

## NOTES

### 1. Development Data - 1.08 Acres

SUBJECT PROPERTY IS ZONED R-3

PROPOSED PARCEL TO BE ZONED R-8

SETBACKS PER ZONING

FRONT - 20' Providence Drive to be 30'

REAR - 20' SIDE - 5'

Min. Lot Area 6500 Sq Ft

New Lot Sizes Will Comply w/ Minimum District Standards

Maximum Height = 40 Ft

Min. Lot Width = 40 Ft - Proposed 94-104 Ft

No Grading without Building Permit

### 2. General Provisions

The Site Plan is schematic in nature and represents a firm concept of Development with regard to the arrangement of buildings, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner/ developer and shall be handled in accordance to the Zoning Ordinance and subject to Section 6.207.

### 3. Optional Provisions

N/A

### 4. Permitted Uses

As Allowed per R-8 with up to Three Single Family Detached Residential Homes or One Single Family Detached and Two Residential Duplex Units and Accessory Uses - No Retail Development Permitted

### 5. Transportation

Vehicular access points shall be limited to those shown on the Site Plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Dept of Transportation

### 6. Architectural Standards

Brick or Faced Block Foundations  
Brick, Painted/ Stained Wood or Cementitious Lapped or Shake Siding

Architectural renderings of the front elevations shown are intended to depict the general conceptual architectural style or character of the Architecture. Changes will be allowed per section 6.207.

### 7. Streetscape and Landscaping

As per R-8, 8' Plant Strip with 6' Concrete Sidewalk along Providence Drive is Required to be Installed for Building Permit C.O.

### 8. Environmental Features

The proposed site Petitioner Shall Comply with the Char-Meck Tree Ordinance

The proposed site Petitioner Shall Comply with the Charlotte City Council Approved and Adopted Post Construction Controls Ordinance.

### 9. Parks, Greenways and Open Space

Lots will Comply with 50% Open Space Requirements

### 10. Fire Protection

N/A

### 11. Signage

Signage as per Ordinance.

### 12. Lighting

The max height of any freestanding light fixture shall not exceed 20 feet including the base. All direct lighting within the Site shall be designed and shielded such that direct illumination does not exceed past any property line and shall be consistent with the Zoning Ordinance requirements.

### 13. Phasing

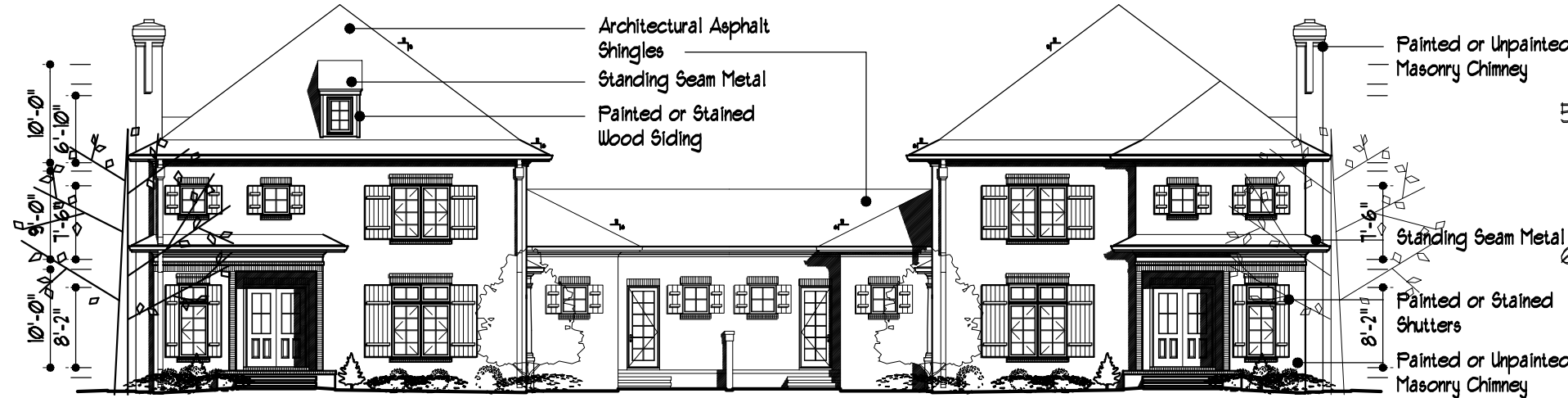
Site Development to be Completed Prior to Individual Construction on Lots

### 14. Other

Five Year Vested Right Request is NOT in Effect for this Petition

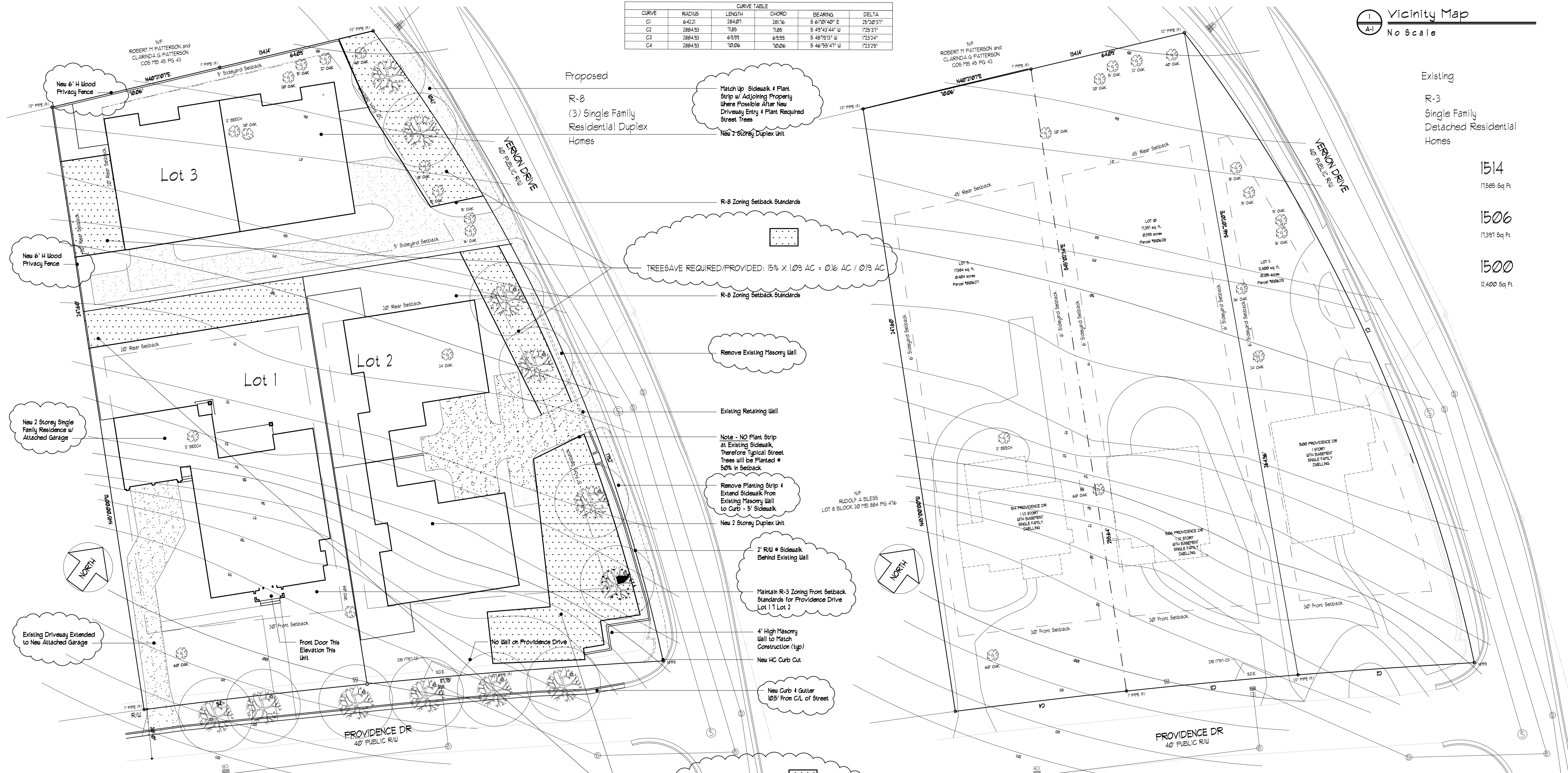
### 15. Tree Save

Trees Will Be Planted in the Treesave Areas as per the City of Charlotte Tree Ordinance Planting Ratio



Vernon Drive Proposed Elevation

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	642.21	284.01	281.16	S 61°20'40" E
C2	2884.93	1185	1185	S 49°43'44" W
C3	2884.93	69.93	69.93	S 48°18'13" W
C4	2884.93	10.06	10.06	S 46°55'41" W

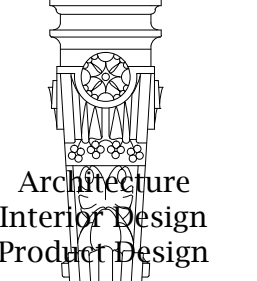


3 Rezoning Site Plan  
1" = 20' - 0"

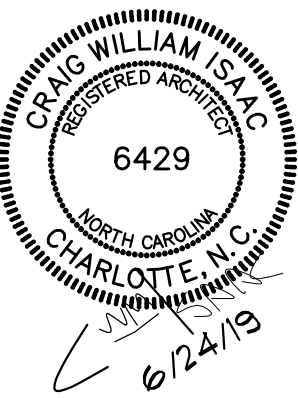
2 Existing Site Plan  
1" = 20' - 0"

CRAIG W ISAAC  
ARCHITECTURE

Studio Lane  
900 Linda Lane  
Charlotte NC 28211



704 358 1365



Darlington  
Manor

1500  
1506  
1514  
Providence  
Drive  
Rezoning

Charlotte  
NC

Petition  
#2018-127

September 14, 2018  
February 8, 2019  
March 9, 2019  
March 31, 2019  
June 24, 2019  
June 28, 2019

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