

PROVIDENCE POINTE

Mecklenburg County, North Carolina

Development Summary

Total Site Area: 258.7± AC
Net Total Area: 253.2± AC

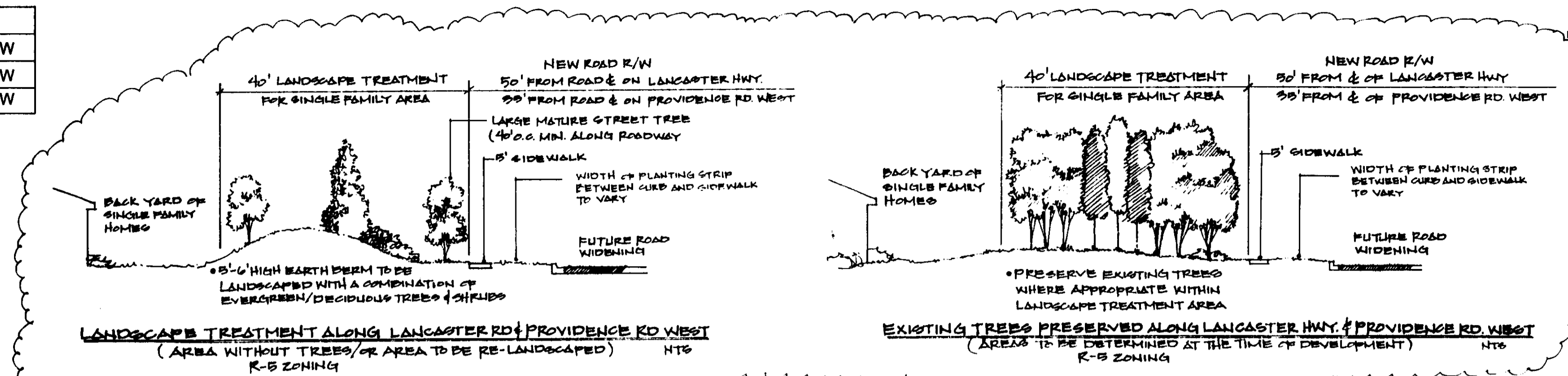
Parcel A
Total Area: 13.3± AC
Existing Zoning: R-3
Proposed Zoning: R-17 MF(CD)
Total Multi-Family Units: 56
Density: 4.2 DUA

Parcel B
Total Area: 52.3± AC
Net Total Area: 49.7± AC
Existing Zoning: BD(CD)/INST(CD)/R-3
Proposed Zoning: R-17 MF(CD)
Total Multi-Family Units: 696
Density: 14.0 DUA

Parcel C
Total Area: 192.9± AC
Net Total Area: 189.9± AC
Existing Zoning: MX-2(CC)(CD)
Proposed Zoning: R-5(CD)
Total Single Family Lots: 600
Density: 3.2 DUA

