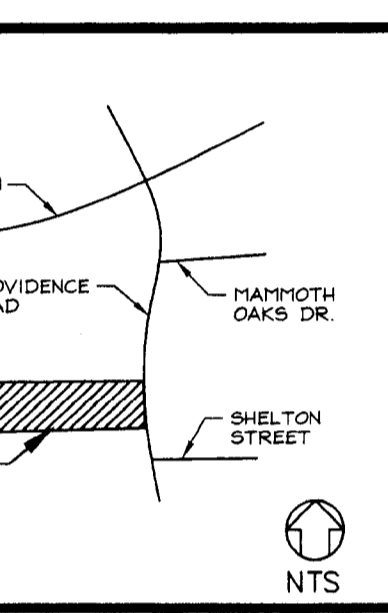


- ### DEVELOPMENT NOTES
- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE BUT THE EXACT CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. THIS PROPOSAL IS INTENDED TO ENABLE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY COMPOSED OF SINGLE FAMILY ATTACHED HOUSING. MINOR CHANGES TO THE APPROVED PLAN MAY BE PERMITTED IN ACCORDANCE WITH SECTION 6.206(2) OF THE ZONING ORDINANCE.
 - 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.
 - ALL SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECTION 12.303 OF THE ZONING ORDINANCE. ALL PERMANENT GARBAGE FRAM DISPOSAL FACILITIES (I.E. DUMPSTERS OR COMPACTORS IF PROVIDED) WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
 - BUILDINGS WILL NOT EXCEED 40 FEET IN HEIGHT.
 - THE SITE SHALL BE DEVELOPED FOR SINGLE FAMILY ATTACHED HOUSING SPECIFICALLY DEFINED AS "DWELLING, ATTACHED" IN THE ZONING ORDINANCE (COMMONLY REFERRED TO AS TOWNHOMES) WHICH WILL BE OFFERED FOR SALE.
 - ACCESS TO THE SITE WILL BE PROVIDED BY ONE (1) PRIVATE STREET CONNECTION TO PROVIDENCE ROAD (NC HWY 16). THE STREET CONNECTION IS SUBJECT TO REVIEW AND APPROVAL BY NCDOT AND/OR CDOT.
 - BOUNDARY SURVEY INFORMATION PER SURVEY BY R. B. PHARR & ASSOCIATES, P.A., DATED NOVEMBER 1, 2000.
 - TOPOGRAPHIC INFORMATION TAKEN FROM CHARLOTTE-MECKLENBURG AERIAL TOPOGRAPHIC MAPS.
 - WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY EXTENSIONS OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM. PRIVATE SERVICE EXTENSIONS DESIGNED, PERMITTED AND INSTALLED IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE REQUIREMENTS.
 - SITE IMPROVEMENTS WILL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
 - RIGHT-OF-WAY WILL BE DEDICATED 50' FROM THE CENTERLINE OF PROVIDENCE ROAD (NC HWY 16). DEDICATION WILL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 - A LANDSCAPED CLASS 'C' BUFFER SHALL BE PROVIDED ALONG THE SOUTHERN BOUNDARY IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF SECTION 12.302 OF THE ZONING ORDINANCE. A BERTI MAY BE PLACED WITHIN THE BUFFER IN ACCORDANCE WITH SECTION 12.302(9) OF THE ORDINANCE. EXISTING VEGETATION IN THIS AREA WILL BE PRESERVED, EXCEPT FOR REMOVAL AS REQUIRED FOR INSTALLATION OF SITE-RELATED IMPROVEMENTS, AND SHALL COUNT TOWARD THE SPECIFIED BUFFER PLANTING REQUIREMENTS. THE BUFFER SHALL BE CONSIDERED A "MAINTAINED BUFFER" AND THE FOLLOWING ACTIVITIES SHALL BE ALLOWED:
 - NO HEAVY EQUIPMENT OR VEHICLES ALLOWED WITHIN THE DRIP-LINE OF EXISTING TREES TO BEHIND (I.E. BULLDOZERS).
 - TREES MAY BE LIMBED UP TO 6 FEET FROM THE GROUND.
 - WEEDS AND VINES MAY BE REMOVED.
 - DEAD TREES AND MATERIALS MAY BE REMOVED. DISEASED TREES MAY BE REMOVED AT THE DISCRETION OF AN URBAN FORESTER.
 - ALL TREES LESS THAN 2" CALIBER MAY BE REMOVED.
 - MULCH MAY BE APPLIED TO BUFFERS. KEEP MULCH 2" - 3" AWAY FROM BARK OF TREES.
 - HERBICIDES MAY BE APPLIED TO CONTROL THE REGROWTH OF REMOVED PLANT MATERIAL.
 - FIRE PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE STANDARDS.
 - THE PETITIONER WILL PRESERVE TREES WHICH ARE 6" OR LARGER CALIBER WITHIN THE SETBACK ALONG PROVIDENCE ROAD (NC HWY 16) EXCEPT WHERE REMOVAL IS REQUIRED FOR RIGHT DISTANCE TRIANGLES, AND/OR COMPLETION OF SITE-RELATED IMPROVEMENTS, INCLUDING STREETS, STORM DRAINAGE UTILITIES, EROSION CONTROL DEVICES, ETC. REMOVAL OF TREES FROM THIS AREA SHALL BE SUBJECT TO APPROVAL OF THE TREE ORDINANCE STAFF.
 - STORMWATER DETENTION SHALL NOT BE LOCATED WITHIN THE REQUIRED SETBACK OR BUFFER AREA. STORMWATER DETENTION FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE STANDARDS. DETENTION SHALL BE PROVIDED FOR THE 2-YEAR, 10-YEAR AND 25-YEAR STORM EVENTS AS REQUESTED BY STORM WATER SERVICES.
 - A 5-FOOT SIDEWALK WITH AN 8-FOOT PLANTING STRIP SHALL BE PROVIDED ALONG THE PROVIDENCE ROAD FRONTAGE. THE SIDEWALK MAY MEANDER AS REQUIRED TO SAVE EXISTING TREES AND/OR TO MATCH WITH THE EXISTING SIDEWALK TO THE NORTH PROPERTY LINE. AN INTERNAL 4-FOOT SIDEWALK SHALL BE PROVIDED ON ONE (1) SIDE OF THE PROPOSED PRIVATE STREET TO CONNECT TO THE PROVIDENCE ROAD SIDEWALK.
 - A MINIMUM OF 200-SQ-FEET IS REQUIRED BETWEEN THE BUILDING (I.E., GARAGE) AND STREET FOR DRIVEWAYS.
 - ALL BUILDING EXTERIORS (FRONT, REAR 4 SIDES) WILL CONSIST OF BRICK VENEER WITH STUCCO ACCENTS.
 - THE PETITIONER WILL PROVIDE ADDITIONAL LANDSCAPE PLANTING ALONG THE WESTERN PROPERTY LINE TO PROVIDE SCREENING TO ADJOINING PROPERTIES. THE PLANT MATERIAL WILL CONSIST OF 12 TO 16 LAYLAND CYPRESS OR SIMILAR SPECIES, AND WILL BE 6" MINIMUM HEIGHT AT THE TIME OF INSTALLATION.

APPROVED BY CITY COUNCIL
DATE: 4/7/01

FOR PUBLIC HEARING

CITY MAP



CURVE TABLE

CHORD	ARC	ANGLE	TANGENT	CHORD	BEARING	DELTA
100.00	34.38	90.00	57.74	100.00	S 08.5220° E	273.90

DEVELOPMENT DATA

TAX PARCEL NO. 07-061-36
EXISTING ZONING: R-3
PROPOSED ZONING: R-SMF(CD)
TOTAL SITE AREA: 1.7642 ACRES
AREA IN EXISTING RIGHT-OF-WAY: 0.1051 ACRES
AREA IN PROPOSED RIGHT-OF-WAY: 0.0642 ACRES
NET SITE AREA: 1.6444 ACRES
ALLOWABLE DENSITY: 8 UNITS/AC.
MAX. NO. UNITS ALLOWED: 1,644 x 8 = 13,152
TOTAL NO. UNITS PROPOSED: 12
PROPOSED DENSITY: 7.30 UNITS/ACRE

PETITIONER

DEVELOPER: CENTEX HOMES
5500 T7 CENTER DRIVE, SUITE #100
CHARLOTTE, NC 28217

OWNER: RUBY SMITH STARR
4640 PROVIDENCE ROAD
CHARLOTTE, NC 28226

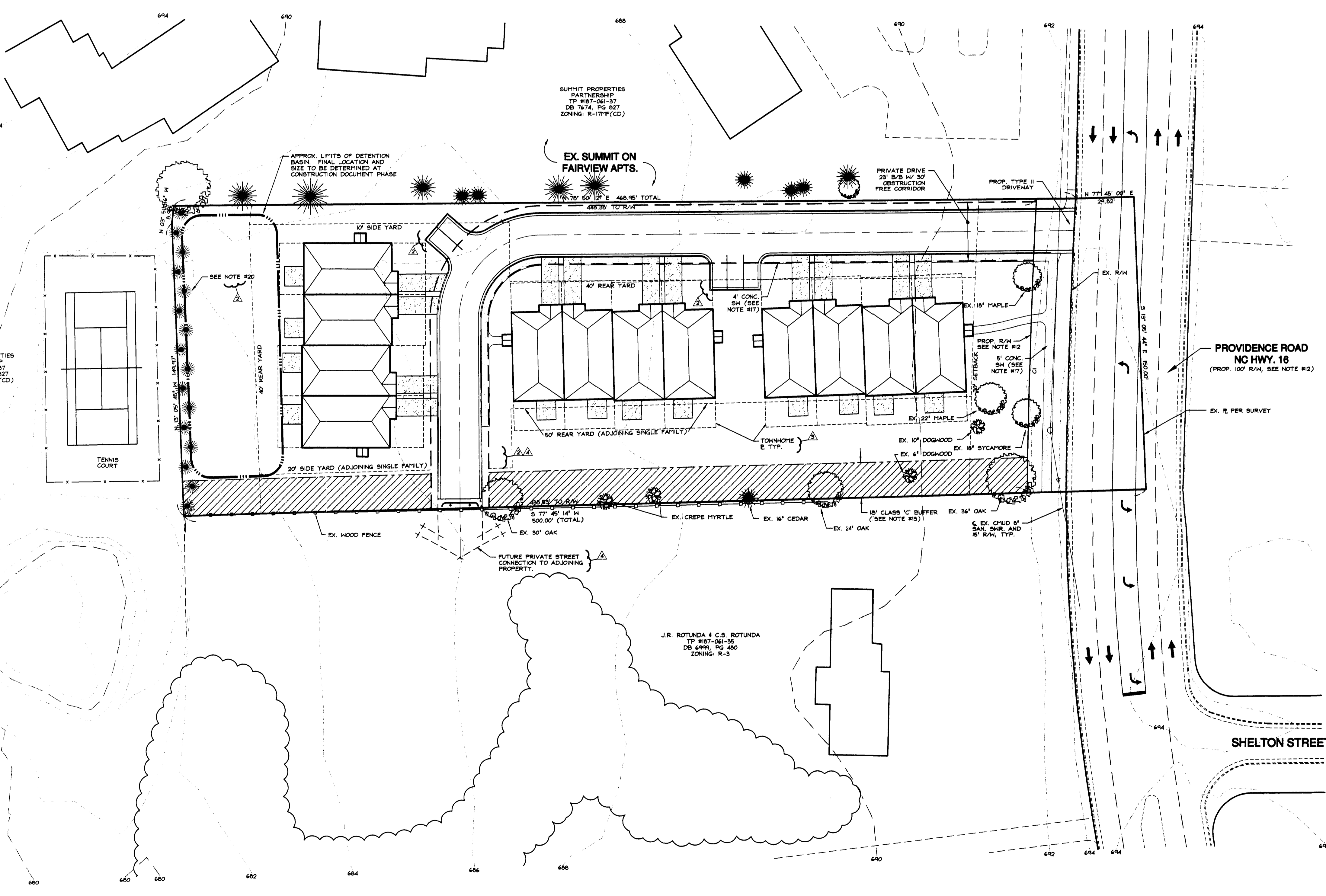
#1 - 01/01/01 REVISED NOTE #16 PER STORM WATER SERVICES REVIEW COMMENTS.
#2 - 02/01/01 DELETED "O" FROM PETITION #1.
#3 - 02/01/01 REVISED BLDG. FOOTPRINT PER ARCHITECTURAL PLANS. ADDED GENERAL NOTES #1 & #10, AND ADDED PLANTING ALONG WESTERN PROPERTY LINE.
#4 - 1/16/01 REVISED PER CHIC STAFF COMMENTS.
REVISION SUMMARY:

Providence Road Starr Property

TECHNICAL DATA SHEET
for
REZONING PETITION #01-020

Job No.: 20025	Proj. Mgr.: WMH	Sheet No.:
Date: 1/4/01	Drawn: HEMKPA	RZ-
Scale: 1" = 30'	Checked: WMH	of 2

2001-020

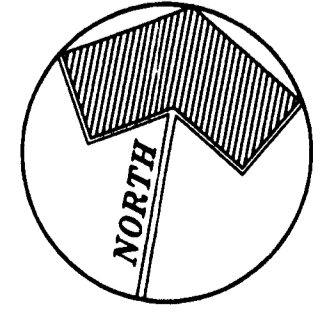
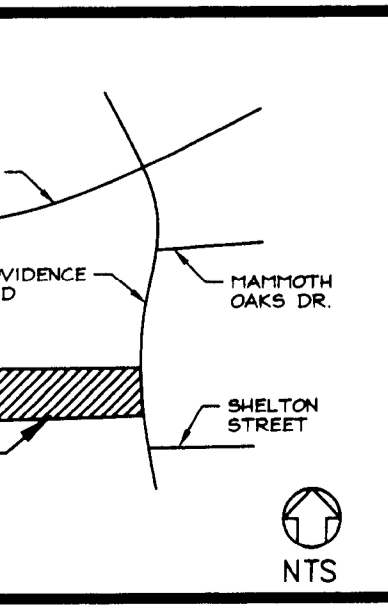


NOTE:

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FOR PUBLIC HEARING

CITY MAP



Providence Road Starr Property

CONCEPTUAL SITE PLAN
for
REZONING PETITION #01-020

Job No.: 20025	Proj. Mgr.: WMH	Sheet No.:
Date: 1/4/01	Drawn: HEMKPA	RZ-
Scale: 1" = 30'	Checked: WMH	of 2

2001-020

#4 - 1/16/01 DELETED DUMPSTER & ENCLOSURE, EXTENDED PRIVATE DRIVE TO PROPERTY LINE AND ADDED NOTE FOR CONTINUATION TO ADJOINING PROPERTY.
#5 - 02/01/01 DELETED "O" FROM PETITION #1 AND ADDED TOWNHOMES PROPERTY LINES.
#6 - 02/01/01 REVISED BLDG. FOOTPRINT PER ARCHITECTURAL PLANS. ADDED ADDITIONAL PARKING, ADDED PLANTING ALONG WESTERN PROPERTY LINE, AND ADDED DRIVEWAY ENCLOSURE.
#7 - 1/16/01 REVISED PER CHIC STAFF COMMENTS.
REVISION SUMMARY: