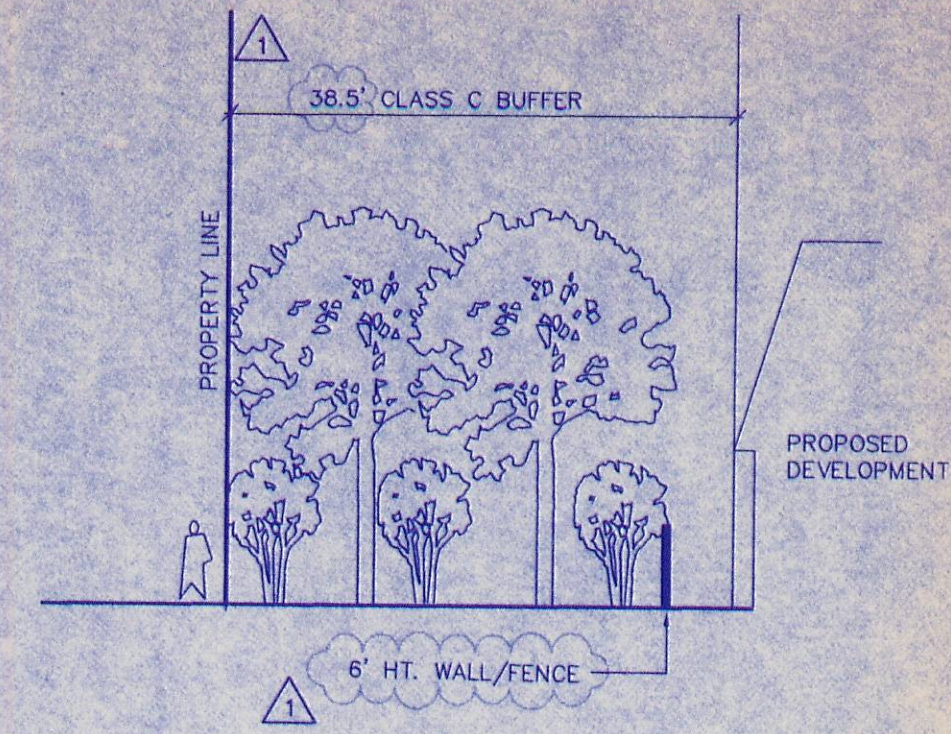


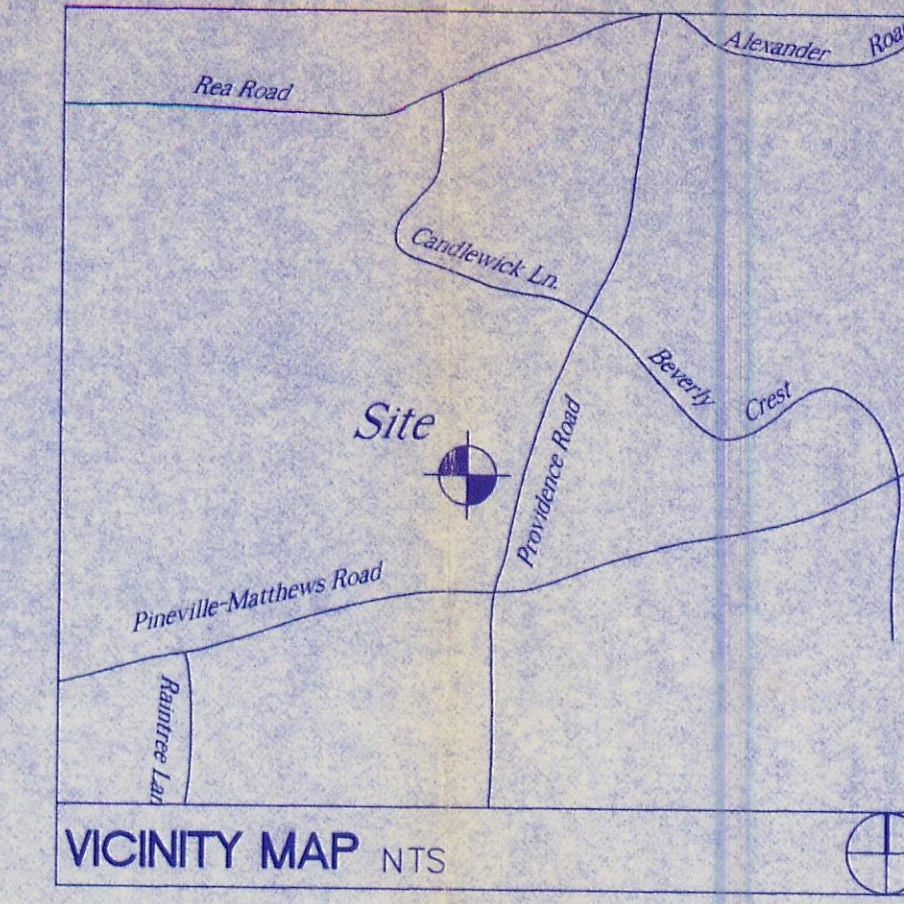
ADJACENT PROPERTY OWNERS

- ① Parcel No. 211-643-03
Mary Power Lambeth
Mrs. W. M. Jr. (by entirety)
7600 Providence Road
Charlotte, N.C. 28226
- ② Parcel No. 211-641-99
Harrington Dowd/Realty Co.
6701 Fairview Rd.
Charlotte, N.C. 28210
- ③ Parcel No. 211-271-06
Katherine W. Springs
7700 Providence Road
Charlotte, N.C. 28226
- ④ Parcel No. 213-441-76
RJRA-I Trust
% Feller Schewe Scott & Roberts
P.O. Box 450233
Atlanta, G.A. 31145

PROPOSED BUFFER SECTION N.T.S.



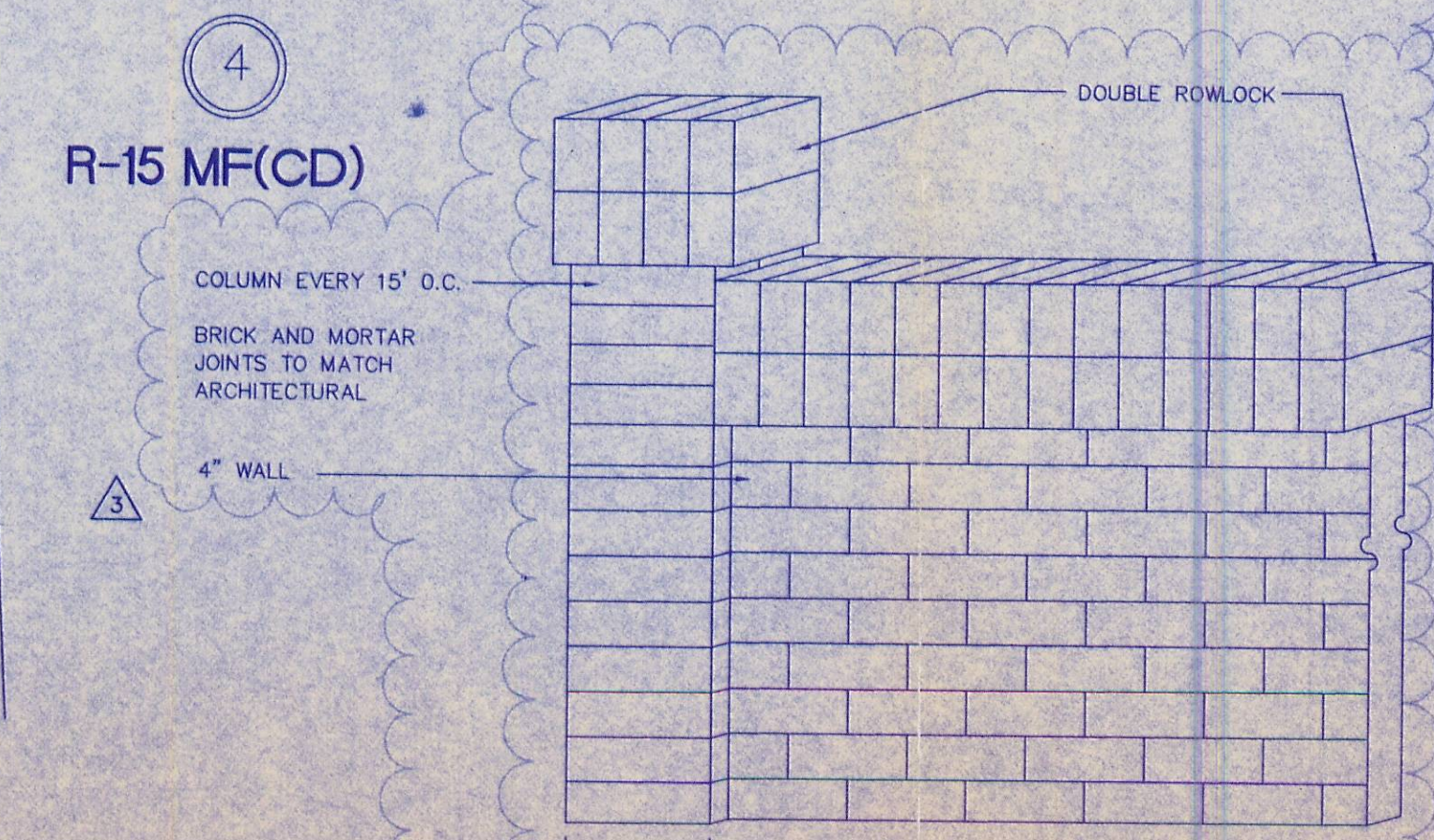
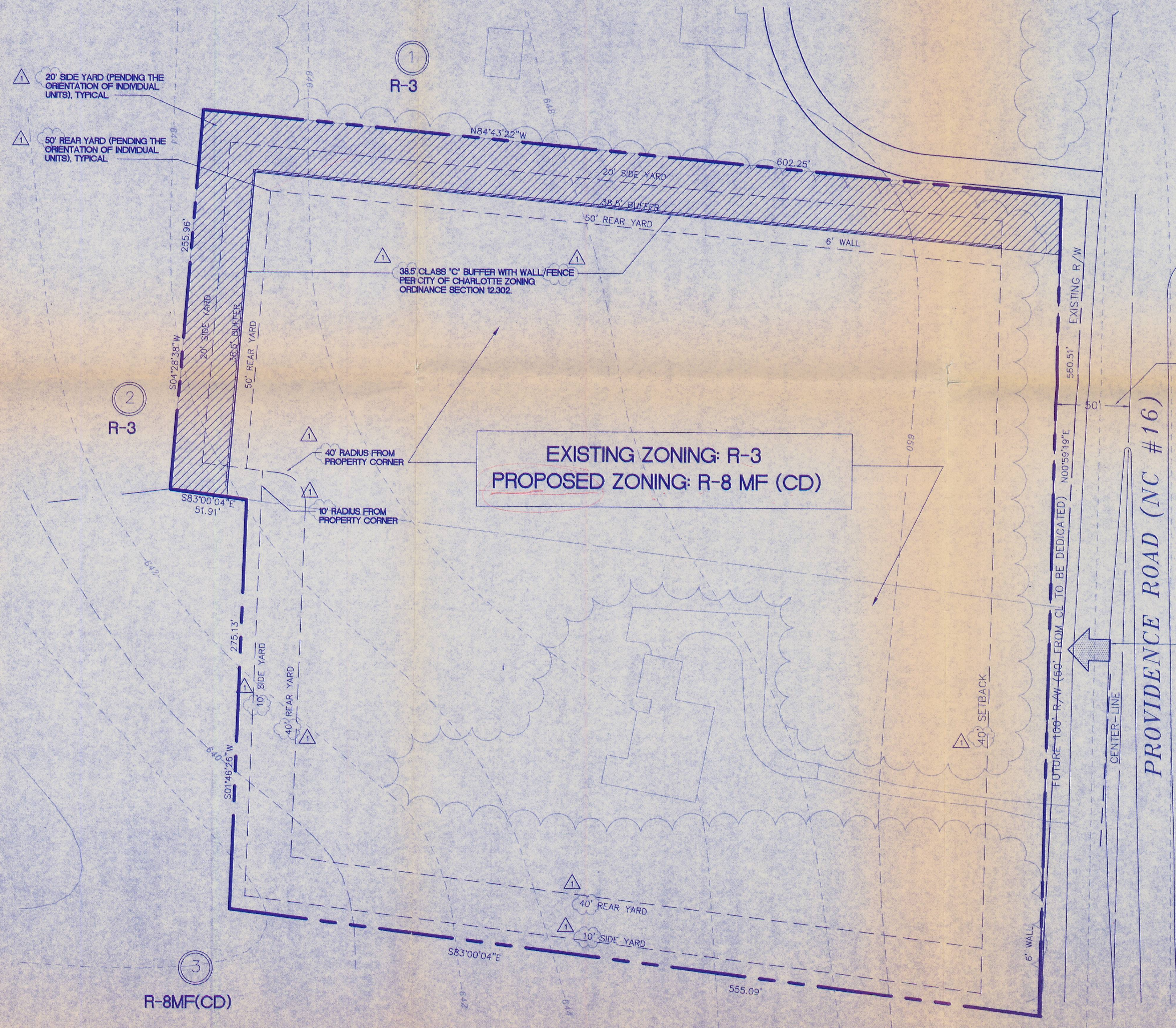
- NOTES:**
- BUFFER PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - WALLS OR FENCES USED IN CONJUNCTION WITH THE PROPOSED BUFFER SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - ALL UNITS SHALL BE "FOR SALE" ONLY.
 - ALL RESIDENTIAL UNITS WILL BE OF MASONRY CONSTRUCTION. THE MATERIAL SHALL BE BRICK, STUCCO, STONE, OR A COMBINATION OF THEM.



DEVELOPMENT DATA:

TAX PARCEL NOS.	211-643-01 211-643-02
TOTAL SITE AREA:	7.283 AC. (GROSS) ①
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8MF (CD) ③
PROPOSED USE:	RESIDENTIAL ③
TOTAL DWELLING UNITS:	④ 47 D.U.'s MAX. (6.5 D.U./AC.)
REQUIRED YARDS:	
SETBACK	40'
SIDE YARD	10'/20'
REAR YARD	40'/50'

- DEVELOPMENT NOTES:**
- BOUNDARY SURVEY SHALL BE PROVIDED PRIOR TO THE PUBLIC HEARING. AERIAL TOPOGRAPHY FROM MAP N38 BY AERODYNAMICS, CORP. DATED FEBRUARY 1991 USED FOR EXISTING CONTOURS SHOWN.
 - PROVIDENCE ROAD IS A MAJOR THOROUGHFARE REQUIRING A MINIMUM OF 100' PUBLIC RIGHT OF WAY. THE PETITIONER SHALL DEDICATE ADDITIONAL RIGHT OF WAY MEASURING 50' FROM THE CENTERLINE OF THE EXISTING RIGHT OF WAY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - THE SUBJECT PROPERTY SHALL MEET OR EXCEED THE YARD REQUIREMENTS FOR THE R-8 MULTIFAMILY DISTRICT OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE SITE MAY BE DEVELOPED WITH A PLANNED MULTIFAMILY PROJECT NOT TO EXCEED 47 UNITS AND RELATED OR ACCESSORY USES. IN THE EVENT THIS PROPERTY IS NOT DEVELOPED FOR A PLANNED MULTIFAMILY PROJECT, THE PETITIONER RESERVES THE RIGHT TO DEVELOP THE PROPERTY TO R-3 GUIDELINES.
 - 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 6' HT. (5' MAX. HT. IN THE SETBACK).
 - A 38.5' CLASS "C" BUFFER SHALL BE ESTABLISHED ALONG THE SUBJECT PROPERTY EDGE ADJACENT ANY SINGLE FAMILY OR MULTIFAMILY USE/ZONING. 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 CITY OF CHARLOTTE ZONING ORDINANCE.
 - 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. THE PETITIONER WILL DETAIN STORM WATER FOR THE 2, 10, 25, 50, AND 100-YEAR STORM EVENTS. THE RUNOFF RELEASE RATES SHALL NOT EXCEED PRE-DEVELOPMENT CONDITIONS. ALL STORM WATER DETENTION SHALL BE UNDERGROUND.
 - VEHICULAR ACCESS TO THE SUBJECT PROPERTY SHALL BE LIMITED TO THAT POINT SHOWN ON THE REZONING PLAN. THE ACTUAL LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CITY OF CHARLOTTE AND/OR THE NORTH CAROLINA DEPARTMENTS OF TRANSPORTATION.
 - 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 CITY OF CHARLOTTE ZONING ORDINANCE. TRASH COLLECTION WITH ROLL OUT CONTAINERS WILL NOT BE PROVIDED BY THE CITY OF CHARLOTTE FOR PROJECTS OVER THIRTY (30) UNITS.
 - ANY ABOVE GROUND BACKFLOW PREVENTERS FOR THIS SITE SHALL BE LOCATED OUTSIDE OF THE SETBACK.



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

PROVIDENCE COURT, LLC

PROVIDENCE RD. TOWNHOMES

APPROVED BY CITY COUNCIL
DATE January 20, 1999

REZONING PLAN
PETITION 98-94

211-643-01,02

1604

10/06/98

- ◆ Issued
- ① 01/15/99 - PER PLANNING COMMISSION COMMENTS
- ③ 12/29/98 - PER PLANNING COMMISSION COMMENTS
- ④ 12/03/98 - REVISED 6' FENCE TO 6' BRICK WALL
- ① 11/20/98 - FOR PUBLIC HEARING
- ① 11/04/98 - PER PLANNING COMMISSION REVIEW
- ① 10/01/98 - FOR OWNER REVIEW

◆ Revised

SCALE: 1"=40'
0 20 40 80

RZ1 2

◆ Sheet of

THE DRAWINGS, THE PROJECT MANUAL AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF COLEJENEST & STONE, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT CONSENT OF COLEJENEST & STONE, P.A. IS PROHIBITED.
COLEJENEST & STONE, P.A., 1998 ©