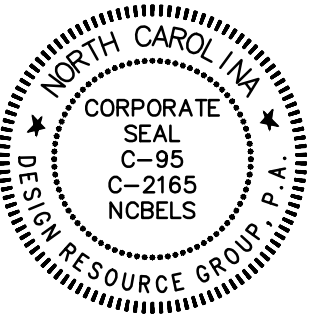
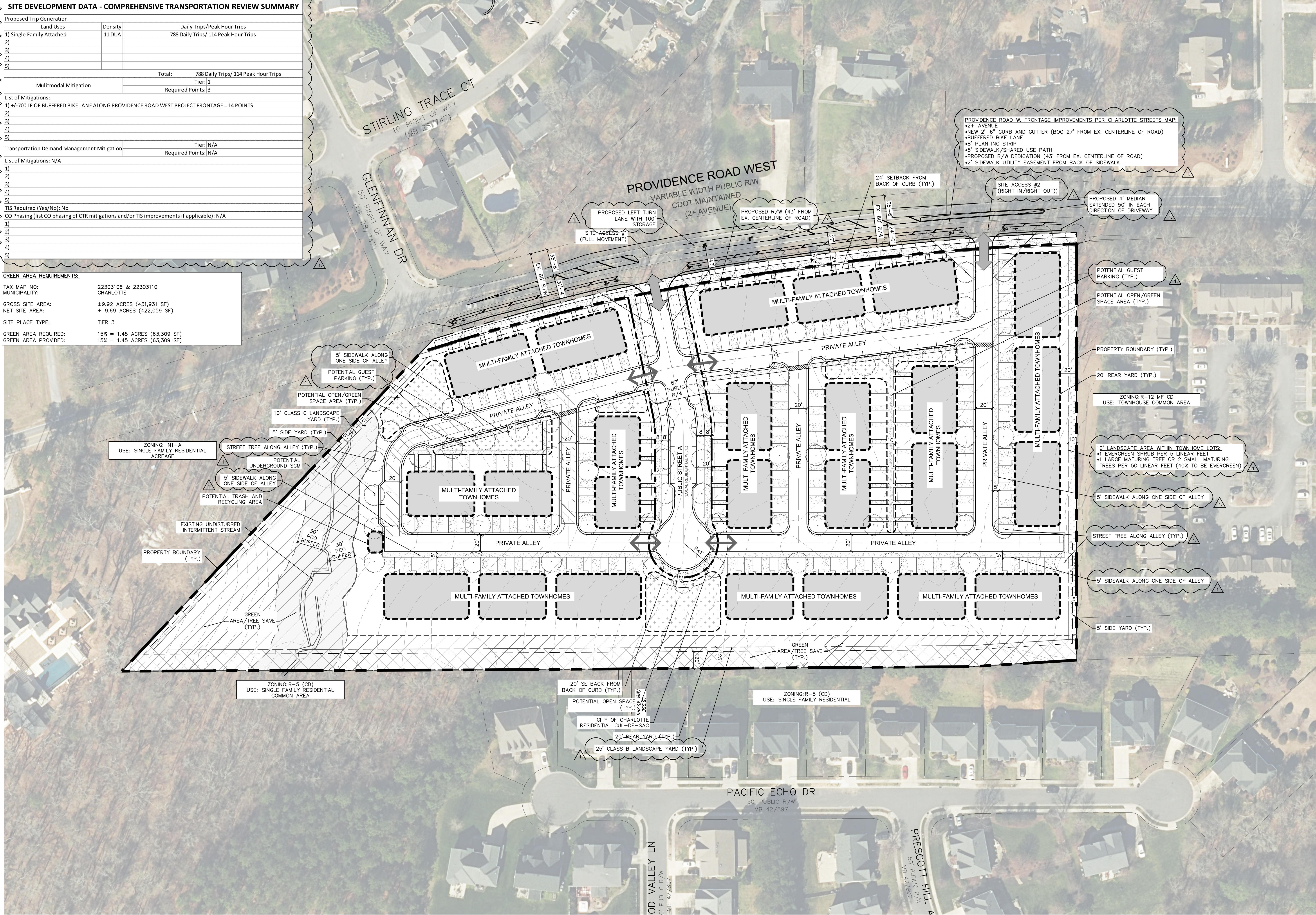


