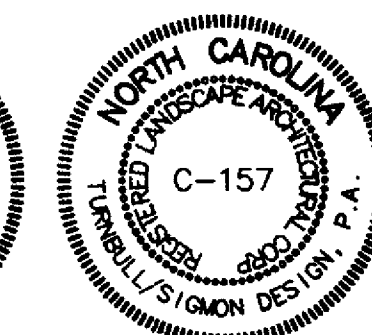
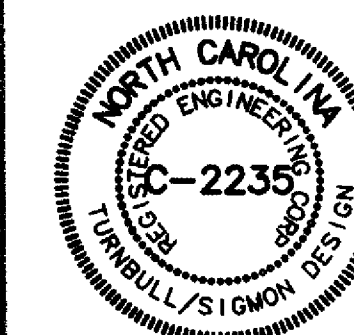




Turnbull Sigmon Design  
2108 South Boulevard  
Suite 100  
Charlotte, NC 28203  
Phone: 704-529-6500  
Fax: 704-522-0882

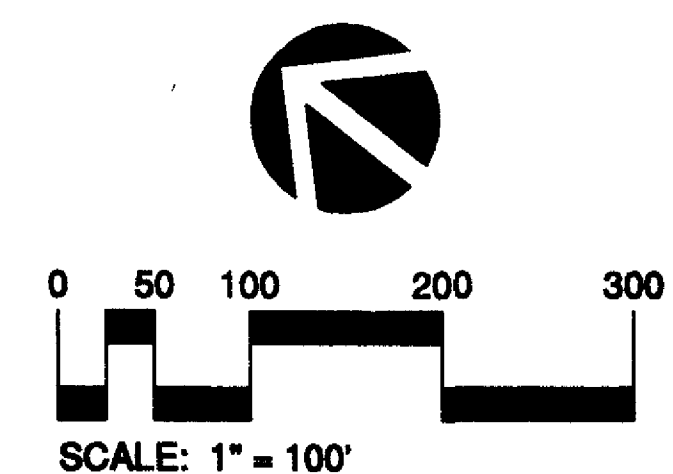
LAND DEVELOPMENT DESIGN SERVICES



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**SHEA HOMES**

401 CARMEL EXECUTIVE PARK  
SUITE 106  
CHARLOTTE, NC 28226



**PROVIDENCE  
POINTE  
PHASE 4**

**TECHNICAL  
DATA  
SHEET**

PETITION #2002-27

PROJECT NUMBER: 0142

DRAWN BY: TCS

DESIGNED BY: SRT

ISSUE DATE: 12-21-01

APPROVED BY CITY COUNCIL

DATE: 4/5/02

07/08/02 TCS REVISE PER STAFF REQUEST  
04/11/02 TCS REVISE PER ZONING COMMITTEE  
02/18/02 TCS REVISE PER STAFF COMMENTS  
NO. DATE: BY: REVISIONS:

**DEVELOPMENT NOTES:**

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the 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 within the building envelope line as shown on the plan. Any such changes will be reviewed under the provisions of Section 6.206 and are limited to minor changes of detail of the approved site plan which will not alter the basic relationship of the proposed development to surrounding properties or the standards and requirements of the Zoning regulations or to any of the conditions attached to the approval of this plan.
2. Any detached lighting on the site will be limited to 20 feet in height. Any lighting located on the building will be directed down into the site, and no "wall pak" type lighting will be used.
3. Signage will be permitted in accordance with applicable Zoning standards.
4. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
5. The use of the site will be for the development of a residential community composed of unique three unit structures that compliment the existing mix of single family and townhouse uses in the area.
6. All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
7. Access will be provided by driveway connections to Providence Rd West and internally to Springwell St. that connects to Lancaster Highway. The exact location of the access to Providence Rd. West, will be subject to approval by the appropriate transportation authority. The Petitioner will "convey" additional right-of-way along Providence Rd. West up to 35 feet from the centerline and along Old NC 521 up to 50 feet from the centerline during the subdivision process. With regard to the access to Providence Rd. West, the Petitioner acknowledges that CDOT and NCDOT will have to approve the details of the access location and design prior to the construction of this connection and that there may be certain restrictions or limitations that may be placed on that access to meet various safety, sight distance, and design expectations. The Petitioner acknowledges that this connection may not be approved as shown. However, the Petitioner believes that this access is essential to the site for accessibility and circulation.
8. The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public streets. Open spaces improvements on the site will include sidewalks or pathways through the open space areas, seating areas, and the option of constructing an active recreation amenity such as a pool on the site.
9. No storm water detention will be placed in any setbacks or buffers and the site will comply with the SWIM buffer standards and flood regulations if applicable.
10. The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval.
11. The Petitioner intends that trash collection will be by means of individual roll-out containers collected by a private service. The Petitioner acknowledges that under present City of Charlotte policy, this development site will not be furnished with City trash collection and that if roll-out containers are not used dumpsters will be installed and screened as required.
12. The buildings constructed on the site will be substantially the same as the building elevations that accompany this application. Variations of architectural detail and color is allowed so long as the basic building form and concept is preserved. As noted on the elevations, all units will be furnished with at least a one-car garage unit and most units will have a two-car garage.
13. The site will comply with applicable City of Charlotte development ordinances that may apply to the site.

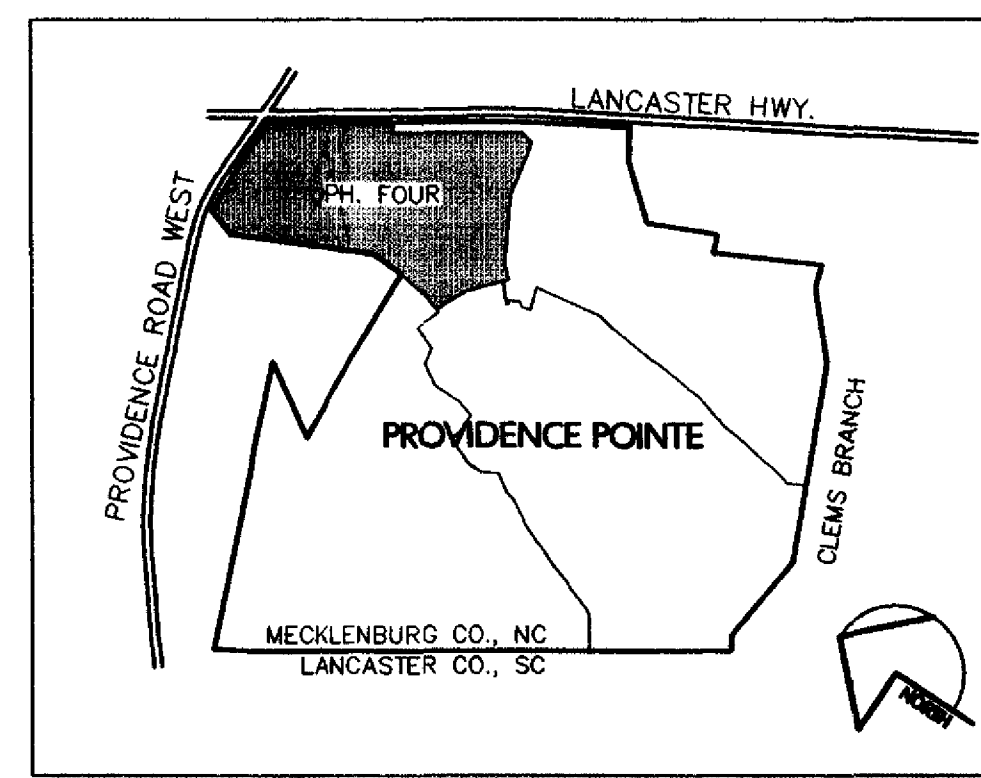
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**SYMBOL LEGEND**

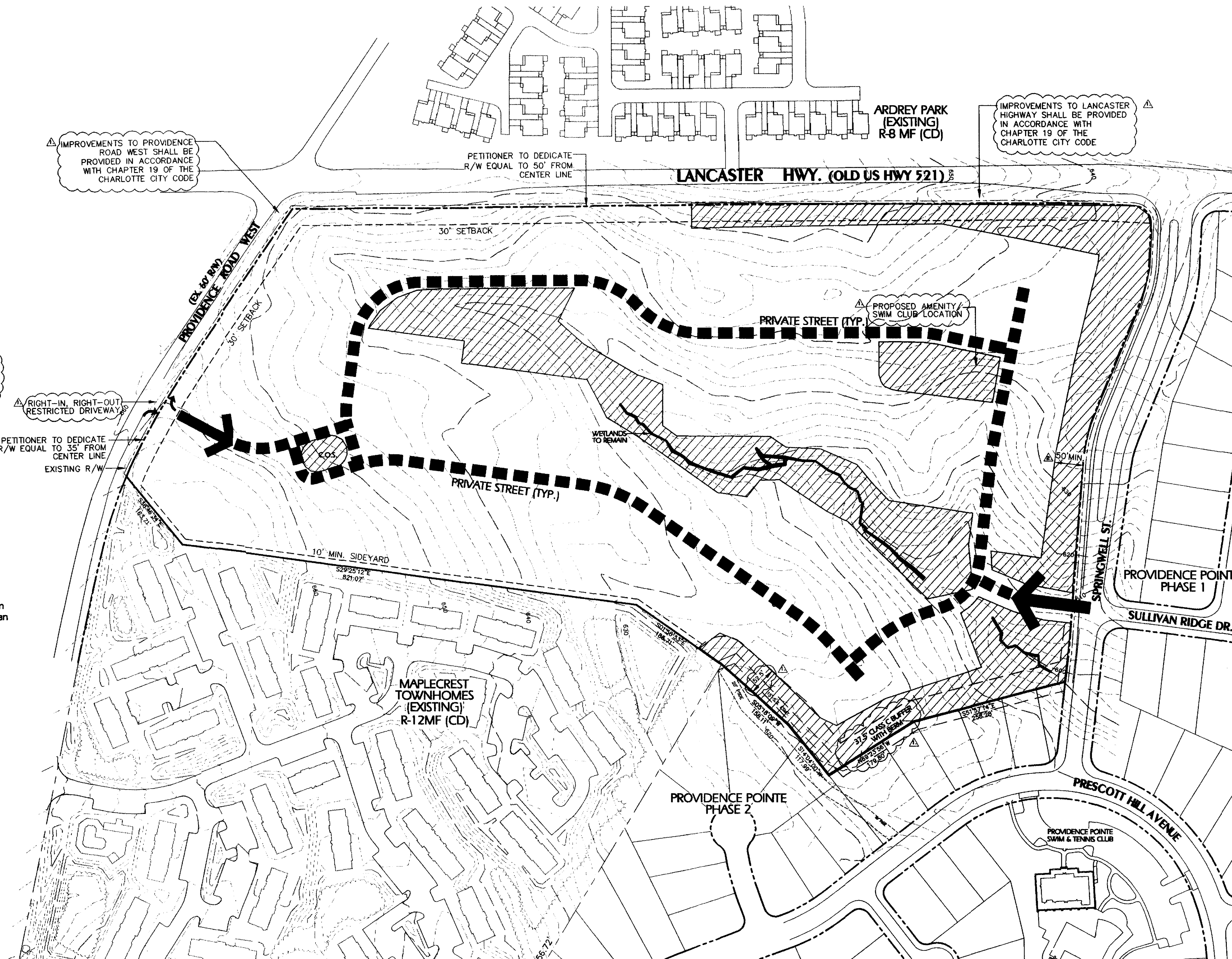
- ■ ■ PRIVATE STREET
- ▨ COMMON OPEN SPACE/AMENITY AREA
- ← ACCESS POINT
- WETLANDS
- EXISTING TOPOGRAPHY

**DEVELOPMENT DATA**

SITE AREA	27.53 AC.
EXISTING ZONING	R-5(CD) PETITION # 00-02(c)
PROPOSED ZONING	R-12MF(CD)
UNIT TYPE	TRI-PLEX (3 D.U./BUILDING)
MAXIMUM # DWELLING UNITS	255 D.U.
MAXIMUM DENSITY	9.26 D.U./AC.
MIN. BUILDING SEPARATION	16'
MAX. BUILDING HEIGHT	40'
MIN. OPEN SPACE	50%



VICINITY MAP (NTS)



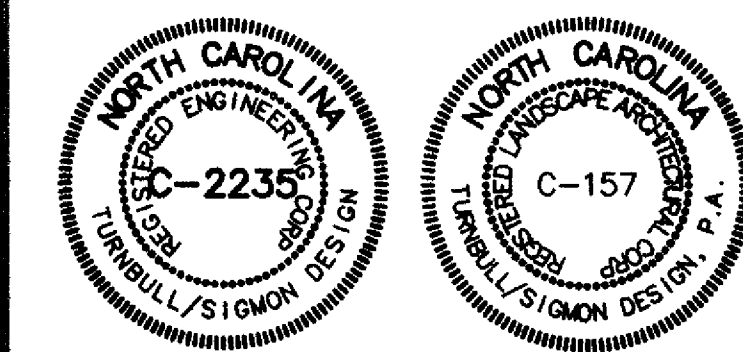
**FOR PUBLIC HEARING**





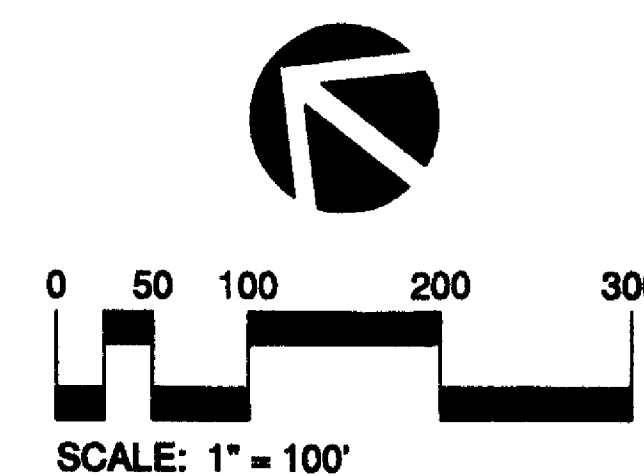
Turnbull Sigmon Design  
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Suite 100  
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LAND DEVELOPMENT DESIGN SERVICES



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**SHEA HOMES**  
401 CARMEL EXECUTIVE PARK  
SUITE 106  
CHARLOTTE, NC 28226



# PROVIDENCE POINT PHASE 4

## SCHEMATIC SITE PLAN

PETITION #2002-27

PROJECT NUMBER: 0142

DRAWN BY: TCS

DESIGNED BY: SRT

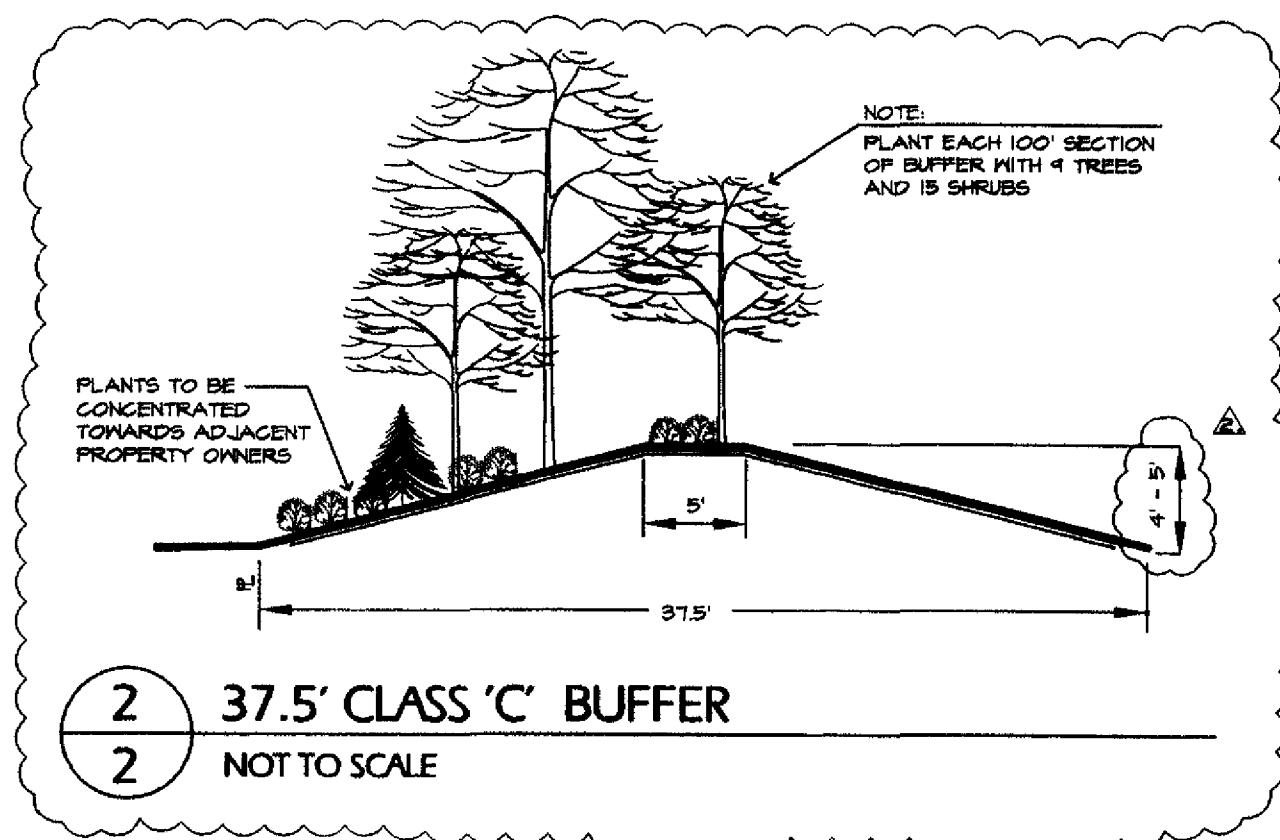
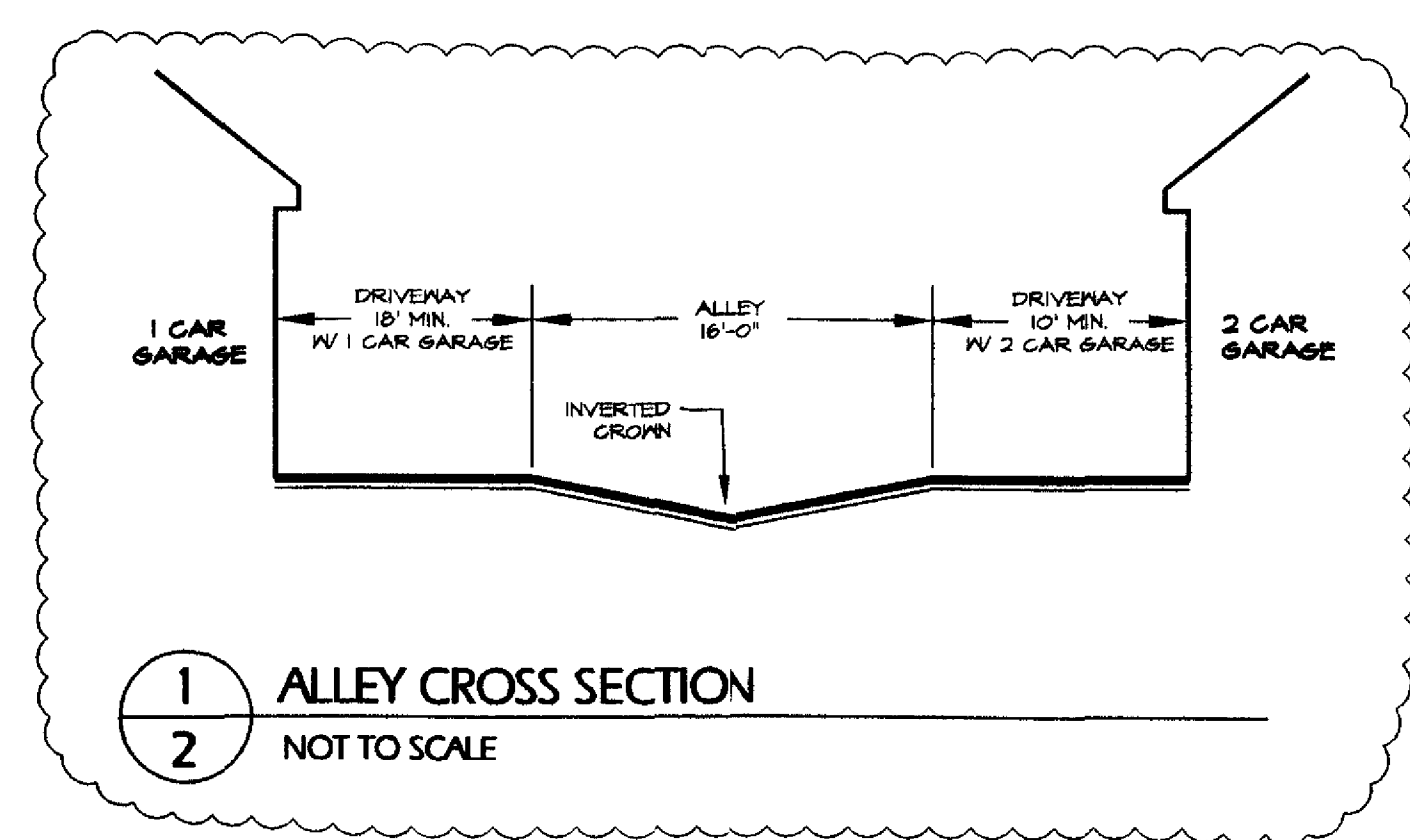
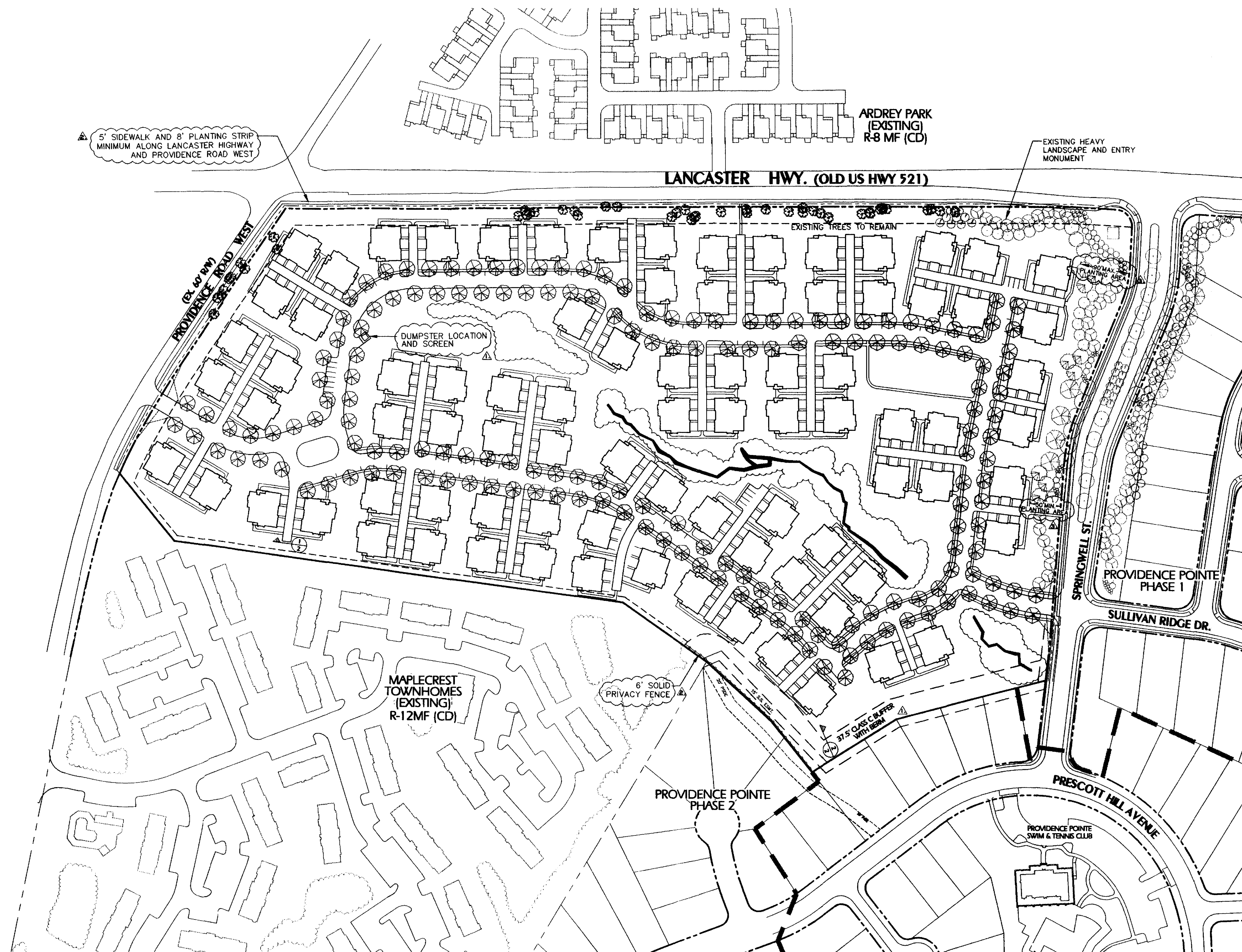
ISSUE DATE: 12/21/01

APPROVED BY CITY COUNCIL

DATE: 1/15/02

07/08/02 TCS REVISE PER STAFF REQUEST  
04/11/02 TCS REVISE PER ZONING COMMITTEE  
02/18/02 TCS REVISE PER STAFF COMMENTS  
NO. DATE: BY: REVISIONS:

**FOR PUBLIC HEARING**



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