



VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1012.13'	173.91'	173.70'	N22°50'00"W
C2	287.44'	74.85'	74.24'	N64°28'14"E

SETH C. &
LANA D. MCCORMICK
DB. 7125, PG. 282
PIN. 181-062-08
ZONING: R-3
LAND USE: SINGLE FAMILY

JAMES G. JR. &
RUTH H. HINDALE
DB. 7050, PG. 787
PIN. 181-062-40
ZONING: R-3
LAND USE: SINGLE FAMILY

DEVELOPMENT STANDARDS

DEVELOPMENT DATA TABLE

1. SITE AREA: 4.2593 ACRES (4.13 ACRES AFTER R/W DEDICATION)
2. TAX PARCELS: 181-061-10 & 181-061-11
3. EXISTING ZONING: R-3
4. PROPOSED ZONING: R-BMF(CD)
5. EXISTING USE: SINGLE FAMILY
6. PROPOSED USE: SINGLE FAMILY ATTACHED FOR-SALE
7. PROPOSED NUMBER OF UNITS: 19
8. PROPOSED DENSITY: 4.6 UNITS/ACRE
9. MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE NOT TO EXCEED 2 STORIES.

**APPROVED BY
CITY COUNCIL**

JUN 17 2013

GENERAL PROVISIONS

1. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE SCHEMATIC SITE PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE R-BMF ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.
2. ALTERATIONS TO THE CONDITION PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

PERMITTED USES

1. THE SITE MAY BE DEVELOPED AS MULTI-FAMILY RESIDENTIAL AND ANY ACCESSORY USE AS ALLOWED IN THE R-BMF ZONING DISTRICT.

TRANSPORTATION

1. PETITIONER SHALL DEDICATE AND CONVEY RIGHT-OF-WAY 40' FROM CENTERLINE OF PROVIDENCE ROAD PRIOR TO PLANNED MULTI-FAMILY APPROVAL.
2. PETITIONER SHALL DEDICATE AND CONVEY RIGHT-OF-WAY 25' FROM CENTERLINE OF PROVIDENCE DRIVE PRIOR TO PLANNED MULTI-FAMILY APPROVAL.
3. PETITIONER SHALL IMPROVE THE PROJECT FRONTAGE ALONG PROVIDENCE DRIVE TO MEET THE STANDARDS FOR LOCAL RESIDENTIAL WIDE STREET (LDRSM STANDARD U-03) TO INCLUDE ON-STREET PARALLEL PARKING AS ILLUSTRATED ON THE SCHEMATIC SITE PLAN. FINAL LAYOUT AND DESIGN OF ON-STREET PARKING WILL BE REVIEWED DURING PLANNED MULTI-FAMILY PERMITTING PROCESS.
4. INTERNAL STREETS AND DRIVES SHALL BE PRIVATE.
5. PARKING ON THE INTERIOR OF THE SITE WILL INCLUDE A MIXTURE OF PRIVATE GARAGES, PARKING PADS, AND SURFACE PARKING AREAS AS ILLUSTRATED ON THE SCHEMATIC SITE PLAN.
6. MINIMUM SEPARATION BETWEEN BACK OF CURB TO FACE OF GARAGE SHALL BE 20 FEET OR MORE, 7 FEET OR LESS.
7. PETITIONER SHALL PROVIDE A BUS STOP WAITING PAD ON PROVIDENCE ROAD 60' OR MORE AWAY FROM PROVIDENCE DRIVE.

ARCHITECTURAL STANDARDS

1. MATERIALS THAT WILL BE INCLUDED AS PART OF THE BUILDING ELEVATIONS MAY INCLUDE, BUT ARE NOT LIMITED TO, MASONRY (BRICK, STONE, GRANITE, ETC.), TILE (CERAMIC, PORCELAIN, ETC.), PRECAST CONCRETE, CEDAR SHAKES, AND HARDIE PLANK. MATERIALS THAT ARE EXCLUDED AS PART OF THE BUILDING ELEVATIONS INCLUDE STUCCO AND VINYL SIDING. VINYL, AS A BUILDING MATERIAL, MAY ONLY BE USED FOR WINDOWS AND SOFFITS.
2. AT LEAST 30 PERCENT OF THE EXTERIOR OF EACH BUILDING, EXCLUSIVE OF WINDOWS, DOOR, AND ROOFS, WILL BE CONSTRUCTED OF MASONRY PRODUCTS.
3. BUILDINGS WILL INCLUDE OR SIMULATE A FRONT DOOR ALONG ELEVATIONS FACING PROVIDENCE ROAD AND PROVIDENCE DRIVE. ELEVATIONS ORIENTED TO OR VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL BE ARTICULATED AT THE PEDESTRIAN LEVEL WITH WINDOWS, DOORS, ARCHITECTURAL ELEMENTS, OR INCLUDE LANDSCAPE TREATMENT TO ADDRESS BLANK WALLS.

