

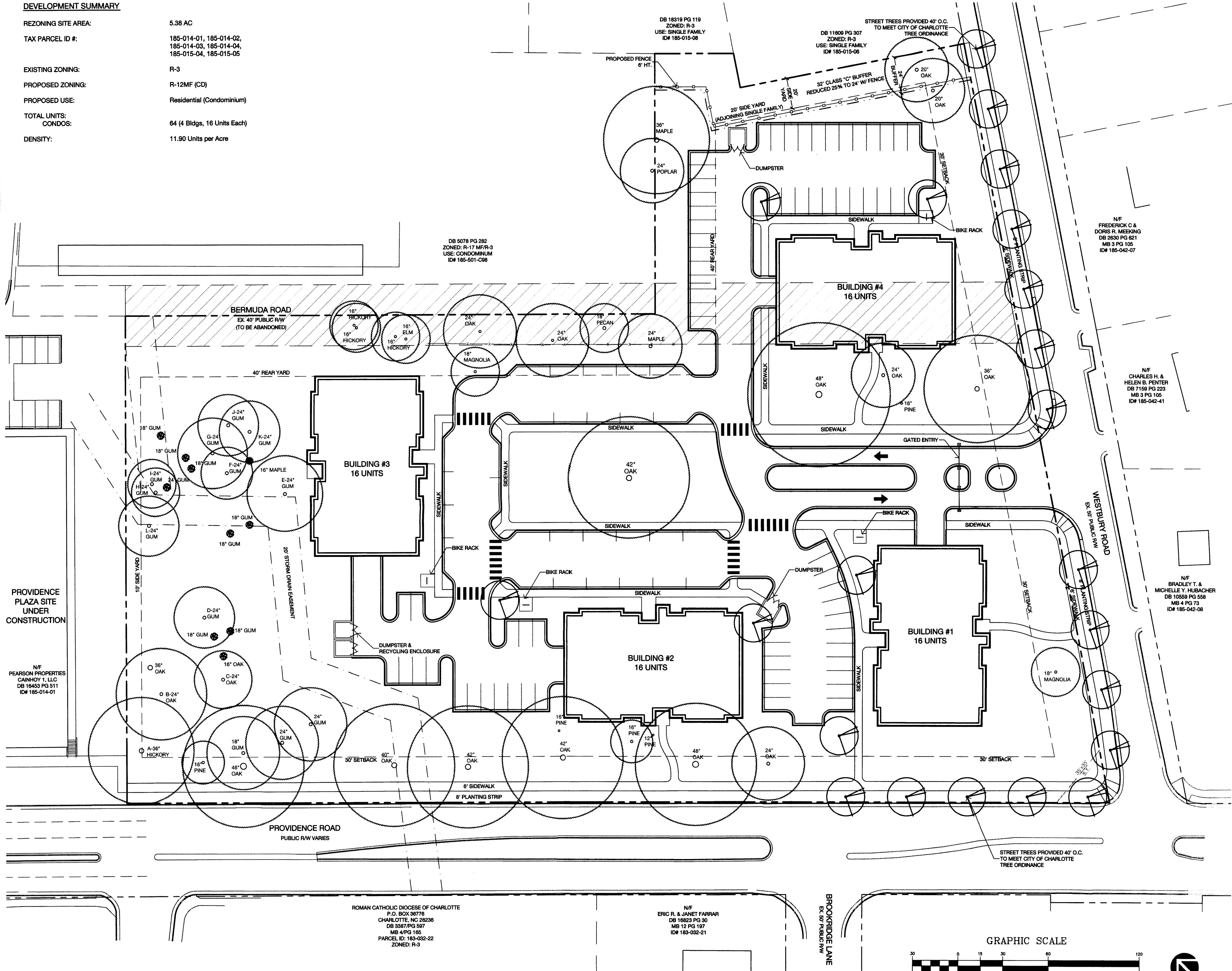
DEVELOPMENT STANDARDS

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 multi-family attached homes (condominiums) 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 generally as 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 the Bermuda Road right-of-way through the normal review process.
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. 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.
9. 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.

PROVIDENCE PLAZA SITE UNDER CONSTRUCTION

N/F PEARSON PROPERTIES  
CANHOY 1, LLC  
DB 18433 PG 511  
ID# 185-014-01

DEVELOPMENT SUMMARY	
REZONING SITE AREA:	5.38 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)
TOTAL UNITS: CONDOS:	64 (4 Bldgs, 16 Units Each)
DENSITY:	11.90 Units per Acre



07-118

BROOKCHASE  
PROPERTIES

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

# QueensBrooke

## Rezoning Plan

Providence Road at Westbury Road, Charlotte, NC

NO. DATE: BY: REVISIONS:

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

RZ-1