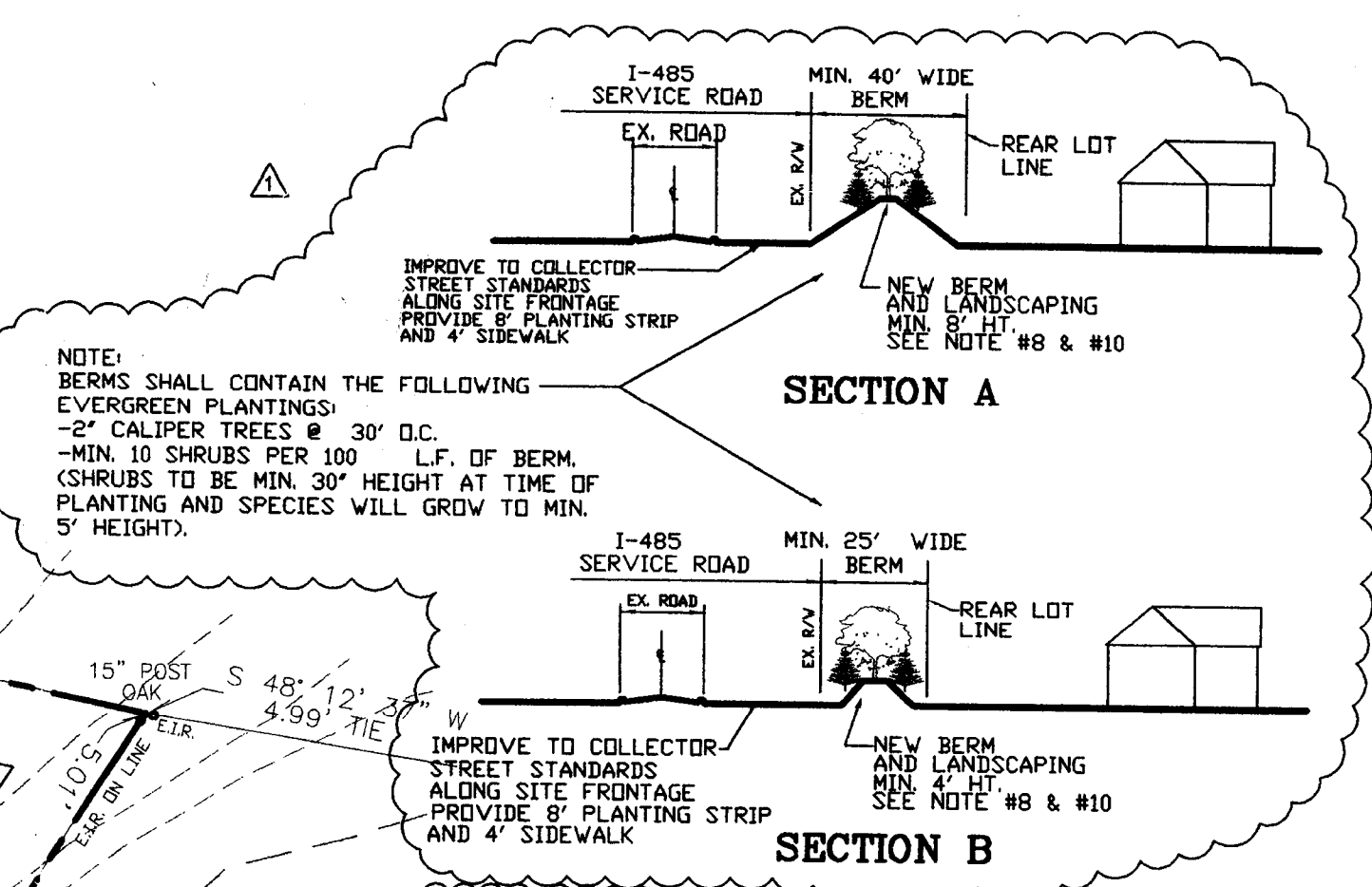
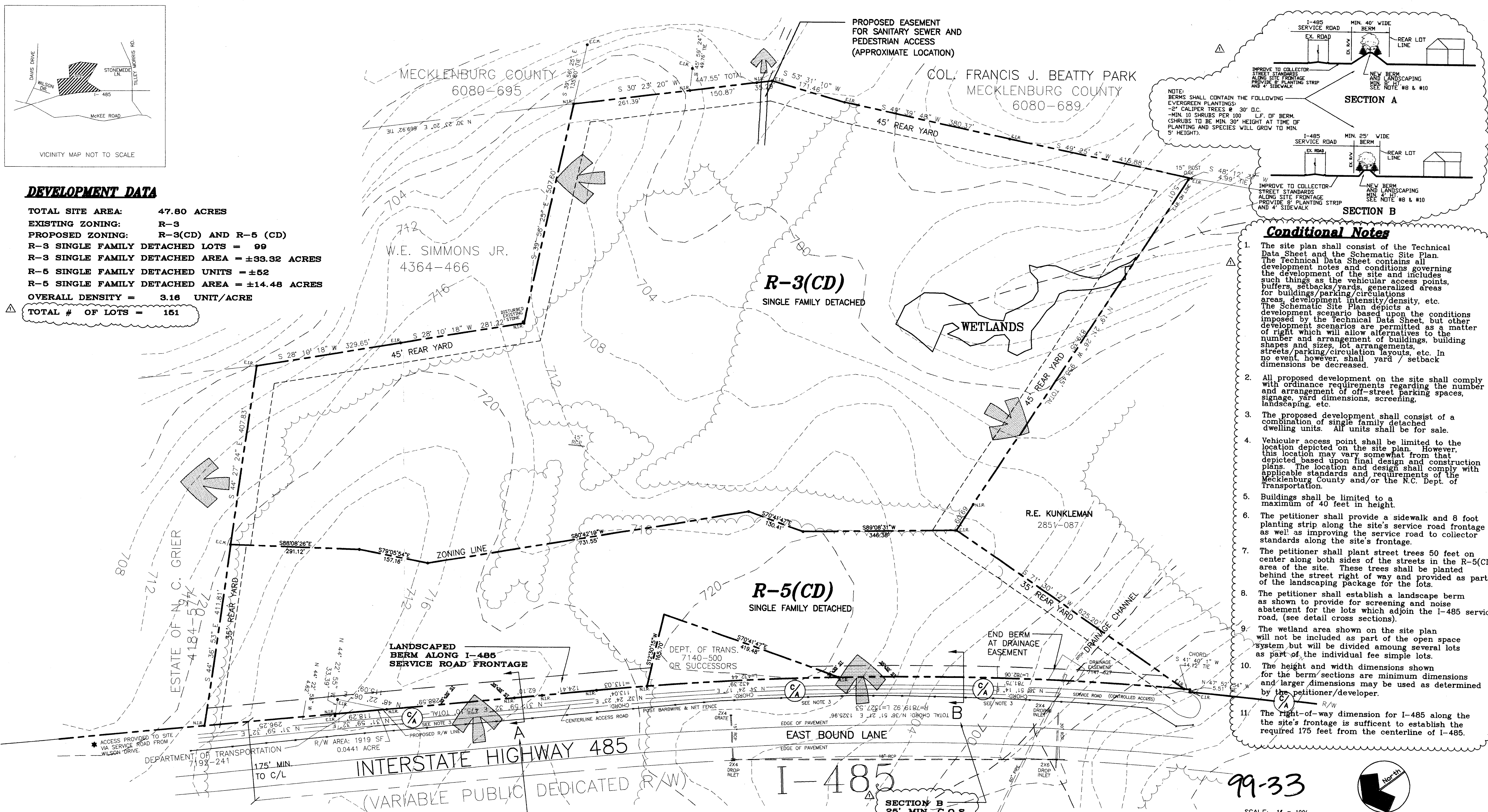


**DEVELOPMENT DATA**

TOTAL SITE AREA: 47.80 ACRES  
EXISTING ZONING: R-3  
PROPOSED ZONING: R-3(CD) AND R-5 (CD)  
R-3 SINGLE FAMILY DETACHED LOTS - 99  
R-3 SINGLE FAMILY DETACHED AREA - ±33.92 ACRES  
R-5 SINGLE FAMILY DETACHED UNITS - ±62  
R-5 SINGLE FAMILY DETACHED AREA - ±14.48 ACRES  
OVERALL DENSITY = 3.16 UNIT/ACRE  
TOTAL # OF LOTS = 161



- Conditional Notes**
- The site plan shall consist of the Technical Data Sheet and the Schematic Site Plan. The Technical Data Sheet contains all development notes and conditions governing the development of the site and includes such things as the vehicular access points, buffers, setbacks/yards, generalized areas for buildings/parking/circular areas, development intensity/density, etc. The Schematic Site Plan depicts the development scenario based on the conditions imposed by the Technical Data Sheet, but other development scenarios are permitted as a matter of right which will allow alternatives to the number and arrangement of buildings, building shapes and sizes, lot arrangements, streets/parking/circular layouts, etc. In no event, however, shall yard/setback dimensions be decreased.
  - All proposed development on the site shall comply with ordinance requirements regarding the location and arrangement of off-street parking spaces, storage, yard dimensions, screening, landscaping, etc.
  - The proposed development shall consist of a combination of single family detached and dwelling units. All units shall be for sale.
  - Vehicular access point shall be limited to the location depicted on the site plan. However, this location may vary somewhat from that depicted based upon final design and construction plans. The location and design shall comply with applicable standards and requirements of the Mecklenburg County and/or the N.C. Dept. of Transportation.
  - Buildings shall be limited to a maximum of 40 feet in height.
  - The petitioner shall provide a sidewalk and 8 foot planting strip along the site's service road frontage as well as improving the service road to collector standards along the site's frontage.
  - The petitioner shall plant street trees 50 feet on center along both sides of the streets in the R-5(CD) area of the site. These trees shall be planted behind the street right of way and provided as part of the landscaping package for the lots.
  - The petitioner shall establish a landscape berm as shown to provide for screening and noise abatement for the lots which adjoin the I-485 service road, (see detail cross sections).
  - The wetland area shown on the site plan will not be included as part of the open space system, but will be divided among several lots as part of the individual fee simple lots.
  - The height and width dimensions shown for the berm sections are minimum dimensions and larger dimensions may be used as determined by the petitioner/developer.
  - The right-of-way dimension for I-485 along the site's frontage is sufficient to establish the required 175 feet from the centerline of I-485.

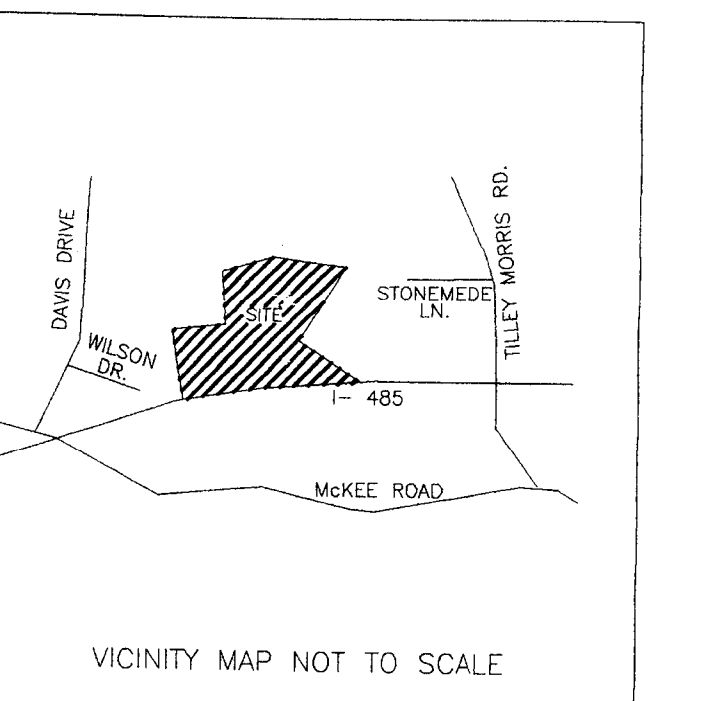
I-485 AND MCKEE ROAD  
PROVIDENCE TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA  
47.7972 ACRE PARCEL OF LAND AS SHOWN ABOVE  
TAX PARCELS: 231-044-09-14, 21-22, 26-31  
REFERENCE: DEEDS 8863-694, 3708-215, 4680-106,  
3708-231, 4891-912, 3708-235, 3708-247, 3708-241

Project Manager	AHS
Drawn By	AHS
Checked By	SW
Date	12/21/98
Project Number	98019

**HARTIS SITE REZONING**  
CENTEX HOMES CHARLOTTE, NORTH CAROLINA  
**TECHNICAL DATA SHEET**  
FOR PUBLIC HEARING  
PETITION NO. # 99-33

SCALE: 1" = 100'  
0 100 200 400  
**DPR**  
DESIGN-PLANNING-RESEARCH  
DATE: 12/21/98  
REV: 2/12/99  
DPR ASSOCIATES, INC.  
Landscape Architects  
Planners & Engineers  
420 Hawthorne Lane  
Charlotte, NC 28204  
704/332-1204

231 044 09-14, 21, 22  
APPROVED BY CITY COUNCIL RZ-261 27  
DATE 4-19-99 21-31



I-485 AND MCKEE ROAD  
PROVIDENCE TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA  
47.7972 ACRE PARCEL OF LAND AS SHOWN ABOVE  
TAX PARCELS: 231-044-09-14, 21-22, 26-31  
REFERENCE: DEEDS 8863-694, 3708-215, 4680-106,  
3708-231, 4891-912, 3708-235, 3708-247, 3708-241

Project Manager	AHS
Drawn By	AHS
Checked By	SW
Date	12/21/98
Project Number	98019

**HARTIS SITE REZONING**  
CENTEX HOMES CHARLOTTE, NORTH CAROLINA  
**SCHEMATIC SITE PLAN**  
FOR PUBLIC HEARING  
PETITION NO. # 99-33

SCALE: 1" = 100'  
0 100 200 400  
**DPR**  
DESIGN-PLANNING-RESEARCH  
DATE: 12/21/98  
REV: 2/12/99  
DPR ASSOCIATES, INC.  
Landscape Architects  
Planners & Engineers  
420 Hawthorne Lane  
Charlotte, NC 28204  
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