

REVISED SITE DATA

AREA WITHIN WHICH IMPROVEMENTS WILL BE LOCATED:
 A1 - 10.24 AC
 A2 - 20.00 AC

UNIT MIX:
 A1, B, C = 44 UNITS
 A2 = 126 UNITS
 TOTAL = 170 UNITS

NOTE: ALL OTHER INFORMATION AND REQUIREMENTS ARE UNCHANGED

HOLLAND HOME

NOTE: BLDG SEPERATION ON EACH SIDE OF REVISED PROPERTY LINE TO BE 20.0' MINIMUM

GENERAL SITE DATA

Total Acreage _____ 40.64 Ac
 A- Area Within Which Improvements Will Be Located _____ 30.34 Ac
 B- Area Designated for R-15 Use _____ 2.70 Ac
 C- Proposed Greenway _____ 7.60 Ac
 * Flood Plain Area Consisting of 11.43 Ac. Contains Parcel C and a Portion of Parcel A

ZONING

Proposed _____ R-15 MF-CD
 Existing _____ R-15

PROPOSED USE OF PARCELS

A- Townhouses and/or Condominiums for Sale, and/or Single Family Detached
 B- To Be Limited To Those Uses Permissible Under R-15 With Exception of Access Road Frontage 90' Wide
 C- Limited To Uses Permissible Under Greenway System Regulations

TOTAL UNITS

170 Units (Maximum number of units)
 4.18 Units / Ac. Density

SETBACKS

Proposed _____ From 50' to 100' (AS INDICATED)
 Required _____ 45'

DESIGN PLANNING RESEARCH ASSOCIATES
 URBAN DESIGN • LAND PLANNING • LANDSCAPE ARCHITECTURE

PROPOSED REZONING SCHEMATIC SITE PLAN

Property of: **H. WATSON STEWART & WIFE, TRAVIS W. STEWART**

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 5/2/93
 BY: MARTIN R. CRAMTON, JR.

NOTE: AREA FIGURES BASED ON PLANIMETER MEASUREMENTS; SUBJECT TO VERIFICATION FROM SURVEY CALCULATIONS.

REVISED: 2-18-95

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: April 28, 1993

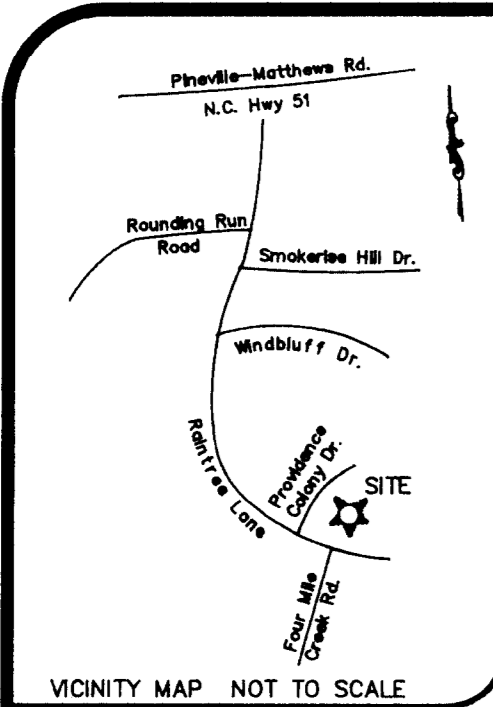
TO: Robert Brandon
 Zoning Administrator

FROM: *Martin R. Cramton, Jr.*
 Planning Director

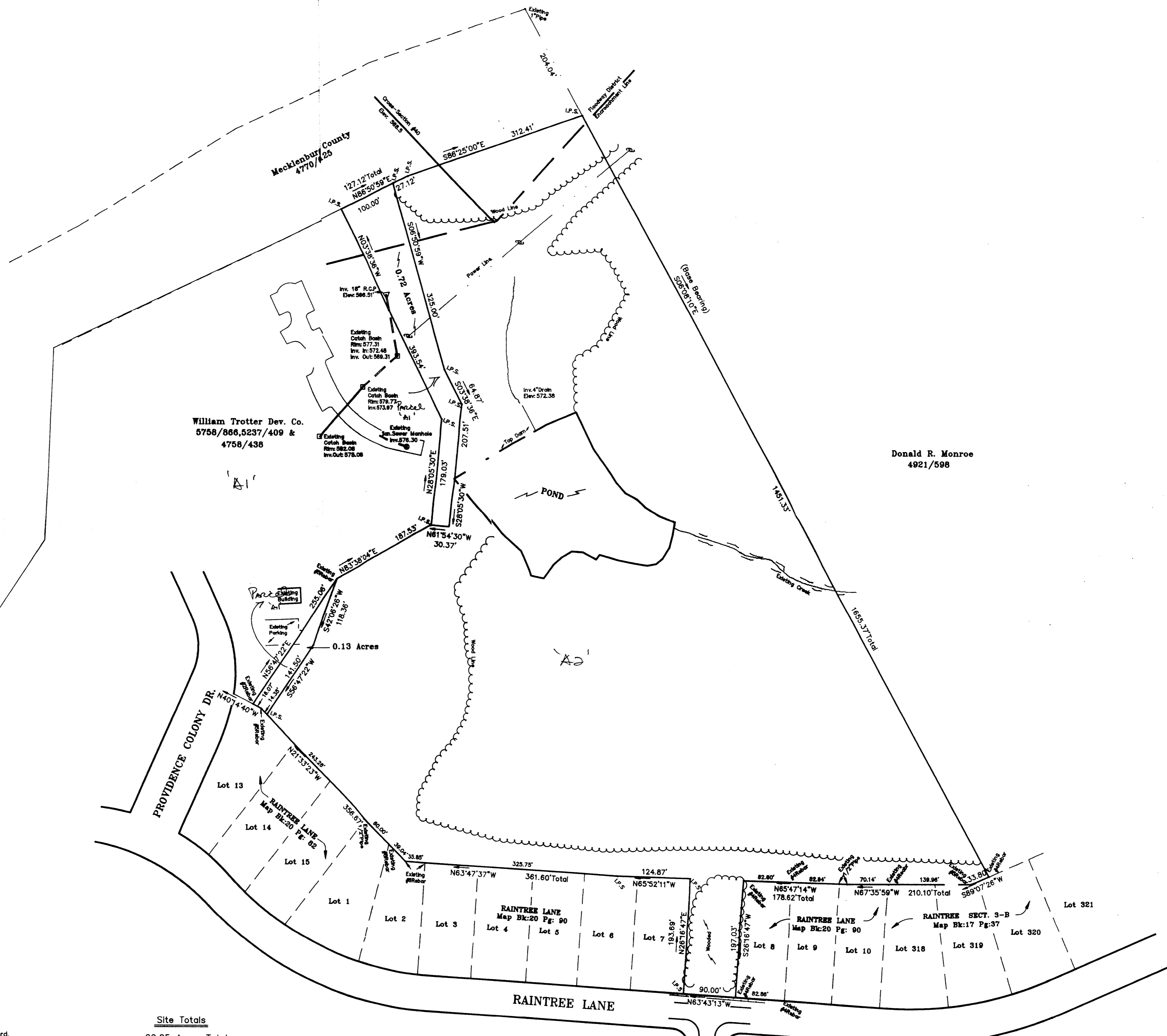
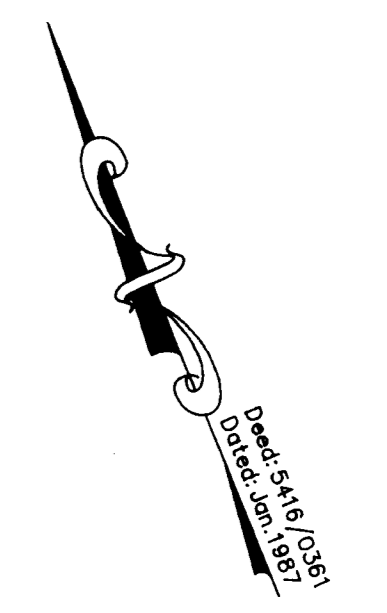
SUBJECT: Administrative approval for Petition No. 81-22(c) by H. Watson Stewart and wife and Travis W. Stewart. Tax Parcel #225-141-01, 02

Attached is a revised plan of the above mentioned rezoning petition. The plan has been revised to divide parcel 'A' into two parcels 'A1' and 'A2'. This is being done so that parcel 'A' can be developed as two separate projects. Since the original petition set a maximum number of dwelling units that could be developed on the site we have asked the developer to assign a maximum number of units to each of the parcels. The breakdown of allowed units is as follows: parcel 'A1' 38 units, parcel 'A2' 126 units, parcel 'C' 0 units, parcel 'B' 6 units (S.P.). Since this is a minor change that does not affect the exterior yards or increase the intensity of the development I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MBCJr/RM:als
 Attachment



