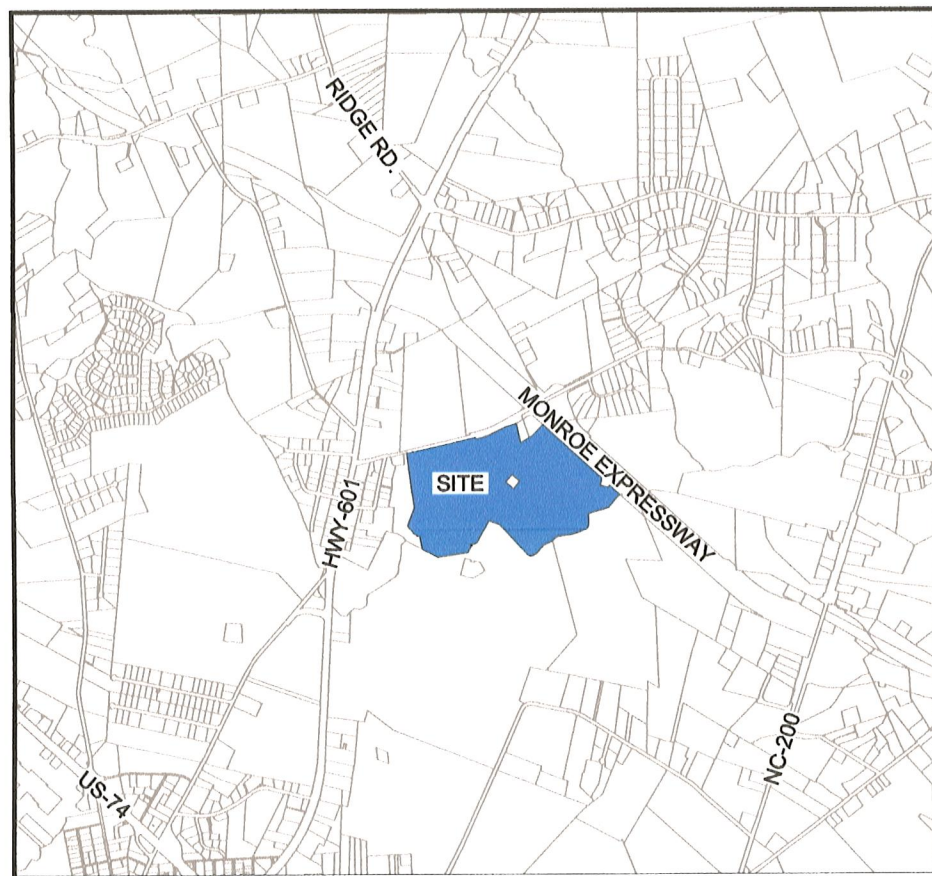




APPROXIMATE PROJECT SCHEDULE:

PROJECT SCHEDULE	
- PLANNING BOARD	JANUARY 5, 2022
- CITY COUNCIL CONSENT AGENDA	JANUARY 11, 2022
- CITY COUNCIL DECISION MEETING	FEBRUARY 8, 2022
- CONSTRUCTION DOCUMENT COMPLETION	MARCH 11, 2022
- W&S PERMITS/START OF CONSTRUCTION	AUGUST 1, 2022
- FIRST WATER METER	APRIL 1, 2023

WATER METER RELEASE	
- PHASE 1 (100 LOTS)	APRIL 1, 2023
- PHASE 2 (85 LOTS)	JUNE 1, 2024
- PHASE 3 (71 LOTS)	MAY 1, 2025

LOT TYPE	# OF LOTS	MIN. WIDTH	MIN. AREA	AVG. AREA
80' TRADITIONAL DETACHED	35	80'	9,200 SF	10,000 SF
60' TRADITIONAL DETACHED	97	60'	6,900 SF	8,100 SF
51' TRADITIONAL DETACHED	123	51'	6,000 SF	6,950 SF

DEVELOPMENT SUMMARY

SITE AREA: +/- 119.71 ACRES
TAX PARCELS: 09177030B, 09177023C, 09177023, 09177023B, 09177023D, 09177024F, 09177024E & 09177024G

