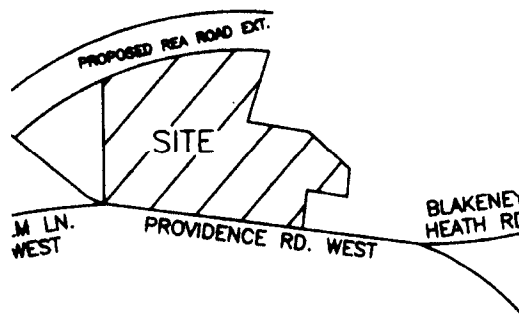


10/11/97



SITE DATA

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

DEVELOPMENT STANDARDS

- A. Permanent Covenants**
- The site may be developed in accordance with the R-12 MF(CD) zoning district. In addition, development shall be governed by the provisions of the Comprehensive Zoning Ordinance, the Comprehensive Zoning Ordinance, and the Comprehensive Zoning Ordinance.
 - No more than 462 dwelling units may be constructed on the site.
- B. Development Requirements**
- General Provisions:** As a minimum, all development standards established under the Comprehensive Zoning Ordinance for the R-12 MF(CD) zoning district shall be satisfied. In addition, development shall be governed by the provisions of the Comprehensive Zoning Ordinance, the Comprehensive Zoning Ordinance, and the Comprehensive Zoning Ordinance.
 - Building Configuration, Placement and Size:** The building configuration, placement and size, as well as the location of streets and parking areas, shall be shown on the Schematic Site Plan (Sheet 2 of 2) and shall be subject to the provisions of the Comprehensive Zoning Ordinance, the Comprehensive Zoning Ordinance, and the Comprehensive Zoning Ordinance.
 - Setbacks, Side Yards and Rear Yards:**
 - All buildings constructed within the site shall satisfy or exceed the setbacks, side yard and rear yard requirements established under the Comprehensive Zoning Ordinance for the R-12 MF(CD) zoning district.
 - A 40' setback shall be established along Providence Road West and Elm Lane West.
 - Buffer Areas:**
 - Buffer areas established on the Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 and to the provisions of Paragraphs (b), (c) and (d) of this Section. Buffers indicated on plans shall not be reduced in width. Utilities that cross the buffer shall cross at not less than a 75 degree angle.
 - The petitioner reserves the right to eliminate any buffer if the abutting tract(s) are developed with multi-family or to any other category that does not require buffers to be established.
 - Landscaped Areas and Screening:** Landscaped areas and screening shall conform with the standards and requirements specified in Section 12.303 of the Ordinance as a minimum. Driveways or easements shall be screened with solid landscaping and plant.
 - Access Points:** Vehicle access to the site from Providence Road West and the proposed Elm Lane West Extension shall be limited to the access points shown on the Technical Data Sheet and shall be located in the general area depicted thereon. The configuration and ultimate location of the access points within the site are subject to any minor modifications required to accommodate final site and environmental construction plans and design and are further subject to approval by the City of Charlotte, NC, Engineering Department and the North Carolina Department of Transportation.
 - Lighting:**
 - A uniform lighting system will be employed throughout the site.
 - All lighting shall be of the type which may be secondarily used for the illumination of the site and shall be located in the general area depicted thereon. The configuration and ultimate location of the access points within the site are subject to any minor modifications required to accommodate final site and environmental construction plans and design and are further subject to approval by the City of Charlotte, NC, Engineering Department and the North Carolina Department of Transportation.
 - Parking:**
 - The parking spaces depicted on the Schematic Site Plan may vary but in all cases will be sufficient to satisfy the minimum off-street parking standards established under the Ordinance, including Sections 12.208(1) and 12.303(2).
 - Signs:** A uniform sign system will be employed throughout the site which will comply with the provisions of Section 13 of the Ordinance.
 - Fire Protection:** Adequate fire protection in the form of fire hydrants will be provided to the site which will comply with the specifications of the Charlotte Fire Department.
 - Drainage Standards:**
 - Landscaping shall be provided in parking areas to avoid large expanses of pavement. These islands will satisfy the provisions of Section 12.301 of the Ordinance.
 - Storm Drainage:**
 - Storm water runoff from the site will be managed through pre-engineered techniques which satisfy the standards imposed by the Charlotte-Mecklenburg County Engineering Department. Storm water detention shall not be installed within the buffers or setbacks.
 - The existing site on the property shall be preserved and used as an assembly area for proper and as a storm water detention facility unless geotechnical investigations indicate that the existing dam is a high hazard and that it is not feasible to maintain the dam in its present condition.
 - Building Height:** Building height shall be limited to three stories.
 - Manufacturing:** A single family residence located in the area defined as Phase Two on the Schematic Site Plan is designated as a site and will not be used for any other purpose.
 - Road Improvements:**
 - The petitioner shall install a left turn lane at Providence Road West extension, at the intersection of Providence Road West extension and Elm Lane West extension.
 - The petitioner shall install a 5' sidewalk and an 8' planting strip along Providence Road West.
 - The petitioner shall provide a 5' sidewalk and an 8' foot planting strip along Elm Lane West.
 - The Elm Lane West extension shall be limited to right-of-way, right-of-way, unless a right-of-way is obtained from the state.
 - Public Planning:** No building permits will be issued prior to the testing of the construction contract for Elm Lane West extension from Ballantyne Commons Parkway to Ladywell Road. In addition, no certificate of occupancy will be issued until the portion of Elm Lane West extension, 115 units are occupied from this requirement and may be built and occupied at any time.

APPROVED BY CITY COUNCIL
DATE: 11/16/97

BUILDING
ENVELOPE

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

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

SUMMIT STILLWATER

REZONING PETITION
A MULTIFAMILY COMMUNITY
BY:
SUMMIT PROPERTIES
22 S. TRYON STREET, CHARLOTTE, NC 28203
704.344.9905

DESIGN
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TECHNICAL
DATA SHEET

FOR PUBLIC HEARING
PETITION NO. 96 - 08

1998-08
Scale: 1" = 100'
Date: 18 AUGUST 1997
Revisions:
5 DEC 97 PER PC COMMENTS
22 JAN 98 PER PC COMMENTS
Sheet 1 of 2

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SCHEMATIC
SITE
PLAN

Scale: 1" = 100'
Date: 18 AUGUST 1997
Revisions:
Sheet 2 of 2