

CONDITIONAL DEVELOPMENT NOTES:

- GENERAL PROVISIONS:**
 - SITE LOCATION: THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY LAT PURSER & ASSOCIATES, INC. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A HIGH QUALITY RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 5.92 ACRE SITE LOCATED AT THE NORTHEAST INTERSECTION OF PROVIDENCE ROAD AND ALEXANDER ROAD (THE "SITE").
 - ZONING DISTRICTS/ORDINANCE: DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-(2)(C) ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
 - GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, STREETS, PARKING, DRIVEWAYS, OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE ARE INSTANCES WHERE MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:
 - MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.
- NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY:** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO 25. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.
- PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:**
 - THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 71 RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS ABOVE TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-(2)(C) ZONING DISTRICT.
- ACCESS AND TRANSPORTATION:**
 - ACCESS TO THE SITE WILL BE FROM PROVIDENCE ROAD AND ALEXANDER ROAD.
 - VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS SHALL BE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND NCDOT.
 - THE PETITIONER WILL CONSTRUCT AN 80' (80) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK ALONG PROVIDENCE ROAD AND ALEXANDER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. A PORTION OF THE PLANTING STRIP ALONG PROVIDENCE ROAD MAY BE REDUCED DUE TO EXISTING TOPOGRAPHY AND AN EXISTING GUARDRAIL AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - THE DESIGN OF THE DRIVEWAY INTO THE SITE FROM PROVIDENCE ROAD WILL INCLUDE A MINIMUM OF A 50-FOOT DRIVEWAY STRIP AS MEASURED FROM THE PROVIDENCE ROAD RIGHT-OF-WAY TO THE FIRST INTERNAL INTERSECTION (PRIVATE STREET) AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH CDOT.
 - PETITIONER SHALL PROVIDE INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
 - PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
 - UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
 - THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE 50 FEET OF RIGHT-OF-WAY AS MEASURED FROM THE EXISTING CENTER LINE OF PROVIDENCE ROAD TO THE ADJOINING RIGHT-OF-WAY TO BE DESIGNATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG PROVIDENCE ROAD OR ALEXANDER ROAD LOCATED OUTSIDE OF THE EXISTING PROPOSED RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
 - THE PETITIONER WILL CONSTRUCT ALL REQUIRED SIDEWALK IMPROVEMENTS AND PROVIDE "ANY REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED" FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT AND NCDOT ALLOW A BOND TO BE POST FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY AS ALLOWED BY THE ORDINANCE.
 - STREETSCAPE, BUFFER, LANDSCAPING, OPEN SPACE AND SCREENING.
 - ALONG PROVIDENCE ROAD THE SETBACK WILL BE THE EXISTING AND FUTURE RIGHT-OF-WAY LINE OR 30 FEET FROM THE PROPOSED BACK OF CURB WHOEVER IS GREATER AS GENERALLY INDICATED ON THE REZONING PLAN. PORCHES AND STOOPS MAY ENDOACH UP TO SIX (6) FEET INTO THE SETBACK ALONG PROVIDENCE ROAD.
