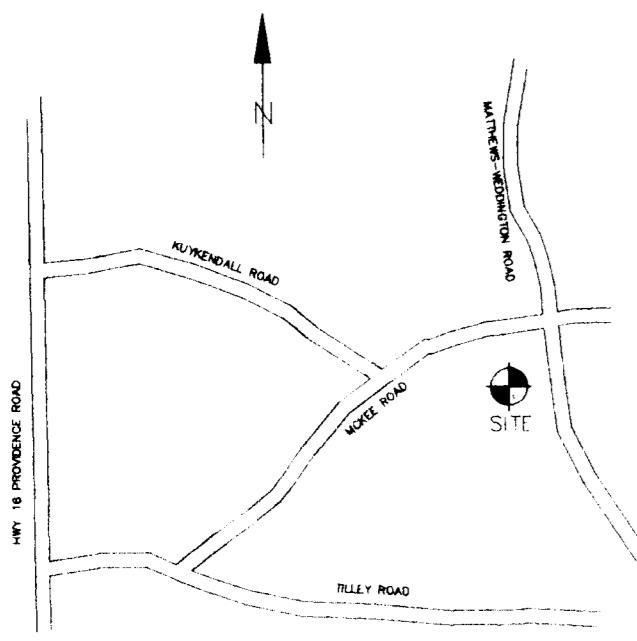
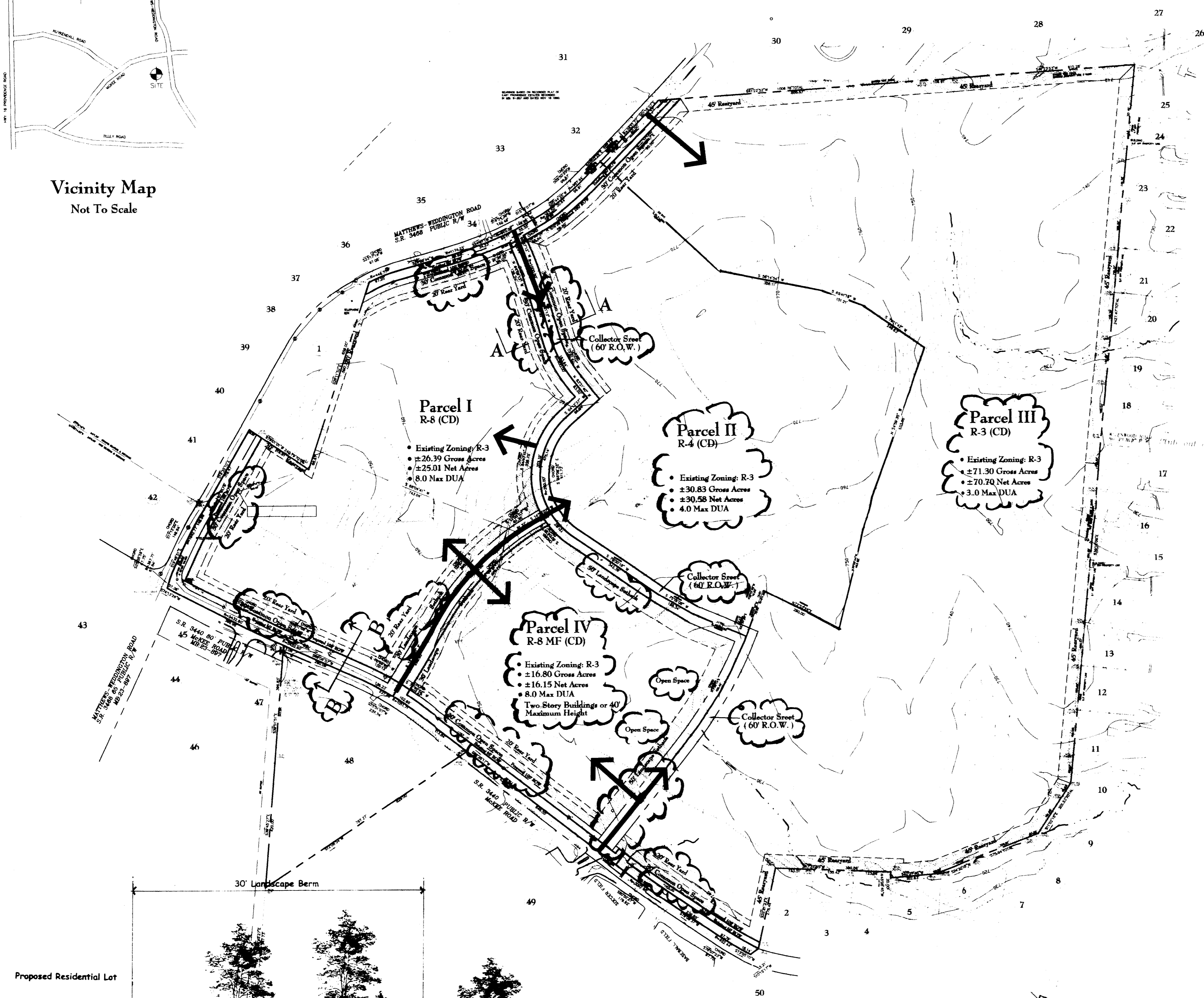


McKee Road

Pulte Homes



Vicinity Map
Not To Scale



Site Tabulation

Total Area: ± 145.32 AC
Total R/W: ± 2.83 AC
Existing Zoning: R-3

Parcel I - Cluster Homes
• ± 26.39 AC Gross
• ± 1.38 AC R/W
• Proposed Zone R-8 (CD)
• 200 Maximum Cluster Units

Parcel II - Residential Single Family
• ± 30.83 AC Gross
• ± 0.25 AC R/W
• Proposed Zone R-4 (CD)
• 122 Maximum 60' Lots

Parcel III - Residential Single Family
• ± 71.3 AC Gross
• ± 0.60 AC R/W
• Proposed Zone R-3 (CD)
• 212 Maximum 75' & 70' Lots

Parcel IV - Residential Multi-Family
• ± 16.80 AC Gross
• ± 0.65 AC R/W
• Proposed Zoning R-8 MF (CD)
• 129 Maximum Attached Dwellings

Legend

- ↑ Proposed Access
- Zoning Boundary
- ▨ Setbacks/Rearyards

APPROVED BY COUNTY COMMISSION
DATE 12/9/97

Petition # 97-47 (c)

Technical Data Sheet

- Note:**
- Sidewalks will meet all requirements found in the Subdivision Ordinance.
 - No detention will be located in the setbacks.
 - Dumpsters will be screened and located within an enclosure with gates.
 - Storm drainage and detention will meet all requirements found in the Subdivision Ordinance.
 - A. The areas of the site draining into the two basins upstream of Providence Drive east will require detention for the portion of the lots exceeding the existing R-3 density.
 - B. The area of the site at the intersection of McKee Road and Weddington Road draining into the existing shopping center will not require detention.
 - C. The area of the site draining into the proposed multi-family detention basin will provide 100-year detention for the area of the multi-family and single-family lots upstream which exceed the existing R-3 density.
 - D. A study will be conducted of the two existing culverts under Providence Drive East which receive storm water flow from the two drainage basins upstream on the referenced property to determine their capacity in the 10 year storm.
 - Left turn lanes will be installed at entrances from McKee Road and Weddington Road in accordance with standards of NCDOT and Mecklenburg County engineering departments.

Petitioner: Pulte Homes Corporation
7422 Carmel Executive Park, Suite 300
Charlotte, NC 28226

Paul Design
DATE: July 25, 1997
PROJECT NO: 17073
REVISIONS:
9/19/97: Revised per CMPC Comments
10/14/97: Revised per CMPC Comments
11/05/97: Revised per CMPC Comments
Revised Property Description

1701 First Boulevard, Charlotte, NC 28203 704/533-0325
1414 Peach Street, Alexandria, VA 22314 703/549-7784

Land Design Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO: 1 OF: 2
FILE NAME: e:\17073\ldg\17073sh.dwg

