

NOTES

1. Development Data - 1.08 Acres

SUBJECT PROPERTY IS ZONED R-3
 SETBACKS PER ZONING
 FRONT - 30'
 REAR - 45' SIDE - 6'

PROPOSED PARCEL TO BE ZONED R-8
 SETBACKS PER ZONING
 FRONT - 20'
 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

6. Architectural Standards

Brick or Farged 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 conceptual architectural style and 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

8. Environmental Features

Tree mitigation in lieu of Tree Save area of 15% may be accomplished with additional plantings on site or within setback areas. All landscaping will comply with applicable City 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

N/A

10. Fire Protection

N/A

11. Signage

Signage as per Ordinance.

12. Lighting

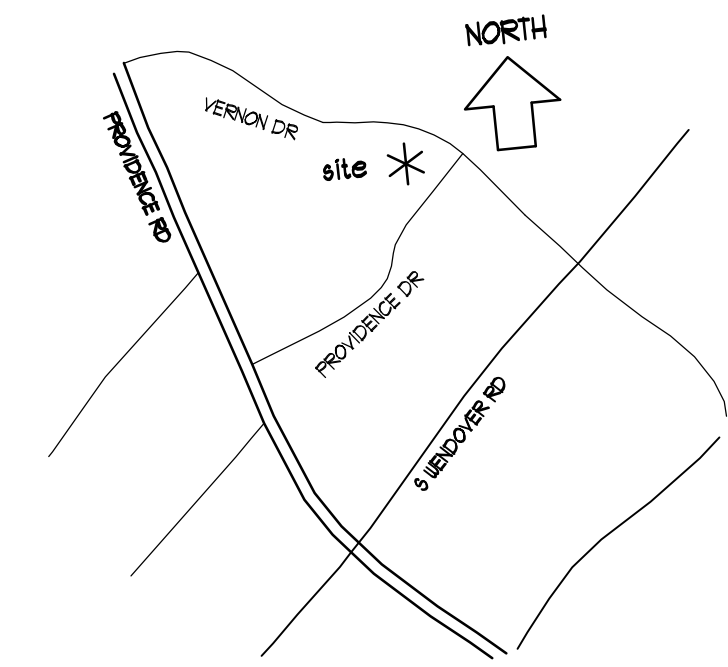
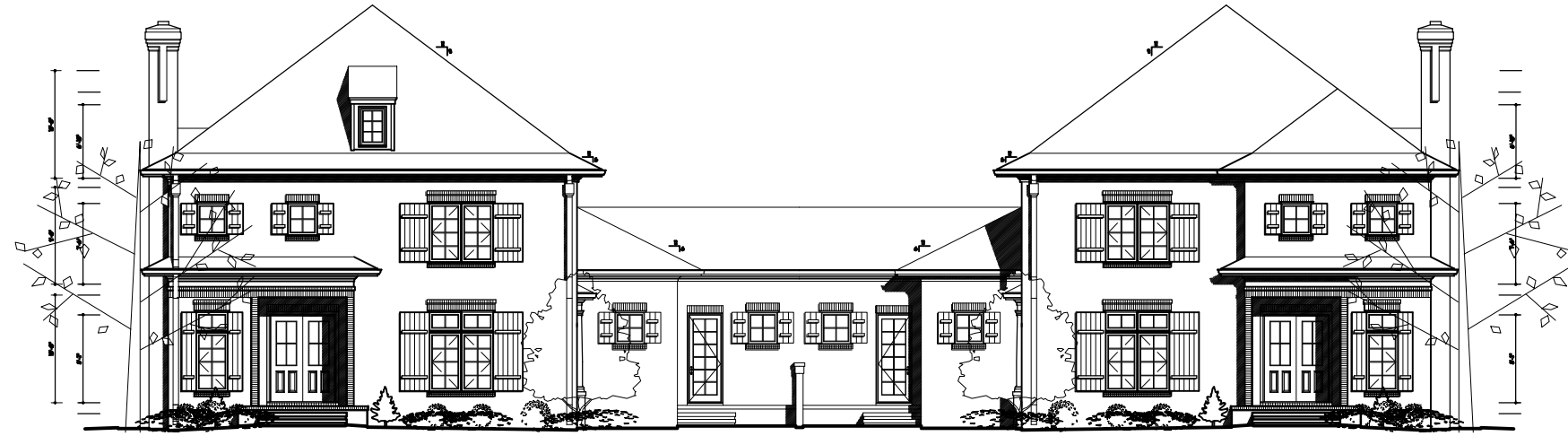
The max height of any freestanding light fixture shall not exceed 20 feet including the base. All direct lighting within the site shall be designed and shielded such that direct illumination does not exceed past any property line and shall be consistent with the Zoning Ordinance requirements.

13. Phasing

Site Development to be Completed Prior to Individual Construction on Lots

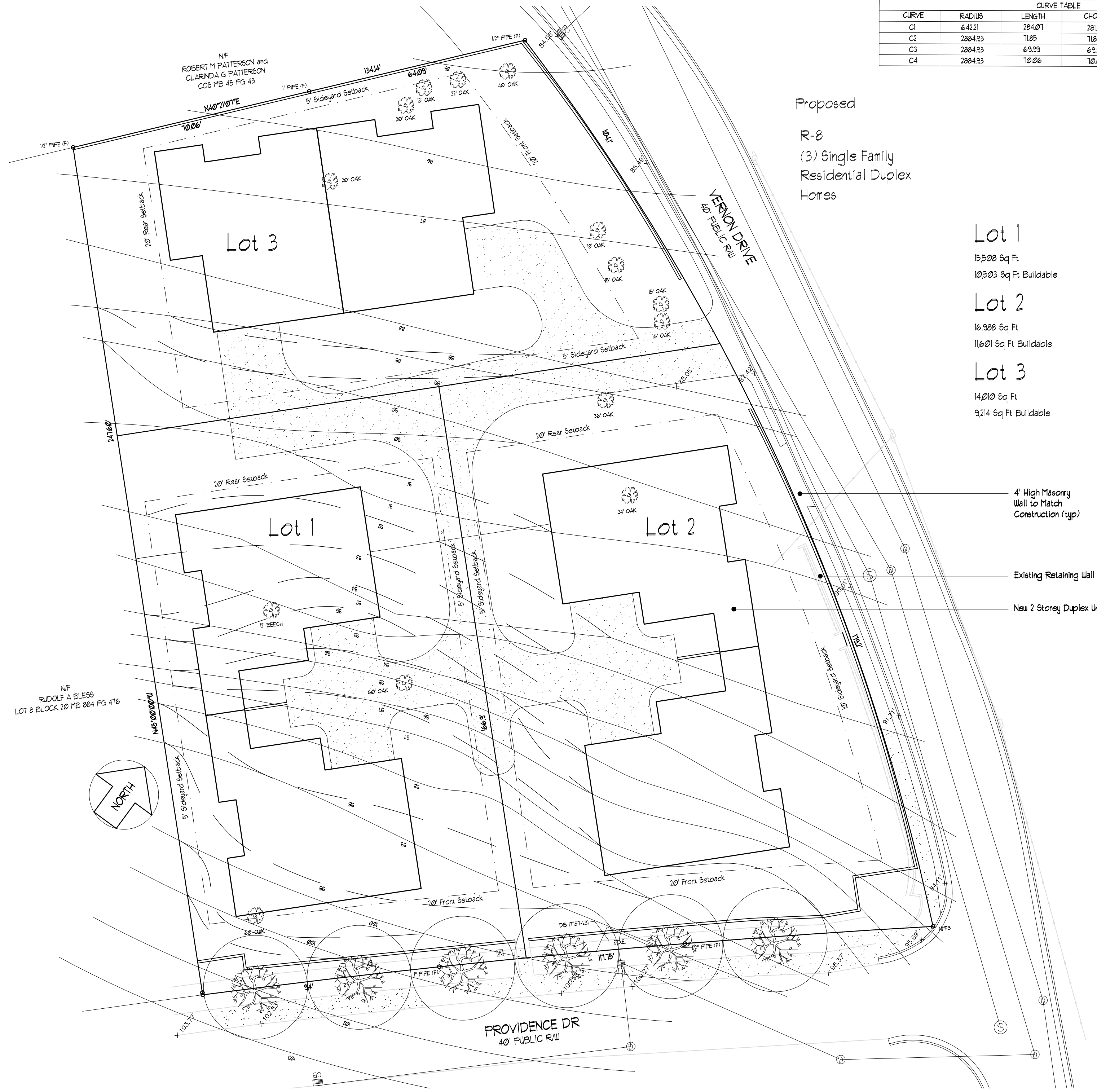
14. Other

N/A

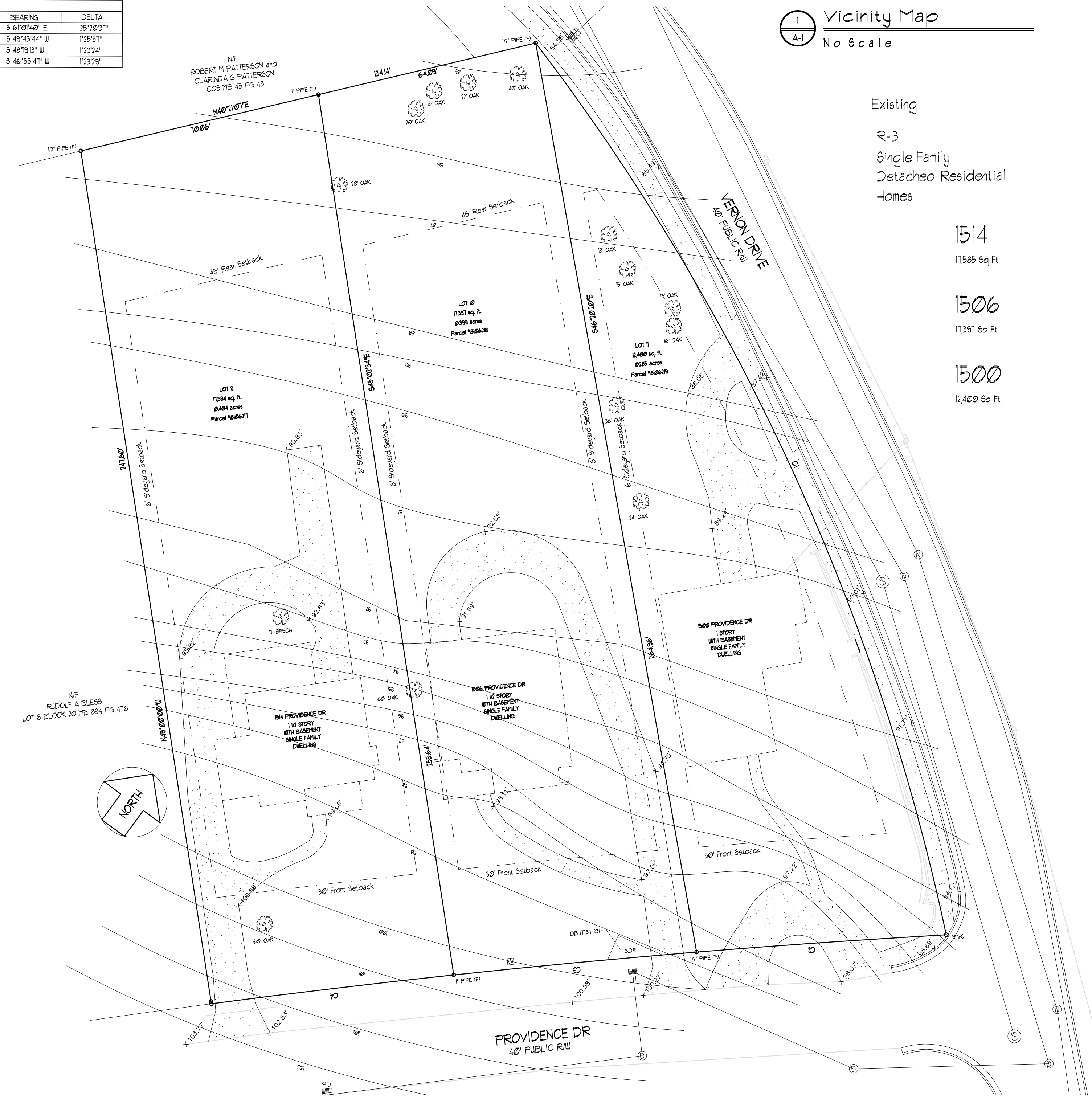


Vicinity Map
 No Scale

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 7°59'31"
C3	2884.93	643.99	639.99	S 48°18'13" W 17°32'4"
C4	2884.93	100.06	100.06	S 46°59'41" W 7°23'29"



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



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

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 Studio Lane
 300 Linda Lane
 Charlotte NC 28211
 Architecture Interior Design Product Design
 704 358 1365

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 REGISTERED ARCHITECT
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 9/24/18

Darlington Manor
 1500
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 1514
 Providence Drive
 Rezoning
 Charlotte
 NC

September 24, 2018

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