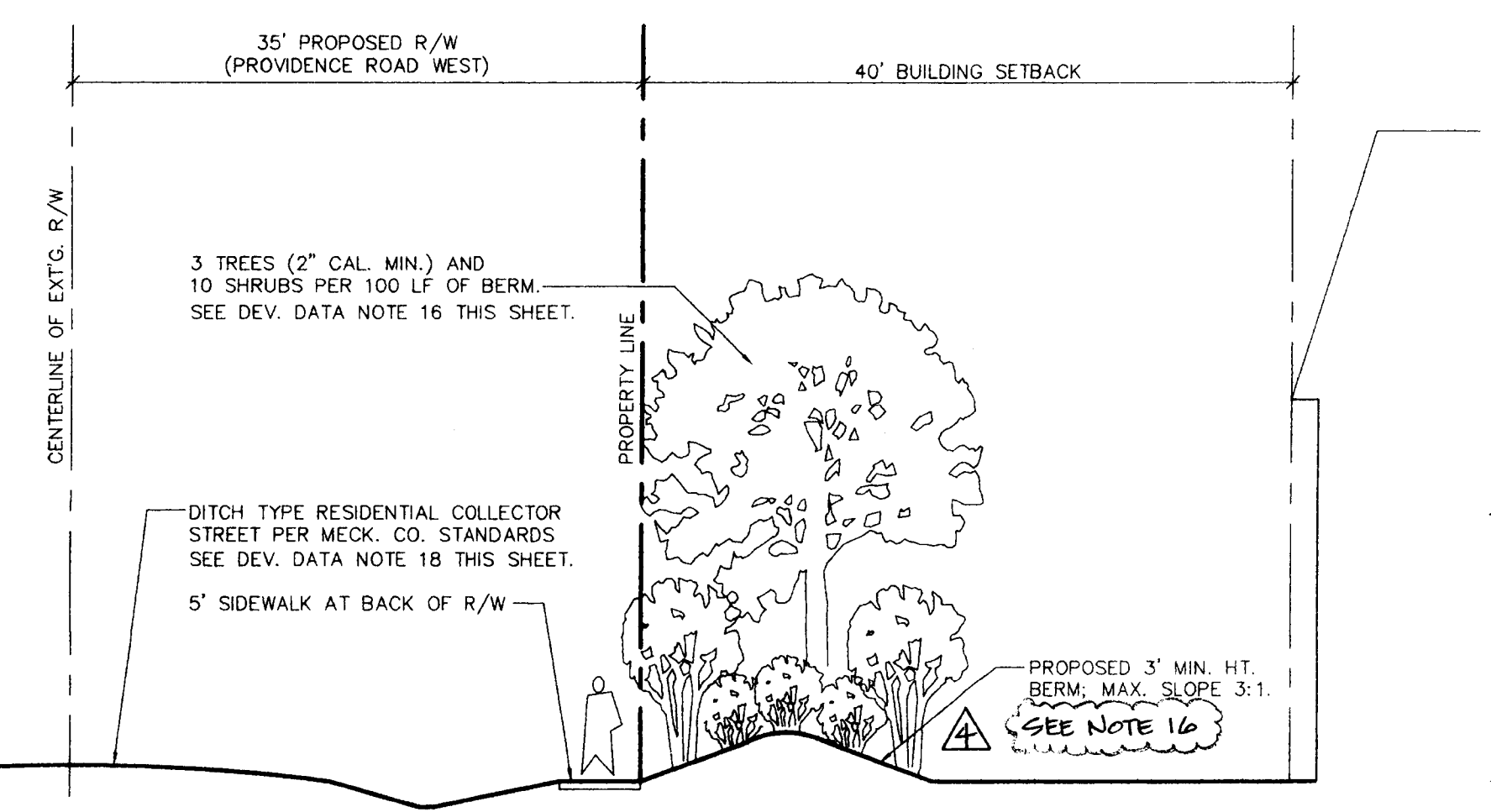


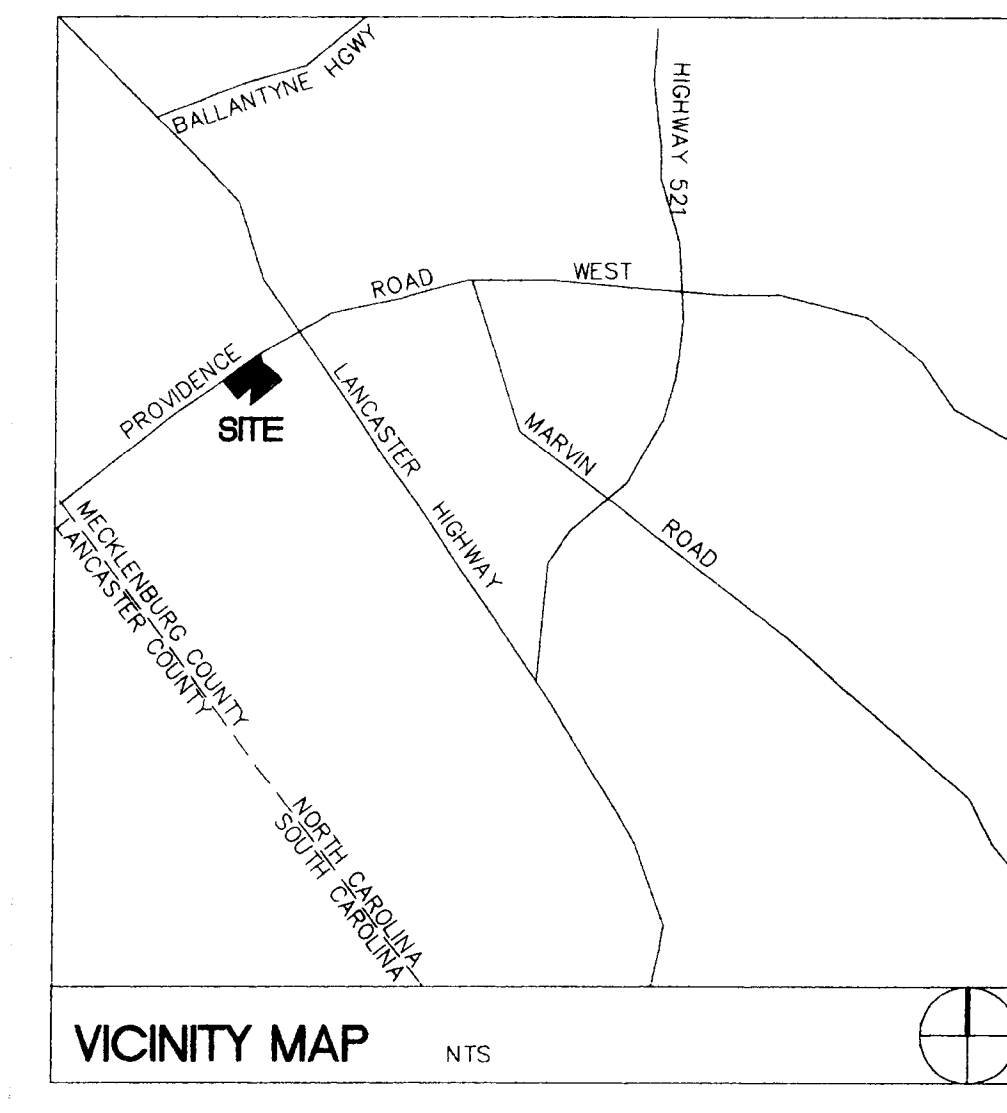
ADJACENT PROPERTY OWNERS:

- A. 223-031-04 YAGER, DEXTER & BIRDIE, THE FAMILY LTD. PARTNERSHIP BOX 412080 CHARLOTTE, NORTH CAROLINA 28241-2080
- B. 223-031-03 YAGER, DEXTER & BIRDIE, THE FAMILY LTD. PARTNERSHIP BOX 412080 CHARLOTTE, NORTH CAROLINA 28241-2080
- C. 223-031-02 YAGER, DEXTER & BIRDIE, THE FAMILY LTD. PARTNERSHIP BOX 412080 CHARLOTTE, NORTH CAROLINA 28241-2080
- D. 223-031-10 STALLINGS, ANN S. 12401 PROVIDENCE ROAD WEST CHARLOTTE, NORTH CAROLINA 28277-1553
- E. 223-591-61 STORMS, GORDON LEE AND TAMELA KELLY POST OFFICE BOX 981 PINEVILLE, NORTH CAROLINA 28134-0981
- F. 223-591-01 SELLA, GEORGE J. 1229 GREENWOOD CLIFFS #320 CHARLOTTE, NORTH CAROLINA 28204-2822
- G. 223-591-54 SELLA, GEORGE J. 1229 GREENWOOD CLIFFS #320 CHARLOTTE, NORTH CAROLINA 28204-2822
- H. 223-591-62 SWANTECK, JOHN S. AND BERGEN, HELMUTH KRISTOF AND CHRISTINE KOT 12230 PROVIDENCE ROAD WEST CHARLOTTE, NORTH CAROLINA 28277-1557
- I. 223-591-63 SELLA, GEORGE J. 1229 GREENWOOD CLIFFS #320 CHARLOTTE, NORTH CAROLINA 28204-2822
- J. 223-591-64 SELLA, GEORGE J. 1229 GREENWOOD CLIFFS #320 CHARLOTTE, NORTH CAROLINA 28204-2822
- K. 223-591-65 HARRISON METHODIST CHURCH 15008 LANCASTER HIGHWAY CHARLOTTE, NORTH CAROLINA 28277

PROPOSED BERM SECTION: NTS



- NOTES:**
- TREES FOR BERM SHALL BE A MIX OF EVERGREEN AND DECIDUOUS TREES. 40% OF THE TREES SHALL BE LARGE MATURING.
 - ALL PROPOSED SHRUBS FOR THE BERM SHALL BE EVERGREEN.
 - THE BERM SHALL BE EXCLUSIVE OF ACCESS DRIVES AND PROPOSED BUFFERS. THE BERM AND ITS VEGETATIVE SCREEN SHALL NOT INTERFERE WITH ANY REQUIRED SIGHT DISTANCE TRIANGLE.
 - EXISTING TREES WITHIN THE SETBACK WHICH ARE GREATER THAN 2" CALIPER AND PRESERVED MAY COUNT TOWARDS THE NUMBER OF TREES PROPOSED FOR THE BERM.



SITE DESIGN STUDIO
Landscape Architecture
4828 Carousel Drive
Charlotte, NC 28212
Phone: 704-566-0706
Fax: 704-567-0980



SITE SUMMARY

EXISTING ZONING: R-3
PROPOSED ZONING: R-12 MF(CD)
PROPOSED USE: MULTI-FAMILY
PROPOSED HEIGHT OF BLDGS: 40 FEET HEIGHT MAX. 4 STORIES
TAX PARCEL NUMBER: 223-031-05
SITE ACREAGE: 24.476 AC TOTAL (23.571 AC NET/ 0.905 AC R/W)
TOTAL NUMBER OF D/U: 270 DWELLING UNITS MAX.

DEVELOPMENT DATA

- PROVIDENCE ROAD WEST IS CLASSIFIED AS A MINOR THROUGHFARE REQUIRING 70' OF DEDICATED PUBLIC R/W (35' FROM THE CENTERLINE OF THE EXISTING R/W). THE DEVELOPER SHALL DEDICATE THE REQUIRED R/W PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- THE SUBJECT PROPERTY SHALL MEET OR EXCEED THE YARD REQUIREMENTS FOR THE R-12 MULTI-FAMILY DISTRICT OF THE MECKLENBURG COUNTY ZONING ORDINANCE. THIS SITE MAY BE DEVELOPED WITH A PLANNED MULTI-FAMILY PROJECT NOT TO EXCEED 270 UNITS AND RELATED OR ACCESSORY USES. IN THE EVENT THIS PROPERTY IS NOT DEVELOPED FOR A PLANNED MULTI-FAMILY PROJECT, THE PETITIONER RESERVES THE RIGHT TO DEVELOP THE PROPERTY TO R-3 GUIDELINES.
- ALL PARKING SHALL CONFORM TO THE REQUIREMENTS OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
- ALL SCREENING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
- ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
- ALL PROPOSED TREES, BERMS, WALL, FENCES, AND/OR IDENTIFICATION SIGNS SHALL NOT INTERFERE WITH THE SIGHT DISTANCE TRIANGLES AT THE VEHICULAR ENTRANCE, FENCES AND WALLS SHALL BE A MAXIMUM OF 6' HT. (5' MAX. HT. IN THE SETBACK).
- THE DEVELOPER SHALL PROVIDE SIDEWALKS ALONG THE PROPERTY FRONTING PROVIDENCE ROAD WEST IN ACCORDANCE WITH ALL CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS. THE SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE AND LOCATED AT THE BACK OF THE R/W.
- ONE PEDESTRIAN ACCESS POINT SHALL BE PROVIDED ALONG THE EASTERN PROPERTY LINE TO THE PROPOSED COMMERCIAL CENTER. THE LOCATION OF THE PEDESTRIAN ACCESS POINT SHALL BE DETERMINED IN THE FIELD.
- A 50' UNDISTURBED CLASS "C" BUFFER SHALL BE ESTABLISHED ALONG THE SUBJECT PROPERTY EDGE ABUTTING ANY SINGLE FAMILY OR MULTI-FAMILY USE ZONING. THIS BUFFER WIDTH MAY NOT BE REDUCED. IN THE AREAS WHERE THE EXISTING VEGETATION IS INSUFFICIENT TO MEET THE STANDARDS OF THE ORDINANCE, NEW VEGETATION SHALL BE INSTALLED PER SECTION 12.302 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
- GRADING & BERMS WILL BE PERMITTED IN AREAS OF THE UNDISTURBED BUFFER VOID OF EXISTING TREES - ONLY WHERE SPECIFICALLY INDICATED ON PLAN. THESE AREAS ARE BASED UPON A FIELD RUN SURVEY BY ESP ASSOCIATES, DATED 6/16/18. AREAS WILL BE VERIFIED PRIOR TO CONSTRUCTION. IF TREES EXIST IN ANY OF THESE AREAS, THEY WILL BE PRESERVED.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE REGULATORY FLOODPLAIN.
- STORM WATER DETENTION SHALL NOT BE LOCATED WITHIN ANY REQUIRED BUFFER(S) OR SETBACK.
- VEHICULAR ACCESS TO THE SUBJECT PROPERTY SHALL BE LIMITED TO THAT POINT SHOWN ON THE REZONING PLAN. THE ACTUAL LOCATION MAY VARY SOMEWHAT FROM THAT DEPICTED IN ORDER TO ALIGN THE ACCESS POINT IN SUCH A MANNER THAT THE GLARE ONTO ADJACENT PROPERTIES FROM MOTORISTS EXITING THE PROJECT IS MINIMIZED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE MECKLENBURG COUNTY AND/OR THE NORTH CAROLINA DEPARTMENTS OF TRANSPORTATION.
- REFERENCE BOUNDARY SURVEY DATED NOVEMBER 9, 1994; PREPARED BY HUGH E. WHITE, JR. N.C.S. CAROLINA SURVEYORS, INC., PINEVILLE, NORTH CAROLINA
- MAXIMUM HEIGHT OF DETACHED LIGHTING ON SITE SHALL NOT EXCEED TWENTY FEET (20') HEIGHT. ALL OUTDOOR LIGHTING SHALL BE LOCATED, SCREENED, OR SHIELDED IN A MANNER AS NOT TO CAUSE GLARE OR IMPAIR THE VISION OF MOTORISTS AND SO THAT ABUTTING LOTS IN A RESIDENTIAL ZONING DISTRICT ARE NOT DIRECTLY ILLUMINATED.
- DUMPSTERS LOCATED ON PROJECT SITE SHALL BE SCREENED WITH A SOLID ENCLOSURE AND GATE PER SECTION 12.303 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
- A LANDSCAPED BERM SHALL BE PROVIDED ALONG THE SUBJECT PROPERTY'S STREET FRONTAGE. THIS BERM SHALL BE A MINIMUM OF 3' HT. WITH SIDE SLOPES OF 3:1 MAXIMUM. THE BERM SHALL BE LANDSCAPED WITH 3 TREES (2" CAL. MIN.) AND 10 EVERGREEN SHRUBS (30" HT. MIN.) PER 100 LF OF BERM. THE LANDSCAPED BERM SHALL NOT INTERFERE WITH ANY REQUIRED SIGHT DISTANCE TRIANGLE OR PROJECT INTO THE REQUIRED 50' UNDISTURBED BUFFER. EXISTING TREES IN THE SETBACK GREATER THAN 2" CALIPER AND PRESERVED MAY COUNT TOWARDS THE REQUIRED NUMBER OF TREES PROPOSED FOR THE BERM.
- THE PROPOSED BERM MAY BE ELIMINATED TO PRESERVE EXISTING HOODED VEGETATION WITHIN THE SETBACK ONLY IN THAT SPECIFIC AREA SHOWN ON PLAN. SPECIFIED SETBACK PLANTINGS SHALL STILL BE REQUIRED IN THIS AREA.
- ANY ABOVE GROUND BACKFLOW PREVENTERS FOR THIS SITE SHALL BE LOCATED OUTSIDE OF THE SETBACK.
- THE DEVELOPER SHALL INSTALL AS PART OF THE CONSTRUCTION OF THE MULTI-FAMILY DEVELOPMENT A LEFT TURN LANE FOR THE VEHICULAR ENTRANCE. IN LIEU OF A LEFT TURN LANE, THE DEVELOPER MAY OPT TO IMPROVE THE SITE'S STREET FRONTAGE TO COLLECTOR STREET STANDARDS. THE DESIGN OF SAID ROADWAY IMPROVEMENTS SHALL BE BASED ON THE POSTED SPEED LIMIT AT THE TIME OF PERMITTING. THE DESIGN OF THE ROADWAY IMPROVEMENTS SHALL MEET OR EXCEED ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE MECKLENBURG COUNTY DEPARTMENT OF TRANSPORTATION, AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- THE DEVELOPER MAY REMOVE TREES GREATER THAN 8" CALIPER WITHIN THE SETBACK FOR THE PURPOSES OF INSTALLING A LANDSCAPED BERM.

NOTE: THIS PLAN IS A MODIFICATION OF THE APPROVED REZONING PLAN, REVISED DATED 2/10/18, BY COLE JENEST & STONE FOR RAMBO, LLC. PLAN HAS BEEN MODIFIED WITH THE PERMISSION OF COLE JENEST & STONE.

Portrait Homes

9305-L Monroe Road
Charlotte, NC 28270
Phone: 704-849-2221
Fax: 704-849-2225

PROVIDENCE ROAD WEST PROPERTY

CHARLOTTE, NC

REZONING PLAN PETITION 98-9(c)

11/24/97

◆ Issued

- 11/23/18 - REV. NOTES 9/16 - REFERENCED TO PLAN
- 11/13/18 - REVISED NOTES 9/16
- 02/27/98 - PER ZONING COMMITTEE COMMENTS
- 02/18/98 - ADD BERM/EXCLUDE USES/REVISE NOTES
- 01/16/98 - AS FOR PUBLIC HEARING

◆ Revised

SCALE: 1" = 60'
0 30' 60' 120'

RZ1 2

ATTACHED TO ADMINISTRATIVE

DATED: November 24, 1998
BY: MARVIN R. HANFON, JR.
98-09(c)

