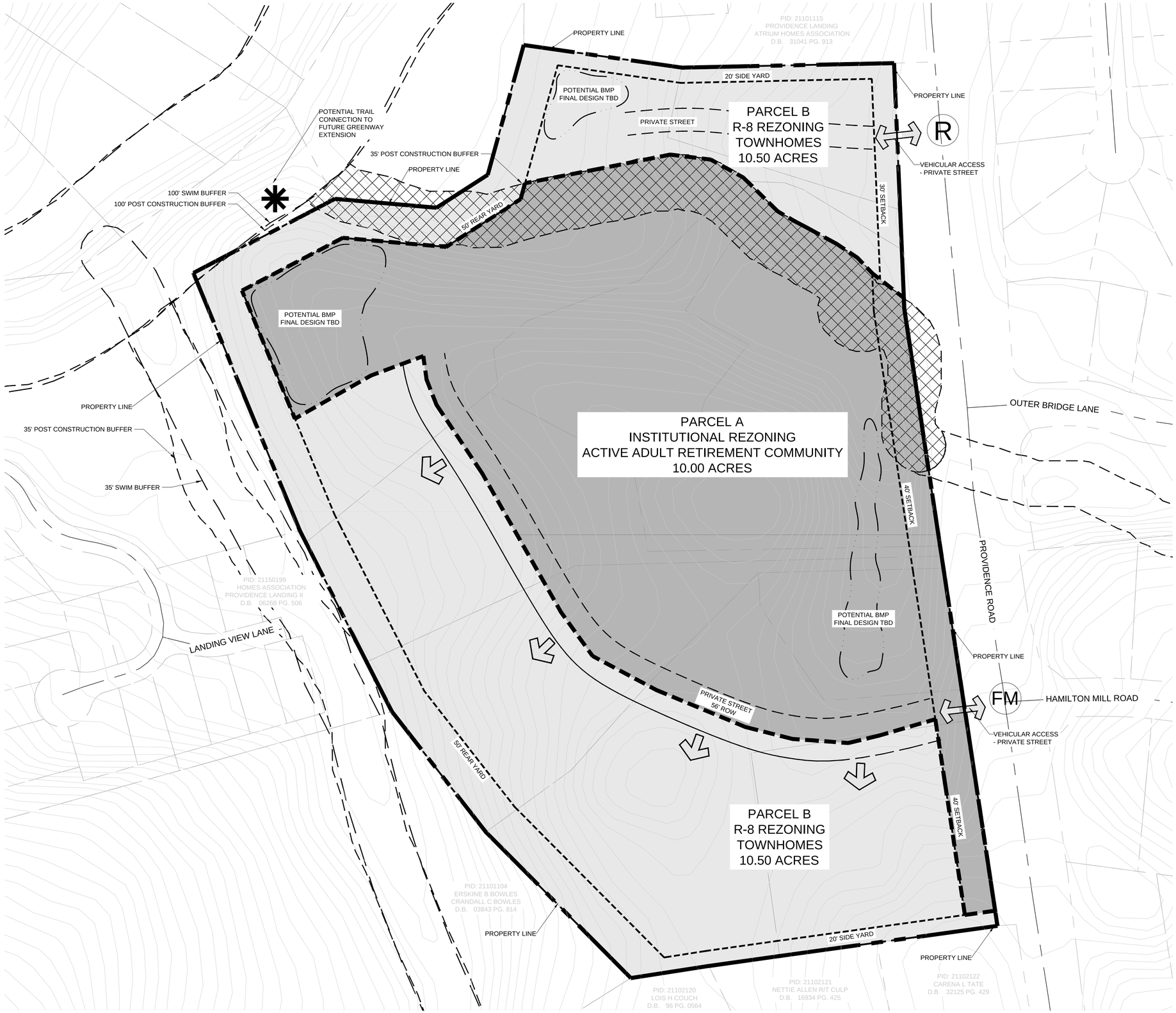


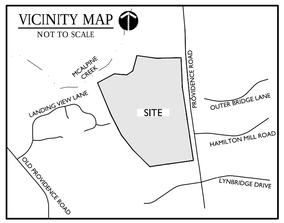
SITE DEVELOPMENT AREA

-ACREAGE: +/- 20.5 ACRES
- TAX PARCEL #S: 21101102, 21101106, 21101111, 21101108, 21101109, 21101110, 21101105, 21101101, 21101107
-EXISTING ZONING: R-3
-PROPOSED ZONING: R-8MF(CD) & INST(CD)
-EXISTING USES: SINGLE-FAMILY RESIDENTIAL
-PROPOSED USES: UP TO 200 ACTIVE ADULT RETIREMENT COMMUNITY UNITS AND 80 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS
-DENSITY: 8 DWELLING UNITS PER ACRE (DUA)(R-8MF)
-MAXIMUM BUILDING HEIGHT: 40 FEET FOR R-8MF AND 55 FEET FOR INSTITUTIONAL
-PARKING: SHALL SATISFY OR EXCEED R-8MF AND INSTITUTIONAL MINIMUM REQUIREMENTS, RESPECTIVELY

R **RIGHT IN/RIGHT OUT ACCESS**

FM **FULL MOVEMENT ACCESS**

VICINITY MAP
NOT TO SCALE



PETITION #: 2018-000
CITY OF CHARLOTTE
PETITIONER: PROFFITT DIXON PARTNERS

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

PROFFITT DIXON PARTNERS

KEY MAP

SEAL

PETITION NO. 2018-000

PROJECT

6408 PROVIDENCE ROAD

PROFFITT DIXON PARTNERS
6408 PROVIDENCE ROAD
CHARLOTTE, NC 28226

LANDDESIGN PROJ.#
1018227

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
VERT: ----
HORZ: 1"=60'
0 30' 60' 120'

NORTH

SHEET TITLE
TECHNICAL DATA SHEET

SHEET NUMBER
RZ-1

PROFFITT DIXON PARTNERS

REZONING PETITION NO. 2018-XXX

DEVELOPMENT STANDARDS

9/20/2018

DEVELOPMENT DATA TABLE:

SITE AREA:	+/- 20.5 ACRES
TAX PARCELS:	21101102, 21101106, 21101111, 21101108, 21101109, 21101110, 21101105, 21101101, 21101107
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8MF(CD) & INST(CD)
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USES:	
DENSITY:	8 DWELLING UNITS PER ACRE (DUA)
MAXIMUM BUILDING HEIGHT:	40 FEET FOR R-8MF AND 55 FEET FOR INST
PARKING:	SHALL SATISFY OR EXCEED R-8MF AND INST MINIMUM REQUIREMENTS, RESPECTIVELY

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PROFFITT DIXON PARTNERS (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL DEVELOPMENT WITH A MIX OF HOUSING OPTIONS, INCLUDING AN ACTIVE ADULT RETIREMENT COMMUNITY AND TOWNHOME UNITS ON THAT APPROXIMATELY 20.5-ACRE SITE LOCATED ON THE WEST SIDE OF PROVIDENCE ROAD, BETWEEN SUMMERTREE LANE AND LYNBRIDGE DRIVE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 211-011-02, 211-011-06, 211-011-11, 211-011-08, 211-011-09, 211-011-10, 211-011-05, 211-011-01, AND 211-011-07.

2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF AND INST ZONING DISTRICTS SHALL GOVERN THE DEVELOPMENT AND USE OF THE RELEVANT PORTIONS OF THE SITE.

4. THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS.

5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 200 ACTIVE ADULT RETIREMENT COMMUNITY UNITS AND 80 SINGLE-FAMILY TOWNHOME UNITS, AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE INST AND R-8MF ZONING DISTRICTS, RESPECTIVELY.

III. TRANSPORTATION

1. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.

2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE DRIVES, AND ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.

3. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN.

4. PETITIONER SHALL SUBSTANTIALLY COMPLETE ALL TRANSPORTATION IMPROVEMENTS BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN.

   a. SUBSTANTIAL COMPLETION SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH HEREIN PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

IV. ARCHITECTURAL STANDARDS

1. GENERAL DESIGN GUIDELINES:

   a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, METAL, STONE, SIMULATED STONE, PRE-CAST STONE, ARCHITECTURAL PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTATIOUS SIDING (SUCH AS HARDI-PLANK), OR WOOD. VINYL, AS A BUILDING MATERIAL, WILL ONLY BE ALLOWED ON WINDOWS, SOFFITS AND TRIM FEATURES.

   b. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE FROM PUBLIC OR PRIVATE STREETS AND SHALL BE LOCATED OUTSIDE OF THE SETBACK.

   c. ROOFTOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM PUBLIC OR PRIVATE STREETS.

   d. ALL DUMPSTER, LOADING AND SERVICE AREAS SHALL BE SCREENED FROM STREETS, COMMON OPEN SPACES AND ANY ADJACENT RESIDENTIAL USES WITH MATERIALS COMPLIMENTARY TO THE PRINCIPAL STRUCTURE.

   e. BACKFLOW PREVENTERS AND TRANSFORMERS SHALL BE SCREENED AND LOCATED OUTSIDE THE SETBACK.

2. STANDARDS FOR THE PORTION OF THE SITE TO BE ZONED R-8MF:

   a. PITCHED ROOFS, IF PROVIDED, MAY BE OF A CONTEMPORARY STYLE WITH ASYMMETRICAL LOW ROOF SLOPES OF NO LESS THAN 4:12, WITH THE EXCEPTION OF FLAT ROOF ACCENTS OR PARAPETS, WHICH MAY BE PROVIDED IN STRATEGIC LOCATIONS.

   b. USABLE PORCHES OR STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHALL NOT BE ENCLOSED.

   c. FOR ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET, STOOPS SHALL FACE THE PUBLIC REALM AND CORNER UNITS WILL HAVE ENHANCED SIDE ELEVATIONS WITH A FRONT STOOP.

   d. GARAGE DOORS WILL BE RECESSED BEHIND A BALCONY OR BUILDING PROJECTION SO THAT A MINIMUM OF TWELVE (12) INCHES OF THE DRIVEWAY WILL BE COVERED BY A BALCONY OR BUILDING PROJECTION TO MITIGATE THE APPEARANCE OF THE GARAGE.

   e. FOR TOWNHOME UNITS THAT ARE ALLEY-LOADED, IF ANY, WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS. FOR TOWNHOME UNITS THAT ARE FRONT-LOADED, THE WALKWAYS SHALL LEAD TO THE DRIVEWAY IN ORDER TO ENSURE LANDSCAPING TREATMENT IN BETWEEN DRIVEWAY ENTRANCES.

   f. ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF EIGHT (8) TOWNHOME UNITS PER BUILDING.

   g. ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, PILASTERS, PILLARS, OPEN PORCHES (IF PROVIDED), AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO TWENTY-FOUR (24) INCHES INTO THE REQUIRED SETBACKS.

3. STANDARDS FOR THE PORTION OF THE SITE TO BE ZONED INST (ACTIVE ADULT RETIREMENT COMMUNITY):

   a. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:

   i. BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF TWO (2) FEET EXTENDING THROUGH AT LEAST A FULL FLOOR.

   b. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:

   i. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS;

   ii. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS; AND

   iii. BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20' IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

   c. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:

   i. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS DORMERS OR PARAPETS.

   ii. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST NETWORK REQUIRED PUBLIC OR PRIVATE STREET.

   d. WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.

V. ENVIRONMENTAL FEATURES

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

VI. OPEN SPACE

1. THE PETITIONER SHALL COMPLY WITH TREE SAVE REQUIREMENTS IN THE AREAS PROPOSED ON THE REZONING PLAN.

2. THE PETITIONER SHALL PROVIDE AMENITIZED OPEN SPACE AREAS, AS GENERALLY DEPICTED ON THE REZONING PLAN.

VII. LIGHTING

1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

2. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED TWENTY-ONE (21) FEET.

3. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

VIII. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

IX. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

PETITION #: 2018-000
CITY OF CHARLOTTE
PETITIONER: PROFFITT DIXON PARTNERS

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

PROFFITT DIXON PARTNERS

KEY MAP

SEAL

PETITION NO. 2018-000

PROJECT

6408 PROVIDENCE ROAD

PROFFITT DIXON PARTNERS

6408 PROVIDENCE ROAD

CHARLOTTE, NC 28226

LANDDESIGN PROJ.#
1018227

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

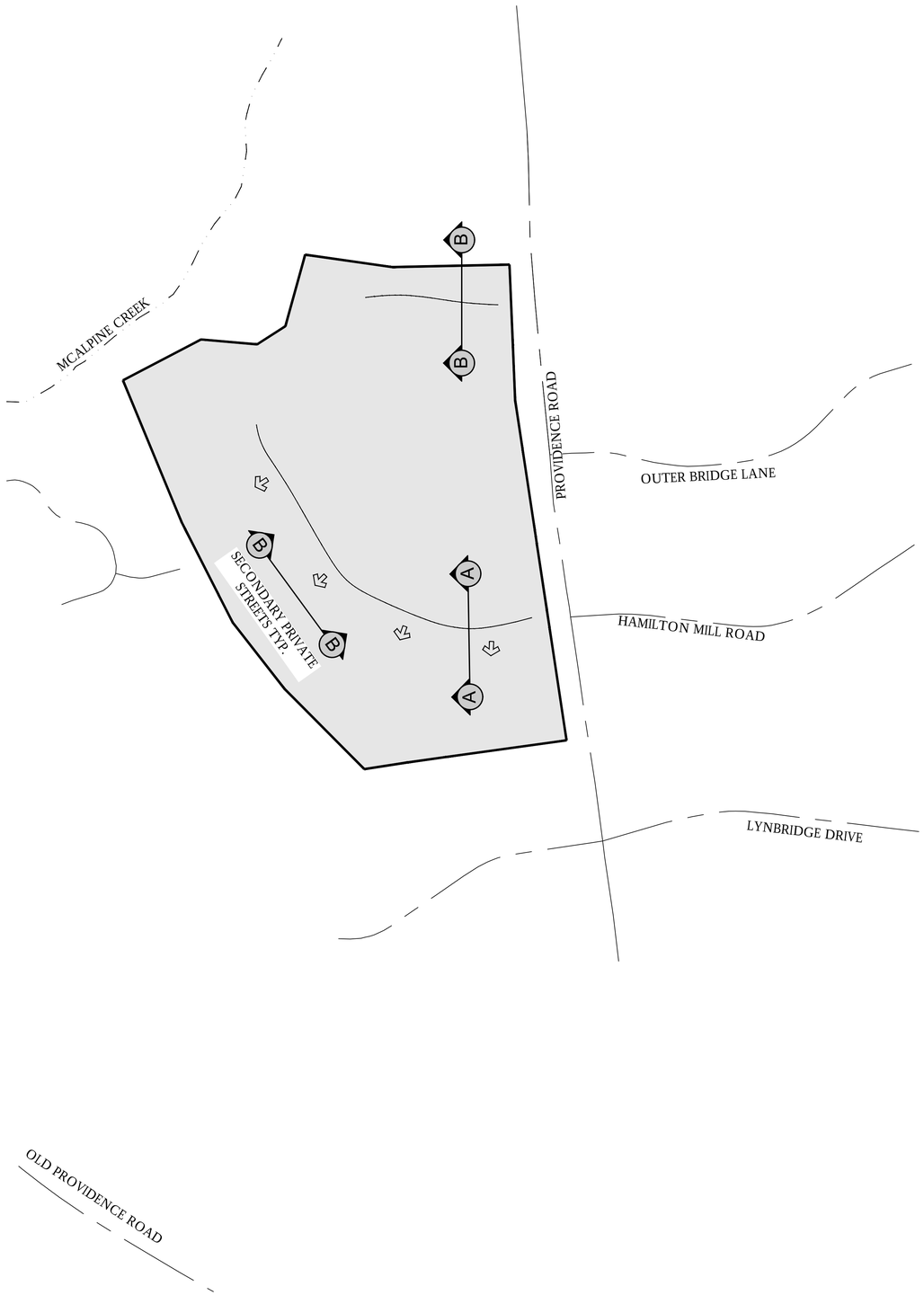
DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

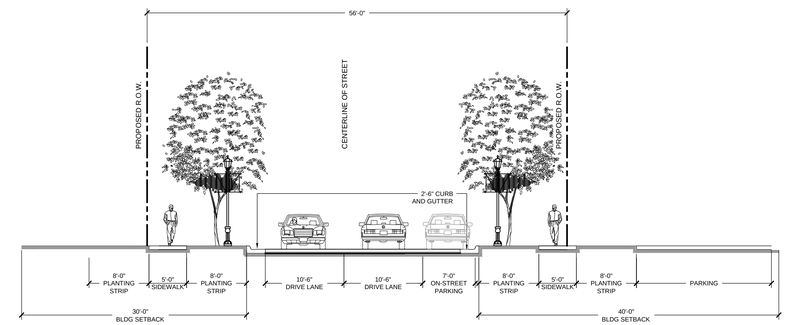
SCALE
VERT: ----
HORZ: NTS
(NOT TO SCALE)

NORTH

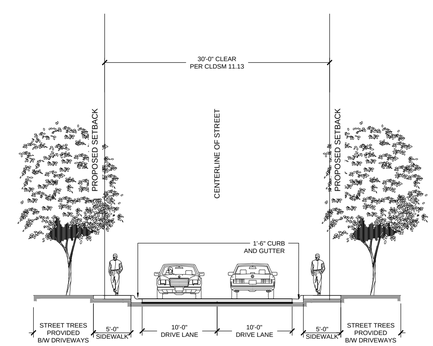
SHEET TITLE
DEVELOPMENT STANDARDS NOTES

SHEET NUMBER
RZ-2

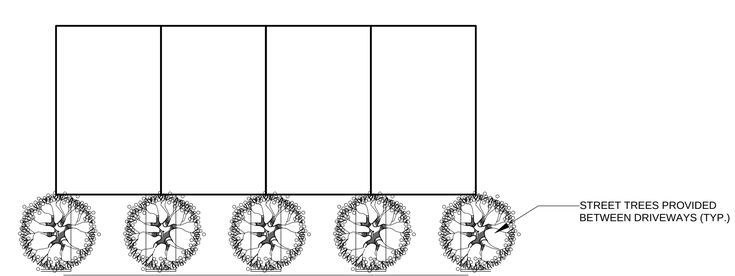




PRIVATE STREET CROSS-SECTION
56' ROW
SECTION A-A
SCALE: 1" = 10'-0"



PRIVATE STREET CROSS-SECTION
SECTION B-B
SCALE: 1" = 10'-0"



PLAN VIEW
NTS

PETITION #: 2018-000
CITY OF CHARLOTTE
PETITIONER: PROFFITT DIXON PARTNERS

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

PROFFITT DIXON PARTNERS

KEY MAP

SEAL

PETITION NO. 2018-000

PROJECT

6408 PROVIDENCE ROAD

PROFFITT DIXON PARTNERS

6408 PROVIDENCE ROAD

CHARLOTTE, NC 28226

LANDDESIGN PROJ.#
1018227

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

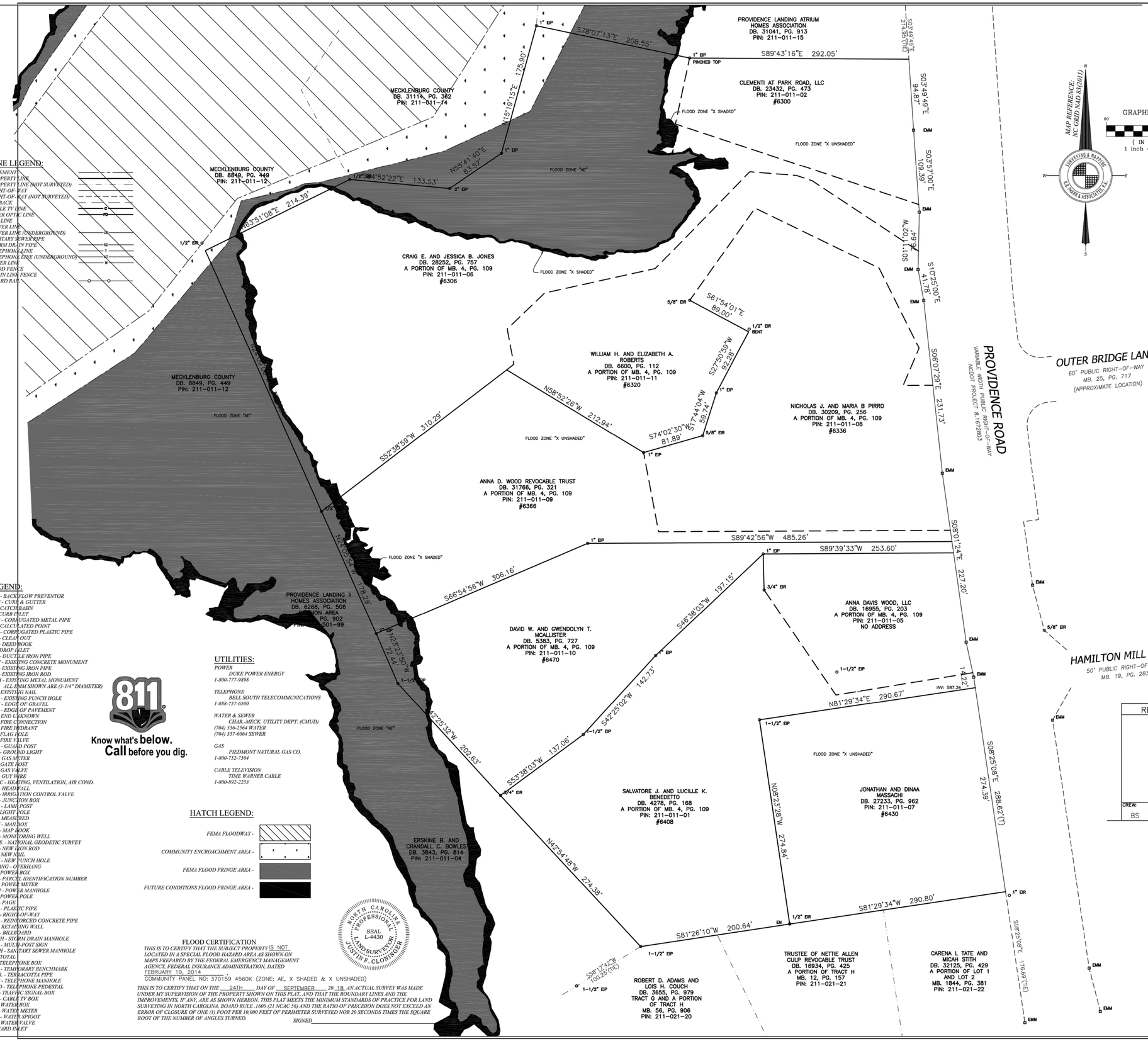
DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
VERT: ----
HORZ: 1"=10'
0 5' 10' 20'

NORTH

SHEET TITLE
STREET CROSS-SECTIONS

SHEET NUMBER
RZ-3



LINE LEGEND:

EASEMENT
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CABLE TV LINE — C
FIBER OPTIC LINE — FO
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND) — UE
SANITARY SEWER PIPE
STORM DRAIN PIPE — SD
TELEPHONE LINE — T
TELEPHONE LINE (UNDERGROUND) — UT
WATER LINE — W
WOOD FENCE
CHAIN LINK FENCE
GUARD RAIL

LEGEND:

BFP - BACKFLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
CO - CLEAN OUT
DB - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
ALL EMM SHOWN ARE (3-1/4" DIAMETER)
EN - EXISTING NAIL
EPH - EXISTING PUNCH HOLE
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FP - FLAG POLE
FV - FIRE VALVE
GDP - GUARD POST
GLT - GROUND LIGHT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
MB - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
NPH - NEW PUNCH HOLE
OHANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SBB - BILLBOARD
SDMH - STORM DRAIN MANHOLE
SMP - MULTI-POST SIGN
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TBM - TEMPORARY BENCHMARK
TERR. - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TPED - TELEPHONE PEDESTAL
TSB - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WSP - WATER SPIGOT
WV - WATER VALVE
YI - YARD INLET

811 Know what's **below.** **Call** before you dig.

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-5898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

WATER & SEWER
CHAR.-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253

HATCH LEGEND:

FEMA FLOODWAY -
COMMUNITY ENCROACHMENT AREA -
FEMA FLOOD FRINGE AREA -
FUTURE CONDITIONS FLOOD FRINGE AREA -

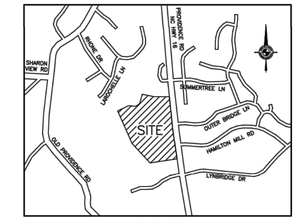
NORTH CAROLINA PROFESSIONAL SEAL L-4430 LAND SURVEYOR JUSTIN F. CLONINGER

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT *LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED* FEBRUARY 19, 2014
COMMUNITY PANEL NO: 370159 4560K (ZONE: AE, X SHADED & X UNSHADED)

THIS IS TO CERTIFY THAT ON THE 24TH *DAY OF* SEPTEMBER *20* 18 *AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.*

SIGNED _____



VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.

2. ALL CORNERS MONUMENTED AS SHOWN.

3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.

4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.

5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

6. ELEVATIONS BASED ON N.G.S. MONUMENT "RUSSELL", ELEVATION = 654.28 FEET, NAVD 88.

7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.

8. PROVIDENCE ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 30' FROM CENTERLINE.

9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R-3

NOTE: NO ZONING REPORT OR ZONING VERIFICATION LETTER HAS BEEN PROVIDED TO THE SURVEYOR. OFWNER/DEVELOPER MUST VERIFY ZONING RESTRICTIONS PRIOR TO DEVELOPMENT OF SITE.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

GPS CERTIFICATION:

I, JUSTIN F. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

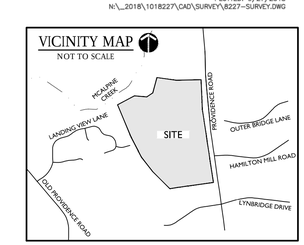
(1) CLASS OF SURVEY: A(1:10,000)
(2) POSITIONAL ACCURACY: HORIZONTAL N=0.00265', E=0.010'; VERTICAL=0.0051'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION USER SERVICE (NCVRS)
(4) DATES OF SURVEY: SEPTEMBER 13, 2018
(5) DATUM/EPOCH: NAD83(CONUS)(2011), NAVD 88 LOCALIZATION=120, ZONE: NC 3200
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "RUSSELL"
(7) GEOID MODEL: GEOID12B(CONUS)
(8) COMBINED GRID FACTOR(S): 0.99984795
(9) UNITS: US SURVEY FEET

REVISIONS	BOUNDARY SURVEY PREPARED FOR: **PROFFITT DIXON** PROVIDENCE ROAD (NC HWY 16) CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DEED REFERENCE: AS SHOWN TAX PARCEL #: 211-011-01, 211-011-02, 211-011-05, 211-011-06, 211-011-07, 211-011-08, 211-011-09, 211-011-10 & 211-011-11
	R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSURE NO C-1471 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	
BS	CW		1" = 60'	SEPTEMBER 24, 2018	FILE NO. W-5631 JOB NO. 89042

PLOTTED: 9/27/2018
N:_2018\1018227\CAD\SURVEY\B227-SURVEY.DWG

VICINITY MAP
NOT TO SCALE



PETITION #: 2018-000
CITY OF CHARLOTTE
PETITIONER: PROFFITT DIXON PARTNERS

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

PROFFITT DIXON PARTNERS

KEY MAP

SEAL

PETITION NO. 2018-000

PROJECT

6408 PROVIDENCE ROAD

PROFFITT DIXON PARTNERS
6408 PROVIDENCE ROAD
CHARLOTTE, NC 28226

LANDDESIGN PROJ.#
1018227

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
VERT: ----
HORZ: 1"=60'
0 30' 60' 120'

NORTH

SHEET TITLE
SURVEY

SHEET NUMBER
RZ-4