STREETSCAPE AND LANDSCAPING

1. PETITIONER SHALL CONSTRUCT AN 8' PLANTING STRIP AND 6' SIDEWALK ALONG PROVIDENCE ROAD.
2. PETITIONER SHALL CONSTRUCT AN 8' PLANTING STRIP AND 5' SIDEWALK ALONG PROVIDENCE DRIVE.
3. PETITIONER SHALL CONSTRUCT A CROSS WALK ACROSS PROVIDENCE ROAD AT THE INTERSECTION OF PROVIDENCE DRIVE AS ILLUSTRATED ON THE SCHEMATIC SITE PLAN.
4. PETITIONER SHALL CONSTRUCT A 6' WIDE INTERNAL WALK NETWORK TO PROVIDE ACCESS FROM INTERNAL BUILDING UNITS TO PROVIDENCE ROAD AND PROVIDENCE DRIVE AS ILLUSTRATED ON THE SCHEMATIC SITE PLAN.
5. A SETBACK OF 30 FEET MEASURED FROM THE PROPOSED RIGHT-OF-WAY WILL BE PROVIDED ALONG PROVIDENCE ROAD.
6. THE SETBACK ALONG PROVIDENCE DRIVE MAY BE REDUCED PER SECTION 9.303(19)(f). THE REDUCED SETBACK SHALL NOT BE LESS THAN 37' MEASURED FROM PROPOSED BACK OF CURB.
7. THE PROPOSED 28'-FOOT CLASS C BUFFER WILL NOT BE REDUCED EXCEPT WHERE ILLUSTRATED ON THE SCHEMATIC SITE PLAN TO ALLOW FOR A SIDEWALK CONNECTION TO PROVIDENCE DRIVE.
8. REDUCED BUFFER ALONG LOT 10 ON PROVIDENCE DRIVE WILL INCLUDE A PRESSURE TREATED WOOD PRIVACY FENCE SIMILAR TO FENCE PROPOSED BY LOT 10 OWNERS AND STAINED TO MATCH. FENCE WILL BEGIN AT THE SETBACK OF PROVIDENCE DRIVE, BE INSTALLED APPROXIMATELY 15' FROM THE PROPERTY LINE, AND TERMINATE APPROXIMATELY 40' FROM THE REAR LOT LINE OF LOT 10 AS ILLUSTRATED ON THE SCHEMATIC SITE PLAN AND COORDINATED WITH OWNER OF LOT 10.
9. PETITIONER WILL INSTALL STREET TREES ALONG PROVIDENCE DRIVE BETWEEN THE SIDEWALK AND BACK OF CURB.
10. STREET TREES ALONG THE PROVIDENCE DRIVE STREETSCAPE WILL INCLUDE A MIX OF WILLOW OAK TREES, MAPLE TREES, AND/OR OTHER VARIETIES NATIVE TO THE PROVIDENCE DRIVE NEIGHBORHOOD.
11. STREET TREES WILL HAVE A MINIMUM CALIPER OF 3" DBH.
12. THE PROPOSED BUFFER AREAS WILL INCLUDE A MIXTURE OF PRESERVED TREES AND PROPOSED TREES AND SHRUBS. PROPOSED LANDSCAPE MATERIAL WILL BE SELECTED FROM VARIETIES NATIVE TO THE NEIGHBORHOOD INCLUDING, BUT NOT LIMITED TO, CHINDO VIBURNUM, CHERRY LAUREL, GREEN GIANT ARBORVITAE, HOLLIES, MAGNOLIAS, WILLOW OAKS, MAPLES, ETC. BUFFER ALONG LOT 10 ON PROVIDENCE DRIVE WILL PRIMARILY UTILIZE GREEN GIANT ARBORVITAE AND WILL NOT INCLUDE MAGNOLIAS.

LIGHTING

1. FREE STANDING LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT. ALL LIGHTING WILL HAVE FULL OUT-OFF LIGHTING FIXTURES.