 - ALONG ALEXANDER ROAD A MINIMUM OF A 25-FOOT SETBACK FROM EXISTING BACK OF CURB WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. PORCHES AND STOOPS MAY ENDOACH UP TO SIX (6) FEET INTO THE SETBACK ALONG ALEXANDER ROAD.
 - THE PETITIONER WILL CONSTRUCT AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK ALONG PROVIDENCE ROAD AND ALEXANDER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. A PORTION OF THE PLANTING STRIP ALONG PROVIDENCE ROAD MAY BE REDUCED DUE TO EXISTING TOPOGRAPHY AND AN EXISTING GUARDRAIL AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - A SIDEWALK CONNECTION FROM EXISTING UNIT WITH FRONTING ON PROVIDENCE OR ALEXANDER ROAD WILL NOT BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN DUE TO THE EXISTING TOPOGRAPHY OF THE SITE. A SIDEWALK CONNECTION WILL NOT BE REQUIRED FROM UNITS FRONTING ON PROVIDENCE ROAD LOCATED NORTH OF THE PROPOSED ACCESS POINT TO PROVIDENCE ROAD.
 - A 25-FOOT REAR YARD WILL BE PROVIDED ALONG THE EASTERN PROPERTY LINE AND A 40-FOOT REAR YARD WILL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - A 25-5 FOOT BUFFER PLANTED TO MEET A CLASS C BUFFER WILL BE PROVIDED ALONG THE EASTERN AND NORTHERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN. PRIVATE FENCE WILL ALSO BE PROVIDED AS PART OF THIS BUFFER IN LIEU OF SHRUBS. THE LOCATION OF THE FENCE WITHIN THE BUFFER MAY VARY TO SAVE EXISTING VEGETATION BUT WILL GENERALLY BE LOCATED AT OR NEAR THE PROPERTY LINE EXCEPT THAT ALONG THE EASTERN PROPERTY LINE WHERE THE PROPOSED FENCE WILL BE LOCATED NO MORE THAN HALF-WAY THROUGH THE BUFFER AS GENERALLY DEPICTED ON THE REZONING PLAN. IF A FENCE IS NOT PROVIDED THE WIDTH OF THE BUFFER WILL BE INCREASED TO 54 FEET AND SHRUBS WILL BE PLANTED AS PART OF THE BUFFER. THE NUMBER OF TREES, AND SHRUBS WHEN REQUIRED, WILL BE BASED ON THE WIDTH OF THE BUFFER.
 - AN IMPROVED OPEN SPACE AREA WITH NO LESS THAN 6,000 SQUARE FEET WILL BE PROVIDED. THE OPEN SPACE AREA WILL BE IMPROVED WITH A SWIMMING POOL, SEATING AREA, SIDEWALKS, LANDSCAPING, AND LIGHTING.
- ARCHITECTURAL STANDARDS:**
 - TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK ALONG PROVIDENCE AND ALEXANDER ROAD MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES. THIS STANDARD WILL NOT APPLY TO UNITS THAT DUE TO EXISTING TOPOGRAPHY ARE LOCATED BELOW THE EXISTING GRADE OF PROVIDENCE ROAD.
 - BURIED ROOFS, "PO" ROOFING, SHALL BE SUBMERGICALLY SEWERED AND LESS THAN 5.5" SPACES FROM ROOFS FOR PORCHES AND ATTACHED STAIRS MAY BE NO LESS THAN 2.5" UNLESS OTHERWISE SPECIFIED. THIS STANDARD IS EMPHATICALLY STATED.
 - USABLE PORCHES AND/OR STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. PORCHES AND/OR STOOPS SHOULD BE COVERED AND BE AT LEAST 8 FEET DEEP. STOOPS SHOULD BE COVERED AND BE AT LEAST 8 FEET DEEP. ENTRY LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED. PORCHES AND STOOPS FRONTING ON THE INTERIOR PARKING AREAS AND PARKING AREAS WILL BE THE ONLY PORCHES ON THE SITE. A SIDEWALK CONNECTION WILL NOT BE REQUIRED FROM UNITS FRONTING ON PROVIDENCE ROAD TO PROVIDE A PORCH OR STOOP.