VICINITY MAP NOT TO SCALE



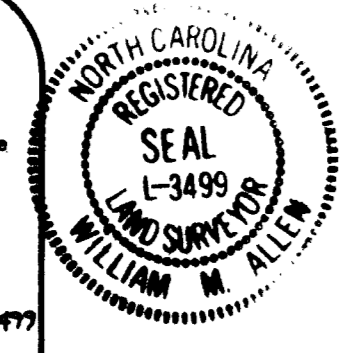
William Trotter Dev. Co.
5758/866,5237/409 &
4758/438

Donald R. Monroe
4921/598

SURVEYORS CERTIFICATION

"The undersigned surveyor, being duly sworn, deposes and says that the plat upon which this certificate appears was prepared in accordance with G.S. 47-30 as amended, is in all respects correct according to the best of his knowledge and belief, and was prepared from an actual survey made by him on the day of 22nd, 1993, with a maximum linear closure of 1:10000 and maximum field error of angular closure of 3.5 SECONDS.

William M. Allen
WILLIAM M. ALLEN

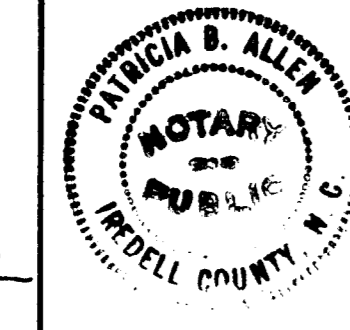


I, a Notary Public of the County and State aforesaid, certify that *William M. Allen*, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 22nd day of March, 1993.

Patricia B. Allen
Notary Public

My Commission Expires 8/17/97



NOTES:

- 1) This property may be subject to any easements and/or Rights-of-way of record.
- 2) Area computed by the coordinate method.
- 3) References: William Trotter Dev. Co. 5237/0409, William Trotter Dev. Co. 5418/0361 & William Trotter Dev. Co. 4951/0935
- 4) This survey is of an existing parcel or parcels of land.
- 5) Total Area in Pond: 1.24 Ac.
- 6) Floodway District Encroachment Line based on City of Charlotte official Flood Area Map, Sheet No: 539

Site Totals

20.85 Acres Total
- 0.85 Acres
20.00 Net Acres

LEGEND
I.P.S. = 1/2" Solid Iron Set
□ = Utility Pole

File Name: F:RAINPRE

DAS
DON ALLEN SURVEYORS, INC.
Rt. 7 Box 293 * Mooresville, N.C. 28115 * (704) 664-7029

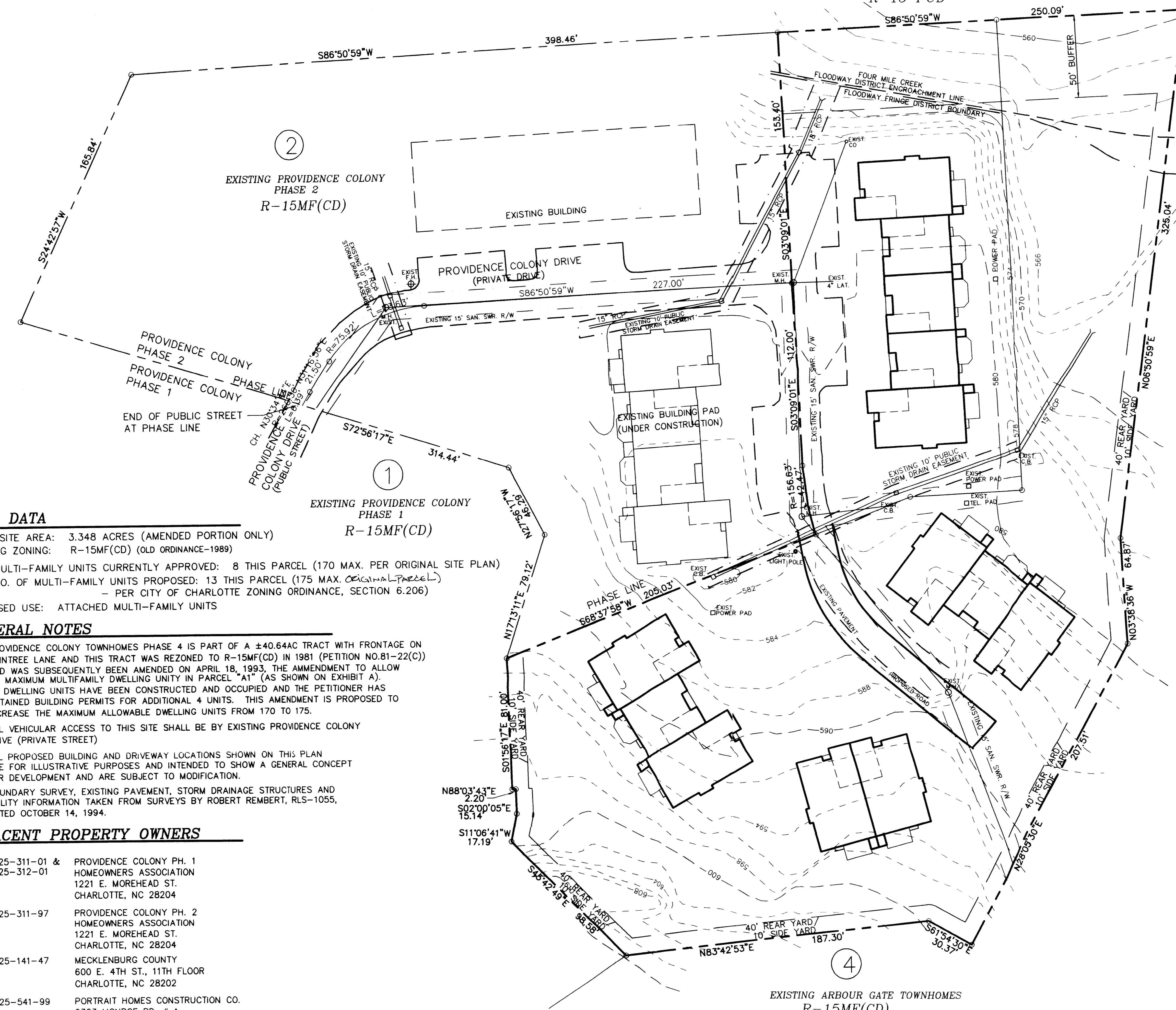
PREPARED FOR:
PORTRIAT HOMES CONSTRUCTION COMPANY
8001 RAINTREE LANE, SUITE 211
CHARLOTTE, N.C. 28277
(704) 542-8869

BOUNDARY & TOPOGRAPHICAL SURVEY
OF
PROVIDENCE COLONY

DATE	DRAWN	REVISION
1/12/92	JHP	
3/09/93	JHP	REVISED OUT PARCELS

SCALE	JOB NUMBER	SHEET
1"=100'		1 OF 1

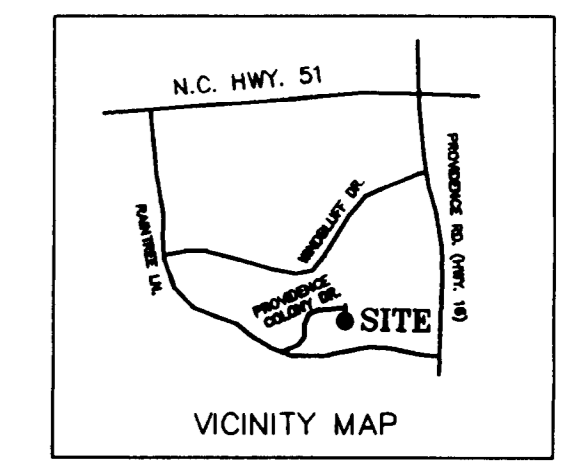
MECKLENBURG COUNTY GREENWAY SYSTEM
R-15 PUD



EXISTING ARBOURGATE MEADOWS TOWNHOMES
R-15MF(CD)

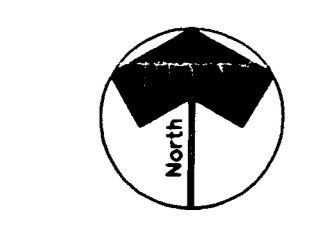
PROVIDENCE COLONY PHASE 3

FOR
WILLIAM TROTTER CONSTRUCTION COMPANY

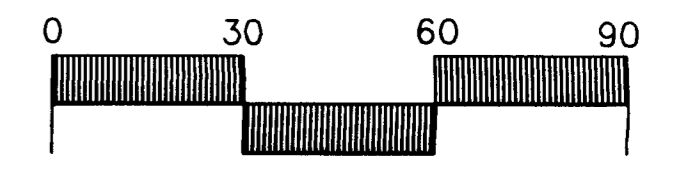


SCHMATIC SITE PLAN

ATTACHED TO ADMINISTRATIVE
APPROVAL
DATED: 10/16/97
BY: MARTIN R. CRAMTON, JR.



SCALE: 1" = 30'



SHEET S-1
AUGUST 20, 1997
OCTOBER 16, 1997 REVISED PER CMPC COMMENTS

SITE DATA

TOTAL SITE AREA: 3.348 ACRES (AMENDED PORTION ONLY)
EXISTING ZONING: R-15MF(CD) (OLD ORDINANCE-1989)
MAX. MULTI-FAMILY UNITS CURRENTLY APPROVED: 8 THIS PARCEL (170 MAX. PER ORIGINAL SITE PLAN)
MAX. NO. OF MULTI-FAMILY UNITS PROPOSED: 13 THIS PARCEL (175 MAX. ORIGINAL PARCEL) - PER CITY OF CHARLOTTE ZONING ORDINANCE, SECTION 6.206
PROPOSED USE: ATTACHED MULTI-FAMILY UNITS

GENERAL NOTES

- PROVIDENCE COLONY TOWNHOMES PHASE 4 IS PART OF A ±40.64AC TRACT WITH FRONTAGE ON RAIN TREE LANE AND THIS TRACT WAS REZONED TO R-15MF(CD) IN 1981 (PETITION NO.81-22(C)) AND WAS SUBSEQUENTLY BEEN AMENDED ON APRIL 18, 1993, THE AMENDMENT TO ALLOW 44 MAXIMUM MULTIFAMILY DWELLING UNITY IN PARCEL "A1" (AS SHOWN ON EXHIBIT A). 26 DWELLING UNITS HAVE BEEN CONSTRUCTED AND OCCUPIED AND THE PETITIONER HAS OBTAINED BUILDING PERMITS FOR ADDITIONAL 4 UNITS. THIS AMENDMENT IS PROPOSED TO INCREASE THE MAXIMUM ALLOWABLE DWELLING UNITS FROM 170 TO 175.
- ALL VEHICULAR ACCESS TO THIS SITE SHALL BE BY EXISTING PROVIDENCE COLONY DRIVE (PRIVATE STREET)
- ALL PROPOSED BUILDING AND DRIVEWAY LOCATIONS SHOWN ON THIS PLAN ARE FOR ILLUSTRATIVE PURPOSES AND INTENDED TO SHOW A GENERAL CONCEPT FOR DEVELOPMENT AND ARE SUBJECT TO MODIFICATION.
- BOUNDARY SURVEY, EXISTING PAVEMENT, STORM DRAINAGE STRUCTURES AND UTILITY INFORMATION TAKEN FROM SURVEYS BY ROBERT REMBERT, RLS-1055, DATED OCTOBER 14, 1994.

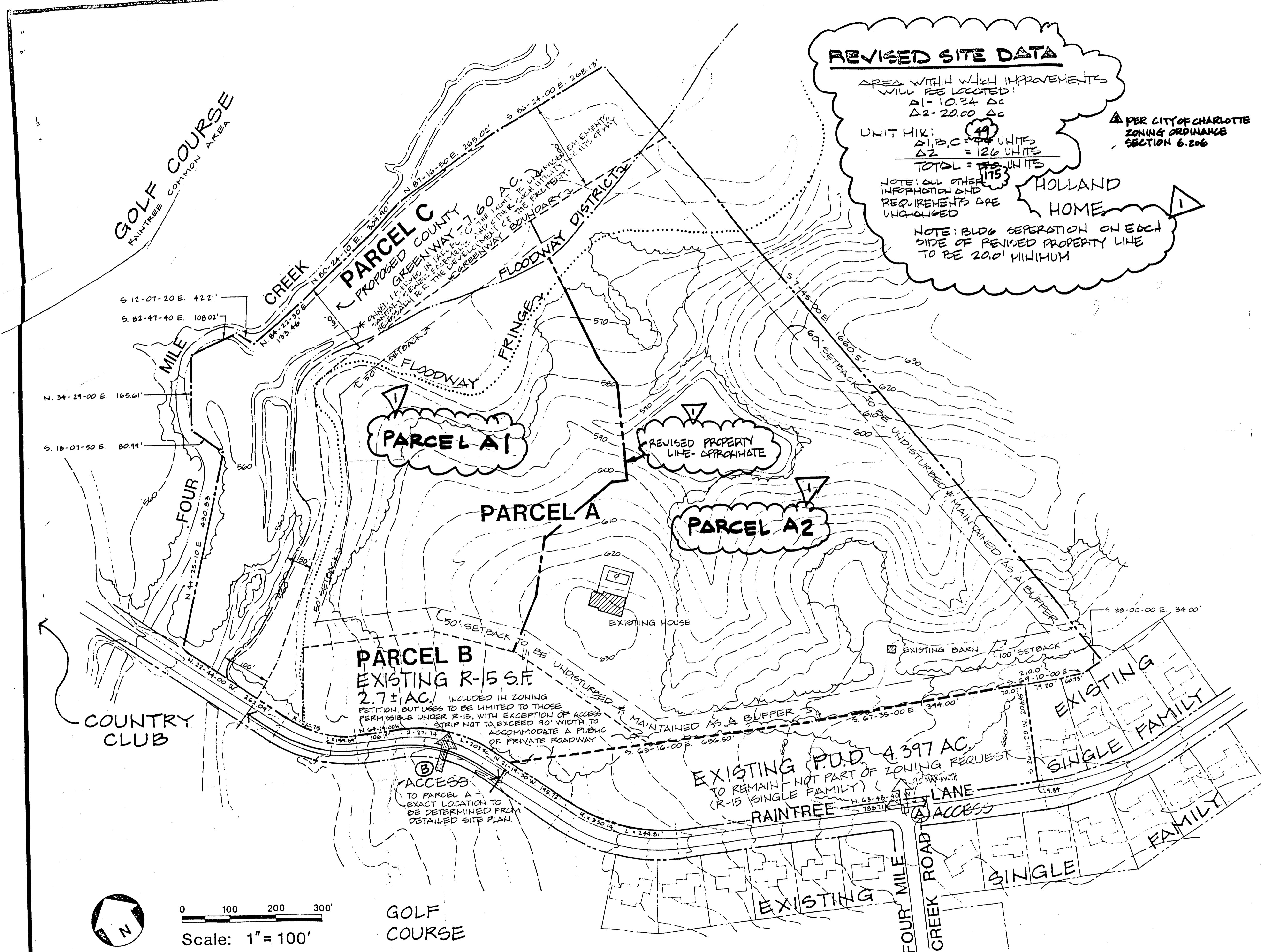
ADJACENT PROPERTY OWNERS

- 225-311-01 & 225-312-01 PROVIDENCE COLONY PH. 1 HOMEOWNERS ASSOCIATION 1221 E. MOREHEAD ST. CHARLOTTE, NC 28204
- 225-311-97 PROVIDENCE COLONY PH. 2 HOMEOWNERS ASSOCIATION 1221 E. MOREHEAD ST. CHARLOTTE, NC 28204
- 225-141-47 MECKLENBURG COUNTY 600 E. 4TH ST., 11TH FLOOR CHARLOTTE, NC 28202
- 225-541-99 PORTRAIT HOMES CONSTRUCTION CO. 9303 MONROE RD. # A CHARLOTTE, NC 28270



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
2036 East Seventh Street
Charlotte, NC 28204
704/332-1204

96039\PROVsite-rv.dwg



REVISED SITE DATA

AREA WITHIN WHICH IMPROVEMENTS WILL BE LOCATED:
 Δ1 - 10.34 AC
 Δ2 - 20.00 AC

UNIT MIX:
 Δ1, B, C = 175 UNITS
 Δ2 = 126 UNITS
 TOTAL = 301 UNITS

NOTE: ALL OTHER INFORMATION AND REQUIREMENTS ARE UNQUALIFIED

NOTE: BLDG SEPERATION ON EACH SIDE OF REVISED PROPERTY LINE TO BE 20.0' MINIMUM

PER CITY OF CHARLOTTE ZONING ORDINANCE SECTION 6.206

HOLLAND HOME

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PROPOSED REZONING SCHEMATIC SITE PLAN

Property of: **H. WATSON STEWART & WIFE, TRAVIS W. STEWART**

REVISED 10/16/97, AMENDED TO INCREASE 5 UNITS TO TOTAL UNITS. 5/2/81
 REVISED: 2-18-95