SCHEMATIC SITE PLAN
FOR
REZONING PETITION # 2013-044

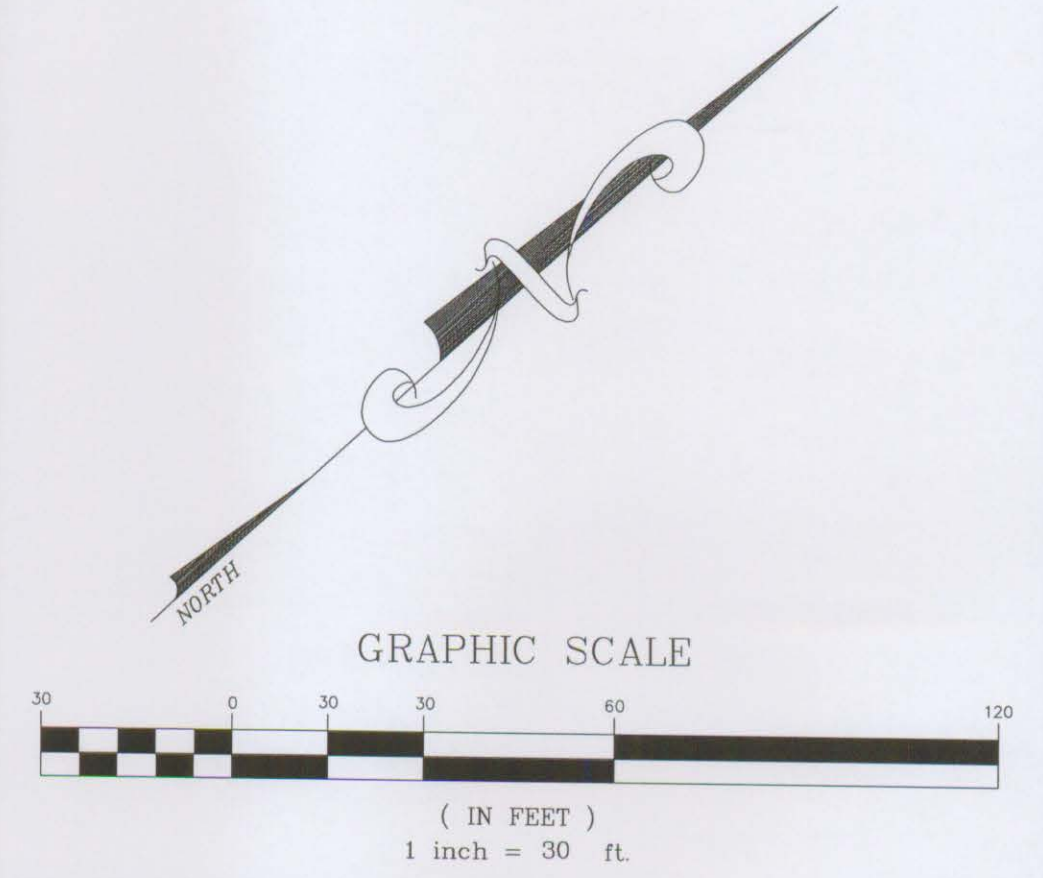
PETITIONER
WFG ASSOCIATES, LLC.
916 NORTH POPLAR STREET
CHARLOTTE, NC 28206
P. 704-968-4466
F. 704-335-6400



NO.	DATE	REVISIONS
1	05/29/13	REVISED PER COMMENTS
2	05/29/13	REVISED PER COMMENTS
3	05/17/13	REVISED PER COMMENTS AND NEIGHBOR COORDINATION
4	04/19/13	REVISED PER COMMENTS

JOB #	12019
DATE:	02/25/13
SCALE:	1" = 30'
DRAWN BY:	JAW
APPROVED BY:	JCO

C2.1



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APPROVED BY
CITY COUNCIL

JUN 17 2013



INTERIOR COURTYARD PERSPECTIVE



PERSPECTIVE @ PROVIDENCE RD & PROVIDENCE DR

BB+M
ARCHITECTURE

BeachamBunce+Manley
ARCHITECTURE pllc

grinnell waterworks building
1435 w. morehead st.
[suite 200]
charlotte, north carolina 28208

vc 704|334|1716
fx 704|334|6571

REZONING PETITION
#2013 - 044

WFG
ASSOCIATES
LLC.

charlotte, north carolina

PROJECT | 12WF980

DATE | 04.19.13

DRAWN |

PATH |

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REVISIONS		
Number	Date	Comment
1	05.22.13	UPDATED COURTYARD

ILLUSTRATIVE
BUILDING
PERSPECTIVES

RZ0.01