 - FOR UNITS THAT HAVE FRONTAGE ON PROVIDENCE ROAD OR ALEXANDER ROAD AND THAT ARE ALSO PROVIDED WITH A DIRECT SIDEWALK CONNECTION TO PROVIDENCE OR ALEXANDER ROAD A PORCH OR STOOP WILL BE LOCATED ON THE BUILDING ELEVATION FACING PROVIDENCE OR ALEXANDER ROAD.
 - CORNER/END UNITS FRONTING PUBLIC STREETS SHALL HAVE ENHANCED SIDE ELEVATIONS WITH A FRONT OR REAR STOOP AND/OR PORCH OR OTHERWISE PROVIDE WINDOWS OR OTHER ARCHITECTURAL DETAILS TO LIMIT THE MAXIMUM BLANK WALL EXPANSE TO TEN (10) FEET ON EACH LEVEL OF THE UNIT. IF A PORCH IS NOT LOCATED ON THE SECOND STORY OF SUCH UNIT.
 - GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
 - WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
 - THE BUILDING FRONTING PUBLIC STREETS SHOULD BE LIMITED TO 5 INDIVIDUAL UNITS OR FIVE (5) INDIVIDUAL UNITS OR FIVE (5) INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 5-UNIT BUILDINGS ARE ADJACENT.
 - PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPOSED OF A COMBINATION OF PORTERS OF BRICK, BRICK VENEER, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS STONE, FIBER CEMENT (SHARDOPLANK) AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
 - PROHIBITED EXTERIOR BUILDING MATERIALS: (1) VINYL SIDING AND (2) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED. VINYL AND ALUMINUM MAY BE USED ON HANDRAILS, WINDOWS, SOFFITS, DOORS, GARAGE DOORS, RAILINGS, OR TRIM.
 - ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, PLASTER, PILARS, OPEN PORCHES (IF PROVIDED), AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO TWENTY-FOUR (24) INCHES INTO THE REAR SETBACKS.
- ENVIRONMENTAL FEATURES:**
 - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - FOR ADJOINING PARCELS RECEIVING STORM WATER DISCHARGE THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS TO AND INCLUDING PROVIDENCE ROAD. IF THE EXISTING STORM WATER CONVEYANCE IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE ONTO THE ADJOINING PARCELS.
 - THE EXISTING POND LOCATED ON THE SITE WILL BE PRESERVED AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - THE SITE WILL COMPLY WITH THE TREE ORDINANCE. THE FINAL LOCATION OF THE REQUIRED TREE SAVE AREAS WILL BE DETERMINED DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE. TREE SAVE AREAS WILL COMPLY WITH THE REQUIREMENTS OF THE TREE ORDINANCE.
- LIGHTING:**
 - ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E. INCLUDING DECORATIVE LIGHTING LESS THAN 21" IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.
 - THE PETITIONER WILL WORK WITH CDOT AND NCDOT TO PROVIDE PEDESTRIAN SCALE LIGHTING FIXTURES ALONG THE SITE'S PROVIDENCE ROAD AND ALEXANDER ROAD FRONTAGES. THE LOCATION AND NUMBER WILL BE DETERMINED DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE.
- CATS:**
 - THE PETITIONER SHALL PROVIDE AN ADA COMPLIANT BUS PASSENGER WAITING PAD ON PROVIDENCE ROAD SUBJECT TO CATS APPROVAL. THE EXACT LOCATION SHALL BE DETERMINED DURING THE CITY'S LAND DEVELOPMENT PERMITTING PROCESS AND WILL BE REVIEWED AND COORDINATED WITH NCDOT. THE LOCATION OF THE BUS PASSENGER WAITING PAD CONNECTED TO THE PROPOSED SIDEWALK ALONG PROVIDENCE ROAD TO PROVIDE A SAFE PEDESTRIAN ACCESS TO THE INTERSECTION OF PROVIDENCE AND ALEXANDER ROAD.
- AMENDMENTS TO THE REZONING PLAN:**
 - FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING APPLICATION:**
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