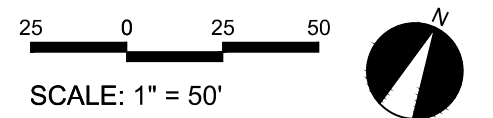
SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY		
Proposed Trip Generation		
Land Uses	Density	Daily Trips/Peak Hour Trips
1) Single Family Attached	11 DUA	788 Daily Trips/ 114 Peak Hour Trips
2)		
3)		
4)		
5)		
Total:		788 Daily Trips/ 114 Peak Hour Trips
Multimodal Mitigation		Tier: 1
		Required Points: 3
List of Mitigations:		
1) +/-700 LF OF BUFFERED BIKE LANE ALONG PROVIDENCE ROAD WEST PROJECT FRONTAGE = 14 POINTS		
2)		
3)		
4)		
5)		
Transportation Demand Management Mitigation		Tier: N/A
		Required Points: N/A
List of Mitigations: N/A		
1)		
2)		
3)		
4)		
5)		
TIS Required (Yes/No): No		
CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable): N/A		
1)		
2)		
3)		
4)		
5)		

GREEN AREA REQUIREMENTS:	
TAX MAP NO:	22303106 & 22303110
MUNICIPALITY:	CHARLOTTE
GROSS SITE AREA:	±9.92 ACRES (431,931 SF)
NET SITE AREA:	± 9.69 ACRES (422,059 SF)
SITE PLACE TYPE:	TIER 3
GREEN AREA REQUIRED:	15% = 1.45 ACRES (63,309 SF)
GREEN AREA PROVIDED:	15% = 1.45 ACRES (63,309 SF)



**PROVIDENCE ROAD W
TOWNHOMES**
CHARLOTTE, NORTH CAROLINA
DELRAY VENTURES, LLC
715 N. CHURCH STREET SUITE 110
CHARLOTTE, NC 28202

**SCHEMATIC
SITE PLAN**



PROJECT #: 964-006
DRAWN BY: SG
CHECKED BY: BG

MAY 13, 2025

REVISIONS:
07/14/25 PER STAFF COMMENTS

0:\2025\PROJ\04-006 DELAY - PROVIDENCE ROAD WEST TOWNHOMES\DWG\04 - PROVIDENCE ROAD WEST TOWNHOMES.DWG - PLOT SHEET 1P - REZONING/7/10/2025 12:05 PM

PROVIDENCE RD W TOWNHOMES
DEVELOPMENT STANDARDS
PETITIONER: DELRAY AT PROVIDENCE ROAD WEST, LLC
REZONING PETITION NO. 2025-056
7/14/2025

SITE DEVELOPMENT DATA:

- ACREAGE: ± 10 ACRES
--TAX PARCEL: 223-031-06 AND 223-031-10
--EXISTING ZONING: N-1A
--PROPOSED ZONING: N2-A(CD)
--EXISTING USES: VACANT/SINGLE-FAMILY RESIDENTIAL - ACREAGE
--PROPOSED USES: MAXIMUM OF ONE HUNDRED TEN (110) MULTI-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL UNITS ALONG WITH OTHER USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE N2-A ZONING DISTRICT, NOT OTHERWISE LIMITED HEREIN
MAXIMUM BUILDING HEIGHT: 48' AS MEASURED PER THE UDO
--PARKING: PER THE UDO

I. GENERAL PROVISIONS:

- a. SITE DESCRIPTION: THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FORM THE REZONING PLAN (HEREAFTER COLLECTIVELY REFERRED TO AS THE 'REZONING PLAN') ASSOCIATED WITH THE REZONING PETITION FILED BY DELRAY AT PROVIDENCE ROAD WEST, LLC (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A TOWNHOME RESIDENTIAL COMMUNITY ON AN APPROXIMATELY TEN-ACRE SITE LOCATED ON THE SOUTH SIDE OF PROVIDENCE ROAD WEST, WEST OF BRYNFIELD DRIVE, MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBERS 223-031-06 AND 223-031-10 (THE 'SITE').
- b. ZONING DISTRICTS/ORDINANCE: DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE 'UDO').
UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE UDO FOR THE N2-A ZONING DISTRICT SHALL GOVERN DEVELOPMENT TAKING PLACE ON THE DESIGNATED PORTION OF THE SITE.
- II. ARCHITECTURE AND DESIGN
- a. EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF AT LEAST TWO OF THE FOLLOWING MATERIALS: PORTIONS OF BRICK, BRICK VENEER, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), AND/OR CEMENT BOARD. VINYL SIDING SHALL NOT BE PERMITTED AS AN EXTERIOR BUILDING MATERIAL EXCEPT FOR LIMITED USE FOR WINDOWS, DOORS, SOFFITS, TRIM AND THE LIKE.
- b. BUILDINGS SHALL CONTAIN A MAXIMUM OF FIVE (5) MULTI-FAMILY ATTACHED (TOWNHOME) UNITS PER BUILDING.
- c. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- d. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING FOR ANY BUILDING THAT FRONTS A PUBLIC STREET. USABLE FRONT PORCHES, WHEN PROVIDED, SHOULD BE COVERED AND BE AT LEAST SIX (6) FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES, IF PROVIDED, MAY BE COVERED BUT SHALL NOT BE ENCLOSED. ALTERNATIVELY TO A USABLE PORCH OR STOOP, THE MAXIMUM BLANK WALL EXPANSE SHALL BE LIMITED TO TEN (10) FEET ON ALL BUILDING LEVELS.
- e. GARAGE DOORS PROPOSED ALONG PUBLIC STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 6 TO 12 INCHES FROM THE FRONT WALL PLANE OR PROVIDE AN ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROTECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- f. ALL UNITS SHALL HAVE ACCESS TO THE PROVIDENCE ROAD WEST SIDEWALK VIA AN INTERNAL SIDEWALK NETWORK.