DEVELOPER: PROVIDENT-BAYARD
1108 INDUSTRIAL DRIVE
MATTHEWS, NC 281053

DESIGN ENGINEER: W.K. DICKSON - EDWIN SUDDRETH, PE
1213 W. MOREHEAD STREET, SUITE 300
CHARLOTTE, NC 28208
PHONE NUMBER: (704)-334-5348
ESUDDRETH@WKDICKSON.COM

EXISTING ZONING: RA-40 (UNION) & R-40 (MONROE)
PROPOSED ZONING: WELLINGTON CONDITIONAL DISTRICT
TOTAL SITE ACREAGE: ~119.71 AC.
EXISTING USE: SINGLE FAMILY/VACANT
PROPOSED USE: SINGLE FAMILY DETACH

TOTAL NUMBER OF LOTS: 256
EX. HOME SITE TO REMAIN: 1
DETACHED 80' LOTS: 35
DETACHED 60' LOTS: 97
DETACHED 51' LOTS: 123

PROPOSED DENSITY: 2.14 D.U./A

SETBACKS
FRONT: 20'
SIDE: 5'
CORNER: 10'
REAR: 20'

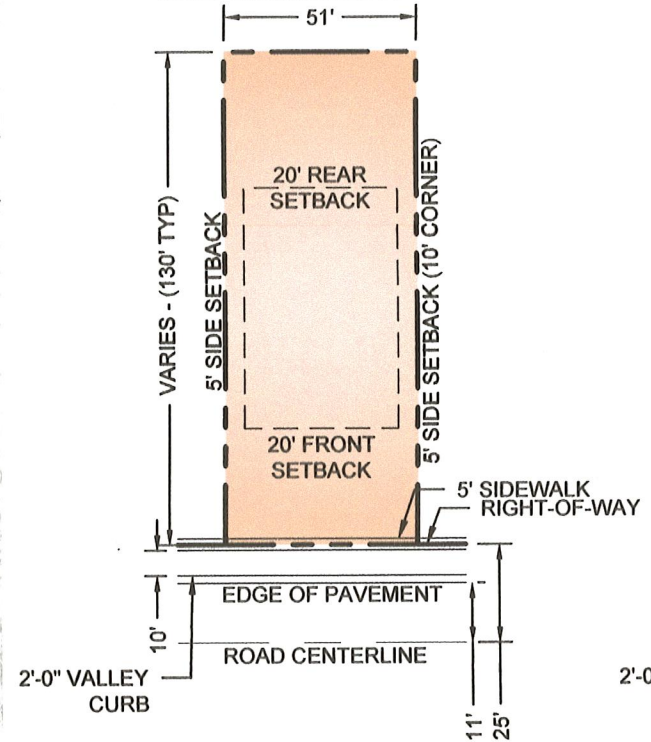
TREE SAVE/NATURAL AREA:
OVERALL SITE: ~119.71 AC.
REQUIRED TREE SAVE: ~11.97 AC. (~10.0%)
TREE SAVE PROVIDED: >11.97 AC. (~10.0%)

OPEN SPACE AREA:
OVERALL RESIDENTIAL SITE: ~119.71 AC.
REQUIRED OPEN SPACE: ~14.96 AC. (~12.5%)
OPEN SPACE PROVIDED: ~51.40 AC. (~42.9%)
OPEN SPACE IN FLOODPLAIN: ~13.94 AC. (~12.5%)
OPEN SPACE IN DUKE ROW: ~5.40 AC. (~4.5%)

