

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 6,500 Sq Ft - Proposed 14,010-16,988 Sq Ft

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 Three Residential Duplex Units and Accessory Uses - No Retail Development Permitted

5. Transportation

vehicular 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

Architectural Standards

Erick or Farged Block Foundations
Erick, Painted/ Stained Wood or Cementitious Lapped or Shake Siding
Architectural renderings of the front elevations shown are intended to depict the general conceptual architectural style or character of the Architecture. Changes will be allowed per section 6.201.

7. Streetscape and Landscaping

As per R-8, 8' Plant Strip with 6' Concrete Sidewalk along Providence Drive is Required to be Installed for Initial 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

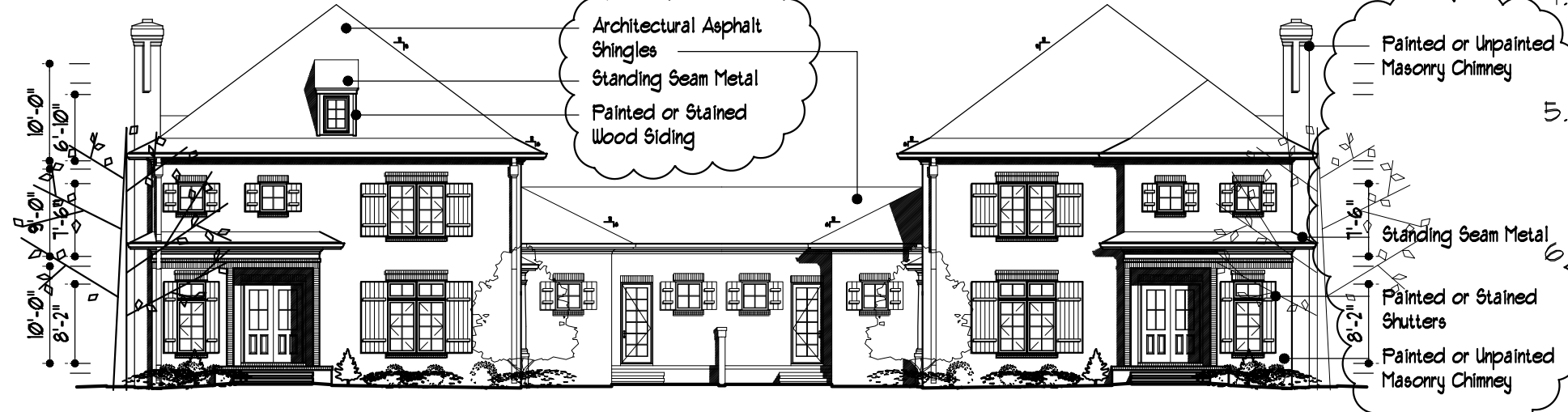
The max height of any freestanding light fixture shall not exceed 20 feet including the base. All direct lighting within the site shall be designed and shielded such that direct illumination does not exceed past any property line and shall be consistent with the Zoning Ordinance requirements.

13. Phasing

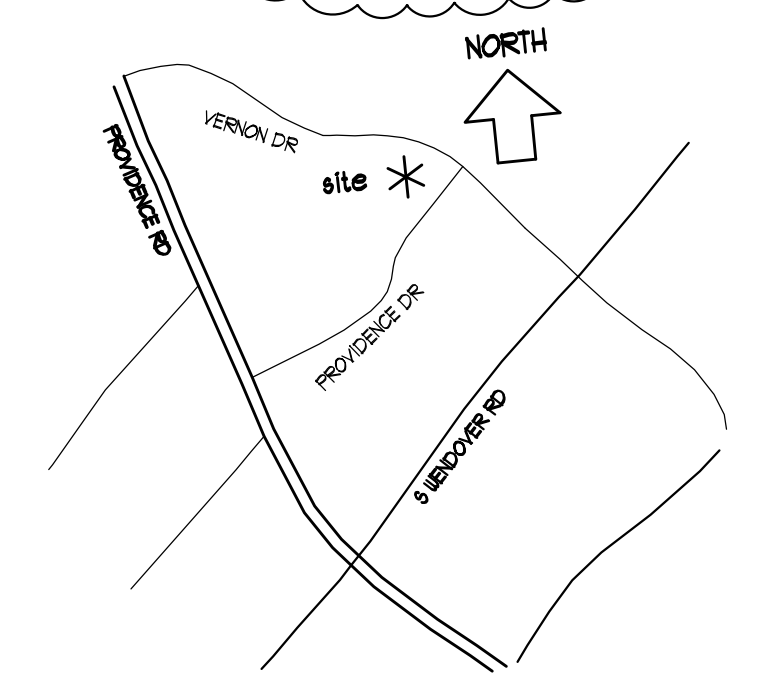
Site Development to be Completed Prior to Individual Construction on Lots

14. Other

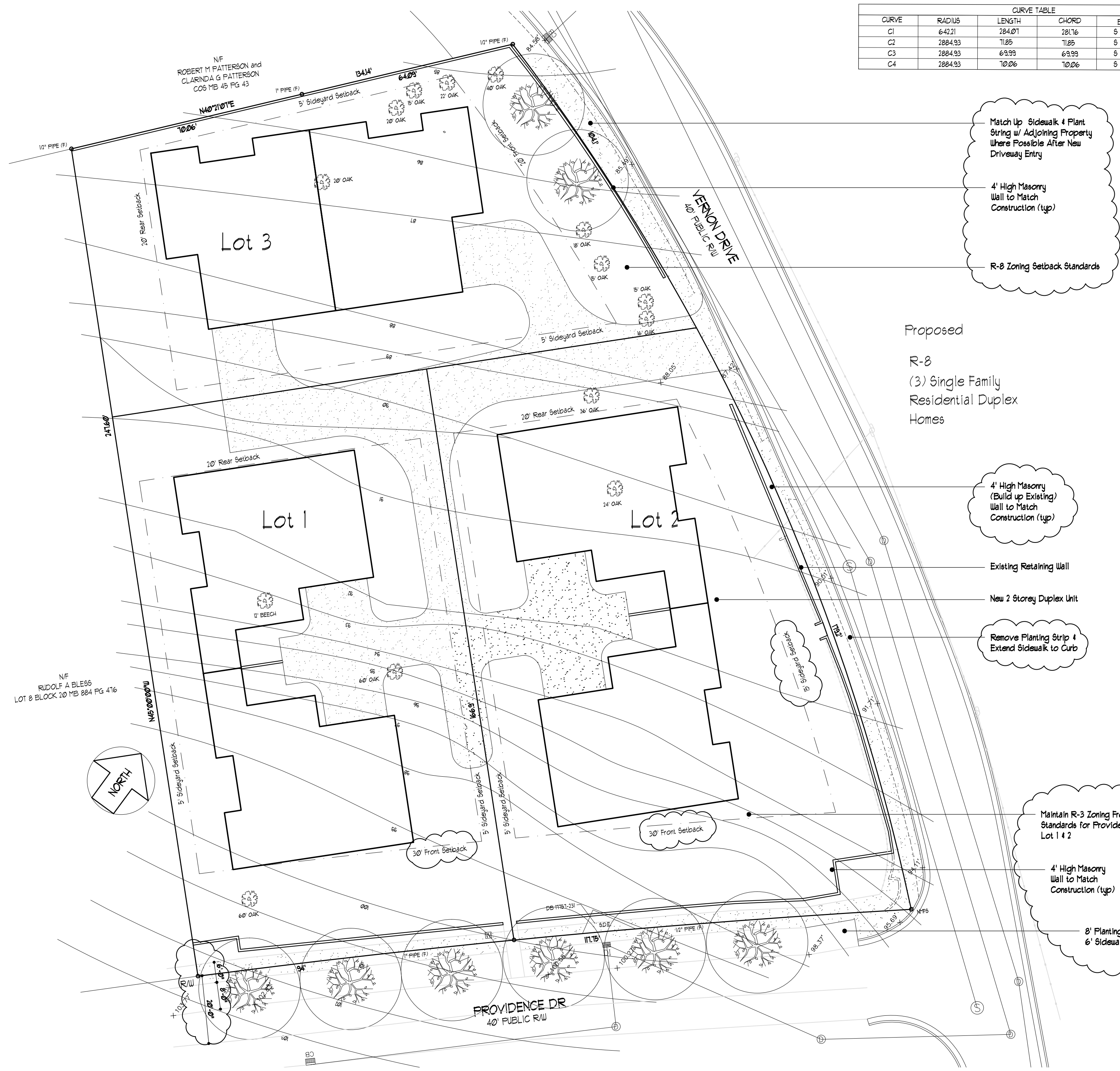
Five Year Vested Right Request is not in Effect for this Petition



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	642.21	284.01	281.16	S 61°20'40" E 25°20'31"
C2	2884.93	1185	1185	S 49°43'44" W 7°59'31"
C3	2884.93	64.99	69.99	S 48°18'13" W 7°23'24"
C4	2884.93	10.06	10.06	S 46°59'41" W 7°23'29"



Vicinity Map
No Scale



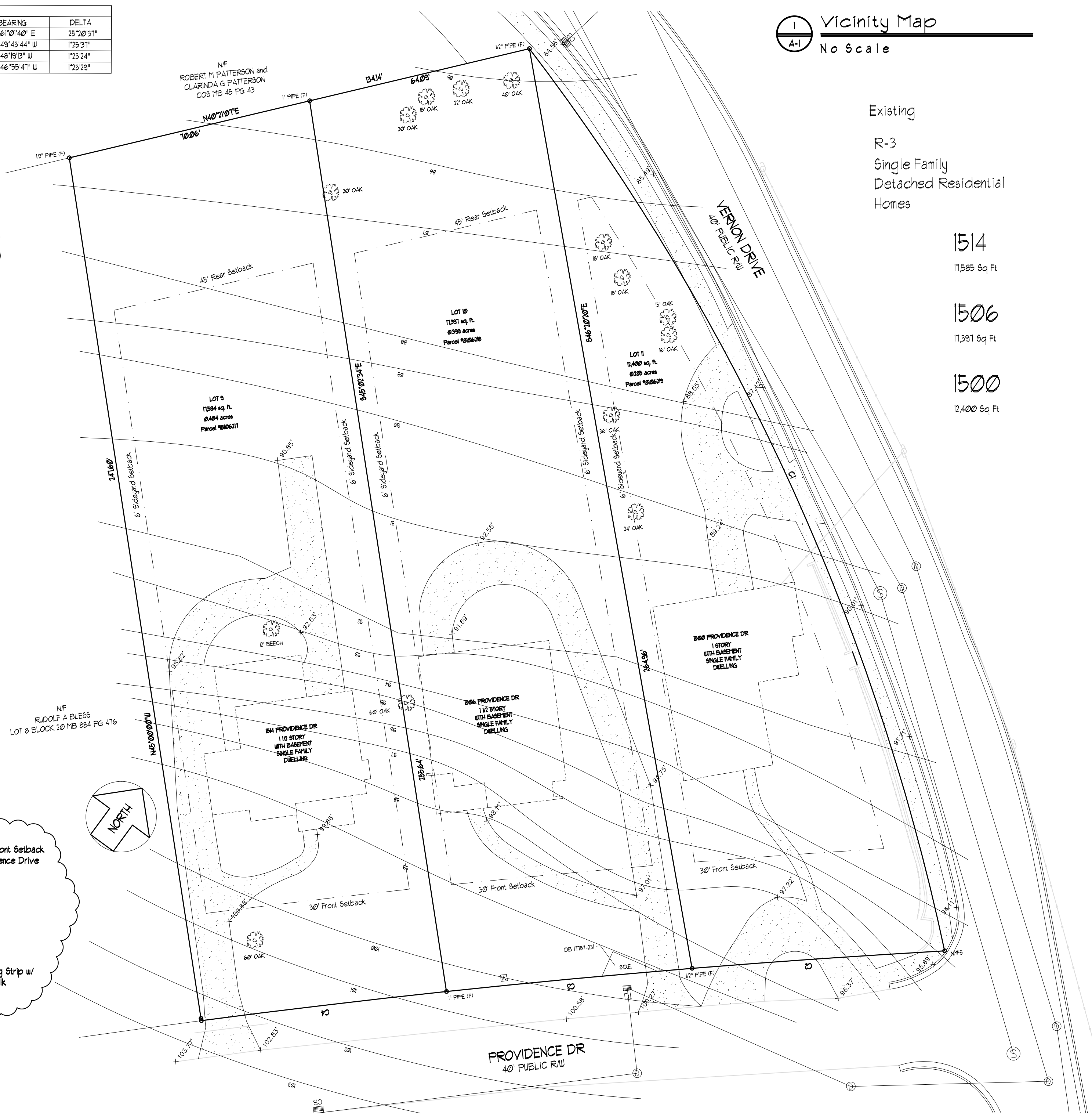
Match Up Sidewalk & Plant Strip w/ Adjoining Property Where Possible After New Driveway Entry
4' High Masonry Wall to Match Construction (typ)
R-8 Zoning Setback Standards

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

4' High Masonry (Build up Existing) Wall to Match Construction (typ)
Existing Retaining Wall
New 2 Storey Duplex Unit
Remove Planting Strip & Extend Sidewalk to Curb

Maintain R-3 Zoning Front Setback Standards for Providence Drive Lot 1 & 2
4' High Masonry Wall to Match Construction (typ)
8' Planting Strip w/ 6' Sidewalk

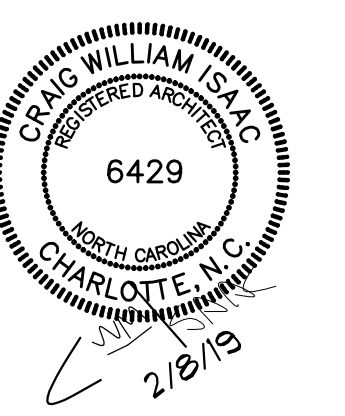
3 Rezoning Site Plan
1" = 20' - 0"



Existing
R-3
Single Family Detached Residential Homes
1514
11,985 Sq Ft
1506
11,391 Sq Ft
1500
12,400 Sq Ft

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

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



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

September 24, 2018
February 8, 2019

A-1