GUARDRAIL HEIGHT TO BE VERIFIED AND ADJUSTED AS NECESSARY TO MEET STANDARD HEIGHT FOR SAFETY

PROP. 6' SIDEWALK TO PROPERTY LINE 1' OFF GUARDRAIL

LOCATION OF PROPOSED FENCE TO BE CLOSE TO THE PROPERTY LINE. FINAL LOCATION TO BE DETERMINED IN FIELD BASED ON TOPOGRAPHIC CONSTRAINTS AND POSITIONED TO MINIMIZE IMPACT TO EXISTING TREES AND ROOTS. IF FULL 14' WIDE BUFFER IS PROVIDED, SHRUBS MAY BE PLANTED ACCORDING TO ORDINANCE REQUIREMENTS IN LIEU OF A FENCE.

PROVIDENCE ROAD

PROP. 6' SIDEWALK W/8' PLANTING STRIP IF 2' BEHIND SIDEWALK CAN NOT BE PROVIDED AN EASEMENT WILL BE REQUIRED

PROP. RIGHT TURN LANE (EXISTING TRAVEL LANES SHALL NOT BE REDUCED TO ACCOMMODATE RIGHT TURN LANE)

SETBACK TO BE 30' FROM BACK OF CURB

PROP. 6' SIDEWALK W/8' PLANTING STRIP IF 2' BEHIND SIDEWALK CAN NOT BE PROVIDED AN EASEMENT WILL BE REQUIRED

FINAL LOCATION OF PROPOSED FENCE TO BE DETERMINED IN FIELD BASED ON TOPOGRAPHIC CONSTRAINTS AND POSITIONED TO MINIMIZE IMPACT TO EXISTING TREES AND ROOTS.

DEVELOPMENT DATA:

- SITE AREA: ±5.92 ACRES
- TAX PARCELS: 21337101, 21307652
- EXISTING ZONING: R-3
- PROPOSED ZONING: UR-(2)(C)
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: UP TO 71 RESIDENTIAL DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT. (RESIDENTIAL DWELLING UNITS MAY BE RENTED OR SOLD).
- MAXIMUM BUILDING HEIGHT: UP TO 45 FEET AND THREE (3) STORES. HEIGHT TO BE MEASURED PER THE ORDINANCE, ANY INCREASE IN BUILDING HEIGHT ABOVE 40 FEET WILL COMPLY WITH SECTION 9.406(2)(A). NO MORE THAN 7 OF THE PROPOSED BUILDINGS WILL BE ALLOWED TO HAVE A BUILDING HEIGHT OF 45 FEET. BUILDINGS EXCEEDING 40 FEET IN BUILDING HEIGHT MAY NOT ABUT THE EXISTING SINGLE-FAMILY DETACHED HOMES.
- MINIMUM SEPARATION BETWEEN BUILDINGS TO BE 10'
- PROVIDENCE ROAD SETBACK TO BE A MINIMUM OF 30' FROM BACK OF CURB.
- ALEXANDER ROAD SETBACK TO BE 25' FROM BACK OF CURB.
- PARKING REQUIRED: AS REQUIRED BY ORDINANCE

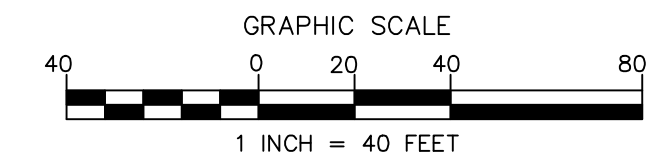
SITE AREA = 257,875 S.F. / 5.92 A.C.
 15% TREE SAVED REQUIRED = 257,875 X 15% = 38,681 S.F.
 TREE SAVE PROVIDED = 39,454 S.F. PRESERVED

COMMON OPEN SPACE: MIN. AREA = 6,000/0.14 S.F./AC.
 * CONFIGURATION OF COMMON OPEN SPACE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL CONFIGURATION TO BE DETERMINED AS PART OF SITE DEVELOPMENT PERMIT PROCESS.

MINIMUM BUILDING SEPARATION TO BE 10% TO TREE SAVE AREA



ALEXANDER ROAD



NO.	BY	DATE	REVISION
1	CBH	9/14/20	PER REVIEW COMMENTS
2	CBH	10/12/20	PER REVIEW COMMENTS

PRELIMINARY FOR REVIEW PURPOSES ONLY

REZONING PETITION #:2020-103

Project: **PROVIDENCE ROAD**
 6633 PROVIDENCE RD., CHARLOTTE, NC

Title: **REZONING PLAN**

File #: 2020-RZDWG Date: 06/10/20 Project Egr: BTU
 LL: **ISAACS** Design By: BTU
 CIVIL ENGINEERING DESIGN AND SURVEYING Drawn By: CBH
 Scale: 1"=40'

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