

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

APPROVED BY CITY COUNCIL

Proposed Trip Generation: Density: Daily Trips/Peak Hour Trips

1) Single Family Attached RZP-211 DUA 11056 788 Daily Trips/ 114 Peak Hour Trips

2)

3)

4)

5)

Total: 788 Daily Trips/ 114 Peak Hour Trips

Multimodal Mitigation Tier: 1

Required Points: 3

List of Mitigations:

1) +/-700 LF OF BUFFERED BIKE LANE ALONG PROVIDENCE ROAD WEST PROJECT FRONTAGE = 14 POINTS

2)

3)

4)

5)

Transportation Demand Management Mitigation Tier: N/A

Required Points: N/A

List of Mitigations: N/A

1)

2)

3)

4)

5)

TIS Required (Yes/No): No

CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable): N/A

1)

2)

3)

4)

5)

GREEN AREA REQUIREMENTS:

TAX MAP NO: 22303106 & 22303110

MUNICIPALITY: CHARLOTTE

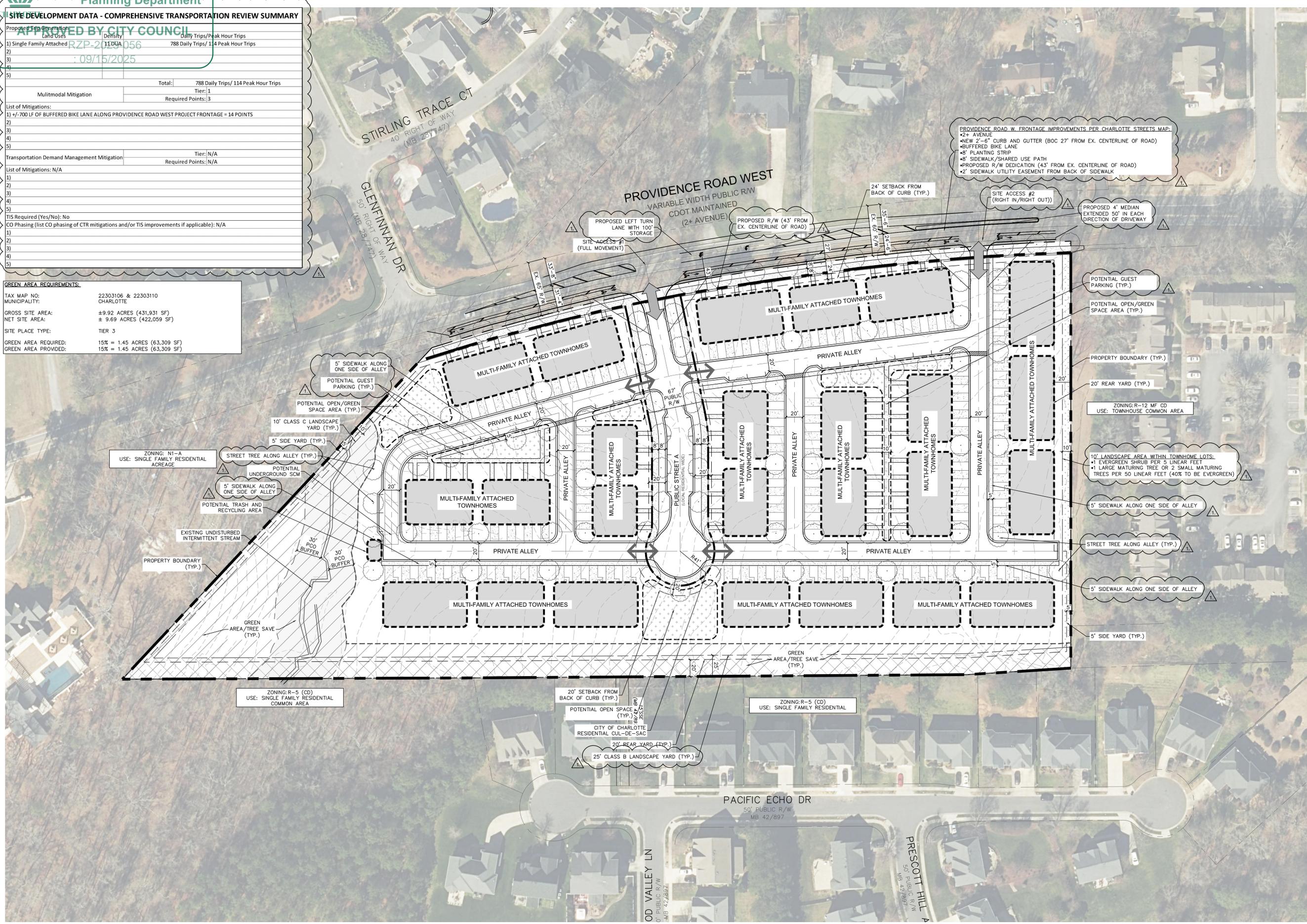
GROSS SITE AREA: ±9.92 ACRES (431,931 SF)

