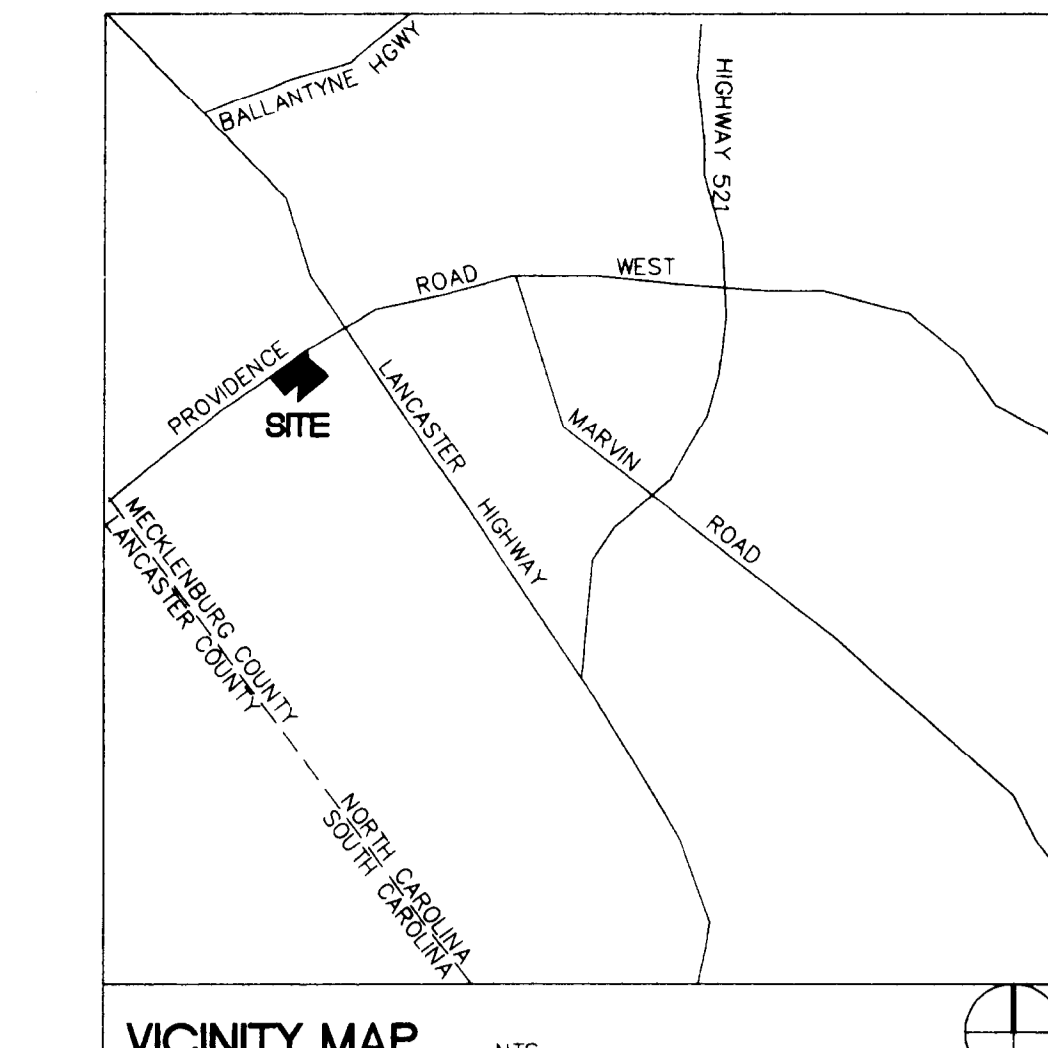
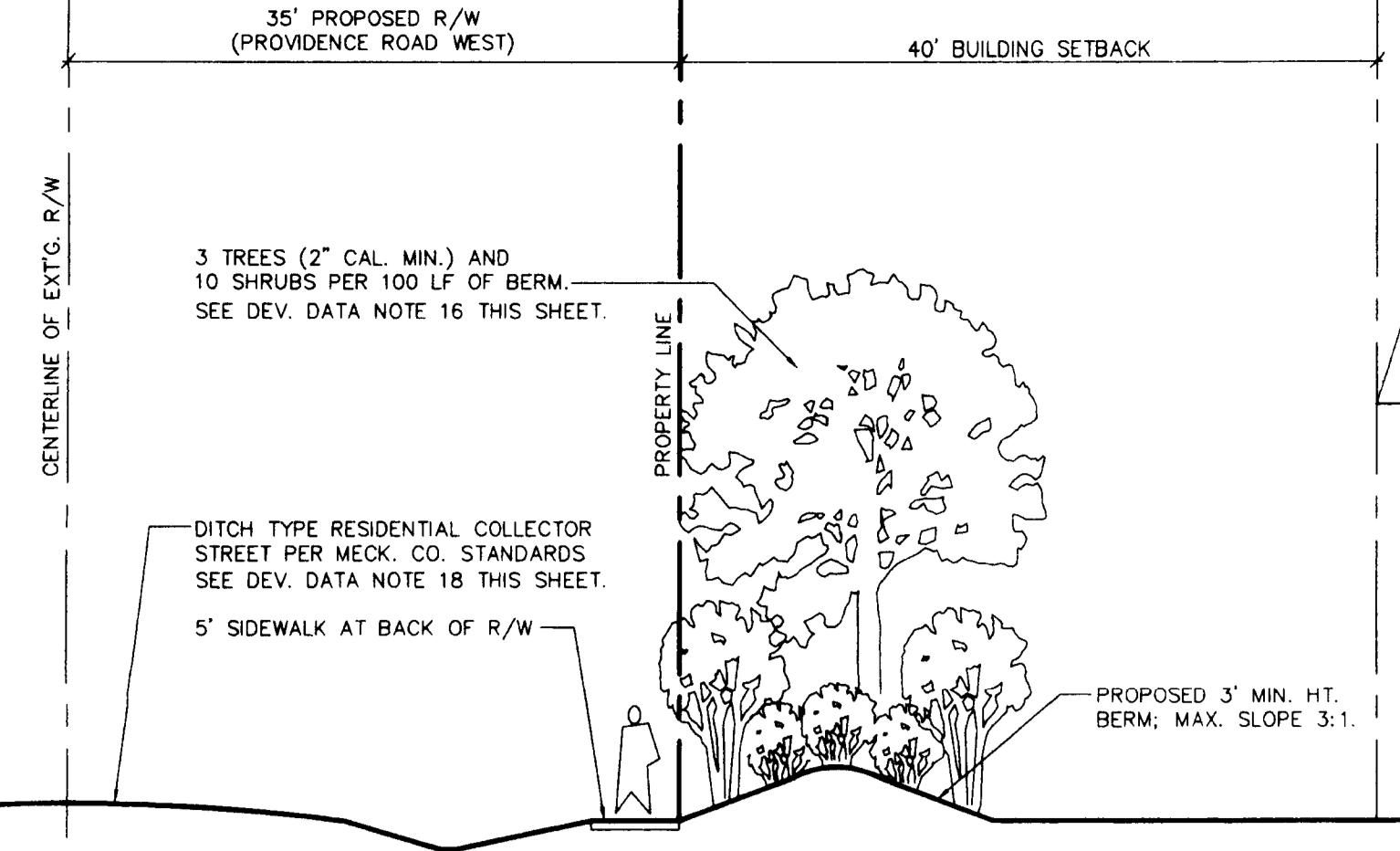


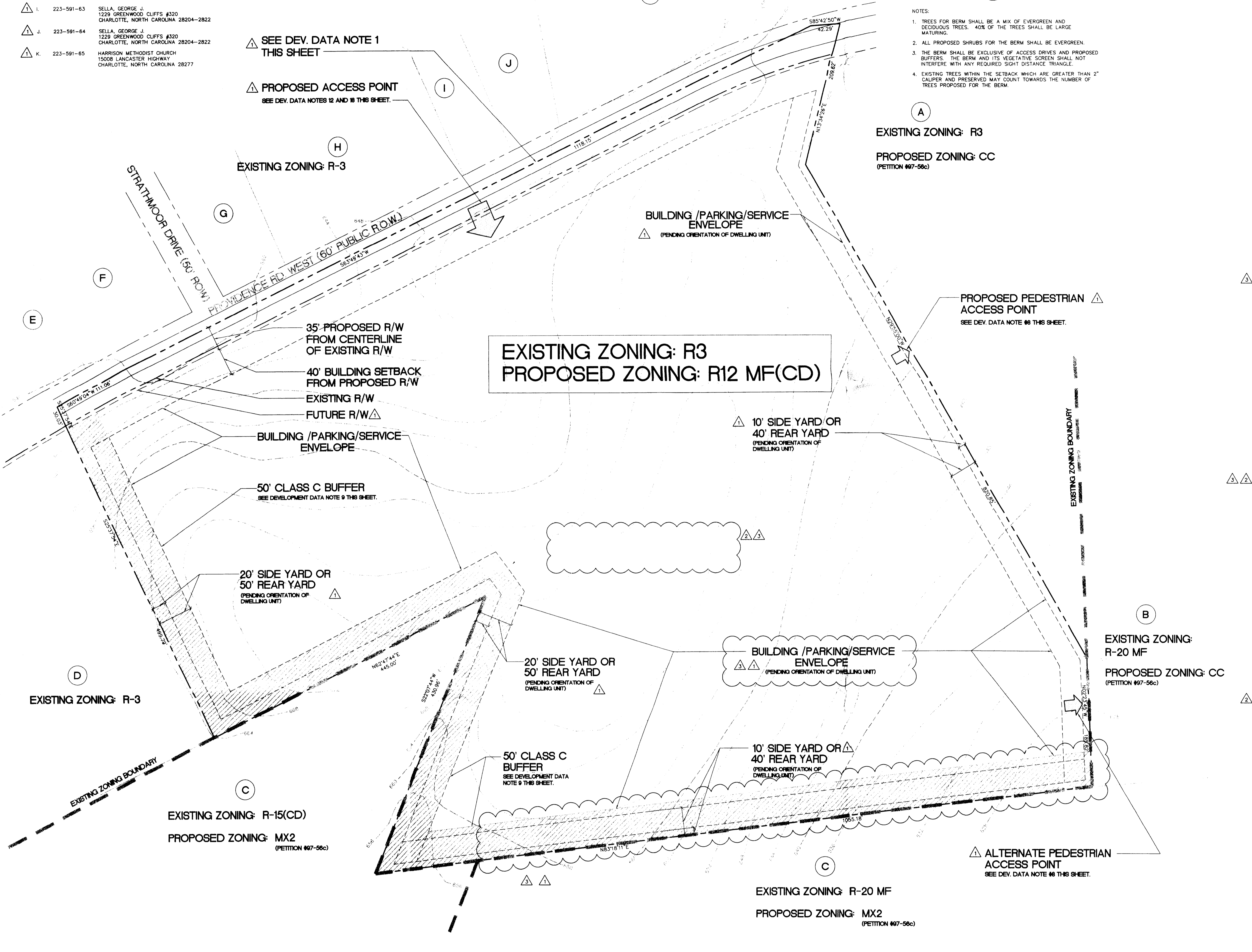
**ADJACENT PROPERTY OWNERS:**

A	223-031-04	YAZER, DEYTER & BRODE, THE FAMILY, L30 PARTNERSHIP, BOX 415000, CHARLOTTE, NORTH CAROLINA 28241-2080
B	223-031-03	YAZER, DEYTER & BRODE, THE FAMILY, L30 PARTNERSHIP, BOX 415000, CHARLOTTE, NORTH CAROLINA 28241-2080
C	223-031-02	YAZER, DEYTER & BRODE, THE FAMILY, L30 PARTNERSHIP, BOX 415000, CHARLOTTE, NORTH CAROLINA 28241-2080
D	223-031-10	STALINGS, ANN S, 12601 PROVIDENCE ROAD WEST, CHARLOTTE, NORTH CAROLINA 28277-1553
E	223-591-81	STRONG, GORDON LEE AND TRAMBA KELLY, POST OFFICE BOX 981, PRICHARD, NORTH CAROLINA 28134-0981
F	223-591-01	SELLA, GEORGE J, 1229 GREENWOOD CLIFFS #210, CHARLOTTE, NORTH CAROLINA 28227-1557
G	223-591-54	SELLA, GEORGE J, 1229 GREENWOOD CLIFFS #210, CHARLOTTE, NORTH CAROLINA 28227-1557
H	223-591-62	SWANCOCK, JOHN S AND BESSON, JESSAMIN REVETTA AND CHRISTINE KOT, 1229 GREENWOOD CLIFFS #210, CHARLOTTE, NORTH CAROLINA 28227-1557
I	223-591-63	SELLA, GEORGE J, 1229 GREENWOOD CLIFFS #210, CHARLOTTE, NORTH CAROLINA 28227-1557
J	223-591-64	SELLA, GEORGE J, 1229 GREENWOOD CLIFFS #210, CHARLOTTE, NORTH CAROLINA 28227-1557
K	223-591-65	HARRISON METHODIST CHURCH, 15008 LAMCASTER HIGHWAY, CHARLOTTE, NORTH CAROLINA 28277

**PROPOSED BEEM SECTION: NTS**



**ColeJenest & Stone**  
 Land Planning  
 Landscape Architecture  
 Civil Engineering  
 Urban Design  
 112 South Tryon Street  
 Suite 300  
 Charlotte  
 North Carolina  
 28284  
 Tele 704.376.1555  
 Fax 704.376.7851



**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: 24.478 AC TOT (22.571 AC NET) (9.905 AC R/W)  
 TOTAL NUMBER OF DU: 270 DWELLING UNITS MAX.

- DEVELOPMENT DATA**
- PROVIDENCE ROAD WEST IS CLASSIFIED AS A MAJOR THOROUGHFARE REQUIRING 70' OF CLASS C BUFFER 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. THE BEEM SHALL BE LOCATED WITHIN THE BEEM SETBACK AND SHALL NOT INTERFERE WITH ANY REQUIRED 30' DISTANCE TRIANGLE.
  - ALL SCREENING 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 SCREENING SHALL CONFORM TO THE REQUIREMENTS OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
  - ALL PROPOSED BEEM, BEEM WALL, FENCE, AND/OR IDENTIFICATION SIGNS SHALL BE LOCATED WITHIN THE BEEM SETBACK AND SHALL NOT INTERFERE WITH ANY REQUIRED 30' DISTANCE TRIANGLE.
  - THE DEVELOPER SHALL PROVIDE SIDEWALKS ALONG THE PROPERTY FRONTING PROVIDENCE ROAD WEST IN ACCORDANCE WITH ALL CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS. THE SIDEWALK 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 EVENT THE EXISTING VEGETATION IS INSUFFICIENT TO MEET THE STANDARDS OF THE ORDINANCE, NEW VEGETATION SHALL BE INSTALLED FOR SECTION 12.302 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
  - NO PORTION OF THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE REGULATORY FLOODPLAIN.
  - STORM WATER DETENTION SHALL NOT BE LOCATED WITHIN ANY REQUIRED BUFFERS OR SETBACKS.
  - VEHICULAR ACCESS TO THE SUBJECT PROPERTY SHALL BE LIMITED TO THAT POINT SHOWN ON THE REZONING PLAN. THE ACTUAL LOCATION MAY VARY Slightly FROM THAT DEPICTED IN ORDER TO ALIGN THE ACCESS POINT IN SUCH A MANNER THAT THE CURBSIDE ADJACENT PROPERTIES FROM MOTORISTS VIEWING THE PROJECT IS MAXIMIZED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE MECKLENBURG COUNTY AND/OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
  - REFERENCE BOUNDARY SURVEY DATED NOVEMBER 9, 1994, PREPARED BY HUDN E. WHITE, JR. NCELS, 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 ADJACENT PROPERTIES.
  - LANDSCAPED BEEM SHALL BE PROVIDED ALONG THE SUBJECT PROPERTY'S STREET FRONTAGE. THIS BEEM SHALL BE A MINIMUM OF 2' WIDE WITH SIDE SLOPES OF 3:1 MAXIMUM. THE BEEM SHALL BE LANDSCAPED WITH 3 TREES (2" CAL. DIA.) AND TO EVERGREEN SHRUBS (2" CAL. DIA.) PER 100 SF OF BEEM. THE LANDSCAPED BEEM SHALL NOT INTERFERE WITH ANY REQUIRED 30' DISTANCE TRIANGLE OR PROJECT INTO THE REQUIRED 50' UNDISTURBED BUFFER. EXISTING TREES IN THE SETBACK GREATER THAN 10' CALIPER AND PRESERVED MAY COUNT TOWARDS THE REQUIRED NUMBER OF TREES PROPOSED FOR THE BEEM.
  - 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 TO THE SITE'S STREET FRONTAGE TO COLLECTOR STREET STANDARDS. THE DESIGN OF THIS TURN LANE IMPROVEMENTS SHALL BE BASED ON THE POSTED SPEED LIMIT AT THE TIME OF PERMITTING. THE DESIGN OF THE TURN LANE IMPROVEMENTS SHALL MEET OR EXCEED ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS, THE MECKLENBURG COUNTY DEPARTMENT OF TRANSPORTATION, AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
  - THE DEVELOPER MAY REMOVE TREES GREATER THAN 10' CALIPER WITHIN THE SETBACK FOR THE PURPOSES OF INSTALLING A LANDSCAPED BEEM.

**RAMBO, LLC**  
 2809 CAVAN COURT  
 CHARLOTTE, NC 28270-0390  
 (704) 543-6409

**PROVIDENCE ROAD WEST PROPERTY**  
 CHARLOTTE, NC

APPROVED BY COUNTY COMMISSION  
 DATE March 10, 1998

**REZONING PLAN PETITION 98-9(c)**

**1408**  
 11/24/97  
 Issued

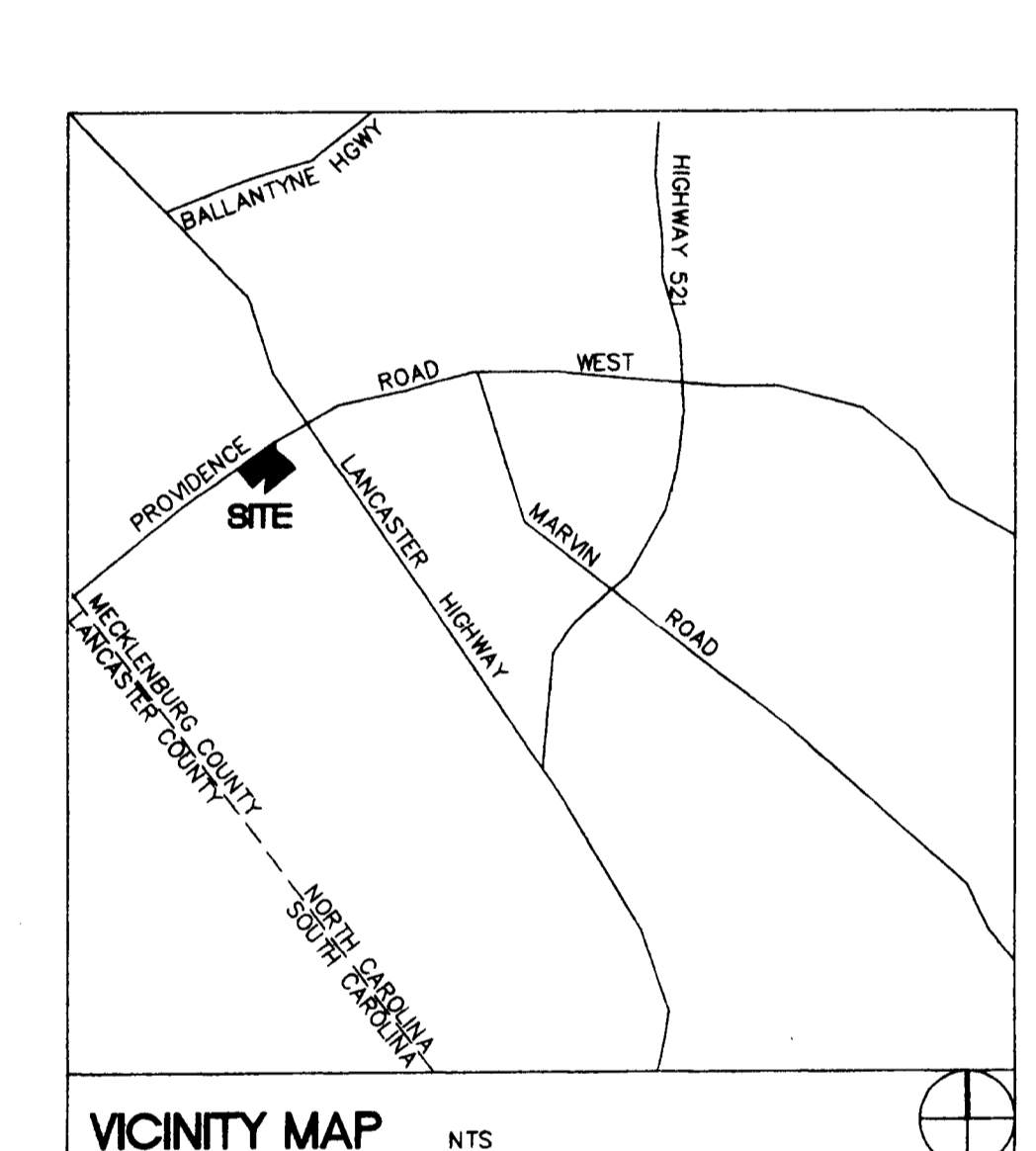
02/27/98 - PER ZONING COMMITTEE COMMENTS  
 02/18/98 - ADD BEEM/EXCLUDE USES/REVISE NOTES  
 01/16/98 - AS FOR PUBLIC HEARING

Revised

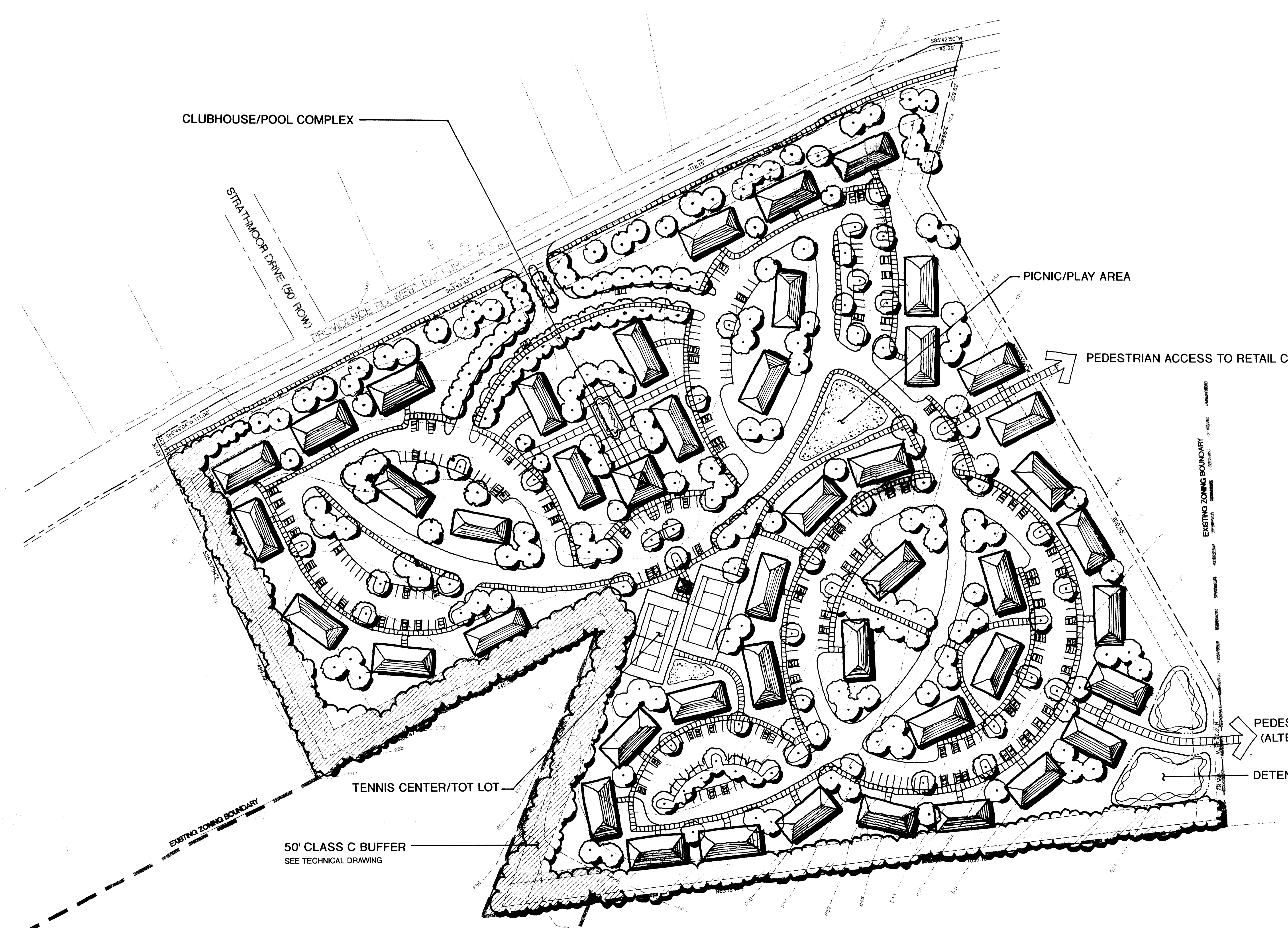
SCALE: 1" = 60'  
 0' 30' 60' 120'

**RZ1 2**  
 Sheet of

**NOTE:** THIS ILLUSTRATIVE SITE PLAN IS TO INDICATE DESIGN INTENT ONLY. THE ACTUAL DESIGN WILL VARY DEPENDENT ON PHYSICAL SITE CONSTRAINTS, ECONOMIC IMPACTS, MARKET TRENDS, ETC.



**ColeJenest & Stone**  
 Land Planning  
 Landscape Architecture  
 Civil Engineering  
 Urban Design  
 112 South Tryon Street  
 Suite 300  
 Charlotte  
 North Carolina  
 28284  
 Tele 704.376.1555  
 Fax 704.376.7851



**SITE DATA**  
 (45) 6 UNIT BUILDINGS - 270 UNITS  
 (270 UNITS ALLOWED)  
 405 PARKING SPACES REQUIRED  
 (5 SPACES PER UNIT)

**RAMBO, LLC**  
 2809 CAVAN COURT  
 CHARLOTTE, NC 28270-0390  
 (704) 543-6409

**PROVIDENCE ROAD WEST PROPERTY**  
 CHARLOTTE, NC

**ILLUSTRATIVE SITE PLAN PETITION 98-9(c)**

**1408**  
 11/24/97  
 Issued

02/27/98 - PER ZONING COMMITTEE COMMENT  
 01/16/98 - AS FOR PUBLIC HEARING

Revised

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

**RZ2 2**  
 Sheet of