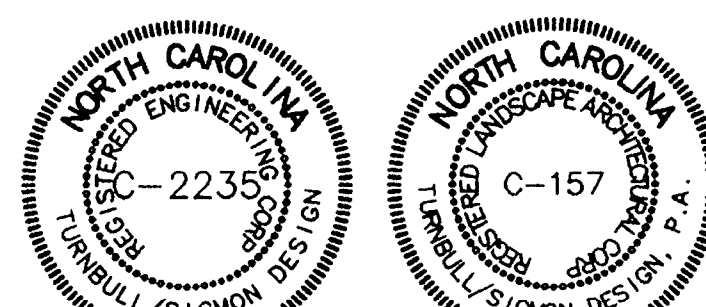


LAND DEVELOPMENT DESIGN SERVICES



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PULTE HOME CORPORATION

11121 CARMEL COMMONS BLVD
SUITE 450
CHARLOTTE, NC 28226

MATTIS PROPERTY

CHARLOTTE, NC

ADMINISTRATIVE SITE PLAN AMENDMENT

TECHNICAL DATA SHEET
Petition # 02-101

PROJECT NUMBER: 02053

DRAWN BY: TCS

DESIGNED BY: SRT

ISSUE DATE: 06-19-02

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: June 9, 2003

BY: MARTIN R. CRAMTON, JR.

05-16-03 TCS REVISE FOR ADMINISTRATIVE S.P.A.

10-24-02 TCS REVISE PER CLIENT COMMENTS

10-23-02 TCS REVISE PER NEIGHBOR REVIEW

10-03-02 TCS REVISE PER NEIGHBOR REVIEW

8-15-02 TCS REVISE PER IN HOUSE REVIEW

8-12-02 KGS REVISE PER STAFF COMMENTS

7-22-02 TCS REVISE PER IN HOUSE REVIEW

NO. DATE. BY: REVISIONS:

1 OF 1
SHEET NO.

DEVELOPMENT NOTES

General Provision

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MX-1 zoning district classification shall be followed in connection with development taking place on the Site.

Permitted Uses

The Site may be developed with up to 32 single-family detached homes along with any incidental or accessory structures permitted under the Ordinance in the MX-1 District.

Setbacks, Side Yards and Rear Yards

Building setbacks and yards will be established in the manner depicted on this Technical Data Sheet.

Landscape Areas

- The Petitioner shall comply with the provisions of the City of Charlotte Tree Ordinance.
- Maturing trees shall be planted at 40 feet on center along both sides of the streets within the planting strip of the new internal public streets.
- In addition to the street tree planting requirement, one 3 inch caliper large maturing tree will be planted on each single family lot.
- All existing trees located between the northerly property line and the existing sanitary sewer easement will remain with the sole exception of the one large maturing tree that is in decline, all as generally indicated on the Technical Data Sheet.
- The Petitioner will install or cause to be installed 3 OR 5 gallon shrubs 5 feet on center in the rear yards of the lots in Parks Village at Raeburn adjoining the northerly and easterly property lines of the Site as generally indicated on the Technical Data Sheet. The Petitioner will install the shrubs within 90 days of commencement of grading the Site and will water the shrubs for 30 days. Watering and maintenance of the shrubs will be the responsibility of the owner of the lot upon which the shrubs are planted. The exact location of the shrubs will be decided by the owner of the adjoining lot and the Petitioner. The aforementioned landscaping will only be installed on those adjoining lots within Parks Village at Raeburn whose owners have agreed to allow such installation. In the event the owner of one or more of the adjoining lots does not desire and/or allow for the installation of such landscaping, the aforementioned condition will not be imposed on the Petitioner and the lack of such off-site landscaping will not be construed to be a violation of this conditional rezoning or Technical Data Sheet.

Neighborhood Park

A Neighborhood Park shall be provided as generally depicted on the Technical Data Sheet. Improvements within the Neighborhood Park will include a play structure and seating.

Height Restrictions

No building constructed within the Site may exceed 2 stories or 40 feet in height.

Lighting

- All direct lighting within the Site except street lights which may be erected along public streets will be designed such that direct illumination does not extend past any property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items 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.
- The maximum height of any outside lighting fixture, including its base, installed within the Site may not exceed 15 feet.
- All new internal streets shall have decorative pedestrian scale lighting installed. The Traditional style lighting fixtures available through the Duke Power residential lighting program will be utilized.

Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

Sidewalks

The Petitioner shall install sidewalks along both sides of each public street.

Access to Abutting Property

The adjoining Thratt and Robinson properties may access the proposed public streets within the Site with driveways that are perpendicular to the street and not connected directly to the end of the street. The barricades at the end of the proposed public streets within the Site will remain until those roads are extended as public streets or as otherwise determined by CDOT.

Stormwater Management

Stormwater runoff from the Site will be managed through proven techniques that satisfy the requirement of the City of Charlotte Engineering Department.

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Application

- If this Rezoning Petition is approved, the development program established under these Development Standards and the Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and issue to the benefit of the Petitioner, subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.
- Throughout this Rezoning Petition, the term "Petitioner" shall be deemed to include the successors in interest and assigns of the Petitioner who may be involved in development of the Site from time to time.

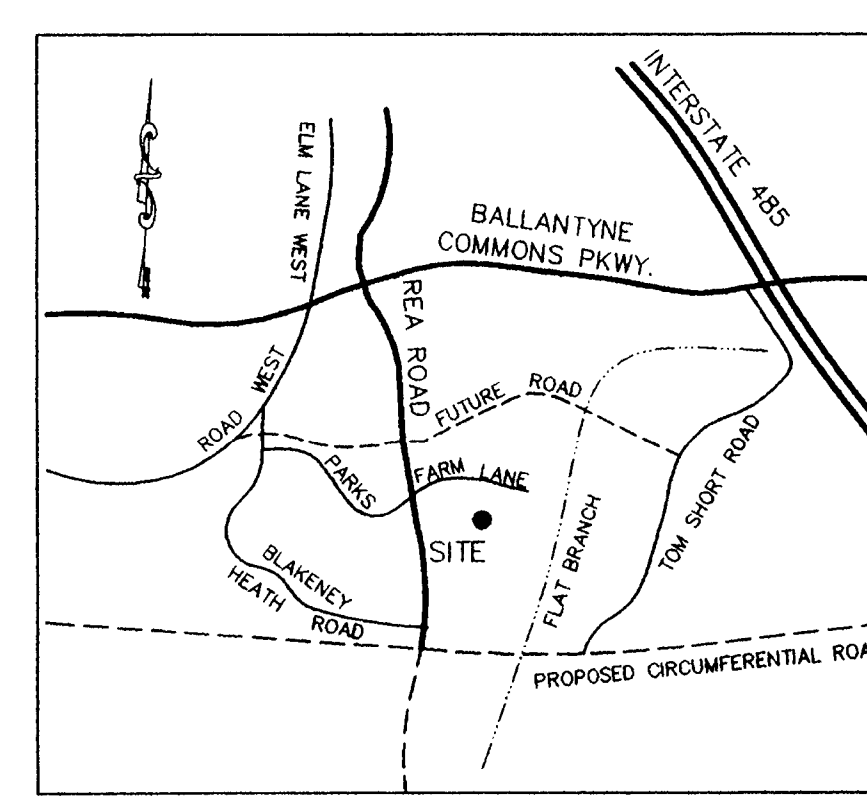
SYMBOL LEGEND

	PUBLIC STREET		SHRUB PLANTINGS
	ACCESS POINT		COMMON OPEN SPACE
	EXISTING TOPOGRAPHY		TREE SAVE AREA
	EXISTING STREAM		SELECTIVE TREE SAVE AREA

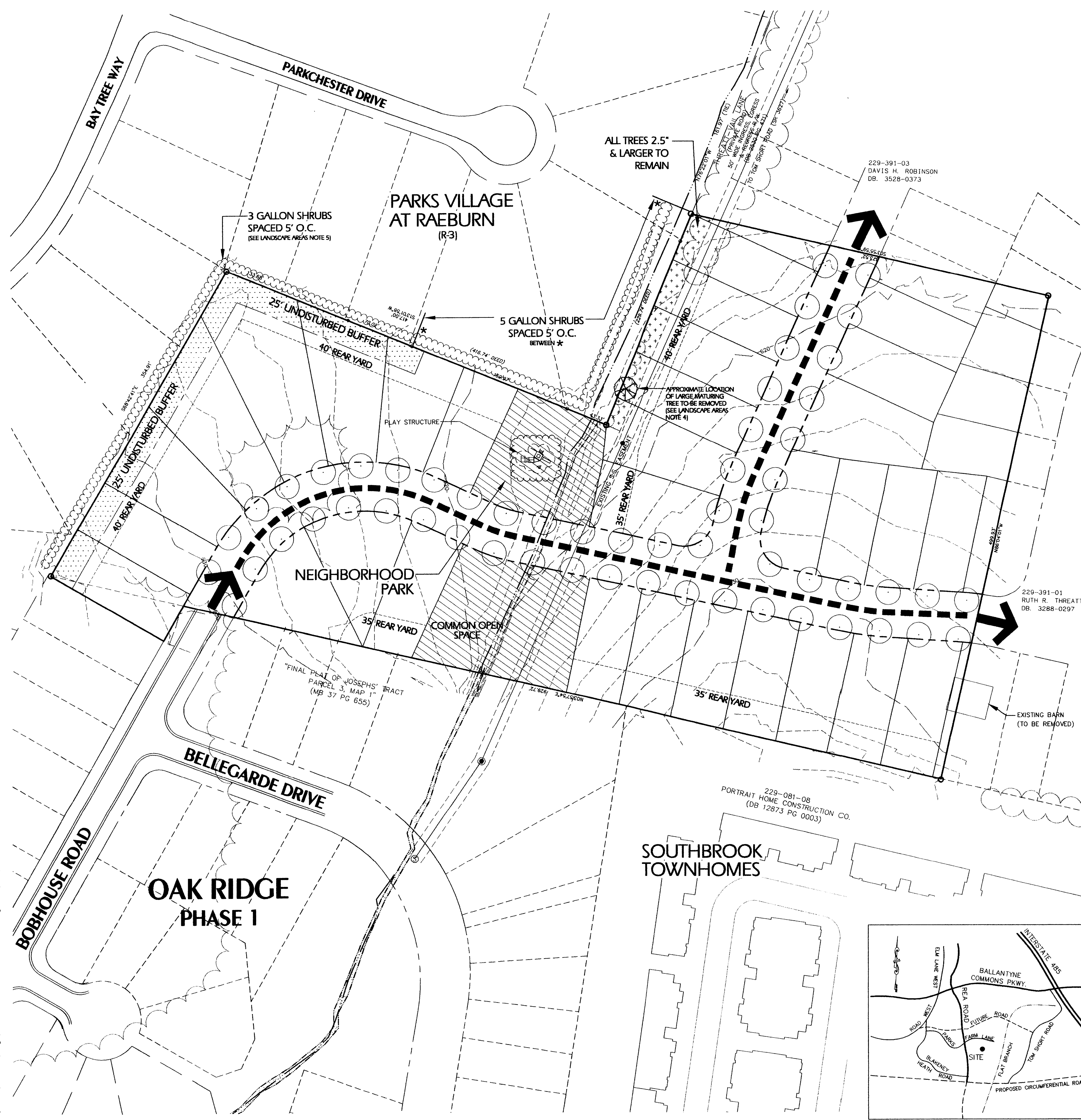
DEVELOPMENT DATA

	OAK RIDGE PHASE 1	OAK RIDGE PHASE 2 (MATTIS)	TOTAL
SITE AREA	±15.43 AC.	±7.88 AC.	±23.31 AC.
EXISTING ZONING	MX-1	R-3	N/A
PROPOSED ZONING	N/A	MX-1	N/A
MAX. TOTAL DWELLING UNITS	63	32	95
DENSITY/GROSS AC.	4.06 D.U./AC.	4.06 D.U./AC.	4.06 D.U./AC.
FRONT SETBACK	20'	20'	N/A
MIN. SIDE YARD	5'	3'	N/A
MIN. REAR YARD	N/A	35'	N/A
COMMON OPEN SPACE	2.08 AC.	0.69 AC.	2.77 AC.
	13.48 %	8.75 %	11.88 %

* LOTS ADJACENT TO PARKS VILLAGE AT RAEBURN MINIMUM 5' SIDE YARD



VICINITY MAP



CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: June 9, 2003
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director
 SUBJECT: Administrative Approval for Petition No. 2002-101 by Pulte Homes Corporation.

Attached is a revised plan for the above petition. The plan has been revised to change the street alignment and the lot layout along with a reduction of the side yard to three feet except for lots adjoining the Parks Village at Raeburn. Since these changes are minor and do not alter the intent of the development, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

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