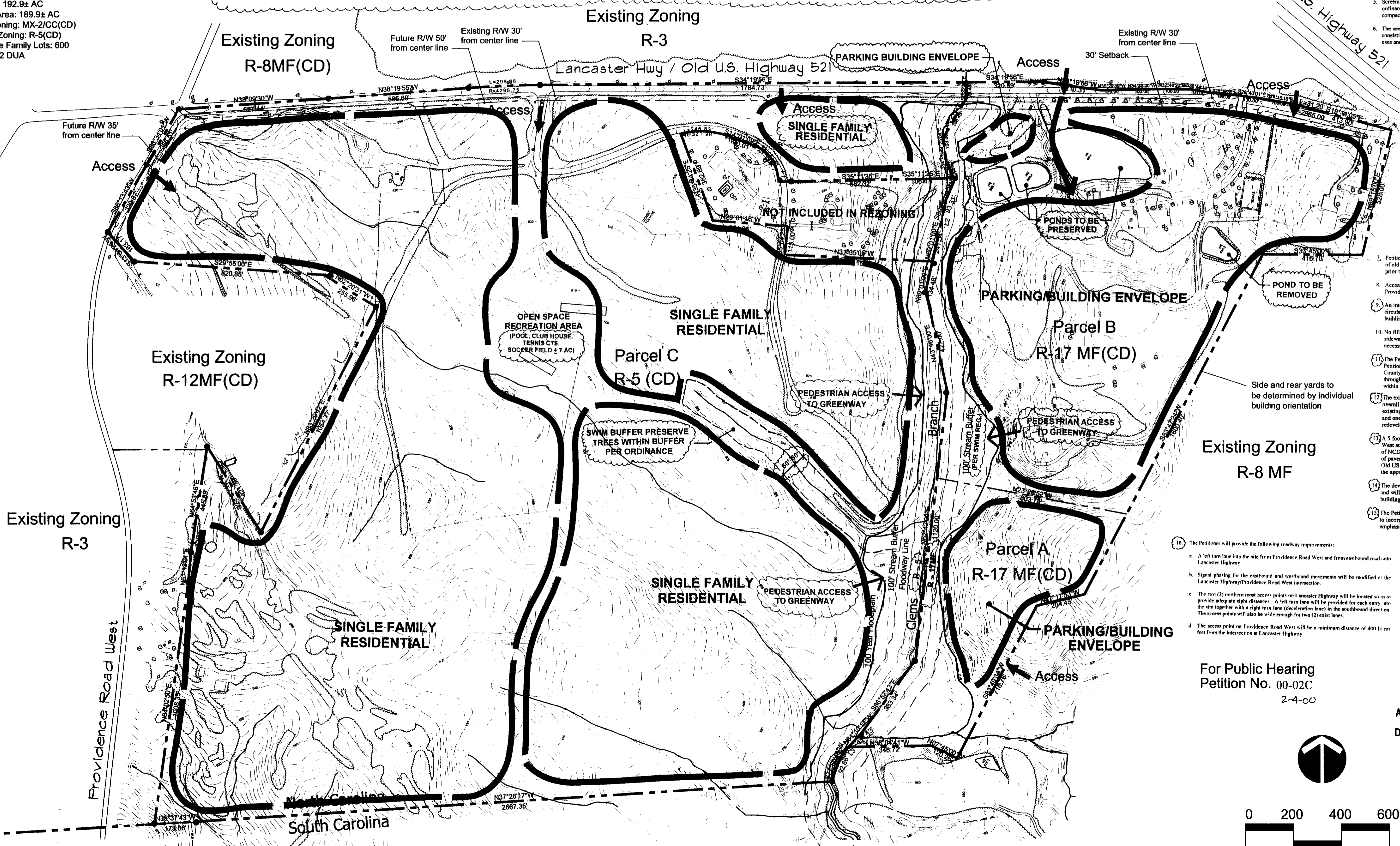
Line Table

Line	Length	Bearing
L1	40'	S44°34'25"W
L2	107.69'	S80°06'00"W
L3	36.46'	S73°03'13"W



Development Standards

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance, as provided for in Section 6.206(2), during the design development and construction phase within the building envelope line as shown on the plan.
 - Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No storm water detention will occur within any required buffer or setback areas.
 - Signage will be permitted in accordance with applicable Zoning standards.
 - Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
 - Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance. All permanent garbage/trash disposal facilities (i.e. dumpsters or compactors if provided) will be screened with a solid enclosure with gates.
 - The use of the site will be for the construction of a mix residential community consisting of single family and multifamily dwelling units and associated accessory uses and structures.
- Petitioner will dedicate right-of-way sufficient to provide 50 feet from the centerline of Old US 521 if the existing right-of-way is insufficient. Such dedication will occur prior to the issuance of any building permits for the site.
 - Access to the site will be provided by public street connections to Old US 521 and to Providence Rd. West.
 - An internal system of sidewalks and/or trails will facilitate internal pedestrian circulation. This system may include provisions for connections between multifamily buildings and access to public streets and the greenway system.
 - No filling will occur within the flood plain fringe. However, the Petitioner may install sidewalks and/or trails as noted above within the fringe area, as well as utilities necessary to serve the site.
 - The Petitioner will comply with the SWIM buffer standards. In addition, the Petitioner will dedicate the area within the 100 year floodplain to Mecklenburg County for additional to the greenway purposes, such dedication to be accomplished through the subdivision process. No stormwater detention facilities will be located within the floodway fringe.
 - The existing ponds on the southern portion of the site may be incorporated into the overall plan for the site as site features and/or stormwater management devices. The existing ponds may be drained and reconstructed and additional ponds may be added and one or more of the existing ponds may be removed and all development or redevelopment of ponds will comply with applicable State and Federal standards.
 - A 5 foot sidewalk will be constructed along Old US 521 and along Providence Rd. West at or near the outside edge of the right-of-way boundary, subject to the approval of NCDOT. The exact location of the sidewalk may vary but not be closer to the edge of pavement than 4 feet. The Petitioner will install left turn lanes at access points from Old US 521 and Providence Rd. West as part of the subdivision process, subject to the approval of NCDOT.
 - The development of the multifamily portion of the site will be conducted in phases and will include at least two variations in style, architectural elements, and/or building types.
 - The Petitioner has identified potential areas within the site where efforts will be made to incorporate existing tree cover, if present, into the overall plan for the site, with emphasis in those areas where other open space features are established or preserved.



- The Petitioner will provide the following roadway improvement:
 - A left turn lane into the site from Providence Road West and from eastbound road into Lancaster Highway.
 - Signal phasing for the eastbound and westbound movements will be modified at the Lancaster Highway/Providence Road West intersection.
 - The two (2) northern most access points on Lancaster Highway will be located so as to provide adequate sight distances. A left turn lane will be provided for each entry into the site together with a right turn lane (deceleration lane) in the southbound direction. The access points will also be wide enough for two (2) exist lanes.
 - The access point on Providence Road West will be a minimum distance of 400 ft. east from the intersection at Lancaster Highway.

Land Design

DATE: October 25, 1999
PROJECT NO: 1099079
REVISIONS: 12/27/99: REVISIONS PER PLANNING COMMISSION
2/2/00: REVISIONS PER ZONING COM. APPROVAL.

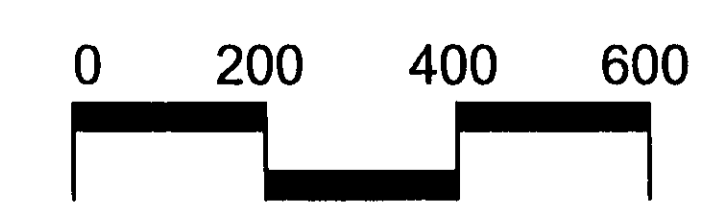
For Public Hearing
Petition No. 00-02C
2-4-00

APPROVED BY COUNTY COMMISSION

DATE: 2/18/00
00-02(c)

01/01/01 Exp. Revoke, Charlotte, NC 28203
01/15/14 Exp. Revoke, Alexandria, VA 22304

Land Design Inc.
Landscape Architecture Land Planning
Urban Design



Scale: 1"=200'

SHEET NO: 1 OF 1
FILE NAME: \\10221\design\base.dwg

