

**NOTES**

1. Development Data - 1.08 Acres

SUBJECT PROPERTY IS ZONED R-3

PROPOSED PARCEL TO BE ZONED R-8

SETBACKS PER ZONING

FRONT - 20' Providence Drive to be 30'

REAR - 20' SIDE - 5'

Min. Lot Area 6500 Sq Ft

New Lot Sizes Will Comply w/ Minimum District Standards

Maximum Height = 40 Ft

Min. Lot Width = 40 Ft - Proposed 94-104 Ft No Grading without Building Permit

**2. General Provisions**

The Site Plan is schematic in nature and represents a firm concept of Development with regard to the arrangement of buildings, parking and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner/ developer and shall be handled in accordance to the Zoning Ordinance and subject to Section 6.201.

**3. Optional Provisions**

N/A

**4. Permitted Uses**

As Allowed per R-8 with up to Three Single Family Detached Residential Homes or One Single Family Detached and Two Residential Duplex Units and Accessory Uses - No Retail Development Permitted

**5. Transportation**

Vehicle access points shall be limited to those shown on the Site Plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Dept of Transportation

**6. Architectural Standards**

Brick or Faced Block Foundations  
Brick, Painted/ Stained Wood or Cementitious Lapped or Shake Siding

Architectural renderings of the front elevations shown are intended to depict the general appearance, architectural style and character of the Architecture. Non-Substantial Changes will be allowed to Elevations & Footprint as Staff Review

**7. Streetscape and Landscaping**

As per R-8, 8' Plant Strip with 6' Concrete Sidewalk along Providence Drive is Required to be Installed for Building Permit C.O.

**8. Environmental Features**

The proposed site Petitioner Shall Comply with the Char-Meck Tree Ordinance

The proposed site Petitioner Shall Comply with the Charlotte City Council Approved and Adopted Post Construction Controls Ordinance.

**9. Parks, Greenways and Open Space**

Lots will Comply with 50% Open Space Requirements

**10. Fire Protection**

N/A

**11. Signage**

Signage as per Ordinance.

**12. Lighting**

The max height of any freestanding light fixture shall not exceed 20 feet including the base. All direct lighting within the site shall be designed and shielded such that direct illumination does not exceed past any property line and shall be consistent with the Zoning Ordinance requirements.

**13. Phasing**

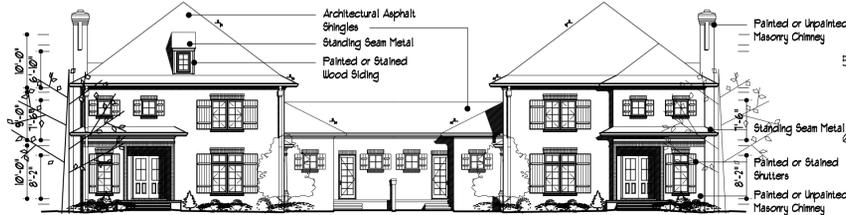
Site Development to be Completed Prior to Individual Construction on Lots

**14. Other**

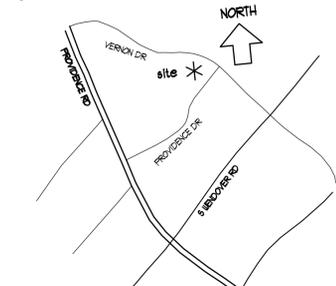
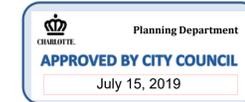
Five Year Vested Right Request is NOT in Effect for this Petition

**15. Tree Save**

Trees Will be Planted in the Treesave Areas as per the City of Charlotte Tree Ordinance Planting Ratio

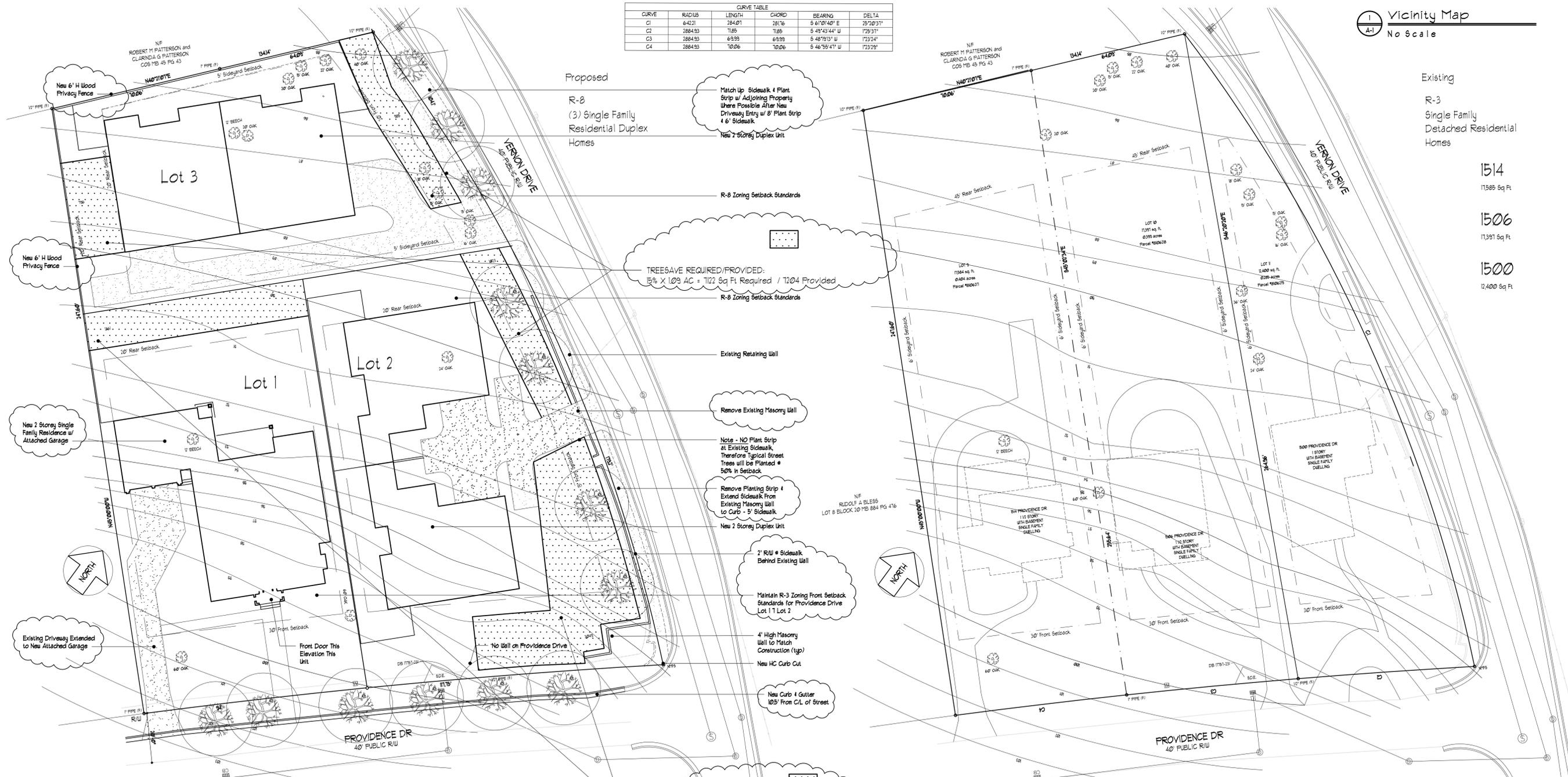


Vernon Drive Proposed Elevation



Vicinity Map  
No Scale

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	642.21	284.01	281.16	S 61°01'40" E 25°20'31"
C2	2884.93	1185	1185	S 49°43'44" W 1°59'31"
C3	2884.93	643.93	639.93	S 48°18'13" W 1°23'24"
C4	2884.93	100.06	100.06	S 46°59'41" W 1°23'29"



Proposed  
R-8  
(3) Single Family Residential Duplex Homes

Match Up Sidewalk & Plant Strip w/ Adjoining Property Where Possible After New Driveway Entry w/ 8' Plant Strip & 6' Sidewalk  
New 7-Storey Duplex Unit

TREESAVE REQUIRED/PROVIDED:  
15% X 1.09 AC = 1122 Sq Ft Required / 1204 Provided

Remove Existing Masonry Wall

Note - NO Plant Strip at Existing Sidewalk, Therefore Typical Street Trees will be Planted @ 50% in Setback

Remove Planting Strip & Extend Sidewalk From Existing Masonry Wall to Curb - 5' Sidewalk

New 2-Storey Duplex Unit

2' RW & Sidewalk Behind Existing Wall

Maintain R-3 Zoning Front Setback Standards for Providence Drive Lot 1 & Lot 2

4' High Masonry Wall to Match Construction (typ)

New HC Curb Cut

New Curb & Gutter 105' From C/L of Street

TREESAVE REQUIRED/PROVIDED:  
15% X 1.09 AC = 1122 Required / 1204 Provided

Existing  
R-3  
Single Family Residential Homes

- 1514  
11,985 Sq Ft
- 1506  
11,391 Sq Ft
- 1500  
12,400 Sq Ft

3 Rezoning Site Plan  
1" = 20' - 0"

2 Existing Site Plan  
1" = 20' - 0"

**CRAIG W ISAAC ARCHITECTURE**  
Studio Lane  
900 Linda Lane  
Charlotte NC 28211  
Architecture Interior Design Product Design  
704 358 1365

CRAIG WILLIAM ISAAC REGISTERED ARCHITECT  
6429  
NORTH CHARLOTTE, N.C.  
1/9/19

Darlington Manor  
1500  
1506  
1514  
Providence Drive Rezoning  
Charlotte NC  
Petition #2018-127

- September 24, 2018
- February 8, 2019
- March 9, 2019
- March 31, 2019
- June 24, 2019
- June 28, 2019
- July 9, 2019

**A-1**