NET SITE AREA: ± 9.69 ACRES (422,059 SF)

SITE PLACE TYPE: TIER 3

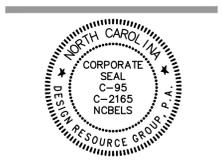
GREEN AREA REQUIRED: 15% = 1.45 ACRES (63,309 SF)

GREEN AREA PROVIDED: 15% = 1.45 ACRES (63,309 SF)



LANDSCAPE ARCHITECTURE
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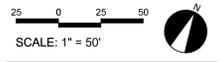
REZONING PETITION
NO. 2025-026

REZONING DOCUMENTS

**PROVIDENCE ROAD W
TOWNHOMES**
CHARLOTTE, NORTH CAROLINA

DELRAY VENTURES, LLC
715 N. CHURCH STREET, SUITE 110
CHARLOTTE, NC 28202

**SCHEMATIC
SITE PLAN**



PROJECT #: 964-006
DRAWN BY: SG
CHECKED BY: BG

MAY 13, 2025

REVISIONS:
△ 07/14/25 PER STAFF COMMENTS

PROVIDENCE RD. W. TOWNHOMES DEVELOPMENT STANDARDS
 PETITIONER: DELRAY AT PROVIDENCE ROAD WEST, LLC
 REZONING PETITION NO. 2025-056
 9/15/2025

SITE DEVELOPMENT DATA:

- ACREAGE: ± 10 ACRES
- TAX PARCEL: 223-031-06 AND 223-031-10
- EXISTING ZONING: N-1A
- PROPOSED ZONING: N2-A(CD)
- EXISTING USES: VACANT/SINGLE-FAMILY RESIDENTIAL - ACREAGE
- PROPOSED USES: MAXIMUM OF ONE HUNDRED TEN (110) MULTI-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL UNITS ALONG WITH OTHER USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE N2-A ZONING DISTRICT, NOT OTHERWISE LIMITED HEREIN
- MAXIMUM BUILDING HEIGHT: 48' AS MEASURED PER THE UDO
- PARKING: PER THE UDO

I. GENERAL PROVISIONS:

- a. SITE DESCRIPTION: THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FORM THE REZONING PLAN (HEREAFTER COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY DELRAY AT PROVIDENCE ROAD WEST, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A TOWNHOME RESIDENTIAL COMMUNITY ON AN APPROXIMATELY TEN-ACRE SITE LOCATED ON THE SOUTH SIDE OF PROVIDENCE ROAD WEST, WEST OF BRYNFIELD DRIVE, MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBERS 223-031-06 AND 223-031-10 (THE "SITE").
- b. 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 UNIFIED DEVELOPMENT ORDINANCE (THE "UDO"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE UDO FOR THE N2-A ZONING DISTRICT SHALL GOVERN DEVELOPMENT TAKING PLACE ON THE DESIGNATED PORTION OF THE SITE.

II. ARCHITECTURE AND DESIGN

- a. EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF AT LEAST TWO OF THE FOLLOWING MATERIALS: PORTIONS OF BRICK, BRICK VENEER, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), AND/OR CEMENT BOARD. VINYL SIDING SHALL NOT BE PERMITTED AS AN EXTERIOR BUILDING MATERIAL EXCEPT FOR LIMITED USE FOR WINDOWS, DOORS, SOFFITS, TRIM AND THE LIKE.
- b. BUILDINGS SHALL CONTAIN A MAXIMUM OF FIVE (5) MULTI-FAMILY ATTACHED (TOWNHOME) UNITS PER BUILDING.
- c. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- d. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING FOR ANY BUILDING THAT FRONTS A PUBLIC STREET. USABLE FRONT PORCHES, WHEN PROVIDED, SHOULD BE COVERED AND BE AT LEAST SIX (6) FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES, IF PROVIDED, MAY BE COVERED BUT SHALL NOT BE ENCLOSED. ALTERNATIVELY TO A USABLE PORCH OR STOOP, THE MAXIMUM BLANK WALL EXPANSE SHALL BE LIMITED TO TEN (10) FEET ON ALL BUILDING LEVELS.
- e. GARAGE DOORS PROPOSED ALONG PUBLIC STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 6 TO 12 INCHES FROM THE FRONT WALL PLANE OR PROVIDE AN ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- f. ALL UNITS SHALL HAVE ACCESS TO THE PROVIDENCE ROAD WEST SIDEWALK VIA AN INTERNAL SIDEWALK NETWORK.

III. BUFFERS, LANDSCAPING, AND OPEN SPACE

- a. PETITIONER SHALL PROVIDE A MINIMUM TWENTY-FIVE (25) FOOT WIDE CLASS B LANDSCAPE YARD ON THE SOUTHERN PORTION OF THE PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN AND AN OPAQUE FENCE AS REQUIRED BY THE UDO. 2, 3
- b. FOR THE SITE'S EASTERN AND WESTERN PROPERTY LINE, PETITIONER SHALL PROVIDE A MINIMUM TEN (10) FOOT WIDE LANDSCAPE AREA, AS GENERALLY DEPICTED ON THE REZONING PLAN, WITHIN THE PRIVATE LOT TO INCLUDE: 1 EVERGREEN SHRUB PER 5 LINEAR FEET, AND 1 LARGE MATURING TREE OR 2 SMALL MATURING TREES EVERY 50 LINEAR FEET.
- c. PETITIONER SHALL INCLUDE PEDESTRIAN SIDEWALKS ALONG ALLEYS AS GENERALLY DEPICTED ON THE REZONING PLAN AND PROVIDE ALLEY STREET TREES AS GENERALLY DEPICTED ON THE REZONING PLAN.
- d. PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE A DYNAMIC AND PROGRAMMABLE OPEN SPACE CENTRALLY ACCESSIBLE TO NEIGHBORHOOD RESIDENTS THAT PROVIDE A LAYERING OF ACTIVITIES DESIGNED FOR MULTIPLE USERS. TO ACCOMPLISH THIS, THE DESIGN OF THE AMENITIZED COMMON OPEN SPACE AREA(S) SHALL CONSIST OF A MINIMUM OF FOUR (4) OR MORE OF THE FOLLOWING POTENTIAL COMPONENTS:
 1. ENHANCED PLANTINGS IN EXCESS OF MINIMUM PLANTING STANDARDS REQUIRED OF THE ORDINANCE (THIS MAY BE ENHANCED LANDSCAPE YARDS, TREE SAVE, ETC.)
 2. SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT). PRIMARY OR ACCENT BUILDING MATERIALS MAY BE USED AS SPECIALTY PAVER OPTIONS. ALTERNATE CONCRETE FINISHING (ETCHING, SALT CURING, BOARD FORMING, ETC.) IS ACCEPTABLE.
 3. SHADING ELEMENTS SUCH AS SHADE STRUCTURES OR ADDITIONAL TREES PLANTED IN A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE;
 4. SEATING OPTIONS THAT INCLUDE MOVEABLE TABLES AND CHAIRS. OTHER SEATING ELEMENTS TO BE CONSIDERED INCLUDE SEATING WALLS AND IMMOBILE BENCHES. SEATING REQUIREMENTS FOR PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE PROVIDED AT 1 LINEAR FOOT OF SEATING PER 30 SQUARE FEET OF PUBLIC OPEN SPACE. SEATING SHALL BE A MIXTURE OF MOVEABLE AND FIXED;
 5. CONSIST OF A MINIMUM DIMENSION OF 50 FEET OR MORE MEASURED IN ALL DIRECTIONS; 2
 6. PUBLIC ART/SCULPTURE; AND/OR
 7. INTERACTIVE ELEMENTS FOR THE ENJOYMENT OF SENSORY STIMULATION. THESE ELEMENTS MAY INCLUDE BUT NOT BE LIMITED TO MUSIC, WATER, AND LIGHT AND PLAY.
 8. DECORATIVE LIGHTING ELEMENTS THAT INCLUDE UPLIGHTING OF TREES OR OTHER OPEN SPACE ELEMENTS AND ADDITIONAL AMBIENT LIGHTING ELEMENTS TO ENHANCE THE EXPERIENCE OF THE SPACE.
 9. AT LEAST ONE COMMON OPEN SPACE AREA ACCESSIBLE FROM ALL RESIDENTIAL LOTS WITHIN 1,000-FOOT RADIUS OF THE COMMON OPEN SPACE AREA. THE RADIUS IS MEASURED IN A STRAIGHT LINE FROM THE LOT LINE, WITHOUT REGARD FOR STREET, SIDEWALK OR TRAIL CONNECTIONS, TO THE NEAREST POINT OF THE OPEN SPACE. MULTIPLE COMMON OPEN SPACE AREAS MAY BE USED TO MEET THIS REQUIREMENT.

