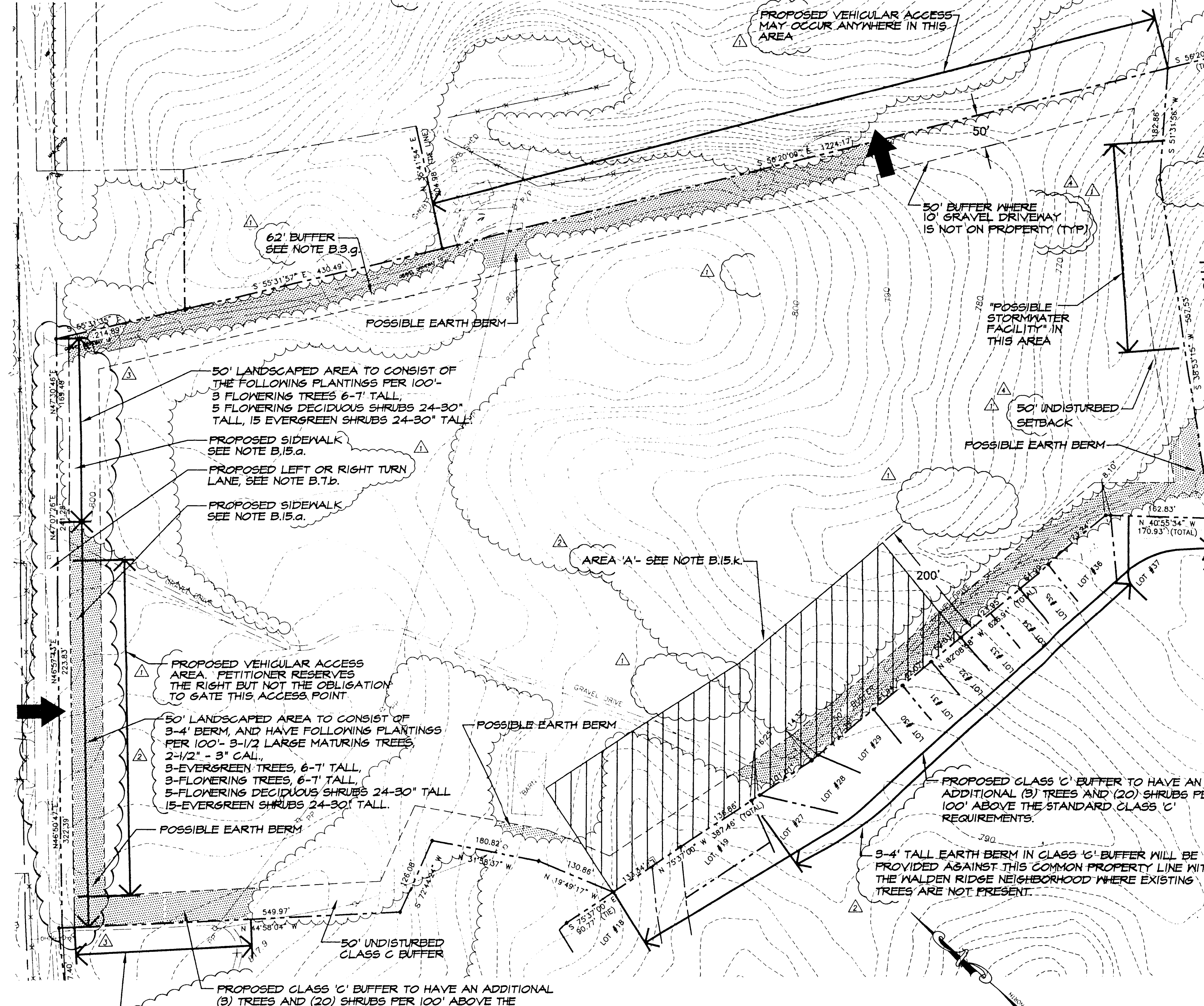
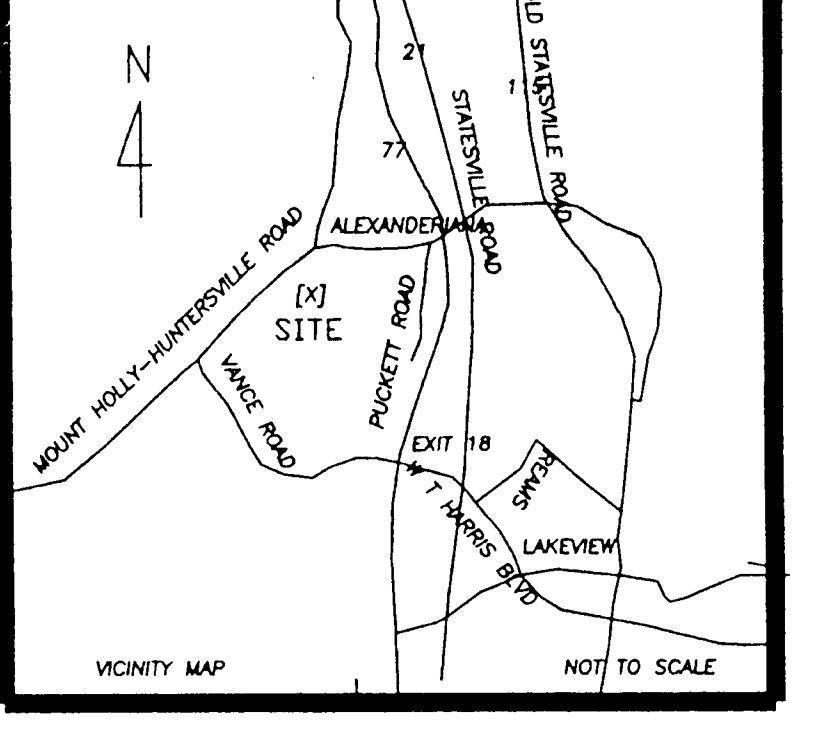


DEVELOPMENT DATA  
TAX PARCEL NUMBERS: 025-081-12  
R-3  
R-12 MF (CO)  
PROPOSED ZONING: R-3  
TOTAL AREA: 40.3390 ACRES  
NEW R/W: 0.4402 ACRES  
NET AREA: 39.8988 ACRES

**Legal Description**  
COMMENCING from an existing iron rebar, the common corner of Richard Wayne McClure and wife, Ola E. McClure as recorded in Deed Book 4037 Page 637 in the Mecklenburg County Registry of Deeds, thence with said Richard W. McClure S 55°31'35" E 0.91' to a point in the southeasterly right-of-way line of Mount Holly-Huntersville Road, the POINT OF BEGINNING, thence S 55°31'35" E 213.98' to an existing iron rebar being a common corner with Richard Wayne McClure and wife, Ola E. McClure as recorded in Deed Book 4546 page 302 in the Mecklenburg County Registry of Deeds, thence with said Richard W. McClure S 55°31'35" E 430.49' to an existing iron rebar being a common corner with Willie A. Deese and Marvin Lacey as recorded in Deed Book 6163 Page 493 in the Mecklenburg County Registry of Deeds, thence with said Willie A. Deese S 58°20'09" E 1224.17' to a set iron rebar being a common corner with the proposed right-of-way for 1-485, thence with said right-of-way, two (2) lines, one (1) S 51°15'06" W 192.86' to a set iron rebar, two (2) S 38°53'12" W 557.53' to an existing iron rebar being a common corner with Lot #36 of Walden Ridge Subdivision as recorded in Record Map 27 Page 648 in the Mecklenburg County Registry of Deeds, thence N 62°08'58" W 626.91' to an existing iron rebar (crossing through an existing rebar @ 123.24' @ 188.53' @ 309.18' @ 371.19' @ 433.26' @ 495.20' and @ 612.99') being a common corner with Lot #28 of Walden Ridge Subdivision as recorded in Record Map 27 Page 648 in the Mecklenburg County Registry of Deeds, thence N 40°55'34" W 120.93' (crossing an existing iron rebar @ 162.83') to an existing iron rebar being a common corner with Lot #36 of Walden Ridge Subdivision as recorded in Record Map 27 Page 648 in the Mecklenburg County Registry of Deeds, thence with said Timothy S. Turton, four (4) lines, one (1) N 0°42'17" W 130.80' to an existing iron rebar, two (2) N 31°58'37" W 180.82' to an existing iron rebar, three (3) S 72°44'24" W 126.08' to an existing iron rebar, four (4) N 44°58'04" W 549.97' to a point on said right-of-way of Mount Holly-Huntersville Road, thence with said road, four (4) lines, one (1) N 46°50'44" E 122.35' to a point, two (2) N 46°57'43" E 223.83' to a point, three (3) N 47°07'26" E 241.28' to a point, four (4) N 47°30'46" E 169.40' to the POINT OF BEGINNING, containing 40.3390 acres.



**FOR PUBLIC HEARING**  
PETITION NO. 99-54C  
GRAPHIC SCALE  
(IN FEET)  
1 inch = 100 ft

- A. Permitted Uses**
- (a) Up to 328 attached town homes for sale or detached for site dwelling units together with any incidental or accessory uses associated therewith which are permitted under the Mecklenburg County Zoning Ordinance (the "Ordinance") by right or under prescribed conditions in an R-12 MF zoning district may be developed on the Site.
- B. Development Requirements**
- General Provisions**
- (a) At a minimum, all development standards established under the Ordinance for the R-12MF District shall be satisfied. In addition, development shall be governed by these Development Standards and the Technical Data Sheet.
- (b) The building configurations, placements and sizes, as well as the locations of streets and parking areas, shown on the Schematic Site Plan (Sheet RZ-2), are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building limit lines established on the Technical Data Sheet.
- (c) Any minor changes in the detail of the approved Technical Data Sheet that may hereafter be proposed for administrative approval must satisfy the standards established under Section 6.202 of the Ordinance.
- 2. Setbacks, Side Yards and Rear Yards**
- (a) All buildings constructed within the Site shall satisfy or exceed the setbacks, rear yard and side yard requirements established under the Ordinance for the R-12MF District.
- (b) An entrance constructed within the Site shall satisfy or exceed the setbacks, rear yard and side yard requirements established under the Ordinance for the R-12MF District.
- (c) A 50 foot building and parking setback will be established along the proposed right-of-way for 1-485.
- (d) The 25 foot undisturbed area within the 50 foot building and parking setback along the proposed right-of-way for 1-485 will remain undisturbed except to the extent necessary to accommodate utility lines and other existing structures. All utility lines and other existing structures shall be protected in accordance with the provisions of the preceding sentence. The Petitioner reserves the right to install berms within that specific portion of this 25 foot wide undisturbed area which shall contain no trees and shrubs which are specifically depicted on the Technical Data Sheet.
- (e) The 25 foot undisturbed area within the 50 foot building and parking setback along the proposed right-of-way for 1-485 will remain undisturbed except to the extent necessary to accommodate utility lines and other existing structures. All utility lines and other existing structures shall be protected in accordance with the provisions of the preceding sentence. The Petitioner reserves the right to install berms within that specific portion of this 25 foot wide undisturbed area which shall contain no trees and shrubs which are specifically depicted on the Technical Data Sheet.
- (f) Any minor changes in the detail of the approved Technical Data Sheet that may hereafter be proposed for administrative approval must satisfy the standards established under Section 6.202 of the Ordinance.
- 3. Buffer Areas**
- (a) Buffer areas established on the Technical Data Sheet shall conform to the provisions of Section 12.304 and to the provisions of the Ordinance (b), (c), (d), (e), (f) and (g).
- (b) Buffer areas are to remain as open space, except to the extent necessary to accommodate access points, walls, fences, drainage pipes and channels, other utility lines and facilities, bicycle paths and other facilities, including utility lines, which are not less than 75 degrees and berms may only be installed within the buffer areas if they are not depicted on the Technical Data Sheet as undisturbed buffer areas.
- (c) The Petitioner reserves the right to install berms within those portions of buffer areas which are not depicted on the Technical Data Sheet as undisturbed buffer areas. Berms shall not be installed in areas which are depicted on the Technical Data Sheet as undisturbed buffer areas. Any berms installed within those portions of buffer areas which are not depicted on the Technical Data Sheet as undisturbed buffer areas shall be installed in accordance with the provisions of Section 12.302 of the Ordinance.
- (d) Free protection devices such as air fences or orange plastic strip fences will be installed along the interior perimeters of all undisturbed buffer areas prior to the commencement of any grading or excavation work. The Petitioner shall be responsible for the installation of such devices. The Petitioner shall be responsible for the installation of such devices to a use which would not require a buffer or would require a larger buffer than the buffer required in these development standards may be reduced accordingly.
- (e) The buffer area along the Northeast boundary has not been widened to the extent required by Section 12.302 of the Ordinance. If the buffer area is eliminated or if an easement does not exist and is not established, the developer will install a 3.4 foot foot for each berm.
- (f) The developer will provide a 50' undisturbed setback along the proposed 1-485 corridor.
- 4. Screening**
- (a) Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
- 5. Trash Collection**
- (a) The Petitioner presently contemplates that trash will be collected through a central trash enclosure which shall be located within the site. If this method of collection is utilized, trash containers will be located inside or behind each dwelling unit.
- (b) If this form of collection is utilized, pick up will be handled by a private hauler unless and until governmental policy provides for the public collection of trash.
- (c) If the Petitioner elects to install a dumpster or compactor, it must be screened with a solid masonry enclosure having a gate.
- 6. Access Point**
- (a) Vehicular access to the Site from Mount Holly-Huntersville Road will be limited to the access point shown on the Technical Data Sheet and will be located in the area depicted thereon. The configuration and ultimate location of this access point within the Site is subject to any minor modifications needed to accommodate final site and architectural construction plans and designs not yet further approved by Mecklenburg County Engineering Department and the North Carolina Department of Transportation.
- 7. Lighting**
- (a) A uniform decorative lighting system will be employed throughout the Site. All lighting within the Site except street lights which may be located along Mount Holly-Huntersville Road shall be of a type such that direct illumination does not extend past property lines of the Site.
- (b) Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Plans for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.
- (c) Decorative lighting fixtures will not exceed 15 feet in height except for street lights installed along Mount Holly-Huntersville Road.
- 8. Parking**
- (a) Off street parking will satisfy the parking standards established under the Ordinance, including Sections 12.201(1) and 12.302(2).
- (b) No parking will be permitted within buffer areas or setback areas.

**SITE SOLUTIONS**  
Landscape Architecture  
Park Planning  
Civil Engineering

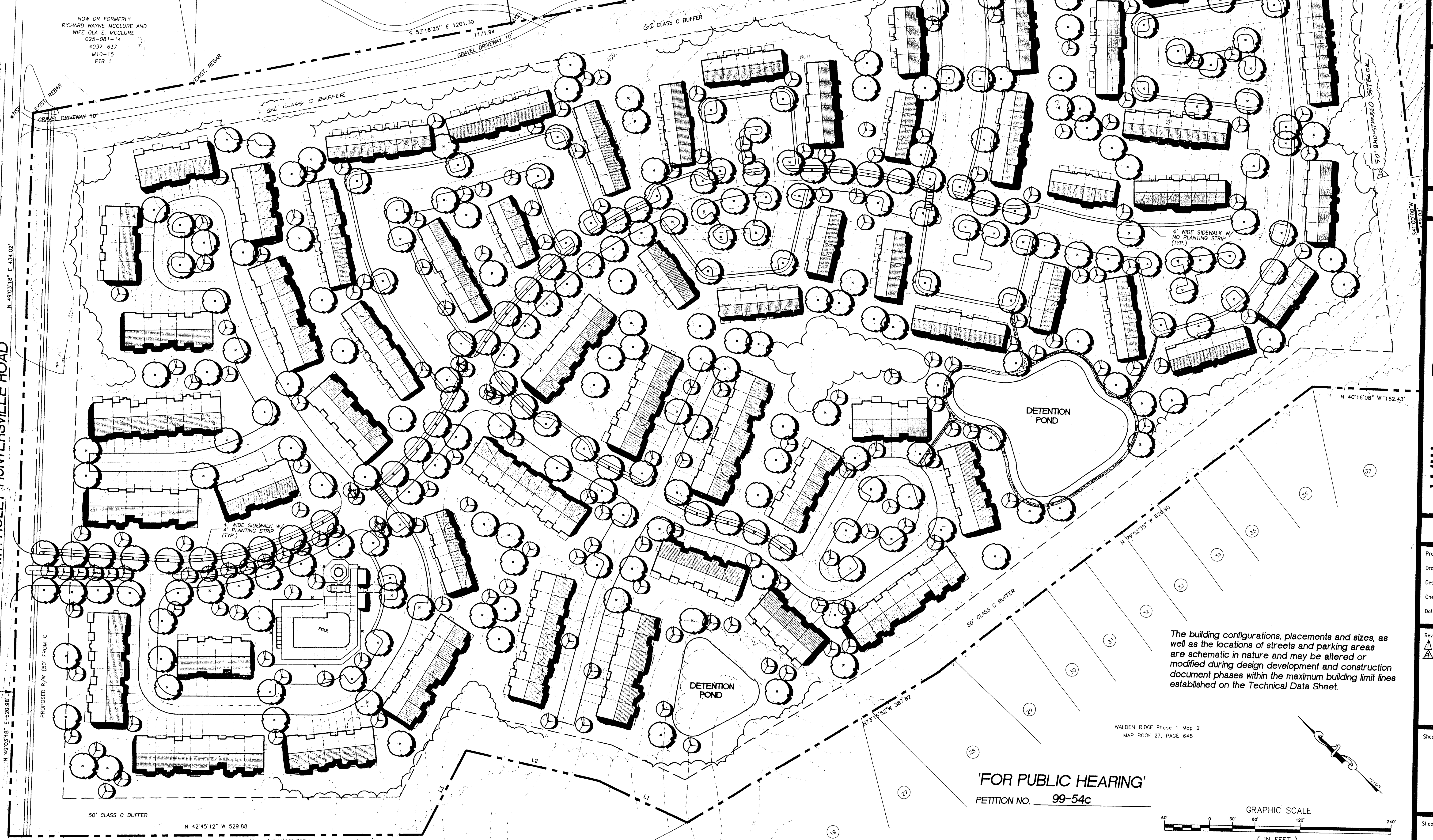
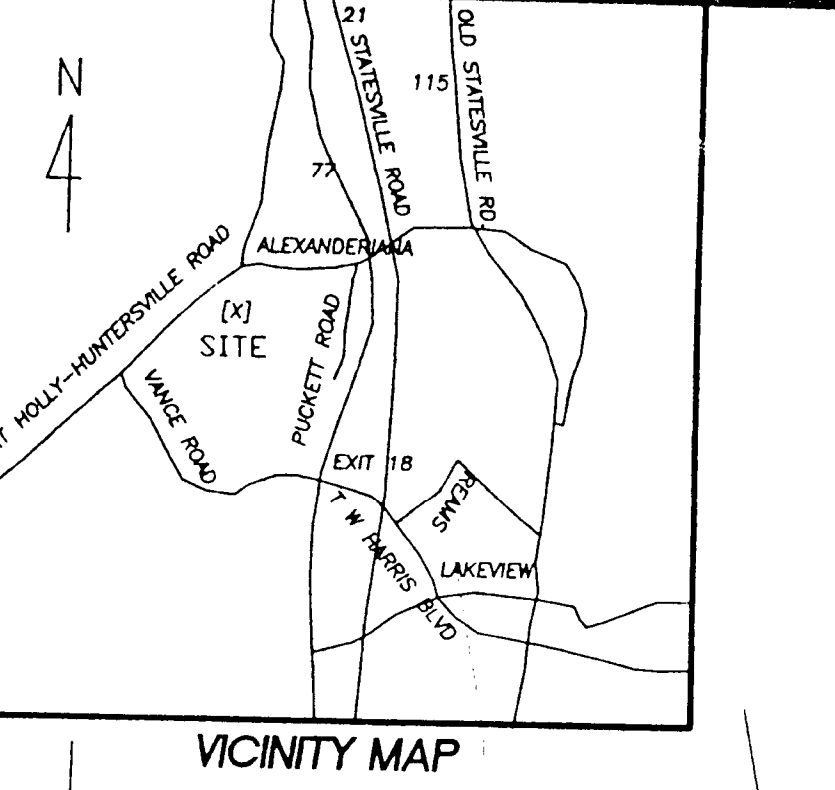
5311 Severly-Seven Center Drive  
Suite 204, Charlotte, NC 28217  
Tel: 704.531.8888 • Fax: 704.531.8955  
E-Mail: info@site-solutions.com

Project No: 2030  
Drawn By: S. Stevens  
Designed By: P. Hobbs  
Checked By: P. Hobbs  
Date: 6/25/99

Revisions:  
8/23/99  
8/29/99  
10/1/99  
11/11/99

Sheet Title: Technical Data Sheet  
Sheet No: RZ-2

**Withrow Property - Portrait Homes**  
Mecklenburg County  
North Carolina



**FOR PUBLIC HEARING**  
PETITION NO. 99-54C  
GRAPHIC SCALE  
(IN FEET)  
1 inch = 60 ft

**SITE SOLUTIONS**  
Landscape Architecture  
Park Planning  
Civil Engineering

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Revisions:  
8/23/99  
8/29/99  
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11/11/99

Sheet Title: Schematic Site Plan  
Sheet No: RZ-2

**Withrow Property - Portrait Homes**  
Mecklenburg County  
North Carolina