

VICINITY PLAN

Site Development Data:

- Acreage: ± 10.80 acres
- Tax Parcel #s: 183-121-10 and 14
- Existing Zoning: MUDD-O
- Proposed Zoning: MUDD-O(SPA)
- Existing Uses: A convenience store and a multi-family complex.
- Proposed Uses: Retail; Eating, Drinking, Entertainment, Establishments (EDEE); Residential Dwelling units; general and medical office uses; warehousing within an enclosed building for self-storage; and Personal Service Uses as permitted by right, under prescribed conditions, and by the Optional provisions below together with accessory uses, as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
- Maximum Gross Square feet of Development: Within Permissible Building Areas A, B and C up to 95,000 square feet of gross floor area devoted to: retail, EDEE, general and medical office uses and personal service uses; and within Permissible Building Area C up to 201 residential dwellings units and up to 135,000 square feet of gross floor area of underground warehousing within an enclosed building for self-storage as allowed by right and under prescribed conditions in the MUDD zoning district, (subject to the conversion provisions below) provided, however, a loading docks (open or enclosed), outdoor dining areas and surface and structure parking areas shall not be counted toward the allowed gross floor area (floor area as defined by the ordinance) proposed by this rezoning petition.
- Maximum Building Height: Buildings developed principally with residential uses will be limited to a maximum building height of six (6) stories, not to exceed 75 feet; the six (6) story in height portion of the building is located along the northerly property line a generally depicted on the Rezoning Plan. Buildings developed principally with non-residential uses will be limited to a maximum building height of two (2) stories, not to exceed 45 feet. The maximum building height of 75 feet for the building located within Permissible Building Area C and abutting the existing single-family lots on Columbine Circle will be measured from a grade elevation of 691 feet above sea level.
- Parking: A minimum of one parking space per 500 square feet of non-residential gross floor area and 1.0 spaces per dwelling unit will be provided. Parking for the warehousing within an enclosed building for self-storage will be provided as required by the Ordinance.


LEVINE PROPERTIES
RALEY & MILLER
PROPERTIES, INC.

Technical Data Sheet



Rezoning Petition #2016-147
Sheet 1 of 2

Carmel at Providence, CHARLOTTE, NC

HODGES & ASSOCIATES
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project no.	drawn	date
07107	KO	12-22-16

SCHEME

*EXISTING TREES AND VEGETATION TO BE REMOVED AND REPLACED AS SHOWN.

Diagram illustrating existing trees and vegetation to be removed and replaced as shown. The diagram includes the following labels:

- LOROPETALUM
- LIRIOPE GROUNDCOVER
- SOIL IN THIS ZONE TO BE REMOVED AT A DEPTH OF 36" AND REPLACED WITH PERMATIL
- 8' TALL BRICK WALL
- FOSTER'S HOLLY. MATURE HEIGHT OF UP TO 30'
- UNDISTURBED SOIL



CHARLOTTE, NC

DATE: 12.19.16



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SP-4



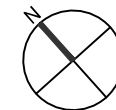
EXISTING TREES TO BE REMOVED IN ORDER TO FACILITATE
PROPOSED BUFFER PLANTINGS



PROPOSED TREES TO BE 10-15' TALL AT INSTALLATION AND ARE
DEPICTED AT 3-5 YEARS AFTER PLANTING

CARMEL ON PROVIDENCE

CHARLOTTE, NC



LANDSCAPE BUFFER EXHIBIT

DATE: 12.19.16

SCALE: 1" = 20'



Bloc Design

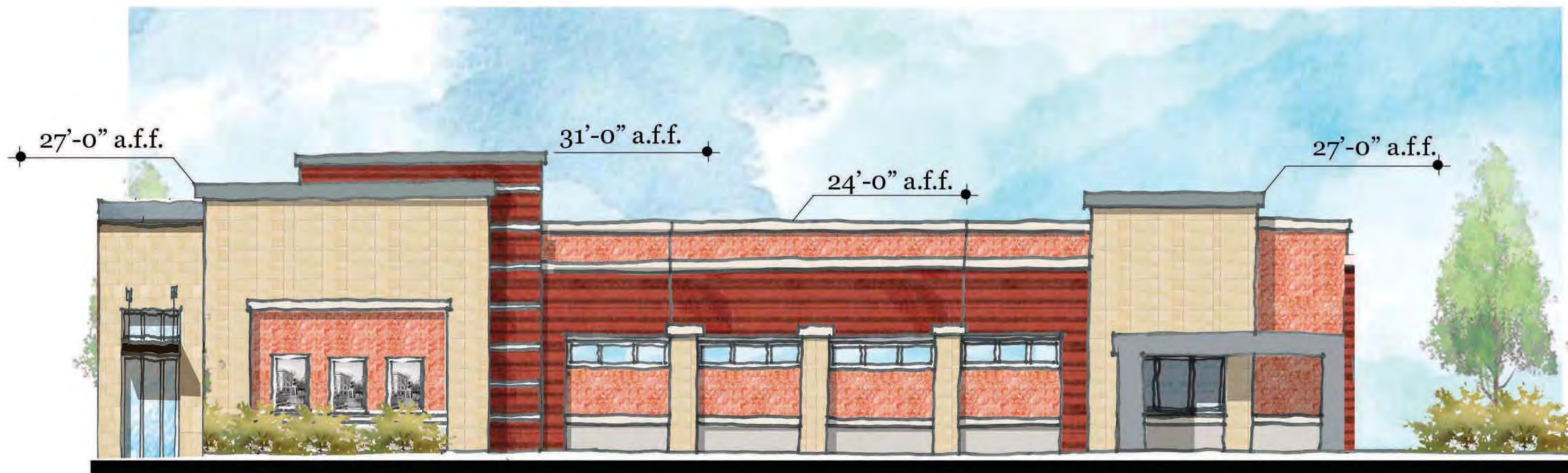
1310 S. Tryon Street, Suite 111
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PROJECT NO.: 00270.00



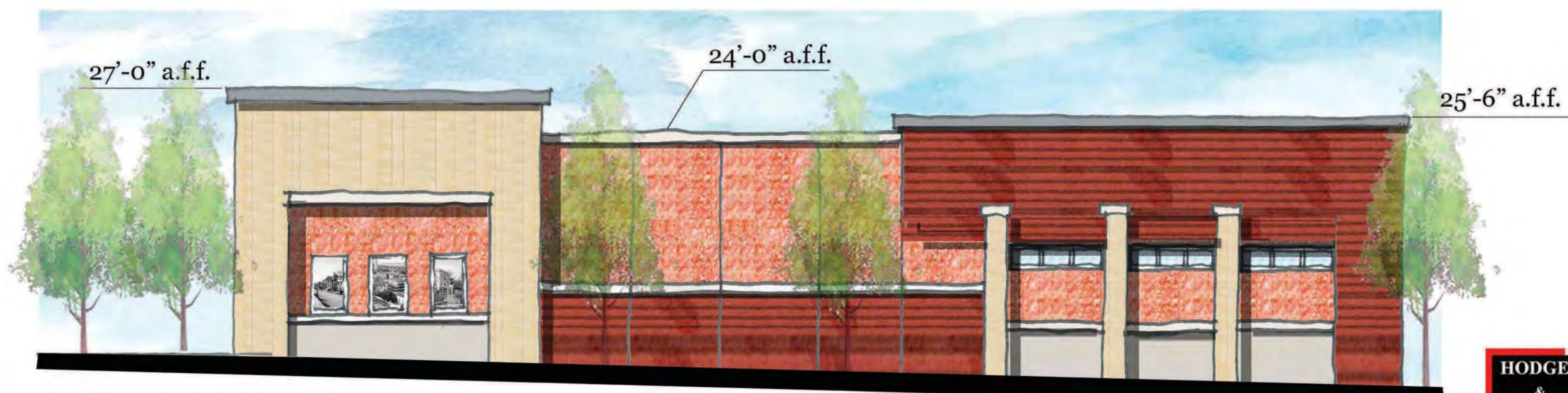
01 West Elevation



02 South Elevation

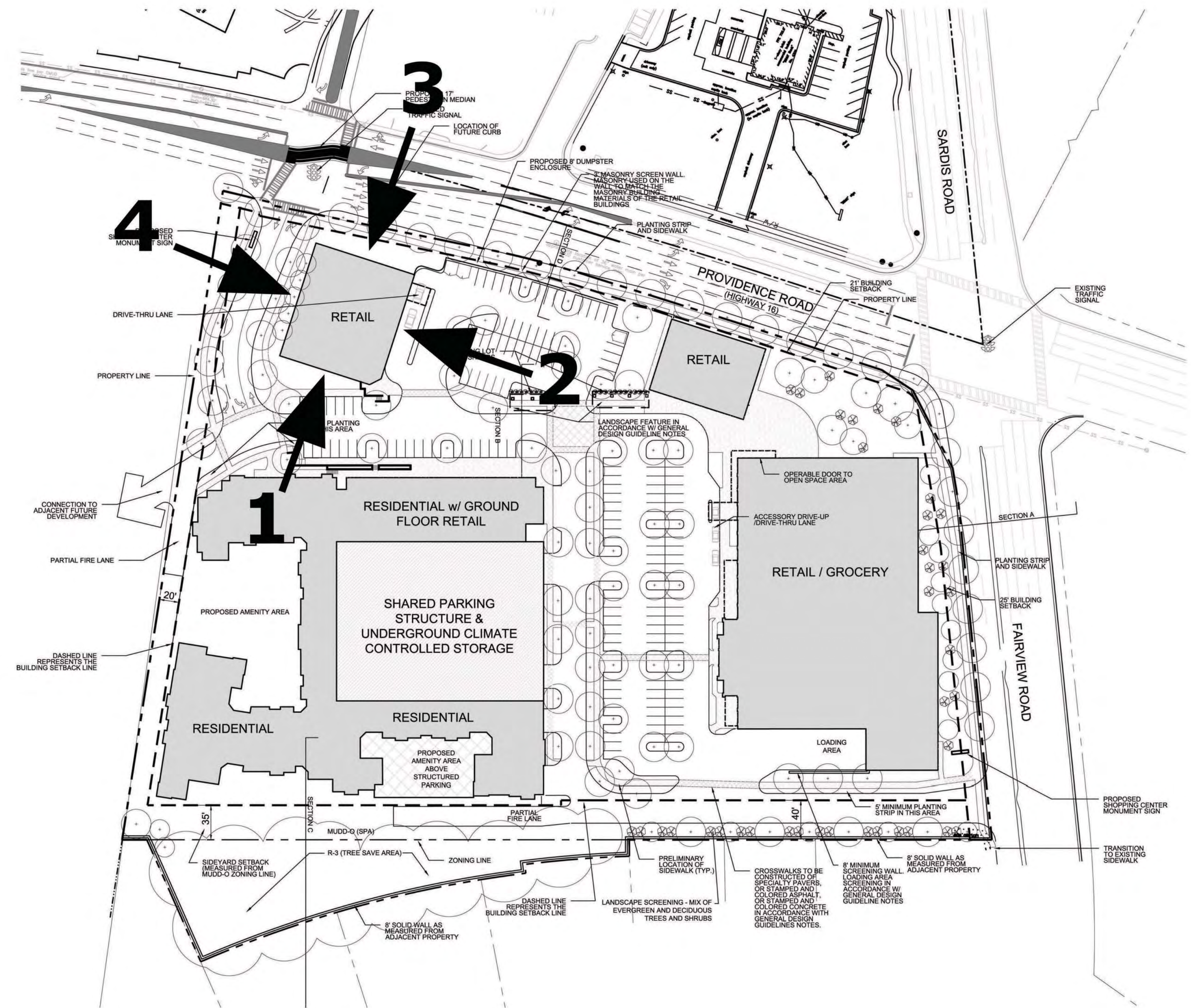


03 East Elevation



04 North Elevation

**HODGES
&
ASSOCIATES**
Architecture





01 West Elevation



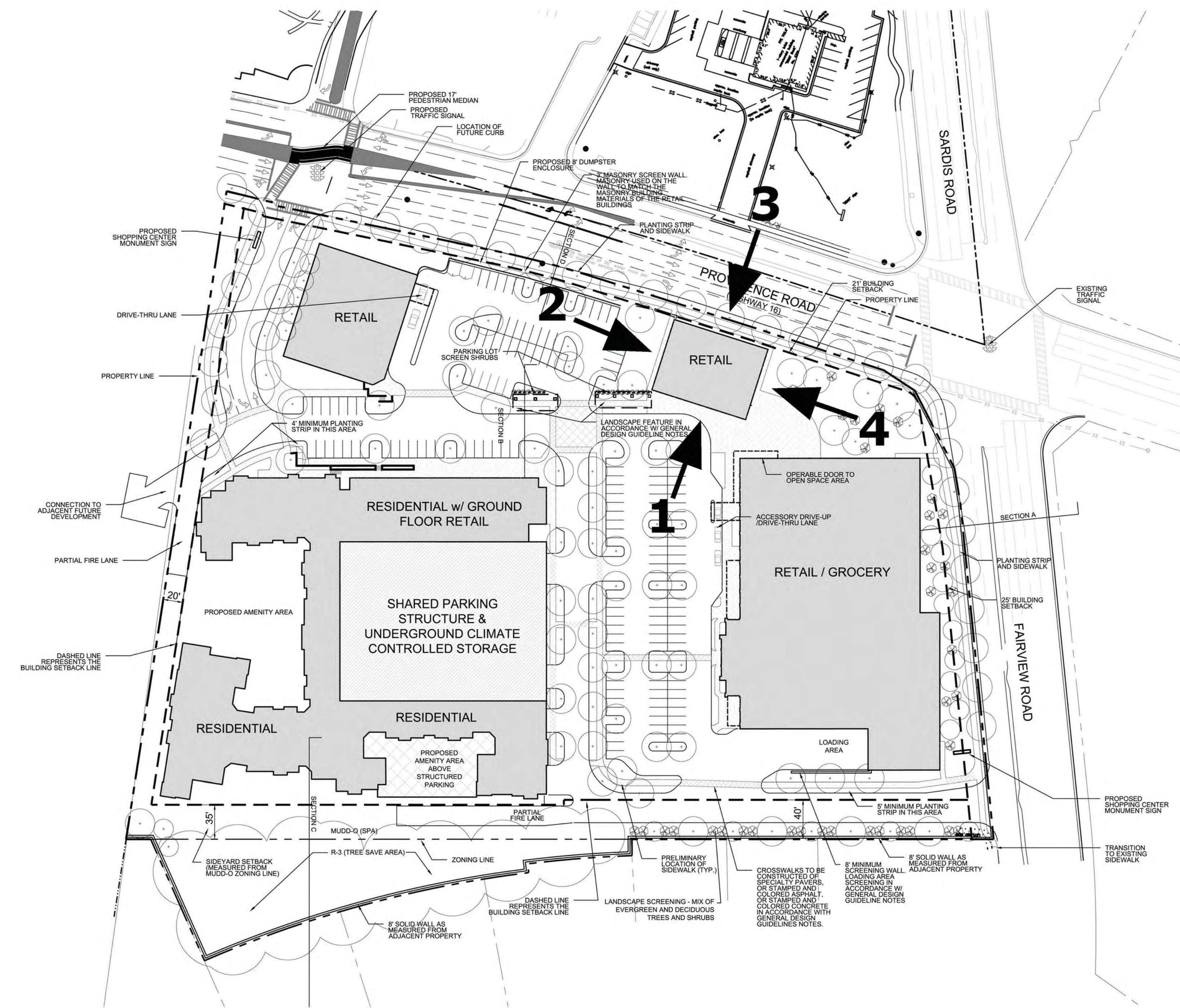
02 North Elevation



03 East Elevation



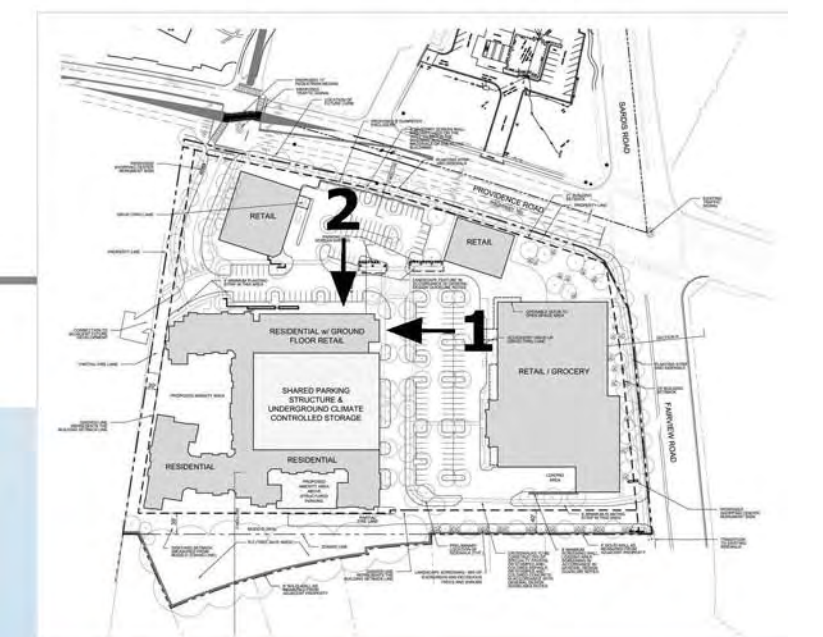
04 South Elevation



Rezoning Petition #2016-147
Charlotte, NC, 07107-01, 08-17-2016



01 SCHEMATIC ELEVATION DESIGN (FAIRVIEW ROAD)



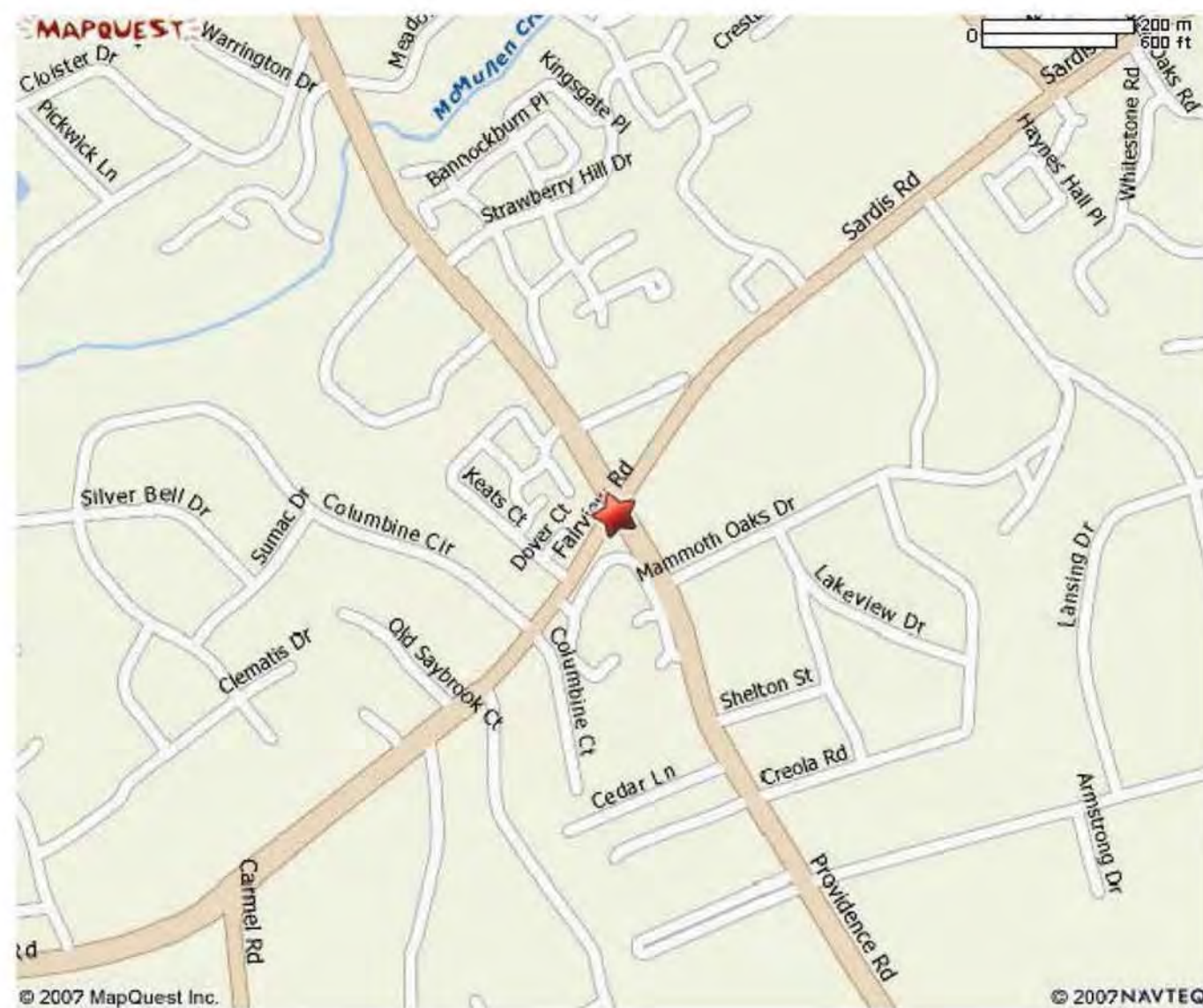
02 SCHEMATIC ELEVATION DESIGN (PROVIDENCE ROAD)



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RALEY MILLER
PROPERTIES
10815 SIKES PLACE • SUITE 300
CHARLOTTE, NC 28277


LEVINE PROPERTIES
Rezoning Petition #2016-147
EL-3



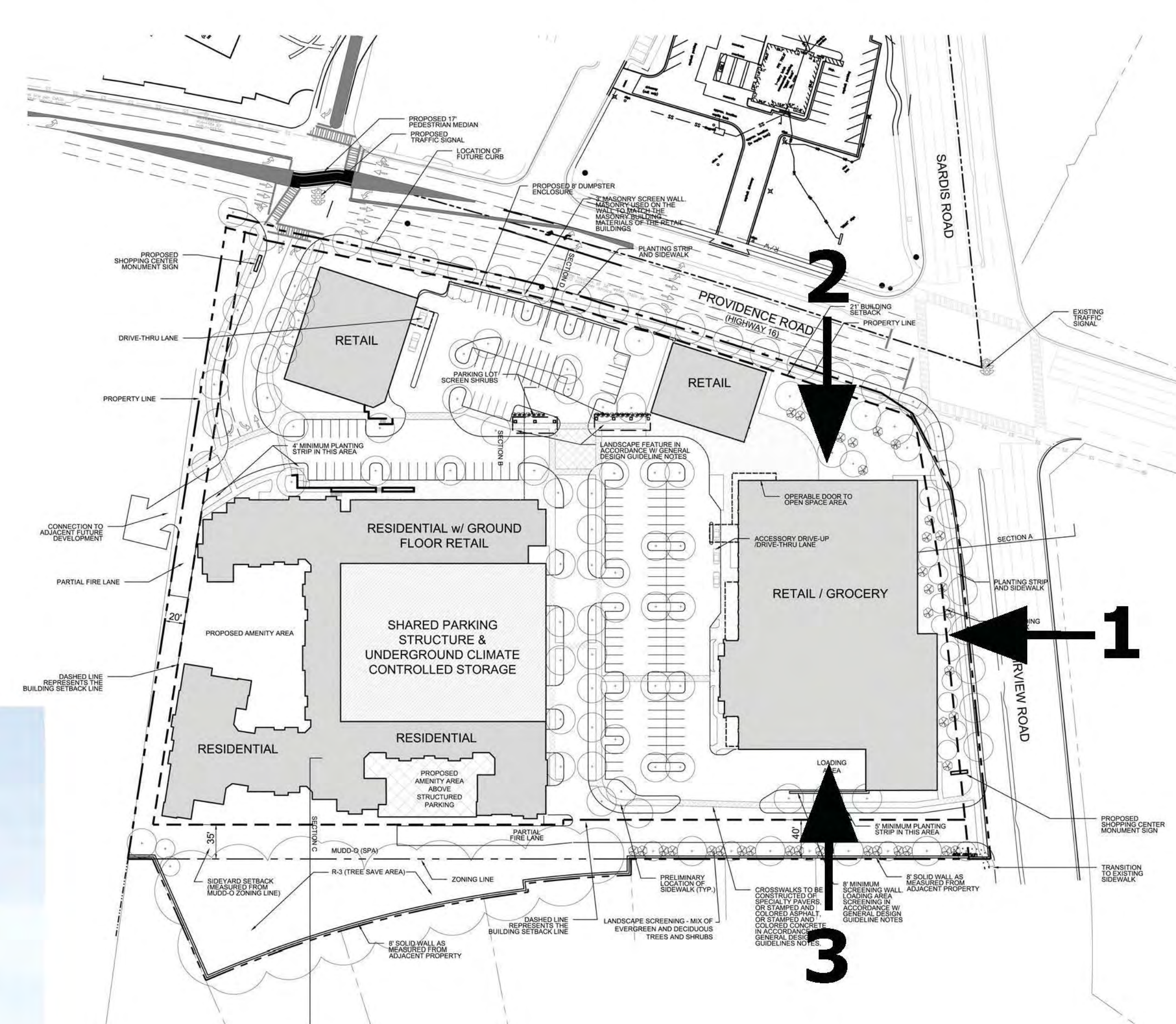
VICINITY MAP



2 - LEFT SIDE ELEVATION



1 - REAR ELEVATION





VICINITY PLAN


LEVINE PROPERTIES

RALEY I MILLER
 PROPERTIES, INC.

Schematic Site Plan



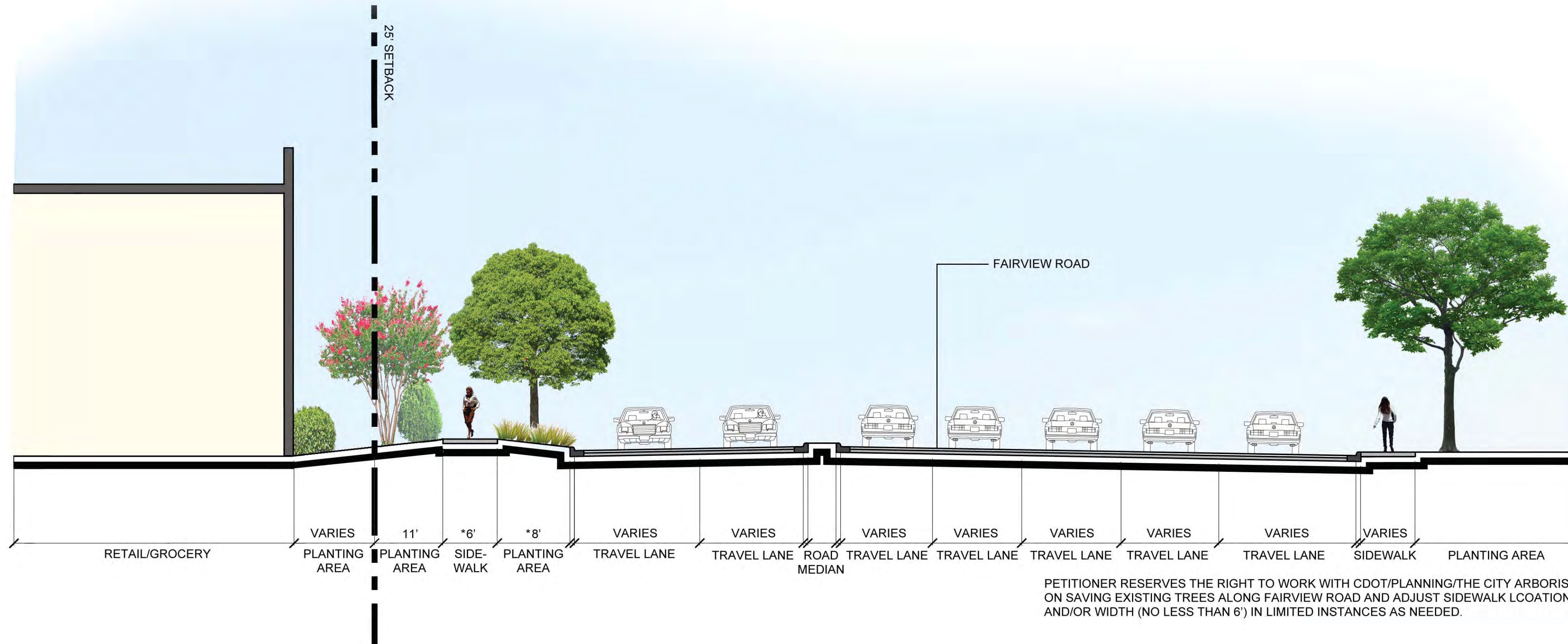


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project no.	drawn	date	SCHEME
07107	GSD	12-15-16	SP-1



SECTION A 1/8"=1'



SECTION B 1/8"=1'



VICINITY PLAN

LEVINE PROPERTIES
RALEY & MILLER
PROPERTIES, INC.

Schematic Sections

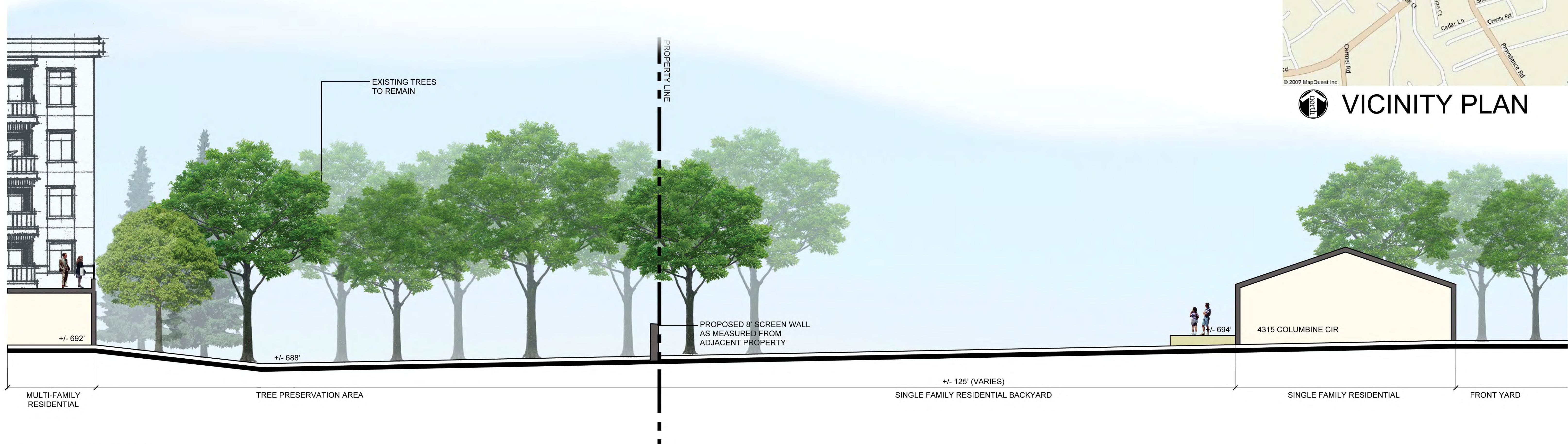
Rezoning Petition #2016-147

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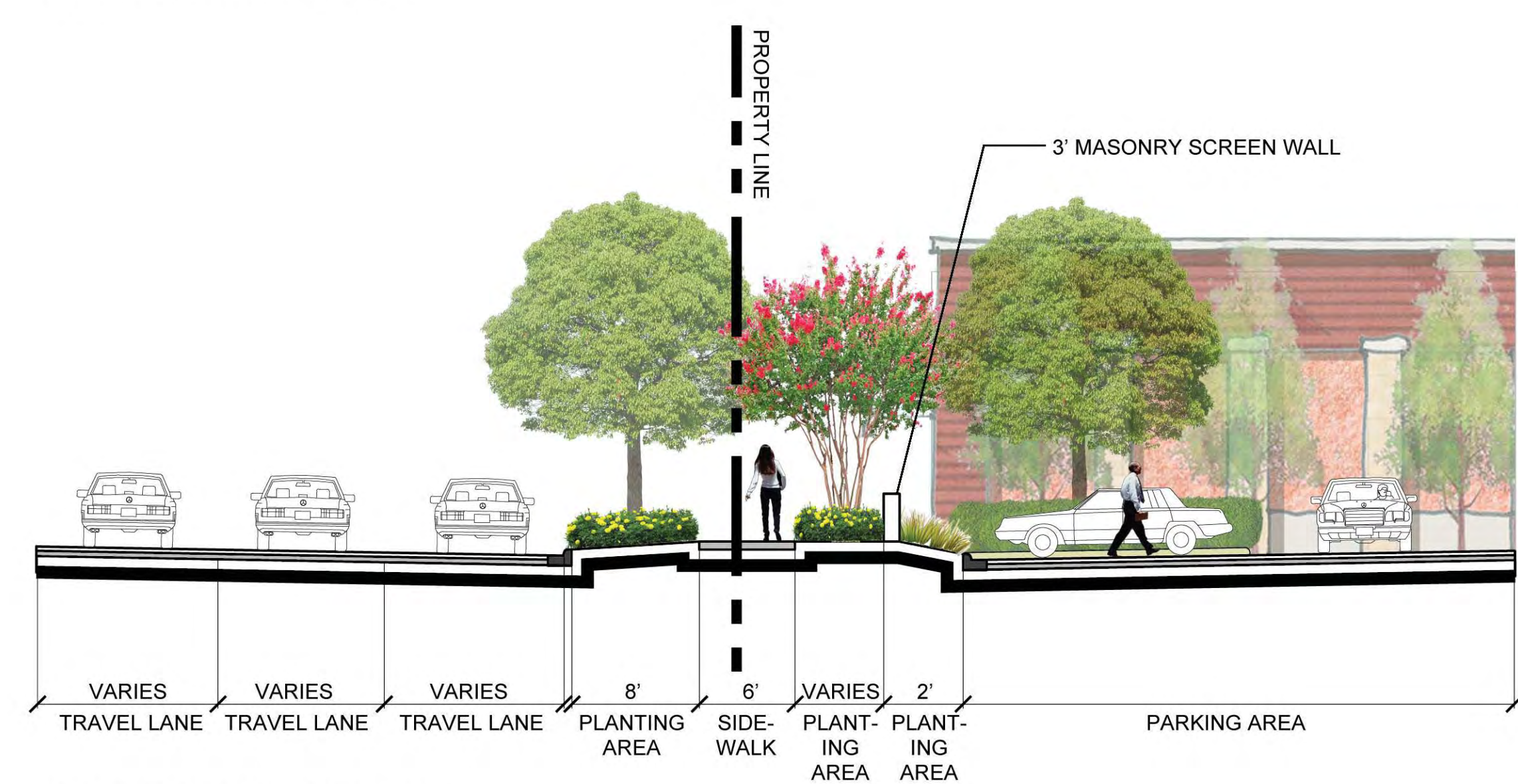
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project no.	drawn	date
07107	WX	10-13-15

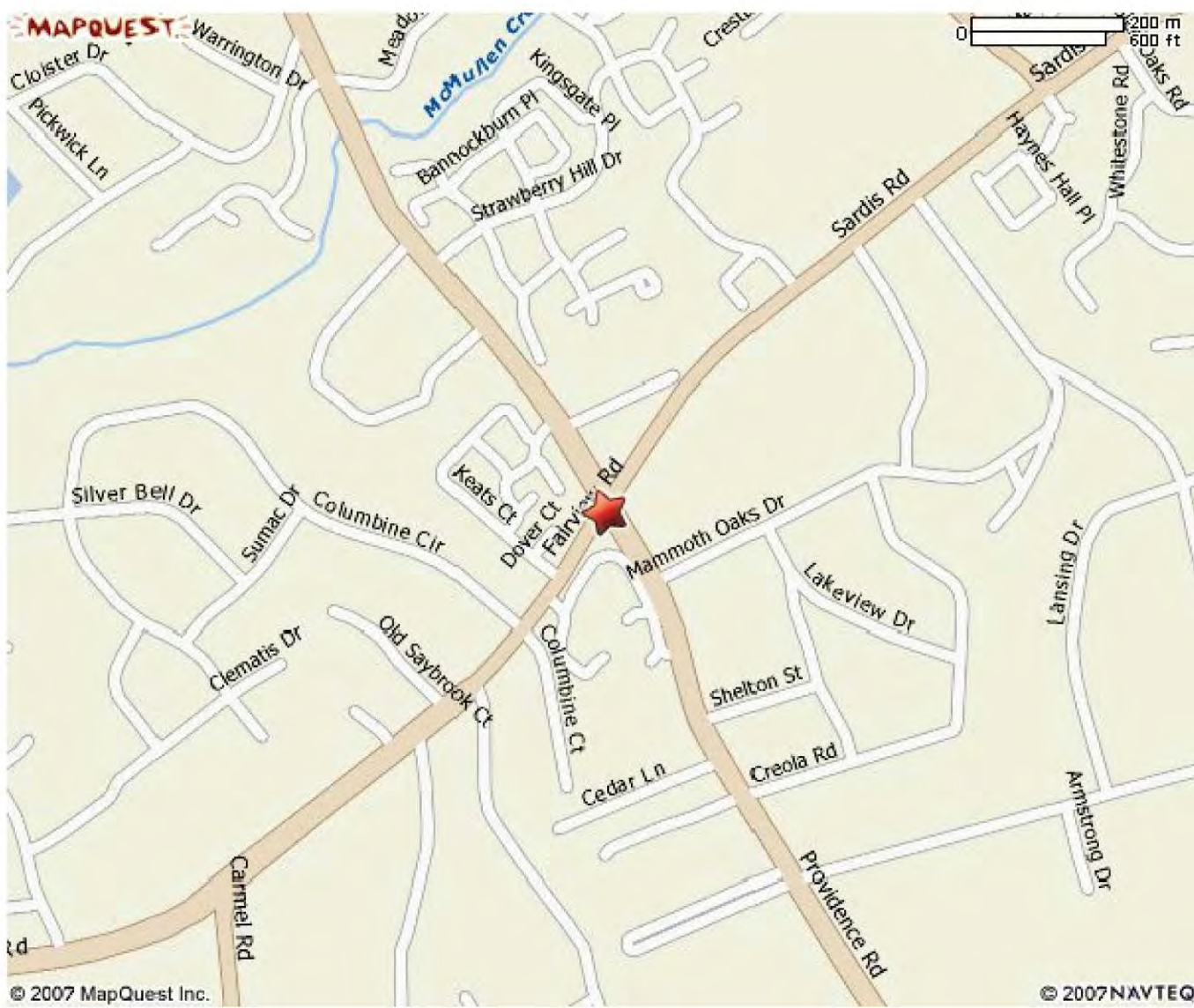
SCHEME
SP-2



SECTION C 1"=10'



SECTION D 1/8"=1'



VICINITY PLAN


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RALEY MILLER
 PROPERTIES, INC.

Schematic Sections

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project no.	drawn	date
07107	DW	8-19-16

SCHEME
SP-3



Rezoning Petition #2016-147