISED PER PLANNING COMM. COMMENTS	05.07.07	FKM	ROL
REVISED SITE PLAN SUBMITTAL	05.06.20	FKM	ROL
Revision		By	App'd.

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION
 SUBMITTED FOR RE-ZONING 4-11-05

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

Title
 CROSS SECTIONS
 THE VINEYARD AT LAKE WYLLIE
 PETITION #2005-0014

U:\VTD\173200540\173200540_00540.dwg (Veg) Jones submitted June_2005\173200540.dwg 22 CROSS SECTIONS - NOTES.dwg 7/13/2005 3:52:14 PM LORDER, JOSE ORIGINAL SHEET - ARCH E1

I. GENERAL PROVISIONS

A. The Development of the Site will be governed by the Technical Data Sheet (Sheet 2 of 7), these Development Standards, the Schematic Site Plan (Sheet 3 of 7), 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 District zoning classification shall govern the development of Parcels A through J of the Sites and the regulations established under the Ordinance for the NS District zoning classification shall govern the development of Parcel K.

B. The development depicted on the Schematic Site Plan is intended to reflect the arrangement of proposed uses on the Site. However, subject only to the provisions of Section III below, the exact configurations, placements, and sizes of individual site elements may be altered or modified during design development and construction document phases. This allowance applies to all site elements, including building areas, open space areas, recreation areas, and the configurations of lots and streets.

II. SUMMARY OF REQUEST

This proposal is intended to accommodate development on the Site of a master planned community composed of a mixture of detached single-family homes, attached single family homes, (town homes for sale) neighborhood services, offices, public school, interconnected with open space, pedestrian, and/or vehicular linkages.

III. PERMISSIBLE DEVELOPMENT

A. Residential Development

1. **Parcel A** (Area = 82 ± acres)
 - a. Development of Parcel A of the Site shall be restricted to no more than 262 attached single family homes (town homes for sale) or detached single-family homes, together with incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-2 District.
 - b. The minimum permitted unit width for any town home unit shall be 20 feet.
 - c. The minimum permitted lot width within this Parcel for detached single family home lots shall be 50 feet.
2. **Parcel B** (Area = 141± acres)

Development of Parcel B of the Site shall be restricted to no more than 316 detached single family homes, together with any incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-2 District. Minimum lot width within this Parcel shall be 65 feet.
3. **Parcel C** (Area = 24 ± acres)
 - a. Development of Parcel C of the Site shall be restricted to no more than 58 attached single family or detached single family homes; together with any incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-2 District. If Parcel C is developed into detached single-family homes, the minimum permitted lot width within this Parcel shall be 90 feet.
 - b. BOAT RAMP
In the event a boat ramp is not provided in Parcel J, a boat ramp will be provided in Parcel C for use of residents. Fees may be charged by the homeowners' association to members for the use of these facilities. Any community or common use boat ramp shall comply with all applicable local, state or federal regulations.
 - c. PRIVATE DOCKS FOR WATER FRONT LOTS
If Parcel C is developed into single family homes, homeowners with private lake frontage will be permitted to apply for individual residential boat docks in the same fashion that existing lake front homeowners may apply for such permits.
4. **Parcel D** (Area = 55 ± acres)

Development of Parcel D of the Site shall be restricted to no more than 62 detached single family homes and any incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-2 District. The minimum permitted lot width within this Parcel shall be 80 feet.
5. **Parcel E** (Area = 74± acres)

Development of Parcel E of the Site shall be restricted to no more than 95 detached single family homes and any incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-2 District. The minimum permitted lot width within this Parcel shall be 65 feet.
6. **Parcel F** (Area = 31± acres)

Development of Parcel F of the Site shall be restricted to no more than 77 detached single family homes and any incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-2 District. The minimum permitted lot width within this Parcel shall be 80 feet.
7. **Parcel G-1** (Area = 55 ± acres)
 - a. Development of Parcel G-1 of the Site shall be restricted to no more than 66 detached single family homes and any incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-2 District. The minimum permitted lot width within this Parcel shall be 100 feet.
 - b. The following architectural restrictions apply to Parcel G-1 only:
Minimum dwelling Size:

Waterfront Lots Min. total heated area Min. Gross ground floor heated area 1 - Story 2,000 square feet 1 ½ Story, Bi-level, Tri-level 2,250 square feet 1,500 square feet main floor for bi-level, 750 lower level for tri-level (1,500 sq. ft. upper two floors for tri-level) 2 Story, 2 ½ Story 2,600 square feet Water Access Lots 1 - Story 1,800 square feet 1 ½ Story, Bi-level, Tri-level 2,100 square feet 1,400 square feet for bi-level, upper two floors for tri-level 2 Story, 2 ½ Story 2,400 square feet

c. PRIVATE DOCKS WATER FRONT LOTS Individual homeowners with private lake frontage in Parcel G-1 will be permitted to apply for individual residential boat docks in the same fashion that existing lake front homeowners may apply for such permits. However, only 14 home sites will be permitted to have private dock facilities.

8. **Parcel G-2** (Area = 62 ± acres)

Development of Parcel G-2 of the Site shall be restricted to no more than 88 detached single family homes and any incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-2 District. The minimum permitted lot width within this Parcel shall be 90 feet.
9. **Parcel H** (Area = 12± acres)
 - a. Development of Parcel H of the Site shall be restricted to no more than 6 detached single family homes and any incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-2 District. The minimum permitted lot width within this Parcel shall be 60 feet.
 - b. DOCKS
Community or common use boat docks are permitted within this Parcel and shall conform to the applicable requirements of Section 12.515 of the Ordinance. Any community or common use docks shall also satisfy all other applicable local, state or federal regulations.
Common boat docks may be provided for purchase and rental to the residents of "The Vineyard" only. Proof of home ownership is required to own or rent these boat docks. Additional fees may be charged for the use of these facilities by the homeowner's association.
 - c. PRIVATE DOCKS WATER FRONT LOTS

Individual homeowners with private lake frontage in Parcel H will be permitted to apply for individual residential boat docks in the same fashion that existing lake front homeowners may apply for such permits. However, only 6 home sites will be permitted to have private dock facilities.

10. **Parcel I** (Area = 16 acres)
 - a. The building currently situated on this Parcel contains approximately 35,000 existing square feet and may be expanded.
 - b. This building may be used for educational, library, community/activity center and/or office purposes. However, if this building is expanded, no more than 70,000 square feet may be devoted to office uses.
 11. **Parcel J** (Area = 14 ± acres)
 - a. AMENITY CENTER
 - i. An Amenity Center will be provided for the use by members of "The Vineyard" and their guests, but not by the general public.
 - ii. A special "Islander Membership" will be available for non-residents of the Vineyard living on the peninsula south of the railroad that wish to join the swim amenity.
 - iii. Fees may be charged by The Vineyard Homeowners Association for the use of these facilities.
 - b. COMMUNITY DOCKS
 - i. Community or common use boat docks are permitted and shall conform to the applicable requirements of Section 12.515 of the Ordinance. Any community or common use docks shall also satisfy all other applicable local, state or federal regulations.
 - ii. Boat docks may be provided for purchase or rental to the members of the "The Vineyard at Lake Wylie" Homeowners' Association. Proof of home ownership is required to own or rent these boat slips. Additional fees may be charged for the use of these facilities by the homeowners' association.
 - c. BOAT RAMP
In the event a boat ramp is not provided in Parcel C, a boat ramp will be provided in Parcel J for use of the residents. Fees may be charged by the homeowners' association for members and their guests who use these facilities. Any community or common use boat ramp shall comply with all applicable local, state and federal regulations.
 12. **General Notes**
 - a. All residential development will be "for sale".
 - b. COMMUNITY BOAT STORAGE, PARCELS B, C, E and F: Community boat storage may be provided in Parcels B, C, E and F for use of residents and their guests. Fees may be charged by the homeowners association to members for the use of these facilities. Security for the boat storage areas is part of the offering and will include a six foot security fence and electronic gate access with night lights at entrances.
 - c. TYPICAL LOT WIDTHS
Typical lot widths are designated for each parcel. The setback for the minimum lot width may be increased to greater than the minimum front setback.
 - d. Developers will do grading in Parcels G-1, G-2, D and H for streets and utilities along road corridors. Lots may not be mass graded. Home builder(s) must use crawl spaces, stem walls, basements, walkouts or other techniques, as appropriate, to minimize grading and tree disturbance on each individual lot. Builders shall submit to the Architectural Review Committee a site plan showing for each lot the proposed house and driveway locations and potential tree save / landscape areas to be protected. One representative from the Catawba Colony Community Association will serve in an advisory capacity to the Architectural Review Committee of The Vineyard at Lake Wylie Community Association for Parcels G-1, G-2, D and H.
- B. Neighborhood Services - Commercial Development**
1. **PARCEL K** (Area = 9.5± acres)