III. BUFFERS, LANDSCAPING, AND OPEN SPACE

- a. PETITIONER SHALL PROVIDE A MINIMUM TWENTY-FIVE (25) FOOT WIDE CLASS B LANDSCAPE YARD ON THE SOUTHERN PORTION OF THE PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. FOR THE SITE'S EASTERN PROPERTY LINE, PETITIONER SHALL PROVIDE A MINIMUM TEN (10) FOOT WIDE LANDSCAPE AREA, AS GENERALLY DEPICTED ON THE REZONING PLAN, WITHIN THE PRIVATE LOT TO INCLUDE: 1 EVERGREEN SHRUB PER 5 LINEAR FEET, AND 1 LARGE MATURING TREE OR 2 SMALL MATURING TREES EVERY 50 LINEAR FEET.
- c. PETITIONER SHALL INCLUDE PEDESTRIAN SIDEWALKS ALONG ALLEYS AS GENERALLY DEPICTED ON THE REZONING PLAN AND PROVIDE ALLEY STREET TREES AS GENERALLY DEPICTED ON THE REZONING PLAN.
- d. PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE A DYNAMIC AND PROGRAMMABLE OPEN SPACE CENTRALLY ACCESSIBLE TO NEIGHBORHOOD RESIDENTS THAT PROVIDE A LAYERING OF ACTIVITIES DESIGNED FOR MULTIPLE USERS. TO ACCOMPLISH THIS, THE DESIGN OF THE AMENITIZED COMMON OPEN SPACE AREA(S) SHALL CONSIST OF A MINIMUM OF FOUR (4) OR MORE OF THE FOLLOWING POTENTIAL COMPONENTS:
- 1.ENHANCED PLANTINGS IN EXCESS OF MINIMUM PLANTING STANDARDS REQUIRED OF THE ORDINANCE (THIS MAY BE ENHANCED LANDSCAPE YARDS, TREE SAVE, ETC.)
- A. ENHANCED PLANTINGS MAY ALSO TAKE THE FORM OF TREES AND/OR PLANTING BEDS (STANDARD, RAISED AND/OR TERRACED WITH NATIVE SPECIES);
- 2.SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT). PRIMARY OR ACCENT BUILDING MATERIALS MAY BE USED AS SPECIALTY PAVES OPTIONS. ALTERNATE CONCRETE FINISHING (ETCHING, SALT CURING, BOARD FORMING, ETC.) IS ACCEPTABLE;
 - 3.SHADING ELEMENTS SUCH AS SHADE STRUCTURES OR ADDITIONAL TREES PLANTED IN A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE;
 - 4.SEATING OPTIONS THAT INCLUDE MOVEABLE TABLES AND CHAIRS. OTHER SEATING ELEMENTS TO BE CONSIDERED INCLUDE SEATING WALLS AND IMMOVABLE BENCHES. SEATING REQUIREMENTS FOR PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE PROVIDED AT 1 LINEAR FOOT OF SEATING PER 30 SQUARE FEET OF PUBLIC OPEN SPACE. SEATING SHALL BE A MIXTURE OF MOVEABLE AND FIXED;
 - 5.CONSIST OF A MINIMUM DIMENSION OF 10 FEET OR MORE MEASURED IN ALL DIRECTIONS;
 - 6.PUBLIC ART/SCULPTURE; AND/OR
 - 7.INTERACTIVE ELEMENTS FOR THE ENJOYMENT OF SENSORY STIMULATION. THESE ELEMENTS MAY INCLUDE BUT NOT BE LIMITED TO MUSIC, WATER, AND LIGHT AND PLAY.
 - 8.DECORATIVE LIGHTING ELEMENTS THAT INCLUDE UPLIGHTING OF TREES OR OTHER OPEN SPACE ELEMENTS AND ADDITIONAL AMBIENT LIGHTING ELEMENTS TO ENHANCE THE EXPERIENCE OF THE SPACE.
 - 9.AT LEAST ONE COMMON OPEN SPACE AREA ACCESSIBLE FROM ALL RESIDENTIAL LOTS WITHIN 1,000-FOOT RADIUS OF THE COMMON OPEN SPACE AREA. THE RADIUS IS MEASURED IN A STRAIGHT LINE FROM THE LOT LINE, WITHOUT REGARD FOR STREET, SIDEWALK OR TRAIL CONNECTIONS, TO THE NEAREST POINT OF THE OPEN SPACE. MULTIPLE COMMON OPEN SPACE AREAS MAY BE USED TO MEET THIS REQUIREMENT.