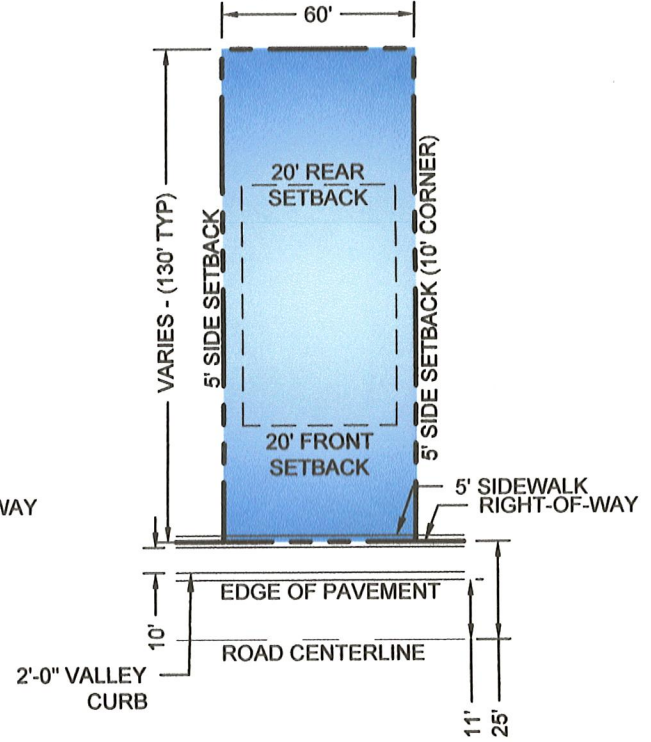
LEGEND:

50' STREAM BUFFER	
TREE SAVE	
20' LANDSCAPED BUFFER	
FEMA FLOODWAY/FLOODPLAIN	
25' DUKE EASEMENT BUFFER	
20' NATURAL GAS EASEMENT	
COMMON OPEN SPACE	
AMENITY	
51' TRADITIONAL SINGLE FAMILY DETACHED	
60' TRADITIONAL SINGLE FAMILY DETACHED	
80' TRADITIONAL SINGLE FAMILY DETACHED	
OUTPARCEL LOT	

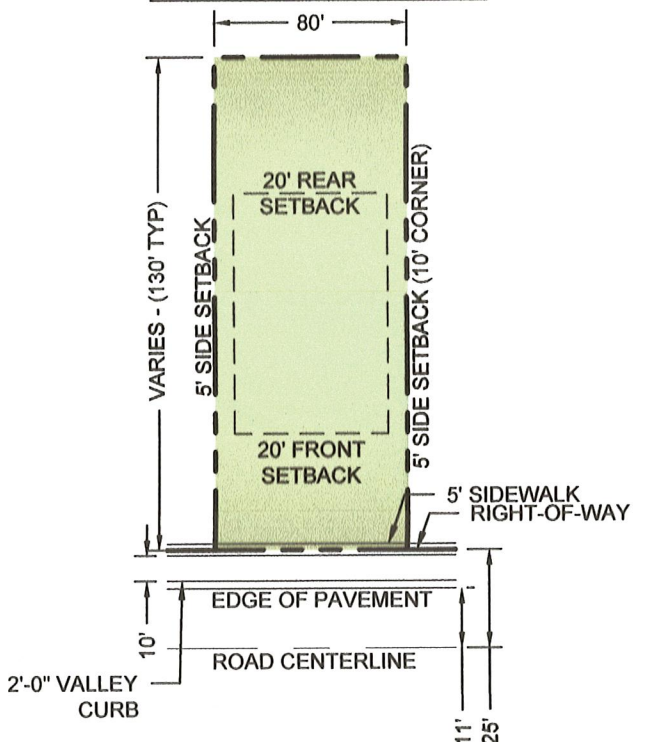
TYPICAL 51' LOT LAYOUT:



TYPICAL 60' LOT LAYOUT:



TYPICAL 80' LOT LAYOUT:



PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN

PETITIONER SIGNATURE: [Signature]
DATE: 2/15/22

CLIENT:

PROJECT:

SHEET TITLE:

SEAL:

SCALE: 1" = 200'

PROJ. MGR.: ETS
DESIGN BY: ETS
DRAWN BY: ESL
PROJ. DATE: JULY 2021
DRAWING NUMBER: 20200665.00.CL

REVISIONS:

DATE:

COMMENT:

WKT PROJ. NO.: 20200665.00.CL

1.0

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

COPYRIGHT © W.K. DICKSON & CO., INC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT, ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF W.K. DICKSON & CO., INC., IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.