Parcel K may be devoted to retail convenience sales, including sales of gas, daycare, library, general medical and professional offices and any other commercial use permitted in the NS zone. No fast food windows will be allowed and drive through service windows will be limited to financial institutions.
 2. Buildings constructed on an out parcel will be designed as part of the overall development within this Parcel in terms of consistent landscaping, signage, and architectural style. More than one use or type of use may locate on an out parcel so long as the uses are located within the same structure. No more than one gasoline sales facility will be permitted within Parcel K.
 3. Up to 30,000 square feet of space may be developed within Parcel K.
 4. Lighting will be pedestrian friendly with a maximum height of 20 feet. Lighting will be designed to prevent spill over of light into residential areas.
 5. Internal sidewalks and vehicular circulation will provide internal connectivity.
 6. Any detached lighting fixture will be limited to 30 feet in height within Parcel K.
 7. No walk-pak lighting may be used.
 8. All lighting will be fully shielded.
- C. Amenity Areas**
1. Amenity areas will be provided throughout the Site for common use by the residents of the community, their families and guests. Amenities include community gardens, grape vines/fruit and/or vegetable gardens, public or private parks, pedestrian trails, boardwalks, and community recreational facilities. Common areas are to be maintained by a homeowners association. The common dock facilities and amenity center are restricted in their uses to residents and members of The Vineyard at Lake Wylie Homeowner Association and their guests. Such facilities may not be made available for use by the general public.
 2. Amenities include but are not limited to the following: Amenity Center, Common Dock Facility, Boat Ramp, Picnic areas Walking/jogging trails, play areas, swimming pool, sports fields and courts. The locations of these activity areas are generally depicted on the Schematic Plan.
 - a. Development of Pedestrian Walks and Trails
 - i. The Petitioner will provide pedestrian connections between various elements of the Site, all as generally depicted on the Schematic Site Plan.
 - ii. Pedestrian connections within the Site will be developed on a phase by phase basis in accordance with normal subdivision standards. Soft surface trails of varying widths may be located throughout the Site, along creek bottoms, along stream corridors, within environmentally sensitive areas, along Duke Power line rights of way, and selected alignments within common open space areas, all as generally depicted on the Technical Data Sheet.
 - iii. Soft surface trails may be either natural mulch or primitive trails. Wooden footbridges and catwalks for minor stream crossings and wetlands areas will also be provided, where appropriate. The alignment of the trail system depicted on the Schematic Site Plan is for illustrative purposes only and actual locations of these trails will be determined in the field so as to avoid trees worthy of preservation.
 - iv. Maintenance of trails and walks in Common Open Space areas will be the responsibility of the Home Owners Association.
 - b. Picnic Areas
A minimum of two (2) picnic areas for general use by residents and their guests will be provided within the Site. No more than 480 certificates of occupancy for homes built on the Site may be issued unless and until both these areas have been completed.
 - c. 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 480 certificates of occupancy for homes built on the Site may be issued unless and until this area has been completed.
 - d. Open Space Areas

- i. 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. The exact locations of the open space areas will be determined through detailed designs and subsequent administrative review of development plans.
- ii. The open space areas will be developed with a combination of active and passive recreation areas, trails, pathways, and other amenities consistent with the purpose and provisions of this Petition.
- iii. Open space areas created within the residential Parcels will either be organized as common open space that is owned and maintained by a property owners association, or be deeded out to individual owners subject to restrictive covenants designed to preserve these open space areas, or be dedicated to the general public.

D. Owners Associations

1. Development taking place within each of the residential parcels will be subject to covenants and restrictions governed by a Master 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 Master Owners Association or to insure compliance with local, state and federal laws.
2. Individual Parcels which contain one or more of the following features:
 - a. specialized amenities;
 - b. open space uniquely associated with that Parcel,
 - c. private streets and
 - d. private utilitiesmay be governed by separate sub-owners associations. Except as otherwise provided in the next succeeding paragraph, each owner of property within the residential Parcels must be a member of the Master Owners Association and may be a member of a sub-owners association.
3. If a public school is operated on Parcel "I", this may be excluded from the Master Owners Association or, in the alternative, exempted from specific provisions of the Declaration of Covenants, Conditions and Restrictions for the residential elements. Any sub-owners association representing a group of owners in a particular area or project may be the member of the Master Owners Association in lieu of all owners in such area or project being members.
4. Common open space not otherwise owned and maintained by a sub-owners association shall be owned and maintained by the Master Owners Association.
5. Any amenity provided for one or more Parcels that may be constructed within a residential element may be privately owned and operated and in such case the operator shall be responsible for the operation, maintenance and preservation of its grounds and facilities.

IV. General Provisions

A. Architectural Restrictions

1. All detached single family homes and town homes constructed on The Site must satisfy the following minimum standards:
 - a. Roofs - minimum 6/12 roof pitch,
 - b. Foundations - all masonry foundations
 - c. Building Front Elevations - 25% minimum masonry (including rock) and/or organic material front elevations, except in Parcel G-1 where all front elevations will be 75% masonry 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 and all attached town homes will have one or two car garages.
2. Architectural Front Façade materials - Up to 30% of the homes in any Parcel may have vinyl siding if the home includes a usable front porch. A useable porch shall be at least 6 feet deep in depth and 75 square feet in area.
3. The minimum width of a single car garage town home unit will be 20 feet. The minimum width of a two-car garage town home will be 28 feet.

B. Monumentation and signage

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

C. Parking

1. Each town home unit will also have a driveway in front of its garage measuring a distance of 20 feet from the back of the street right-of-way or sidewalk, whichever is greater. A single car garage town home unit will have a maximum drive way width of 10 feet with a minimum planting island between driveways of 10 feet. A two-car garage town home unit driveway width will be a maximum of 20 feet, with a minimum planting island between driveways of 10 feet.
2. Two parking spaces will be provided for each residential attached or detached unit.
3. Off street parking in the retail and office areas will meet or exceed the requirements of the Ordinance.

D. Lighting

1. Pedestrian lighting fixtures limited to 15 feet in height may be installed in pedestrian areas, except for pedestrian trails in undisturbed or natural areas
2. Light fixtures along public streets are exempt from the foregoing height limits.

E. Watershed Buffer-Undisturbed Lake Buffer

In parcels G-1 and H each individual lot with private lake frontage will have a 100 foot undisturbed buffer and the deeds to purchasers of these lots will contain restrictions which require that this buffer remain undisturbed in accordance with the Ordinance's watershed buffer regulations. This 100 foot buffer will be increased in width to 150 feet in those areas where slopes adjacent to the lake are greater than 50%.

F. 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.

G. Dumpsters

All dumpsters on the Site will be screened with a solid enclosure with gates.

H. Site Access

The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet.

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 to be determined in conjunction with the Charlotte Department of Transportation during the subdivision plan review process.

I. Road Improvements

1. All roads interior to the development will be built to public standards regardless of their public or private status. Private roads will be maintained by an Owners Association. The Petitioner shall improve Amos Smith Road from Old Dowd Road to the railroad crossing to a two-lane road section with sidewalks and bike lanes on each side. Petitioner may also construct a median section along part of the segment from Old Dowd Road to the railroad crossing, as part of these improvements. These improvements are detailed on the Technical Data Sheet and the Sections and Details Sheet and will occur on a phased basis

2. as the development progresses. Should sufficient rights of way not be available to the Petitioner, Petitioner may seek condemnation through the proper procedures and agencies. These road improvements will occur as the development progresses and must be completed before more than 200 approved attached and/or detached platelot lots may be developed.
3. Petitioner agrees to build a large truck turnaround off-site from this property just south of the intersection of Amos Smith Road and Midsomer Road in accordance with CDOT and subdivision standards and subject to voluntary dedication by the owners of the right-of-way necessary for this improvement.
4. The Petitioner agrees to provide for the installation of a new bridge parallel to the existing Amos Smith Road bridge across the Norfolk Southern Railroad so as to improve access to and from the Site. The design of this bridge will be in accordance with the applicable standards of the City of Charlotte Department of Transportation (CDOT), the North Carolina Department of Transportation (NCDOT) and Norfolk and Southern Railroad, and subject to these agencies' reviews and approvals. The proposed road improvement must be completed before more than 480 approved attached and/or detached lots may be platted. Development of Parcel J and Parcel K are not constrained by this requirement.
5. The Petitioner agrees to provide for the construction / installation of the following roadway improvements as part of the development of the project:
 - a. Old Dowd Road and Amos Smith Road
 - i. Construct a westbound left-turn lane on Old Dowd Road with 300 feet of storage and a 15:1 bay taper and a 45:1 through lane taper.
 - ii. Construct an eastbound right-turn lane on Old Dowd Road with 150 feet of storage and a 20:1 bay taper.
 - iii. Construct a northbound right-turn lane on Amos Smith Road with 400 feet of storage and a 20:1 bay taper.
 - iv. Install a traffic signal upon meeting applicable warrants and with approval of CDOT.
 - b. Sam Wilson Road and Old Dowd Road: Construct an eastbound left-turn lane on Old Dowd Road with 200 feet of storage and a 15:1 bay taper and a 45:1 through lane taper. These improvements shall be completed before more than 480 attached and/or detached lots may be platted.
 - c. The Petitioner agrees to build a sidewalk on the petitioners property on the entry road to Riverwalk Plantation on the side of the road where there currently is no sidewalk.
 - d. Wilkinson Boulevard and Old Dowd Road:
 - i. Construct a northbound right-turn lane on Old Dowd Road with 300 feet of storage and a 20:1 bay taper.
 - ii. Extend the existing westbound left-turn lane on Wilkinson Boulevard to 200 feet of storage within the existing median with a 15:1 bay taper. These improvements shall be completed before more than 760 attached and/or detached lots may be platted.
 - e. Wilkinson Boulevard and I-485 Southbound Ramps/Fieldridge Road:
 - i. Re-mark the existing through-lane on the I-485 exit ramp to show a through-and-left-turn combination lane.
 - ii. Provide split phased signal timing for the minor approaches. These improvements shall be completed before more than 480 attached and/or detached lots may be platted.
 - f. Sam Wilson Road and Wilkinson Boulevard (US 74/29):
 - i. Construct a northbound right-turn lane on Sam Wilson Road with 300 feet of storage and a 20:1 bay taper.
 - ii. Extend the existing westbound left-turn lane on Wilkinson Blvd. to include 350 feet of storage within the existing median with a 15:1 bay taper. These improvements shall be completed before more than 480 attached and/or detached lots may be platted.
6. Petitioner will convey fee simple title to a 30 foot wide strip of land to be combined with the Hendrix parcel thereby providing access for this lot on Midsomer Road and access to this road, as generally depicted on the Technical Data Sheet.