IV. TRANSPORTATION

- a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINT(S) SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.
- 1.ACCESS #1 MAY BE FULL MOVEMENT. PROVIDENCE ROAD WEST SHALL BE WIDENED TO PROVIDE A LEFT TURN LANE WITH A MINIMUM OF 100' OF FULL WIDTH STORAGE AT ACCESS #1.
- 2.ACCESS #2 SHALL BE LIMITED TO RIGHT-IN, RIGHT-OUT ONLY WITH A 4' WIDE MEDIAN EXTENDED 50 FEET IN BOTH DIRECTIONS PAST THE DRIVEWAY.
- b. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND/OR PRIVATE STREETS/ALLEYS AND MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL STREETS/ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- c. PETITIONER SHALL CONSTRUCT A MINIMUM EIGHT (8) FOOT WIDE SIDEWALK AND EIGHT (8) FOOT WIDE PLANTING STRIP ALONG THE SITE'S FRONTAGE OR PUBLIC STREETS, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- d. PETITIONER SHALL DEDICATE 43' RIGHT-OF-WAY FROM THE ROAD CENTERLINE ALONG THE SITE'S FRONTAGE OF PROVIDENCE ROAD WEST. THE CURB AND GUTTER SHALL BE LOCATED 27' FROM THE CENTER LINE IN ACCORDANCE WITH THE COUNCIL-ADOPTED CHARLOTTE STREETS MAP. MULTI-USE PATHS MAINTAINED BY THE CITY SHALL MEET AGA/PROWAG REQUIREMENTS.
- e. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- f. WHERE NECESSARY, THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT-OF-WAY SET AT TWO (2) FEET FROM THE BACK OF SIDEWALK WHERE FEASIBLE.
- g. UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE.
- h. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

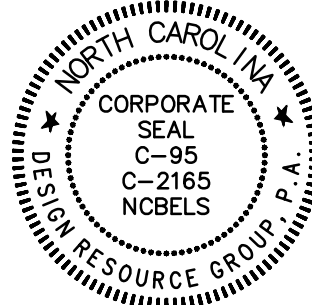
V. ENVIRONMENTAL

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28.
- b. DEVELOPMENT WITHIN ANY SWM/PC WD BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.
- c. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

1111 Hawthorne Lane, Charlotte, NC 28205
704.343.0608
www.drgroup.com



REZONING PETITION
NO. 2025-026

REZONING DOCUMENTS

PROVIDENCE ROAD W
TOWNHOMES
CHARLOTTE, NORTH CAROLINA
DELRAY VENTURES, LLC
715 N. CHURCH STREET SUITE 110
CHARLOTTE, NC 28202

DEVELOPMENT
STANDARDS

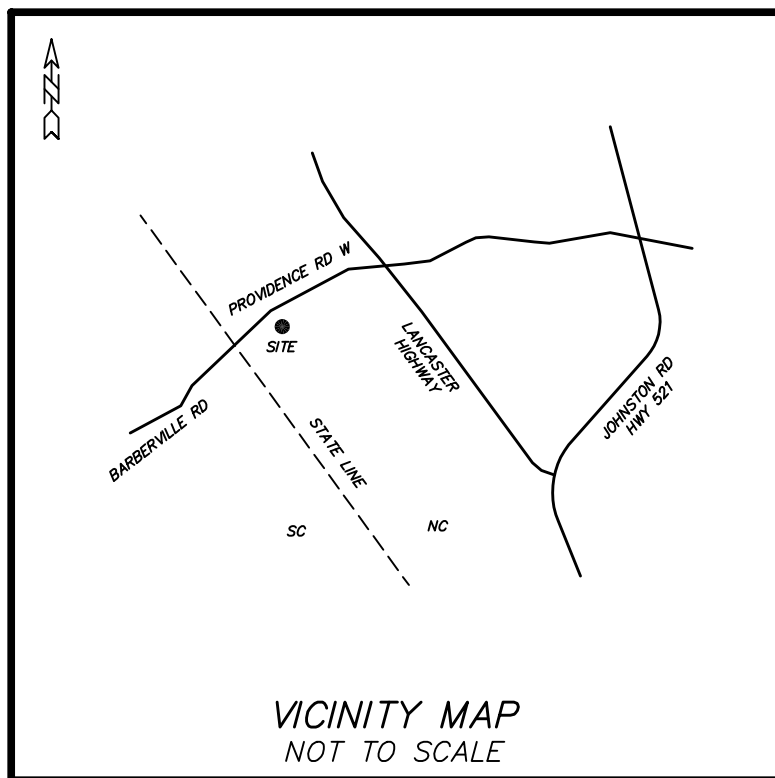
0
SCALE:

PROJECT #: 964-006
DRAWN BY: SG
CHECKED BY: BG

MAY 13, 2025

REVISIONS:
07/14/25 PER STAFF COMMENTS

RZ2.00



PID 22303106

TITLE COMMITMENT LEGAL DESCRIPTION

TRACT I: BEGINNING at a tack in the center line of Providence Road West, which said tack is located in three (3) calls as follows from the intersection of the center lines of Providence Road West and N.C. Highway 521 (the Lancaster Highway) as follows: (1) South 85-34 West 618.47 feet to a tack in Providence Road West; (2) thence South 64-14 West 1,118.15 feet to a tack in the center line of said Providence Road West; and (3) thence South 60-53 West 433.80 feet, and runs thence from said beginning point South 45-07 East 552.4 feet to an old iron in the line of Banks McGinn (now or formerly) thence with the line of McGinn South 64-31 West 426.0 feet to a point; thence a new line North 01-08-50 West 390.08 feet to a point; thence another new line North 34-39-02 West 150.0 feet to a point in the center line of Providence Road West; thence with the center line of Providence Road West 55-21 East 105.0 feet to an iron, the point and place of BEGINNING, containing 2.75 acres of land shown on survey of Reese F. McFarle, R.S. dated May 21, 1982.

TRACT II: BEGINNING at a point in the center line of Providence Road West, said point being located South 55-21 West 105.0 feet from a nail in the center line of Providence Road West, said nail marking the beginning point of that certain property described as Tract I in Deed recorded in Book 9928 at Page 917 of the Mecklenburg County Registry, and running thence with the center line of Providence Road West South 55-21 West 316.5 feet to an iron, the northwesterly corner of Tract I of the property described in the aforesaid deed; thence South 17-45 West 598 feet to an iron in the line of Banks McGinn (now or formerly); thence with McGinn's line North 64-31 East 581.70 feet to a point; thence a new line North 01-08-50 West 390.08 feet to a point; thence another new line North 34-39 West 150.0 feet to a point in Providence Road West, the point and place of BEGINNING.

SURVEYED LEGAL DESCRIPTION

BEGINNING at an existing pipe with nail in the state line, having North Carolina State Plane Coordinates N 473,360.65 E 1,440,305.41 (NAD83/2011, GCS-09985343), and being the common corner of the property of Providence Pointe Homeowners Association, Inc. (now or formerly) recorded in Deed Book 24155 Page 366 and shown on Map Book 42, Page 897, and the property of Evan Darius Motalebe (now or formerly) recorded in Deed Book 34513 Page 225; thence following the common line of Motalebe with a bearing of N 18°06'31" E and a distance of 588.00' (passing an existing rebar at 540.29') to a point in the center line of Providence Rd West; thence with a bearing of N 52°42'20" E and a distance of 410.62' to a point in the center line of Providence Rd West; being the common corner of the property of Varshil Lee Menasco I & Donna Marie Menasco (now or formerly) recorded in Deed Book 37178 Page 998; thence following the common line thereof with a bearing of S 45°52'23" E and a distance of 554.22' to a point in the northern line of Lot 391 as shown on Map Book 42, Page 897; thence following the common line of Lot 391 & Lot 390, the common line of Lot 389 as shown on Map Book 43, Page 269, and the common line of Lot 388, 387, 386, 385, 384, 383 as shown on Map Book 42, Page 897; thence following the common line of Lot 383 with a bearing of S 64°33'47" W and a distance of 588.85' (passing an existing rebar at 588.85') to an existing rebar at 126.98'; an existing rebar at 0.7' north of line at 197.15'; an existing rebar at 336.79'; an existing rebar at 414.58'; and an existing rebar at 497.97'; to an existing rebar, being the common corner of the property of Providence Pointe Homeowners Association, Inc.; thence with a bearing of S 64°33'55" W and a distance of 419.26' to an existing pipe with nail; being the point of BEGINNING, having an area of 7.612 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

NOTES:

- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- PROPERTY ZONED: M-1-A (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
- TAX PARCEL NUMBER 22303110 & 22303106.
- DEED REFERENCES AS SHOWN.
- BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
- THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710444700K, WITH A DATE OF IDENTIFICATION OF 2/19/2014.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS AND EUTERS INCLUDING THOSE WITHIN THE APPLICABLE UNIFIED DEVELOPMENT ORDINANCE (UDO). RIGHTS-OF-WAY, INTERFERING AREAS & BUILT-UPON AREA (BUA) RESTRICTIONS, AND/OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
- AREA COMPUTED BY COORDINATE METHOD.
- NO NCOS MONUMENT FOUND WITHIN 2000'.
- UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. PIPES LABELED AS "DESTINATION UNKNOWN" (TYPE INDICATED) BASED ON BEST OBSERVED EVIDENCE AT THE TIME OF SURVEY. IT IS RECOMMENDED ALL CRITICAL UTILITY CONNECTIONS AND CROSSINGS BE VERIFIED PRIOR TO FINAL DESIGN AND/OR CONSTRUCTION. CONTRACTORS ARE RESPONSIBLE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
- OFFSITE ADDJONER LINES AND RIGHT-OF-WAY LINES SHOWN AS DASHED ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- LINE SHOWN REPRESENTING FENCES AND WALLS ARE MEASURED FROM THE APPROXIMATE CENTERLINE AND DO NOT ACCOUNT FOR THE THICKNESS, PLUMBNESS OR MEASUREMENT OF THE FENCE UNLESS OTHERWISE STATED.
- DISTANCES SHOWN ARE GROUND U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

THE FOLLOWING WAS USED TO ESTABLISH N.C.S.P.C. INFORMATION:

(1) CLASS OF SURVEY: A-URBAN LAND SURVEY
(2) POSITIONAL ACCURACY: 0.03'
(3) TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
(4) DATES OF SURVEY: 3/18/25
(5) DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
(6) PUBLISHED/FIXED-CONTROL USE: CORP SITE'S PID DESIGNATION

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
0K3838	NCO MOORESVILLE CORP ARP	N33°44'46.87"	W80°48'12.53"	60339.4
0K7402	WFO POLKTON CORP ARP	N43°58'13.17"	W80°01'37.85"	63263.8
0K7758	SCUN UNION CORP ARP	N34°55'58.60"	W80°18'55.69"	77482.3
0K3523	NCH HICKORY CORP ARP	N34°43'01.00"	W80°16'30.93"	87719.4
0N5840	NCSA SAUBURY CORP ARP	N35°42'41.69"	W80°25'55.95"	84537.7
0I0582	NCLU LUMBERTON CORP ARP	N43°37'36.33"	W80°24'39.69"	170015.2
0H6714	COLA COLUMBIA CORP ARP	N34°04'51.57"	W80°17'01.01"	108731.9
0K4043	NCSF SPINDALE CORP ARP	N32°55'55.84"	W81°54'57.34"	102090.8
0K7549	NCSF STATESVILLE CORP ARP	N35°51'19.72"	W80°05'55.47"	90670.1

(7) GEOD MODEL: GEOD18; NAVD 88
(8) COMBINED GRID FACTOR(S): 0.99985343
(9) UNITS: U.S. SURVEY FEET

PID 22303106

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT DATE: JANUARY 22, 2025
(REVISION 1 FEBRUARY 20, 2025)
COMMITMENT NO.: 25-0060501

SCHEDULE B, PART II - EXCEPTIONS

5. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 8, PAGE 59, COMPANY INSURES AGAINST LOSS OR DAMAGE ARISING FROM THE ENFORCEMENT OF RIGHTS TO THE "OLD ROAD ON THE LAND SHOWN ON SAID PLAT. (AS SHOWN)

6. CANT RIGHT-OF-WAY EASEMENT IN FAVOR OF THE WARNER ENTERTAINMENT-ADVANCE/NEWHOUSE PARTNERSHIP (TWEAN) RECORDED IN BOOK 10409, PAGE 53. (NOT PLOTTABLE, BLANKET IN NATURE)

7. EASEMENT IN FAVOR OF DUKE POWER COMPANY RECORDED IN BOOK 1991, PAGE 551. (DOES NOT AFFECT)

8. RIGHT, TITLE AND INTEREST IN AND TO ANY PORTION OF THE LAND LYING OUTSIDE OF THE STATE OF NORTH CAROLINA, IF ANY. NOTICE OF AFFECT PARCEL RECORDED IN BOOK 31636, PAGE 293, LANCASTER COUNTY REGISTRY, INDICATES THAT SOME OR ALL OF THE LAND MAY BE AFFECTED BY THE RESURVEY OF THE NORTH CAROLINA - SOUTH CAROLINA BOUNDARY. (NO PORTION OF THE PROPERTY LIES WITHIN SOUTH CAROLINA PER MAP RECORDED IN MB 60/480)

9. TITLE TO ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF PROVIDENCE ROAD WEST. (AS SHOWN)

PID 22303110

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT DATE: JANUARY 22, 2025
(REVISION 1 FEBRUARY 20, 2025)
COMMITMENT NO.: 25-0060501

SCHEDULE B, PART II - EXCEPTIONS

4. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 8, PAGE 59, COMPANY INSURES AGAINST LOSS OR DAMAGE ARISING FROM THE ENFORCEMENT OF RIGHTS TO THE "OLD ROAD ON THE LAND SHOWN ON SAID PLAT. (AS SHOWN)

5. EASEMENT TO ELLEN BURLISSON, SARA REISCH AND JONAS MILLER RECORDED IN BOOK 3141, PAGE 99, COMPANY INSURES AGAINST LOSS OR DAMAGE ARISING FROM THE ENFORCEMENT OF SAID EASEMENT. (AS SHOWN)

6. TITLE TO ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF PROVIDENCE ROAD WEST. (AS SHOWN)

LINE TABLE		
LINE	BEARING	LENGTH
LT	N47°51'16"E	29.22'

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	2637.07'	255.22'	N50°34'13"E	255.12'
C2	1970.00'	179.12'	N55°56'51"E	179.06'
C3	3148.41'	312.11'	N60°01'18"E	311.98'

LEGEND:

EIP = EXISTING IRON PIN
OIP = OLD IRON PIPE
SIP = SET IRON PIN
R/W = RIGHT OF WAY
DU = DESTINATION UNKNOWN
PWR = POWER PAD
PM = POWER METER
FES = POWER FES
LP = LIGHT POLE
GM = GAS METER
TELE = TELEPHONE PEDESTAL
CATV = CABLE TELEVISION
FOP = FIBER OPTIC BOX
TSB = TRAFFIC SIGNAL BOX
WM = WATER METER
FES = FLARED END SECTION
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
PVC = POLYVINYL CHLORIDE PIPE
DU = DESTINATION UNKNOWN
SDE = STORM DRAINAGE EASEMENT
SDMH = STORM DRAIN MANHOLE
CB = CATCH BASIN
YI = YARD INLET
DI = DROP INLET
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
CO = SEWER CLEAN OUT
BC = BACK OF CURB
(T) = TOTAL DISTANCE
P.O.B. = POINT OF BEGINNING

THIS IS TO CERTIFY TO:

CHICAGO TITLE INSURANCE COMPANY

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DEED REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4/25/25.

THOMAS E. WHITE, NCPLS #L-4689 DATE

PID 22303110

TITLE COMMITMENT LEGAL DESCRIPTION

BEGINNING at a point the center of the 60 foot right of way of Providence Road West; said point marking the northwesterly corner of the Robert L. McGuire, Jr. property (now or formerly) as described in Deed Book 1913 at page 422, 1011-1012, 1013-1014; thence following the following courses and distances: (1) S. 24-12-58E. 536.22 feet to an old iron pin; thence (2) S. 62-13-28 W. 124.50 feet to an old iron pipe; thence (3) N. 48-07-00 W. 554.25 feet to an old railroad spike in the centerline of Providence Road West; thence (4) N. 59-36-36 E. 168.86 feet to an old railroad spike; thence (5) N. 62-45 E. 154.20 feet to the POINT AND PLACE OF BEGINNING, all as shown on that certain survey prepared by V.C.S. Thomas E. White, NCPLS, dated February 21, 1996.

