

Vicinity Map

HERMITAGE

80' Public R/W

COURT

conc. sidewalk

NOTES

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. Any detached lighting on the site will be limited to 20 feet in height.
3. Signage will be permitted in accordance with the applicable Zoning standards.
4. Parking will be provided which will meet or exceed the standards of the Zoning Ordinance.
5. The use of the site will be multifamily development.
6. All building will be within 750 feet of a hydrant as prescribed by the Charlotte Fire Department.
7. Access will be provided to Providence Road. The exact location of the access will be subject to the approval by the appropriate Transportation Authority.
8. No stormwater detention will be placed in any setbacks or buffers. The development of the Petitioner's site will comply with all adopted post construction storm water standards that may be applicable to the site.
9. The site will comply with Chapter 21 of the City Code. Proposed planting is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.
10. 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. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those City Ordinances.
11. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners" shall, with respect to the Site, be deemed to include 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.

* ALL TOPOGRAPHY INFORMATION COMPILED FROM MECKLENBURG COUNTY GIS.



SITE DATA

TOTAL SITE AREA	.58 ACRES (25,208 SF)
EXISTING ZONING	R-5
PROPOSED ZONING	UR-2(CD)
PROPOSED DWELLINGS	MAX 17 DU'S
DENSITY	29.31 DU/AC
MINIMUM OPEN SPACE	PURSUANT TO THE ORDINANCE
MAXIMUM HEIGHT	55' AS MEASURED FROM AVERAGE GRADE FROM PROVIDENCE ROAD
PROPOSED USE	MULTIFAMILY RESIDENTIAL

PROPERTY BOUNDARY AND PROPOSED REZONING BOUNDARY AREA

5' SIDE YARD

BUILDING FOOTPRINT

BUILDING AREA
14,339 SF

FFE=TO BE SET 3 FEET ABOVE AVERAGE GRADE
AS MEASURED ALONG HERMITAGE COURT

35' BUILD TO LINE

14' FRONT SETBACK

PROPOSED REZONING BOUNDARY AREA

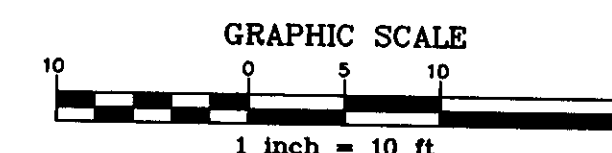
10' REAR YARD

40' TRANSITIONAL RIGHT OF WAY LINE
PROPOSED REZONING BOUNDARY AREA

concrete sidewalk

PROVIDENCE ROAD
60' Public R/W

BUILDING ENTRANCE DRIVE
(MODIFIED TYPE 2)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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HERMITAGE SITE
HERMITAGE COURT & PROVIDENCE ROAD
CHARLOTTE, NORTH CAROLINA
SITE PLAN

PROJECT NO. FOR-06070
FILENAME: FOR06070-S1
DESIGNED BY: FMK ARCHITECTS
DRAWN BY: PL
SCALE: 1"=10'
DATE: 3-24-2006
SHEET NO. 1 of 1

McADAMS