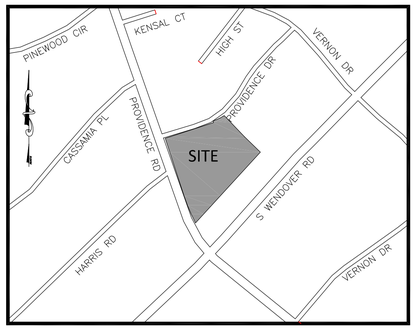

VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1012.13'	173.91'	173.70'	N22°50'00"W
C2	287.44'	74.45'	74.24'	N64°28'14"E

SETH C. &
LANA D. MCCORMICK
DB. 7125, PG. 282
PIN: 181-062-08
ZONING: R-3
LAND USE: SINGLE FAMILY

JAMES G. JR. &
RUTH H. HINSDALE
DB. 7580, PG. 767
PIN: 181-062-40
ZONING: R-3
LAND USE: SINGLE FAMILY

PROPOSED CROSSWALK

EXISTING DRIVEWAY TO BE CLOSED

PROVIDENCE ROAD
(60' PUBLIC R/W)

PROVIDENCE DRIVE
(50' PUBLIC R/W)

PROPOSED 8' PLANTING STRIP
PROPOSED 6' SIDEWALK
PROPOSED SIGN LOCATION
PROPOSED TYPE III DRIVE
PROPOSED 8' PLANTING STRIP
PROPOSED 6' SIDEWALK
PROPOSED CURB & GUTTER
PROPOSED 8' PLANTING STRIP
PROPOSED 5' SIDEWALK
PROPOSED 8' PLANTING STRIP
PROPOSED 6' SIDEWALK
PROPOSED 6' SIDEWALK
PROPOSED PRIVATE STREET
PROPOSED 8' PLANTING STRIP
PROPOSED 6' SIDEWALK

PROPOSED BUILDING 1
8 UNITS
PROPOSED BUILDING 2
4 UNITS
PROPOSED BUILDING 3
4 UNITS
PROPOSED BUILDING 4
3 UNITS

2 CAR GARAGE
DRIVEWAY/ PARKING PAD
PRIVATE GARDEN
PRIVATE PATIO
DRIVEWAY

EXISTING INTERNAL LOTLINE
PARCEL 181-061-10
PARCEL 181-061-11

21' SIDE SETBACK (FROM EOC)
30' SETBACK (FROM EOC)
30' TRANSITIONAL SETBACK
CLASS 'C' BUFFER
20' SIDEYARD
50' REAR YARD

N11°54'37"E 10.00'
S54°43'37"E 123.30'
S54°43'37"E 132.44'
S42°27'41"W 568.11'

SHEILA C. NASH
DB. N/A
LOT 10, BLOCK B
MB. 884, PG. 476
PIN: 181-061-09
ZONING: R-3
LAND USE: SINGLE FAMILY

BRIAN D. &
KATHERINE B. BOONE
DB. 25727, PG. 741
PART OF LOT 5, BLOCK 18
MB. 884, PG. 473
PIN: 181-061-18
ZONING: R-3
LAND USE: SINGLE FAMILY

DANIEL D. &
CHARLENE A. HUFFSTETLER
DB. 13569, PG. 441
LOT A
MB. 1166, PG. 569
PIN: 181-061-12
ZONING: R-3
LAND USE: SINGLE FAMILY

DANIEL D. &
CHARLENE A. HUFFSTETLER
DB. 10156, PG. 423
LOT C
MB. 1166, PG. 569
PIN: 181-061-14
ZONING: R-3
LAND USE: SINGLE FAMILY

BRAD HUFFSTETLER
DB. 23316, PG. 34
PIN: 181-061-15
ZONING: R-3
LAND USE: SINGLE FAMILY

MARTIN W. &
ELIZABETH H. MACHEN
DB. 4913, PG. 367
PIN: 181-061-16
ZONING: R-3
LAND USE: SINGLE FAMILY

GARY A. & TATIANA
MOLANE TRAVIS
DB. 18049, PG. 844
LESS & EXCEPT NCDOT R/W TAKING
DB. 4037, PG. 151
PART OF LOT 6, BLOCK 18
MB. 884, PG. 473
PIN: 181-061-17
ZONING: R-3
LAND USE: SINGLE FAMILY

NORTH

GRAPHIC SCALE
30 0 30 30 60 120
(IN FEET)
1 inch = 30 ft.

DEVELOPMENT STANDARDS

DEVELOPMENT DATA TABLE

SITE AREA: 4.2593 ACRES
EXISTING ZONING: R-3
EXISTING USE: SINGLE FAMILY
PROPOSED NUMBER OF UNITS: 19
DENSITY: 4.5 UNITS/ACRE

TAX PARCELS: 181-061-10 & 181-061-11
PROPOSED ZONING: R-8MF
PROPOSED USE: PLANNED MULTI-FAMILY/SINGLE FAMILY ATTACHED FOR-SALE

GENERAL PROVISIONS

1. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE SCHEMATIC SITE PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE R-8MF ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.
2. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

PERMITTED USES

1. UNLESS OTHERWISE INDICATED, THE SITE MAY BE DEVOTED TO ANY USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS, INCLUDING ANY ACCESSORY USE, IN THE R-8MF ZONING DISTRICT.

TRANSPORTATION

1. PETITIONER SHALL RESERVE RIGHT-OF-WAY 40' FROM CENTERLINE OF PROVIDENCE ROAD.
2. PETITIONER SHALL IMPROVE THE PROJECT FRONTAGE ALONG PROVIDENCE DRIVE TO MEET THE STANDARDS FOR LOCAL RESIDENTIAL MEDIUM STREET (CLDSM STANDARD U-02) AS ILLUSTRATED ON THE SCHEMATIC SITE PLAN.
3. INTERNAL STREETS AND DRIVES SHALL BE PRIVATE.
4. PARKING ON THE INTERIOR OF THE SITE WILL INCLUDE A MIXTURE OF PRIVATE GARAGES, PARKING PADS, AND SURFACE PARKING AREAS AS ILLUSTRATED ON THE SCHEMATIC SITE PLAN.

SETBACKS

1. BUILDINGS ALONG PROVIDENCE DRIVE SHALL MEET THE FRONT SETBACK REQUIREMENTS OF THE R-3 ZONING DISTRICT.

STREETSCAPE AND LANDSCAPING

1. PETITIONER SHALL CONSTRUCT AN 8' PLANTING STRIP AND 6' SIDEWALK ALONG PROVIDENCE ROAD.
2. PETITIONER SHALL CONSTRUCT AN 8' PLANTING STRIP AND 5' SIDEWALK ALONG PROVIDENCE DRIVE.
3. PETITIONER SHALL CONSTRUCT A CROSS WALK ACROSS PROVIDENCE ROAD AT THE INTERSECTION OF PROVIDENCE DRIVE AS ILLUSTRATED ON THE SCHEMATIC SITE PLAN.
4. PETITIONER SHALL CONSTRUCT A 6' WIDE INTERNAL WALK NETWORK TO PROVIDE ACCESS FROM INTERNAL BUILDING UNITS TO PROVIDENCE ROAD AND PROVIDENCE DRIVE AS ILLUSTRATED ON THE SCHEMATIC SITE PLAN.
5. PETITIONER SHALL DEVELOP A VISUAL SEPARATION BETWEEN SUBJECT PARCEL AND ADJACENT PARCELS TO INCLUDE A MIXTURE OF PRESERVED TREES AND NEWLY PLANTED NATIVE MATERIALS. BUFFERS SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 12.302 OF THE ORDINANCE.

ENVIRONMENTAL FEATURES

1. PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE FOR TREE PRESERVATION AND TREE PLANTING.
2. PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE.

ORSBORN ENGINEERING GROUP
610 EAST MOREHEAD STREET, SUITE 106
CHARLOTTE, NC 28202
P) 704-749-1432 . F) 704-749-1433

SCHEMATIC SITE PLAN
FOR
REZONING PETITION

PETITIONER
WFG ASSOCIATES, LLC.
916 NORTH POPLAR STREET
CHARLOTTE, NC 28206
P. 704-968-4466
F. 704-335-6400

REGISTERED NORTH CAROLINA PROFESSIONAL ENGINEERING GROUP C-3139

REVISIONS
DATE

JOB #	12019
DATE:	02/25/13
SCALE:	1" = 30'
DRAWN BY:	JAW
APPROVED BY:	JCO

C2.1

February 25, 2013 - 10:02am By jwrisler
P:\12019 Providence Road Multi-family\Dwg\12019 rezoning.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ORSBORN ENGINEERING GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN ENGINEERING GROUP, PA.