J. Water & Sewer

1. Wastewater Collection and Treatment

- a. In view of the location of this Site in the Lake Wylie Watershed, all development on the Site may only be served with wastewater collection and treatment provided by the Charlotte-Mecklenburg Utilities Department which will utilize pump stations designed to meet Charlotte-Mecklenburg design criteria for pump stations. If these pump stations are required in close proximity to the lake, they will be equipped with the following protection devices:
 - i. on-site generator with weekly automatic exerciser
 - ii. audible and visible high water alarms, high water auto-dialer
 - iii. power surge protection and lightning protection; and
 - iv. 24-hour storage capacity.
- b. The developer proposes the use of low-pressure sewer systems at various locations as necessary on the site. The Site's Master Owner's Association will maintain these individual lift stations under a common written agreement with a contractor who can respond to service calls within twenty-four (24) hours. Each lift station will be equipped with audible and visual alarms and the maintenance provider's name and phone number must be prominently displayed on the lift station.
- c. Pump stations will be provided as required to serve the phasing of the development.

K. Storm Water Management / Erosion Control

1. The Site is located within the Critical Area, as defined by the Mecklenburg County Lower Lake Wylie Watershed Protection Ordinance and the Upper Lake Wylie Watershed Protection regulations. 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. Further, the Petitioner reserves the right to utilize individual site or larger area-wide storm water management or detention facilities, ponds, Best Management Practices (B.M.P.'s), extended wetland detention and related facilities. All BMP's will be designed in accordance with the N.C. Department of Environment and Natural Resources' "Stormwater Best Management Practices Manual," dated April, 1999.
2. The Petitioner agrees to implement source control/low impact storm water management strategies to achieve average annual 85% Total Suspended Solids (TSS) removal resulting from the first one inch of rainfall, regardless of the density option chosen for various development parcels.
3. The Petitioner will implement the following:
 - a. Application of source control/low impact elements to facilitate treatment of storm waters within the developed area, including bio-retention areas, water gardens, grass swales, or other landscaped areas followed by preserved natural buffer areas.
 - b. Phased grading to significantly limit the amount of exposed soil and reduce the potential for erosion problems and off-site sedimentation.
 - c. Utilization of double "super-silt fences" in critical areas of the Site such as 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.
 - d. Installation of orange construction barrier fences along lake and stream buffers to preserve the buffers during construction.
 - e. Utilization of a "treatment train" approach (i.e., use of BMP's in series) in townhouse and commercial areas to further remove nutrients from the runoff.
4. Except as otherwise provided in the next succeeding sentence, 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. Disturbance of rights of way for construction of collector road improvements shall not be included in the calculations of the 25 acres or 50 acre limits described above.
5. Storm water treatment systems 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



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Legend

Notes

	REVISED PER PLANNING COMM. COMMENTS	FWM	RDL	05.07.07
Revision	Revised Site Plan Submittal	FWM <td>RDL<td>05.06.20</td></td>	RDL <td>05.06.20</td>	05.06.20
		By	App'd.	YY/MM/DD

File Name:	Dwn.	Ok'd.	Sign.	YY/MM/DD

Permit/Seal

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
SUBMITTED FOR RE-ZONING 4-11-05

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

Title
NOTES
THE VINEYARD AT LAKE WYLIE
PETITION # 2005-014

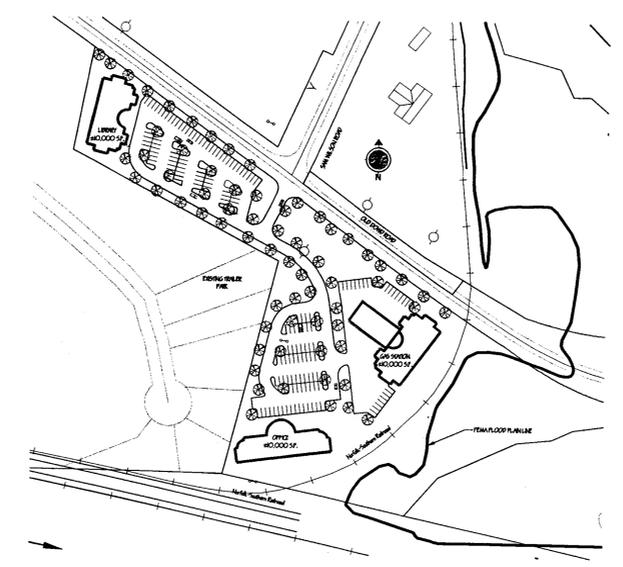
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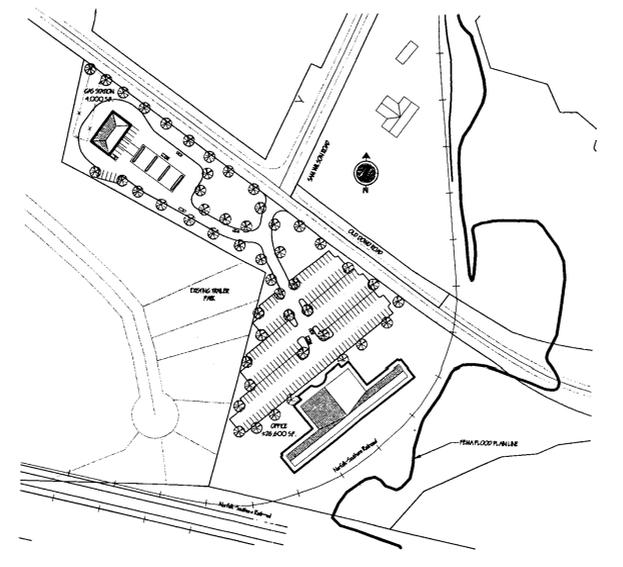
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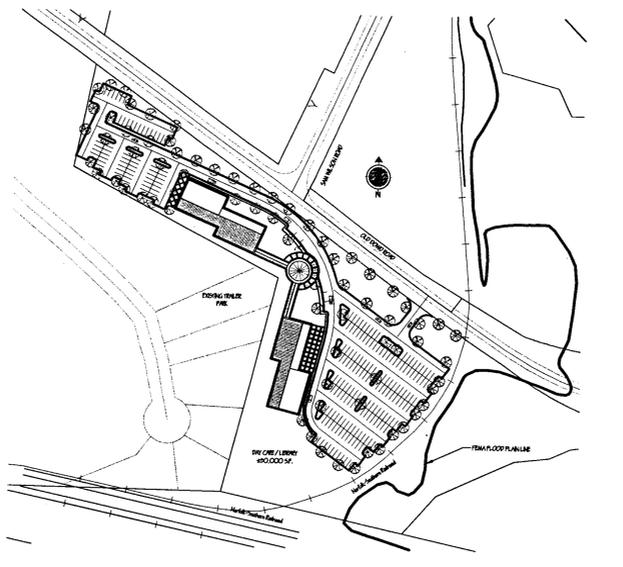
Notes



NS ZONED PARCEL OPTION 1
(NOT TO SCALE)



NS ZONED PARCEL OPTION 2
(NOT TO SCALE)



NS ZONED PARCEL OPTION 3
(NOT TO SCALE)

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.

3. 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.

7. 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. For those areas where storm water runoff from the Site crosses adjoining properties, the Petitioner will evaluate the downstream off-site drainage system and control the storm water runoff from the Site during and after construction to prevent associated damage to downstream properties. The effects of downstream off-site drainage will be evaluated to a location where the drainage area of interest is no more than 10% of the receiving downstream drainage area, or to the Lake Wylie normal pool elevation, whichever is less. The measures to be taken to mitigate any off-site damage will be dependent upon the nature and level of damage(s) that may be anticipated as a result of the proposed development for a storm event of interest (i.e., 25-year storm for culvert crossings of roads), and may include off-site improvements and/or on-site detention for the proposed development, at the Petitioner's option.

8. 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. The Petitioner will meet the current City of Charlotte storm water management rules regarding Storm Water Drainage of the Ordinance, requiring any commercial or multi-family development that creates more than 20,000 square feet of impervious surface to be subject to an approved storm water drainage plan. The Petitioner will meet this requirement for detention for the proposed multi-family and commercial parcels. The Petitioner reserves the right to request a waiver for water quantity requirements for the 2-year and/or 10-year storm events, per the Ordinance, for those cases when storm water can drain via an approved, permanent easement onto land located within a Floodway District, with the understanding that no detention, retention or other water quality BMP facilities required for water quality enhancement under the Lake Wylie Watershed Overlay District rules, or for the conditions specifically described in the Development Notes for water quality shall be waived.

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

10. 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.

11. The Petitioner shall create and implement a contractor / builder / homeowner education and outreach program in the community to foster a commitment to environmental stewardship both during construction, and permanently.

12. The Petitioner will require all contractors and sub-contractors providing site development work to complete training programs approved by the Mecklenburg County Water Quality Program (MCWQP) (such as the "Enviro-sense" Program) which will include information concerning specific on-site water quality concerns and the measures necessary to prevent water quality problems.

13. The Petitioner shall provide the MCWQP with measurements of sediment levels in the Paw Creek Cove of Lake Wylie 90 days prior to the initiation of land disturbing activity and annually thereafter until one year after construction activities shall have been completed. The monitoring protocols used shall be those approved by MCWQP.

14. The Petitioner will provide for a water quality monitoring station in the Paw Creek Cove during construction of the Project by funding a Continuous Monitoring and Alert Notification Network (CMANN) site. This monitoring station will alert MCWQP if water quality problems arise, and MCWQP will subsequently notify Petitioner who will be required to investigate the cause of the problems within 48 hours, and mitigate the problem(s), if they are within the control and responsibility of the Petitioner. Operation, maintenance and monitoring of this station shall be conducted by the Mecklenburg County Department of Environmental Protection (MCDEP).

15. Water supply throughout the entire development will be by connection to the Charlotte Mecklenburg Utilities Department (CMUD) system.

L. 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, vines, gardens, parks and similar uses may be located within these rights-of-way. In addition, storage of boats owned by residents within the areas generally depicted on the Schematic Site Plan of the Site may, with proper authorization, occur within the Duke Power and/or Piedmont Natural Gas rights of way.

M. Environmental
1 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. This Site includes the separation between the Upper and Lower Lake Wylie Watersheds. A buffer at least 100 feet in width will be provided along the entire lake front property line in these watersheds. With the limited exceptions herein below provided in this Section, the entire buffer width will remain undisturbed.

c. All development occurring on the Site shall conform with the requirements of the applicable Upper or Lower Lake Wylie Watershed District Critical Areas regulation. The Petitioner agrees to provide additional buffer land along certain selected portions of the shoreline within the project area generally depicted on the Technical Data Sheet, such that the width of the Lake Wylie Watershed District Critical Area buffer and the additional provided buffer will total a minimum of 100 feet.

d. 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 MCDEP notes herein.

e. No dwelling units may be located within the required shoreline buffer or the additional shoreline buffer.

f. Soft surface trails and accessories to the trails, including accessory structures and benches, boardwalks, trash receptacles, shelters, lighting and signage will be permitted within the additional shoreline buffer. Any pathways or soft surface trails located within the watershed buffers shall comply with the Mecklenburg County Watershed Protection Pathway guidelines.

g. Limbing-up of trees and removal of smaller or dead trees within the shoreline buffer and the additional shoreline buffer are permissible to the extent authorized in the watershed regulations applicable to the shoreline buffer and will be regulated by restrictive covenants.

2. Water Quality/Impervious
This Site is located in the Lake Wylie Protected Watershed. Townhome areas will provide water quantity detention as required by the applicable regulations. A "treatment train" (i.e., use of BMPs in series) approach will be utilized in townhome and commercial areas to further remove nutrients from the runoff. Parking lot areas will utilize Best Management Practices (BMPs). All BMPs will be designed in accordance with the N.C. Department of Environment and Natural Resources "Stormwater Best Management Practices Manual," dated April, 1999.

3. Groundwater Protection Measures

a. In the event that accessory gasoline sales occur as part of the development of Parcel K, the Petitioner shall cause to be installed an underground fuel storage facility that satisfies the following specifications designed for protection of the groundwater:

- i. double wall storage tanks
- ii. double wall piping
- iii. an automated leak detection system with an alarm system that is continuously monitored both on-site and off-site by an independent service whose business is to monitor and respond to alarms on a timely basis.

b. Prior to any installation of the above-described underground fuel storage facility on Parcel K, the Petitioner shall submit plans for such facility to the Mecklenburg County Department of Environmental Protection for North Carolina Department of Environment and Natural Resources (NCDNER) and the review and approval.

4. **Irrigation Management Plan (Community Garden):**

a. An irrigation plan shall be developed to ensure that irrigation runoff from managed crops to surface waters is prevented and to reduce subsurface losses of nutrients and pesticides. This irrigation plan shall be based on a water budget, weather conditions and soil moisture data obtained from on-site instrumentation. Use of any existing wells, or construction of new wells for irrigation purposes shall comply with the Mecklenburg County Groundwater well regulations. Abandonment of any existing wells within the project site shall also comply with these same rules and regulations.

b. Water Quality Management Zones shall be established by the Vineyard's plant type and soils, with specific strategies developed for each zone.

5. **Nutrient Management Plan (Community Garden):**

A nutrient management plan must be developed to limit nutrient applications to levels equal to or less than crops and vegetation nutrient uptake in order to minimize nutrient transportation via surface runoff, subsurface interflow, or deep percolation.

- a. Slow release fertilizers are to be used predominately to reduce nitrogen loss below the root zone. Occasional spot application of liquid fertilizers shall be allowed.
- b. Fertilizer applications are to be commensurate with turf grass growth requirements based on species and cultivar, climate, soil conditions, and chemical formulation.
- c. Nutrient applications are not to exceed turf and plant uptake requirements during any growing season.
- d. Fertilizers are to be incorporated into the soil/turf wherever possible to reduce exposure to runoff and enhance absorption.
- e. The potential for off-site transport of nutrients must be assessed prior to application and measures must be taken to prevent negative water quality impacts.

6 Integrated Pest Management (IPM) (Community Garden):

- a. An IPM Plan shall be developed to minimize toxic chemical transport via surface water runoff, subsurface interflow, or deep percolation.
- b. The IPM Plan shall be integrated with irrigation and nutrient management plans.
- c. Action thresholds shall be developed and implemented below which no applications are used in order to reduce pesticide use.
- d. Pest specific products are to be used which are less toxic, less mobile, and less persistent.
- e. Spot specific treatment shall be used wherever possible to avoid broadcast treatments.
- f. Pesticides should be incorporated into the soil/turf wherever possible to reduce exposure to runoff and enhance absorption.
- d. Application of toxic chemicals shall be prohibited in sensitive zones such as wetlands.
- e. The potential for off-site transport of pesticides shall be assessed prior to application and measures must be taken to prevent negative water quality impacts.

7. Swim Buffers

- a. All swim buffers shall be provided in accordance with the Ordinance and as generally indicated on the Technical Data Sheet.
- b. A 35-foot wide protective buffer shall be established on each side of all perennial and intermittent streams draining greater than 50 acres, but less than 100 acres. The buffer shall include two zones, a 20-foot undisturbed Streamside Zone, and a 15-foot limited-use Upland Zone.
- c. 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.

8. Existing Demolition Landfill Removal
If the developer chooses to remove any demolition landfills which currently exist within the Site as identified in Mecklenburg County Solid Waste Demolition Landfill Permit 60-AH, and as shown on a survey recorded in Real Estate Book 6150, Page 279-280, in whole or in part, that land will be re-claimed in a manner satisfactory to the Mecklenburg County Solid Waste Program. For landfill areas that will not be removed or disturbed during site development, a minimum 100 foot buffer shall be maintained between the disposal area and the nearest property line. No underground utilities shall be installed within the disposal area or the buffer.

9. **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 required by the ordinance. Additional tree save areas provided over the minimum required will be established as depicted on the Technical Data Sheet. These areas may have berms and grading installed or performed in those portions of the tree save which are designated as "potential grading areas" on the open space system sheet to the extent allowed by the Ordinance. All other 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 3 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 open space system sheet subject to the approval of the City of Charlotte Urban Forester.

10. The area east of the existing gas main easement to Paw Creek will not be developed, including trails, picnic tables, or other structural elements, except for storm water management BMPs. The area will become a blue heron rookery preserve.

V Innovative Standards

A. 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 (Innovative) 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

B. The innovative provisions of the MX-2 zoning district regulations of the Ordinance shall apply to Parcels A through J to the extent provided on the Technical Data Sheet and these Development Standards

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

1. Street type and construction standards, including private streets:
 - a. The Petitioner proposes to improve the existing section of Amos Smith Road from Midsomer Road up to the proposed new intersection just south of the railroad crossing. The Petitioner will bring Amos Smith Road up to City standards for a limited residential collector road section, with valley curb and gutter (29 feet wide back of curb to back of curb with a 60 foot right of way). A five foot wide concrete sidewalk will be constructed on the eastern side of the road, and a 10 foot wide trail / bikeway (asphalt or concrete) will be constructed on the western side of the road, with the trail being located to meander so as to save as many of the existing trees as possible. (The 10' trail to be maintained by the HOA.) These improvements are to occur on a phased basis as the development progresses. Methods of construction will be determined at the site plan / construction document phase.
 - b. Midsomer Road - the Petitioner proposes to improve the existing section of Midsomer Road from its terminus at the southern end to the intersection with Amos Smith Road along the northern side of the existing road up to City standards for a local residential street section (26' wide back of curb to back of curb with a 50' right of way). A five foot wide concrete sidewalk will be constructed on the northern side of the road. These improvements are to occur on a phased basis as the development progresses. Methods of construction will be determined at the site plan / construction document phase.

c. Gated Neighborhoods - Areas within Parcels G-1 and/or G-2 designated as Gated may be gated communities. If gated, these areas will be served by private roads. If un-gated they may be public roads. Trash removal on these private roads will be through private contractors and consist of curb-side roll-out containers. Private gated streets will meet public street design standards.

d. A 50 foot wide landscape screen will be established along both sides of Amos Smith Road which abut the Site to preserve the rural characteristics of the road. Existing trees will be used toward creating a "Class C" buffer. This landscape screen will continue along the northeast side of Midsomer Road, all as generally depicted on the Schematic Site Plan.

2. Rear yards: Petitioner proposes a minimum interior rear yard for detached single family of 15 feet. Zero lot line units will have a minimum of 7 feet between buildings.
3. Setback lines.
4. Sidewalk types:
 - a. The Petitioner will propose a network of linkages that may include any combination of sidewalks, and/or trails to connect various portions of the site.
 - b. Sidewalks will be provided on both sides of all streets.
5. Lot widths:
 - a. 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.
 - b. Minimum street Frontage:
 - In Parcel G-1 the minimum street frontage may be 15 feet in areas where there is a shared private drive.

D. Should this Rezoning Petition be approved, the listing of these requests above will in no way constitute approvals of any of them.

VI. 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 Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

VII. 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

REVISION	DATE	BY	APP'D.
REVISED PER PLANNING COMM. COMMENTS	05.07.07	FM	RDL
REVISED SITE PLAN SUBMITTAL	05.06.20	FM	RDL

Revision: _____
By: _____
App'd: _____

File Name: _____
Date: _____
Checked: _____
Design: _____
Year: MM-DD

Permit-Scale _____
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
SUBMITTED FOR RE-ZONING 4-11-06

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

Charlotte NC U.S.A.

Title
NOTES
THE VINEYARD AT LAKE WYLIE
PETITION # 2005-014

Project No. 173200540
Drawing No. _____
Sheet _____
Revision _____