SURVEYED LEGAL DESCRIPTION

BEGINNING at an existing rebar, being the common corner of the property of Maplecrest Homeowners Association (now or formerly) recorded in Deed Book 10413 Page 1 and shown on Map Book 31, Page 357, and being on the northern line of Lot 393 as shown on Map Book 43, Page 269; thence following the common line of Lot 393 as shown on Map Book 43, Page 269 and Lots 392 & 391 as shown on Map Book 42, Page 897 with a bearing of S 61°23'36" W and a distance of 124.55' (passing an existing rebar at 111.59') to a point, being the common corner of the property of Providence Pointe Homeowners Association (now or formerly) recorded in Deed Book 39415 Page 859; thence following the common line thereof with a bearing of N 45°52'23" W and a distance of 554.22' to a point in the centerline of Providence Rd West; thence following the centerline two (2) calls: (1) with a bearing of N 64°46'13" E and a distance of 168.96' to a point (2) with a bearing of N 61°54'24" E and a distance of 154.23' to a point; thence following a line within the right of way and the common line of the property of Maplecrest Homeowners Association (now or formerly) recorded in Deed Book 10413 Page 1 and Deed Book 10624 Page 457 with a bearing of S 25°03'34" E and a distance of 536.38' (passing an existing rebar at 35.99', an existing rebar at 41.02', an existing rebar at 79.46', and an existing rebar at 496.21') to an existing rebar; being the point of BEGINNING, having an area of 2.765 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

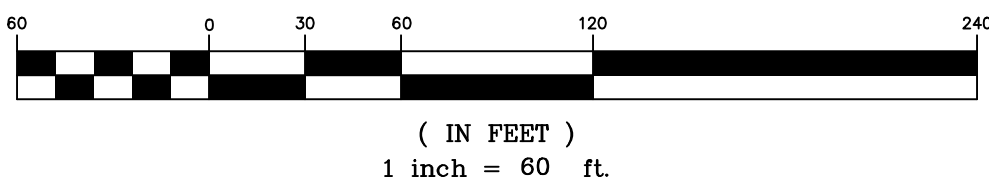
SYMBOL LEGEND

● SET MONUMENT (TYPE INDICATED)
○ EXISTING MONUMENT (TYPE INDICATED)
○ CALCULATED POINT
○ GAS VALVE
○ WATER VALVE
○ MAIL BOX
○ WATER METER
○ WELL
○ FIRE HYDRANT
○ SANITARY SEWER MANHOLE
○ STORM DRAIN MANHOLE
○ TELEPHONE/COMMUNICATIONS MANHOLE
○ ELECTRIC MANHOLE
○ DECIDUOUS TREE
○ EVERGREEN TREE
○ LIGHT POLE
○ POWER/UTILITY POLE
○ BACK FLOW PREVENTER
○ GUY WIRE
○ CATCH BASIN
○ DROP INLET
○ YARD INLET

LINE/TYPE LEGEND

--- BOUNDARY LINE
--- TIE LINE
--- RIGHT OF WAY
--- APPROXIMATE RIGHT OF WAY (NOT SURVEYED)
--- ADJOINING LINE (NOT SURVEYED)
--- FENCE
--- STORM DRAIN PIPE
--- OVERHEAD ELECTRIC
--- SANITARY SEWER PIPE
--- UNDERGROUND ELECTRIC
--- UNDERGROUND GAS
--- UNDERGROUND TELECOMMUNICATIONS
--- UNDERGROUND WATER
--- UNDERGROUND UTILITY (TYPE UNKNOWN)

GRAPHIC SCALE



UNDERGROUND UTILITIES MARKED BY:
P.O. BOX 135
HUNTERSVILLE, NC 28070
(704) 594-1346
INFO@PROBEUTILITY.COM

CAROLINA SURVEYORS, INC.

P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
THOMAS E. WHITE, NCPLS & SCPLS 704-989-7601
TENCAROLINASURV.COM
CERTIFICATE OF AUTHORIZATION N.C.C-1242 SC-8868

PROVIDENCE RD WEST

SURVEYED FOR: DELRAY VENTURES, LLC
AREA: 10.367 AC.

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA