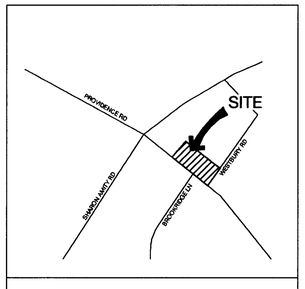
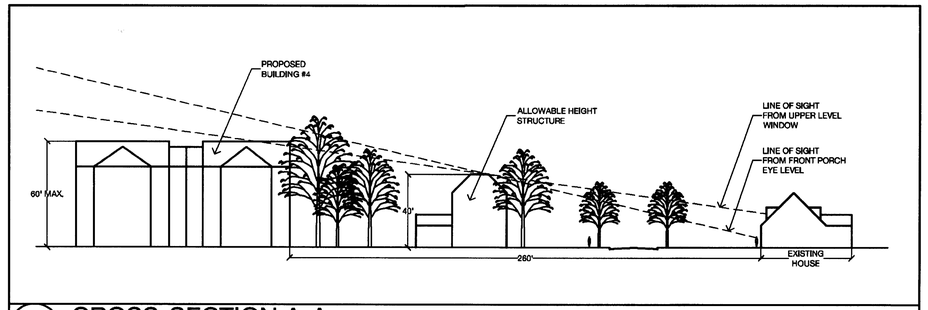


VICINITY MAP N.T.S



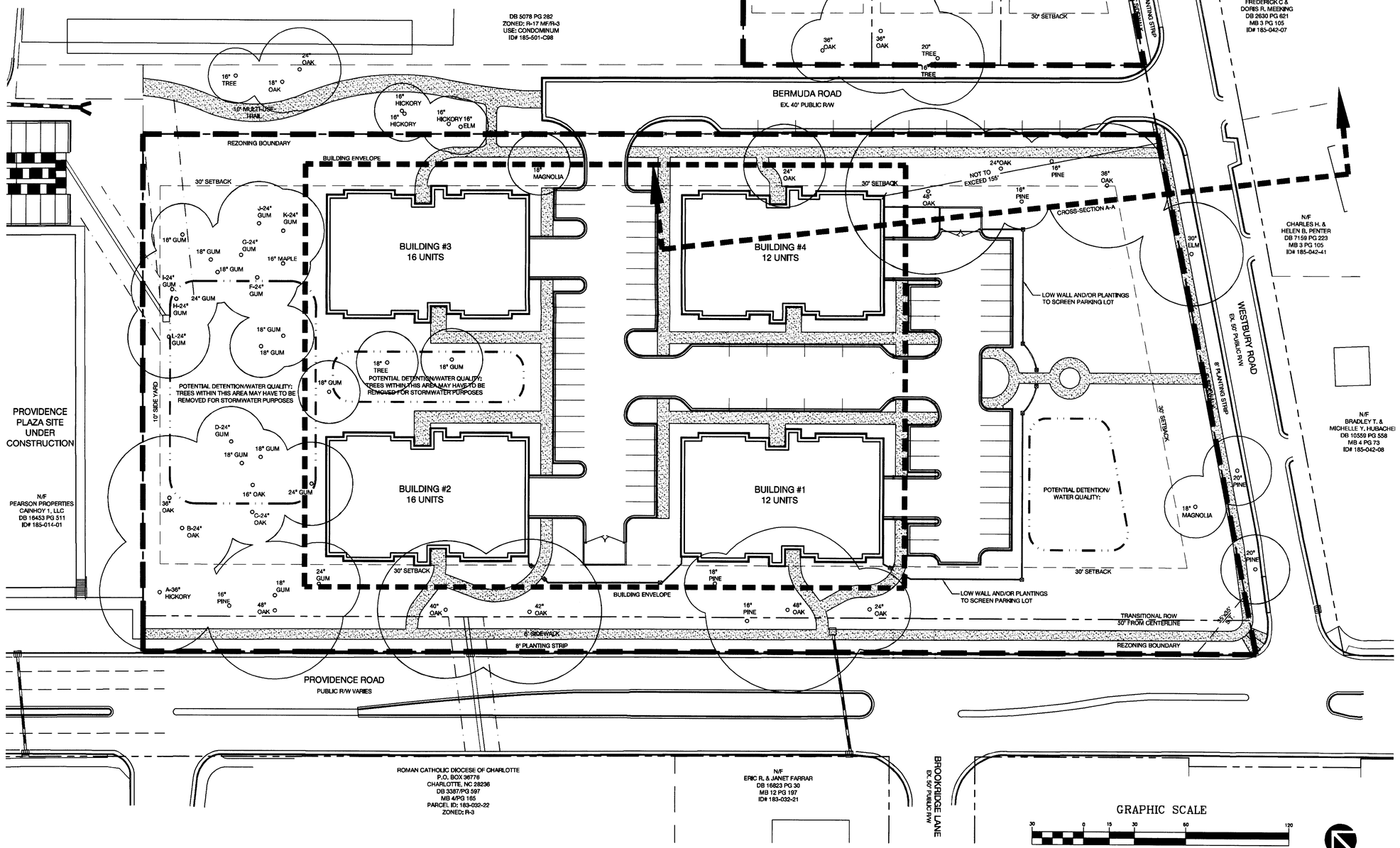
CROSS-SECTION A-A SCALE: 1":40'

DEVELOPMENT SUMMARY

REZONING SITE AREA:	5.00 AC
TAX PARCEL ID #:	185-014-01, 185-014-02, 185-014-03, 185-014-04, 185-015-04, 185-015-05
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-12MF (CD)
PROPOSED USE:	Residential (Condominium and Single Family)
TOTAL UNITS:	
CONDOS:	56 (2 Bldgs, 16 Units Each 2 Bldgs, 12 Units Each)
SINGLE FAMILY:	3 Detached Units
DENSITY:	11.80 Units per Acre

DEVELOPMENT STANDARDS

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 per Section 6.2 of the Zoning Ordinance.
2. The use of the site will be for multifamily condominium units and single-family detached homes along with related accessory uses under the R-12MF district standards and the conditions of this site plan.
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. Access will be provided by driveway connections to Bermuda Rd. as generally indicated on the site plan.
6. The Petitioner will dedicate and convey 50 feet from the centerline of Providence Road for future right-of-way if the existing right-of way is inadequate. The Petitioner reserves the right to seek abandonment of portions of the Bermuda Road right-of-way through the normal review process as generally depicted on the site plan. The Petitioner reserves the right to pursue a driveway connection to Providence Rd. as suggested by the Planning Staff and the community, that would be located generally in the center of the site between buildings 1 and 2 and which would be limited to right in/right out in its operation.
7. An eight foot planting strip with street trees and six foot sidewalk will be installed along the site's frontage on Providence Road and Westbury Road.
8. All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveway, sidewalks, and parking areas. Site lighting, if provided, will be limited to 20 feet in height and will be shielded or capped. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
9. The site plan shows a number of large trees that the Petitioner intends to preserve. Several trees that exist within the areas that may be used to meet storm water requirements and may be impacted depending on the exact design of the storm water facilities that the City may approve.
10. The Petitioner has provided illustrative building elevations for the structure to be constructed on the site. The building illustrations that are included on this application are intended to reflect the general mass, scale, configuration, and character of the building. The Petitioner may make revisions to the design details, materials, and architectural style of the building so long as the general mass, scale, configuration, and character of the building is maintained. The parking on the site will be screened as required by the ordinance and may use walls, fences, vegetation or any combination thereof that effectively screens the parking as required by the ordinance
11. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.
12. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.



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BROOKRIDGE PROPERTIES
Garry D. Smith
P.O. Box 578
Matthews, NC 28106

QueensBrooke

Rezoning Plan Petition #07-118

Providence Road at Westbury Road, Charlotte, NC

NO.	DATE:	BY:	REVISIONS:
1	11/19/07	EV	PER COMMENTS

Project No: 07-059
Date: June 21, 2007
Designed by: mek
Drawn By: mek
Scale: 1"=30'
Sheet No:

REZ-1

RMM