IV. TRANSPORTATION

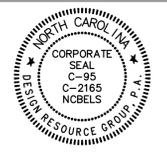
- a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINT(S) SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.
 1. ACCESS #1 MAY BE FULL MOVEMENT. PROVIDENCE ROAD WEST SHALL BE WIDENED TO PROVIDE A LEFT TURN LANE WITH A MINIMUM OF 100' OF FULL WIDTH STORAGE AT ACCESS #1.
 2. ACCESS #2 SHALL BE LIMITED TO RIGHT-IN, RIGHT-OUT ONLY WITH A 4' WIDE MEDIAN EXTENDED 50 FEET IN BOTH DIRECTIONS PAST THE DRIVEWAY.
- b. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND/OR PRIVATE STREETS/ALLEYS AND MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL STREETS/ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- c. PETITIONER SHALL CONSTRUCT A MINIMUM EIGHT (8) FOOT WIDE SIDEWALK AND EIGHT (8) FOOT WIDE PLANTING STRIP ALONG THE SITE'S FRONTAGE OF PUBLIC STREETS, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- d. PETITIONER SHALL DEDICATE 43' RIGHT-OF-WAY FROM THE ROAD CENTERLINE ALONG THE SITE'S FRONTAGE OF PROVIDENCE ROAD WEST. THE CURB AND GUTTER SHALL BE LOCATED 27' FROM THE CENTER LINE IN ACCORDANCE WITH THE COUNCIL-ADOPTED CHARLOTTE STREETS MAP. MULTI-USE PATHS MAINTAINED BY THE CITY SHALL MEET AGA/PROWAG REQUIREMENTS.
- e. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- f. WHERE NECESSARY, THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT-OF-WAY SET AT TWO (2) FEET FROM THE BACK OF SIDEWALK WHERE FEASIBLE.
- g. UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE.
- h. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

V. ENVIRONMENTAL

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28.
- b. DEVELOPMENT WITHIN ANY SWM/PC WO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.
- c. 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 IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING

1111 Hawthorne Lane, Charlotte, NC 28205
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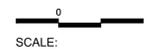


REZONING PETITION
 NO. 2025-026

REZONING DOCUMENTS

PROVIDENCE ROAD W
TOWNHOMES
 CHARLOTTE, NORTH CAROLINA
DELRAY VENTURES, LLC
 715 N. CHURCH STREET, SUITE 110
 CHARLOTTE, NC 28202

DEVELOPMENT STANDARDS

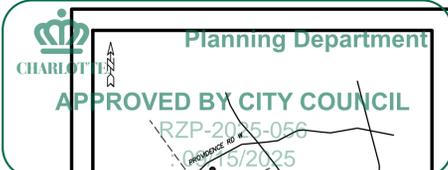


SCALE:
 PROJECT #: 964-006
 DRAWN BY: SG
 CHECKED BY: BG

MAY 13, 2025

REVISIONS:
 07/14/25 PER STAFF COMMENTS
 08/19/25 PER STAFF COMMENTS
 09/15/25 PER STAFF COMMENTS

C:\USP\PROJ\04-006 DELRAY - PROVIDENCE ROAD WEST TOWNHOMES\DWG\04 - PLAT SHEET\PLAT-REZONING\12/2025 10:38 AM



Planning Department

APPROVED BY CITY COUNCIL

RZP-2025-056

4/25/2025

VICINITY MAP NOT TO SCALE

PID 22303106

TITLE COMMITMENT LEGAL DESCRIPTION

TRACT I: BEGINNING OF A LACK IN THE CENTER LINE OF Providence Road West, which said lack is located in three (3) calls as follows...

SURVEYED LEGAL DESCRIPTION

BEGINNING AT AN EXISTING PIPE WITH NAIL IN THE STATE LINE, HAVING NORTH CAROLINA STATE PLANE COORDINATES N 473,360.65 E 1,440,305.41...

NOTES: 1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

- 2. PROPERTY ZONED: M-1-A (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
3. TAX PARCEL NUMBER 22303110 & 22303106
4. DEED REFERENCES AS SHOWN
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN
6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)...

THE FOLLOWING WAS USED TO ESTABLISH N.C.S.P.C. INFORMATION: (1) CLASS OF SURVEY: A-URBAN LAND SURVEY (2) POSITIONAL ACCURACY: 0.03 (3) TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE (4) DATES OF SURVEY: 3/18/25 (5) DATUM/EPOCH: NAD 83 (2011), EPOCH 2010 (6) PUBLISHED/FIXED-CONTROL USE: CORS SITES

Table with columns: LATITUDE, LONGITUDE, DISTANCE(m). Lists various CORS sites and their coordinates.

PID 22303106

CHICAGO TITLE INSURANCE COMPANY COMMITMENT DATE: JANUARY 22, 2025 (REVISION 1 FEBRUARY 20, 2025) COMMITMENT NO.: 25-0060304 SCHEDULE B, PART II - EXCEPTIONS

- 5. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 8, PAGE 58...
6. CANYON RIGHT-OF-WAY EASEMENT IN FAVOR OF THE WARNER ENTERTAINMENT-ADVANCE/NEWHOUSE PARTNERSHIP (WEAN) RECORDED IN BOOK 10409, PAGE 53...
7. EASEMENT IN FAVOR OF DUKE POWER COMPANY RECORDED IN BOOK 1991, PAGE 551...
8. RIGHT, TITLE AND INTEREST IN AND TO ANY PORTION OF THE LAND LYING OUTSIDE OF THE STATE OF NORTH CAROLINA...

PID 22303110

CHICAGO TITLE INSURANCE COMPANY COMMITMENT DATE: JANUARY 22, 2025 (REVISION 1 FEBRUARY 20, 2025) COMMITMENT NO.: 25-0059304 SCHEDULE B, PART II - EXCEPTIONS

- 4. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 8, PAGE 58...
5. EASEMENT TO ELLEN BURLISSON, SARA RESICH AND JONHNE MILLER RECORDED IN BOOK 3141, PAGE 99...
6. TITLE TO ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF PROVIDENCE ROAD WEST...

LINE TABLE with columns: LINE, BEARING, LENGTH. Shows line N47°51'16"E with length 28.22'.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, BEARING, CHORD. Lists curves C1, C2, C3 with their respective radii and lengths.

LEGEND:

- EIP = EXISTING IRON PIN
OIP = OLD IRON PIPE
SIP = SET IRON PIN
R/W = RIGHT OF WAY
AC = AIR CONDITIONING UNIT
PWR = POWER PAD
PM = POWER METER
PP = POWER POLE
LP = LIGHT POLE
GM = GAS METER
TELE = TELEPHONE PEDESTAL
CATV = CABLE TELEVISION
FOSB = FIBER OPTIC BOX
TSB = TRAFFIC SIGNAL BOX
WM = WATER METER
FES = FLARED END SECTION
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
PVC = POLYVINYL CHLORIDE PIPE
DU = DESTINATION UNKNOWN
SDE = STORM DRAINAGE EASEMENT
SDMH = STORM DRAIN MANHOLE
CB = CATCH BASIN
YI = YARD INLET
DI = DROP INLET
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
CO = SEWER CLEAN OUT
BC = BACK OF CURB
(T) = TOTAL DISTANCE
P.O.B. = POINT OF BEGINNING

THIS IS TO CERTIFY TO:

CHICAGO TITLE INSURANCE COMPANY DELRAY VENTURES LLC

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DEED REQUIREMENTS FOR ALTA/NPS LAND SURVEYS...

THOMAS E. WHITE, NCPLS #1-4689 DATE

PID 22303110

TITLE COMMITMENT LEGAL DESCRIPTION

BEGINNING AT A POINT THE CENTER OF THE 60 FOOT RIGHT OF WAY OF Providence Road West; said point marking the northwesterly corner of the Robert L. McGinn, Jr. property (now or formerly) as described in Deed Book 1913 at page 422...

SURVEYED LEGAL DESCRIPTION

BEGINNING AT AN EXISTING REBAR, BEING THE COMMON CORNER OF THE PROPERTY OF Maplecrest Homeowners Association (now or formerly) recorded in Deed Book 10413 Page 1 and shown on Map Book 31, Page 357...

SYMBOL LEGEND

- SET MONUMENT (TYPE INDICATED)
EXISTING MONUMENT (TYPE INDICATED)
CALCULATED POINT
GAS VALVE
WATER VALVE
MAIL BOX
WATER METER
WELL
FIRE HYDRANT
ELECTRIC MANHOLE
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
TELEPHONE/COMMUNICATIONS MANHOLE
DECIDUOUS TREE
EVERGREEN TREE
LIGHT POLE
POWER/UTILITY POLE
BACK FLOW PREVENTER
GUY WIRE
CATCH BASIN
DROP INLET
YARD INLET

LINE/TYPE LEGEND

- BOUNDARY LINE
TIE LINE
RIGHT OF WAY
APPROXIMATE RIGHT OF WAY (NOT SURVEYED)
ADJOINING LINE (NOT SURVEYED)
FENCE
STORM DRAIN PIPE
OVERHEAD ELECTRIC
SANITARY SEWER PIPE
UNDERGROUND ELECTRIC
UNDERGROUND GAS
UNDERGROUND TELECOMMUNICATIONS
UNDERGROUND WATER
UNDERGROUND UTILITY (TYPE UNKNOWN)

UNDERGROUND UTILITIES MARKED BY: PROBABLE UTILITY LOCATING P.O. BOX 135 HUNTERSVILLE, NC 28070 (704) 594-1346 INFO@PROBABLEUTILITY.COM

GRAPHIC SCALE

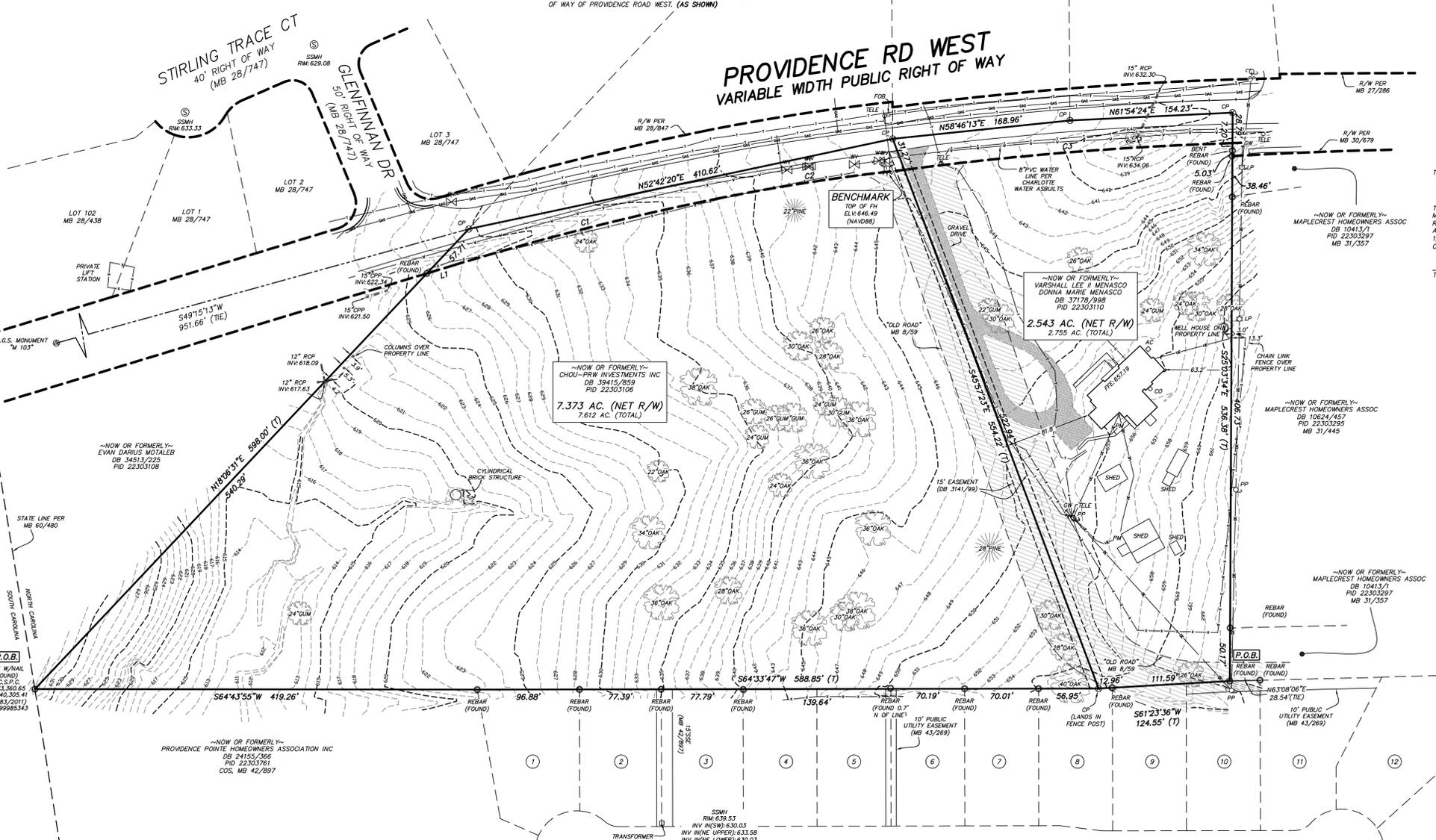
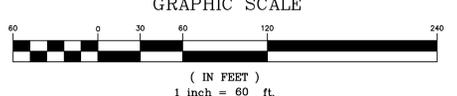


Table with columns: REVISIONS, DATE, SCALE, PROJECT, DRAWN BY, FIELD WORK, MARCH, DWG, COGO. Lists revision details for the project.

CAROLINA SURVEYORS, INC. P.O. BOX 267 PINEVILLE, N.C. 28134-0267. THOMAS E. WHITE, NCPLS #1-4689. CERTIFICATE OF AUTHORIZATION N.C.G.S. 1242-5C.886

PROVIDENCE RD WEST SURVEYED FOR: DELRAY VENTURES, LLC AREA: 10.367 AC. AN ALTA/NPS LAND TITLE SURVEY SHOWING TRACTS ON CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA