

SITE DEVELOPMENT DATA

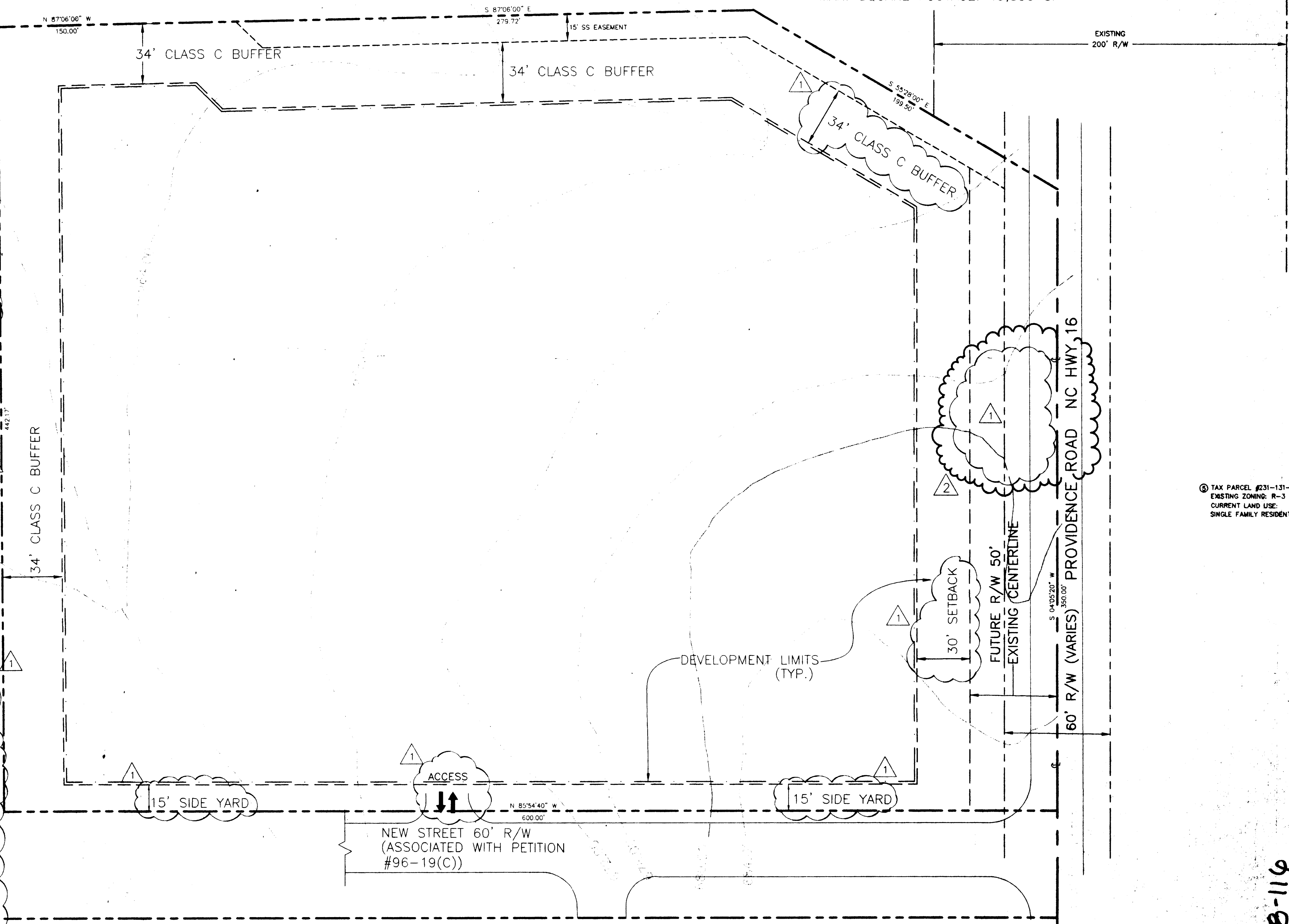
- TAX PARCEL #: 229-171-03
- 5.79 ACRES
- EXISTING ZONING: R-3
- PROPOSED ZONING: 0-1 (CD)
- PROPOSED USES: ALL USES ALLOWED IN THE 0-1 DISTRICT (INCLUDING THOSE ALLOWED UNDER PRESCRIBED CONDITIONS), EXCEPT HOTELS, MOTELS AND MEDICAL OFFICES EXCEEDING 10,500 SF (SEE NOTE 18)
- MAX. SQUARE FOOTAGE: 49,850 SF

VICINITY MAP (N.T.S.)

① TAX PARCEL #229-171-01 (PORTION OF) EXISTING R-3 ZONING CURRENT LAND USE: CAROLINA GOLF LINKS

CONDITIONAL NOTES:

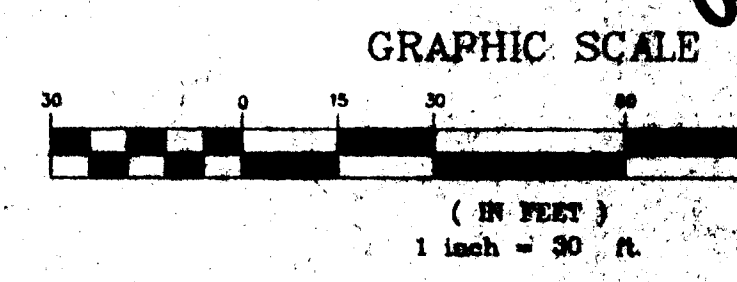
1. THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET AND THE ILLUSTRATIVE PLAN. THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR ACCESS POINTS, BUFFERS, SETBACK/PARKING DIMENSIONS, GENERALIZED BUILDING/PARKING/CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE ILLUSTRATIVE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET. HOWEVER, OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENT OF BUILDING/PARKING/CIRCULATION AREAS, BUILDING FOOTPRINTS, SHAPES, ETC. SUCH CHANGES SHALL STILL REFLECT THE NEO-TRADITIONAL STYLE LAYOUT OF THE SITE AS GENERALLY DEPICTED ON THE PLAN.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF-STREET PARKING, STORAGE, BUFFERS/LANDSCAPING, SCREENING, ORNAMENTAL TREE ORDINANCE, ETC.
3. THE NUMBER OF VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO THE NUMBER OF INGRESS/EGRESS AS SHOWN ON THE SITE PLAN. HOWEVER, THE LOCATIONS MAY VARY SOMEWHAT FROM THAT DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
4. MAXIMUM BUILDING HEIGHTS SHALL NOT EXCEED TWO STORIES (MAY INCLUDE ATTIC AND/OR FINISHED SPACE WITHIN THE AREA HEIGHT OF THE ROOF).
5. A CLASS "C" BUFFER SHALL BE ESTABLISHED, WHERE THERE IS NEIGHBORING NATURAL VEGETATION TO COMPLY WITH MINIMUM BUFFER STANDARDS. THE BUFFER SHALL BE IMPROVED WITH NEW LANDSCAPING IN ACCORDANCE WITH APPLICABLE STANDARDS.
6. A 20 FOOT SETBACK MEASURED FROM THE FUTURE R/W LINE SHALL BE ESTABLISHED ALONG THE SITE'S PROVIDENCE ROAD FRONTAGE. A FUTURE R/W MEASURING 50 FEET FROM THE CL OF PROVIDENCE ROAD SHALL BE ESTABLISHED AS SHOWN. PETITIONER SHALL DEDICATE THE NEW R/W AREA PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
7. STORM WATER DETENTION SHALL NOT BE LOCATED IN THE SETBACK AREAS OR THE BUFFER AREAS.
8. MAXIMUM HEIGHT OF LIGHTING SHALL BE 30 FEET. LIGHTING SHALL BE DESIGNED IN A MANNER TO SHIELD/OBJECT LIGHTING GLARE AWAY FROM RESIDENTIAL AREAS.
9. BUFFER AREAS SHALL NOT BE REDUCED IN DEPTH FROM THAT DEPICTED ON THE PLAN.
10. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
11. BUFFERS SHALL REMAIN UNDISTURBED EXCEPT THAT ANY AREA WHICH ARE SPARSELY VEGETATED (VEGETATION LESS THAN 2 INCHES IN CALIPER) MAY BE CLEARED IF NECESSARY TO PROVIDE FOR THE DEVELOPMENT OF THE SITE AND ACCOMMODATE UTILITY EXTENSIONS ASSOCIATED WITH DEVELOPMENT. ANY CLEARED AREAS SHALL BE REPLANTED IN ACCORDANCE WITH APPLICABLE BUFFER REQUIREMENTS.
12. TREES LOCATED WITHIN THE FRONT SETBACK AREA WHICH ARE 6 INCHES OR GREATER IN CALIPER SHALL BE PRESERVED.
13. THE MAXIMUM HEIGHT OF DETACHED LIGHTS SHALL BE RESTRICTED TO 20 FEET.
14. WALL PACK TYPE LIGHTING SHALL NOT BE ALLOWED.
15. ALL DUMPSTERS SHALL BE LOCATED WITHIN A SOLID ENCLOSURE WITH GATES.
16. BUILDINGS ON THE SITE WILL BE CONSTRUCTED WITH BRICK AND/OR OTHER MASONRY FINISHING MATERIALS ON BOSS OF THE EXTERIOR WALLS OF ANY BUILDING.
17. THE PETITIONER/DEVELOPER SHALL INSTALL A 5 FOOT SIDEWALK WITH AN 8 FOOT PLANTING STRIP ALONG THE SITE'S PROVIDENCE ROAD FRONTAGE. THIS SIDEWALK SHALL LINK TO OTHER INTERNAL SIDEWALKS ON THE SITE.
18. PROPOSED USES FOR THE SITE SHALL INCLUDE THOSE ALLOWED IN THE 0-1 DISTRICT, EXCEPT THAT HOTELS OR MOTELS SHALL NOT BE PERMITTED. FURTHERMORE, ANY MEDICAL OFFICE USE(S) SHALL BE RESTRICTED TO A MAXIMUM OF 10,500 SQUARE FEET.
19. BUILDINGS CONSTRUCTED ON THE SITE SHALL BE DESIGNED IN A MANNER WHICH REFLECTS A RESIDENTIAL STYLE AND SCALE, SPECIFICALLY UTILIZING RESIDENTIAL STYLE DOORS AND WINDOWS, FINISHED ROOF, ETC.
20. THE PETITIONER/DEVELOPER SHALL INSTALL A FIRE HYDRANT WITHIN 750 FEET OF THE MOST REMOTE BUILDING AS A FIRE TRUCK TRAVELS IF SUCH HYDRANT DOES NOT EXIST. FURTHERMORE, IF PROVIDED BY FIRE DEPARTMENT REGULATIONS, 4 HOUR FIRE WALLS AND/OR SPRINKLER SYSTEMS SHALL BE INSTALLED IN EACH BUILDING TO OFFSET ANY POTENTIAL MARGINAL WATER SUPPLY IN THE AREA.
21. NO BUILDING ON THE SITE SHALL BE ISSUED A CERTIFICATE OF OCCUPANCY UNTIL THE PROPOSED PUBLIC STREET ALONG THE SITE'S SOUTHERLY BOUNDARY HAS BEEN CONSTRUCTED AND RECORDED AS A PUBLIC STREET WITH THE REGISTER OF DEEDS OFFICE.



② TAX PARCEL #231-131-06 EXISTING ZONING: R-3 CURRENT LAND USE: SINGLE FAMILY RESIDENTIAL

③ TAX PARCEL #231-131-08 EXISTING ZONING: R-3 CURRENT LAND USE: SINGLE FAMILY RESIDENTIAL

④ TAX PARCEL # 229-171-01 (PORTION OF) EXISTING B-2 (CD) ZONING (FUTURE CROSSLAND SHOPPING CENTER) CURRENT LAND USE: VACANT

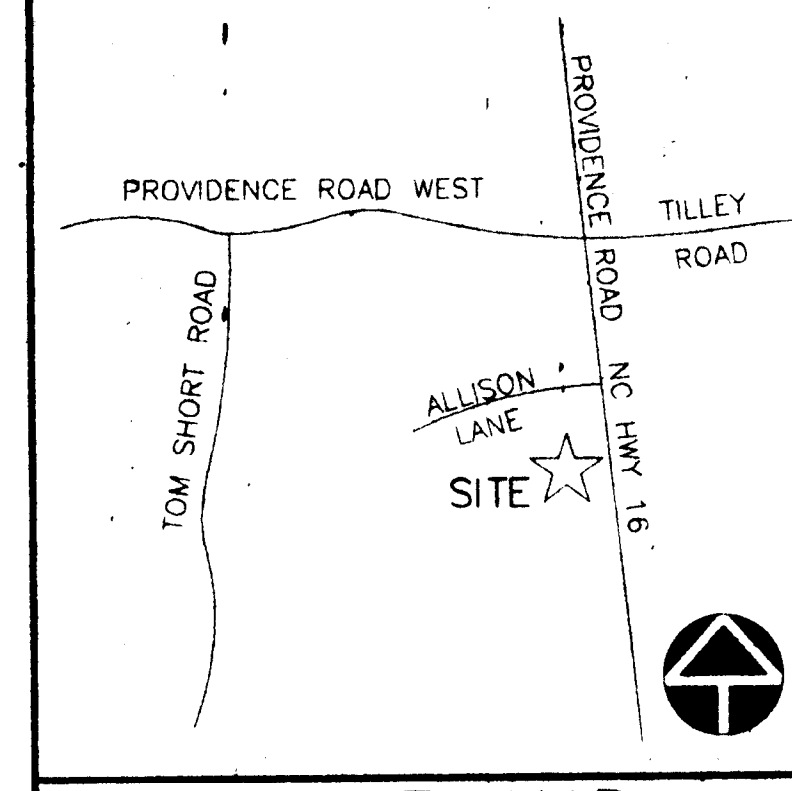


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APPROVED BY CITY COUNCIL
5-17-19

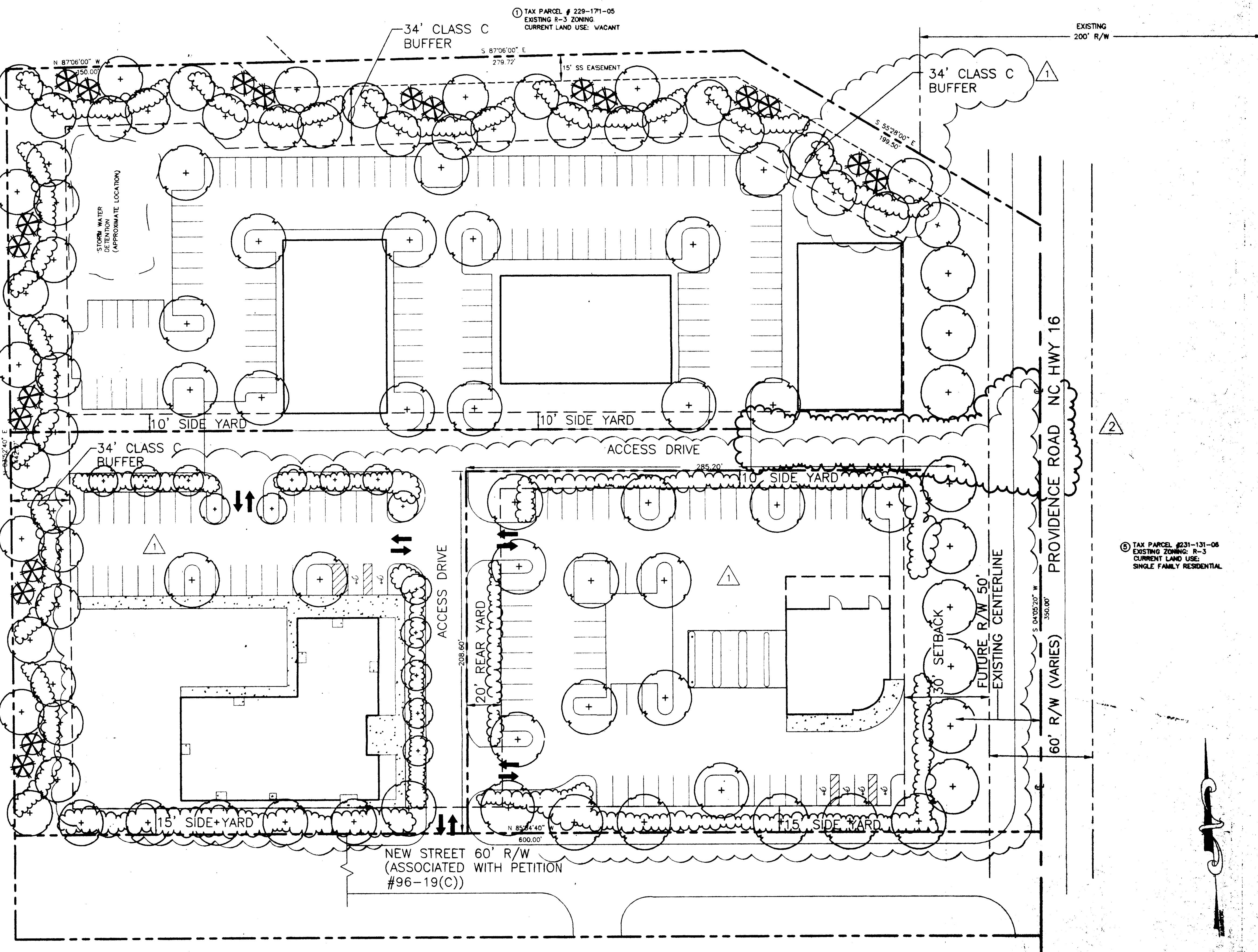
PETITION #98-116: FOR PUBLIC HEARING

TECHNICAL DATA SHEET
PROVIDENCE ROAD, NC HWY 16
PETITIONER: HARGETT, LLC
CHARLOTTE, NC



VICINITY MAP (N.T.S.)

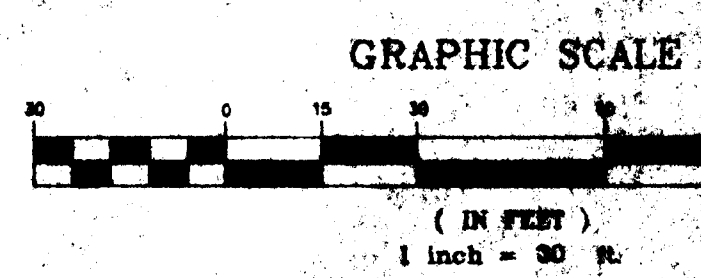
① TAX PARCEL # 229-171-01 (PORTION OF) EXISTING R-3 ZONING CURRENT LAND USE: CAROLINA GOLF LINKS



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④ TAX PARCEL # 229-171-01 (PORTION OF) EXISTING B-2 (CD) ZONING (FUTURE CROSSLAND SHOPPING CENTER) CURRENT LAND USE: VACANT



PETITION #98-116 FOR PUBLIC HEARING

ILLUSTRATIVE SITE PLAN
PROVIDENCE ROAD, NC HWY 16
PETITIONER: HARGETT, LLC
CHARLOTTE, NC