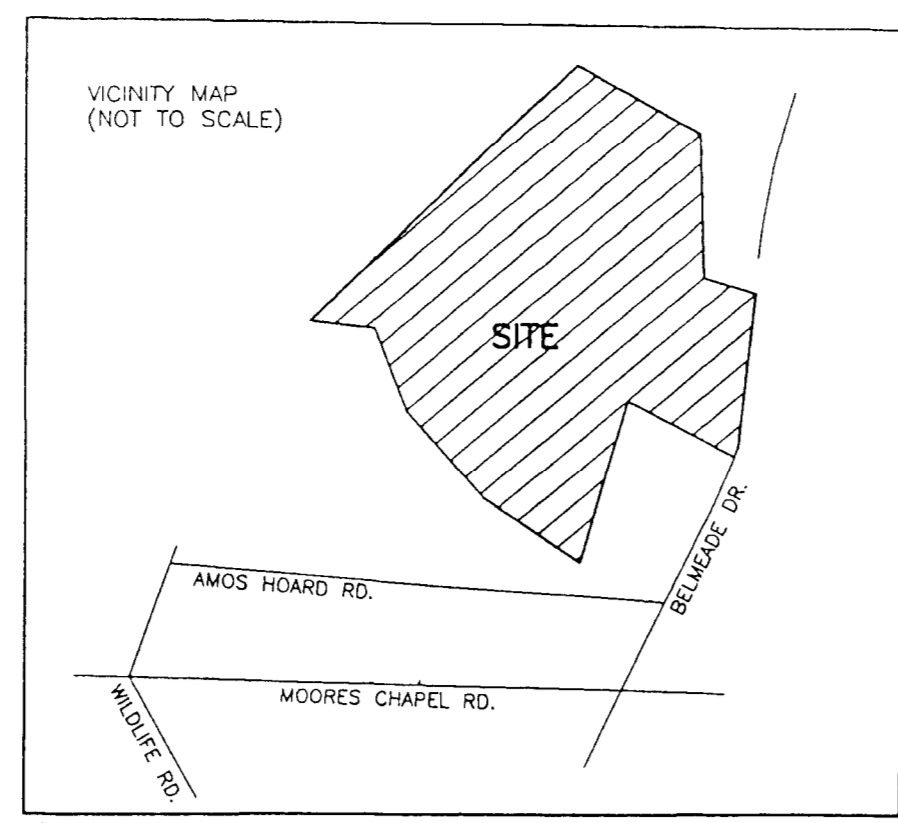


Conditional Notes:

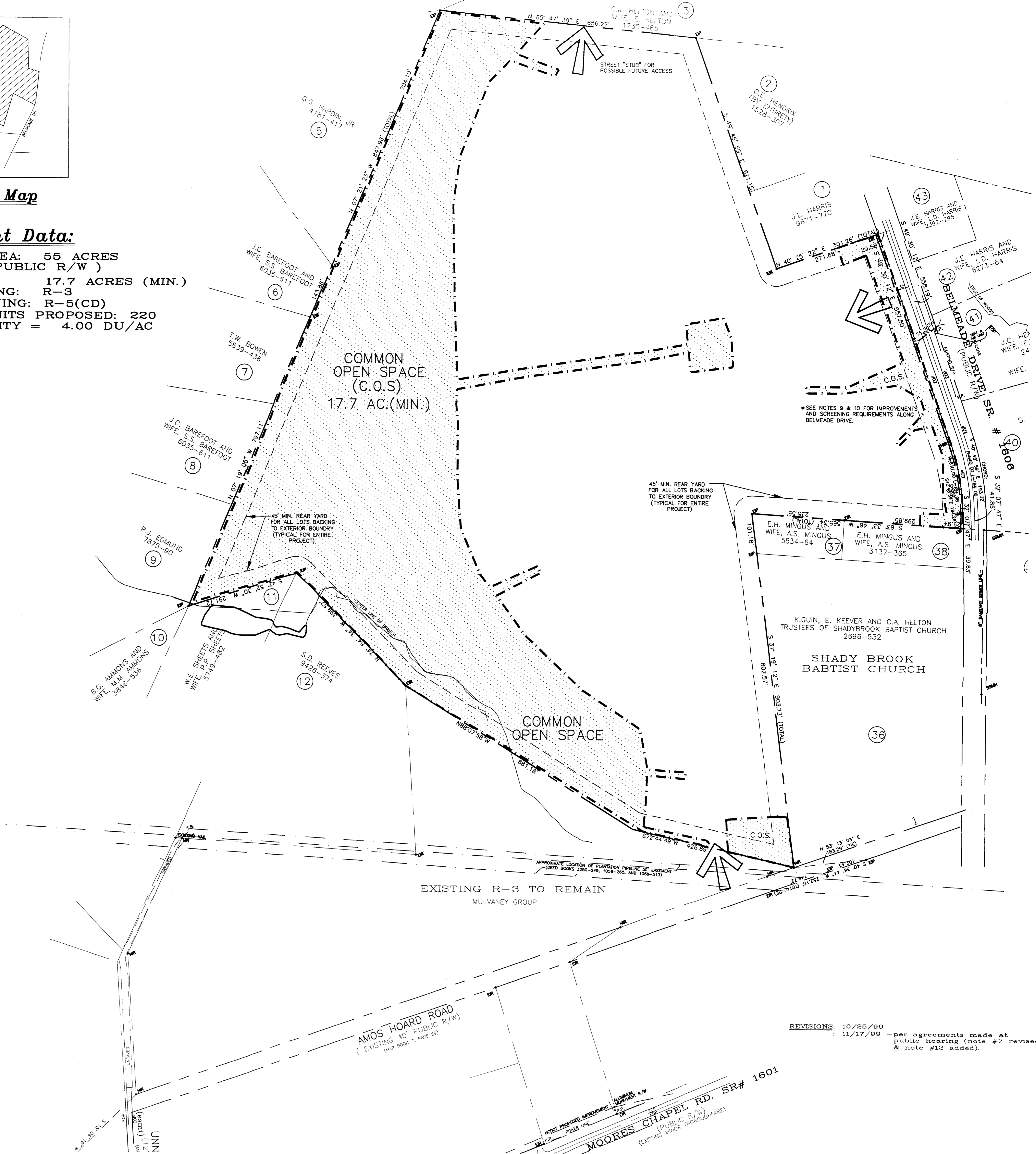
- The Rezoning Plan consists of the Technical Data Sheet and the Schematic Site Plan. The Technical Data Sheet contains all development notes and conditions governing the development of the site and includes such things as the vehicular access points, buffers, setbacks/yards, generalized areas for buildings/parking/circulation, development intensity/density, etc. The Schematic Site Plan depicts a development scenario based upon 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 lots/streets. In no event, however, shall buffer, yard or setback dimensions be decreased, nor shall the maximum density for the entire site be increased from that shown on the technical data sheet.
- All proposed development on the site shall comply with ordinance requirements regarding the number and arrangement of off street parking spaces, signage, yard dimensions, setbacks and screening.
- Allowable uses for this site include all uses and accessory uses permitted by right or under prescribed conditions in the R-5(CD) zoning district.
- Vehicular access points shall be limited to the general locations depicted on the Site Plan. However, these locations 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 or the North Carolina D.O.T.
- The common open space pedestrian connections shown on RZ-2 are indicative of a commitment to convenient pedestrian access to the open space and pedestrian movement throughout the community.
- Allowable uses in the common open space include such things as natural areas, playing fields, active recreation facilities, trails, detention or BMP facilities, ponds, erosion control devices, utility crossings, etc.
- This site is in the Lake Wylie Watershed Overlay (LW-PA) and will be developed in compliance with the applicable watershed regulations and will use the low density option described within those regulations. Since those regulations provide for a maximum of 24% impervious area regardless of zoning and since development under the current zoning category would almost certainly be at the 24% impervious area maximum, this rezoning will not increase the amount of runoff from this site. The rezoning will likely reduce runoff below the R-3 level because of the large undisturbed area and common open space being preserved by this rezoning. The NCDEHNR and the U.S. Army Corps of Engineers will be contacted prior to construction.
- Rear yards of lots along the exterior boundaries of this development shall match those required in the R-3 district.
- Belmeade Drive will be improved to collector street standards along this development's frontage and shall provide an 8' planting strip and a 4' sidewalk.
- Screening from Belmeade Drive shall be accomplished with a combination of berms and evergreen planting. Berms shall be continuous (except at low point for drainage) and shall be 5' high (min.). Evergreen screening shall consist of a minimum of 3 trees and 20 shrubs per 100 linear feet.
- Boundary information from the survey by RB Pharr & Associates; survey dated 6-29-99. Aerial topography shown is from Mecklenburg County Topo dated Oct. 1998.
- At such time as street connection is made from this petitioned area to Amos Hoard Road, that portion of Amos Hoard Road between the connection point and Belmeade Drive will be improved to public street standards (curb, paving, etc.) to the extent possible within the existing 40 feet wide right of way.



Vicinity Map

Development Data:

TOTAL SITE AREA: 55 ACRES
(EXCLUDING PUBLIC R/W)
OPEN SPACE: 17.7 ACRES (MIN.)
EXISTING ZONING: R-3
PROPOSED ZONING: R-5(CD)
MAXIMUM # UNITS PROPOSED: 220
OVERALL DENSITY = 4.00 DU/AC



**BELMEADE DR. SITE
REZONING
FOR PUBLIC HEARING
PETITION NO. 99-66c**

FOR MULVANEY HOMES
MECKLENBURG COUNTY, NORTH CAROLINA
8/23/99

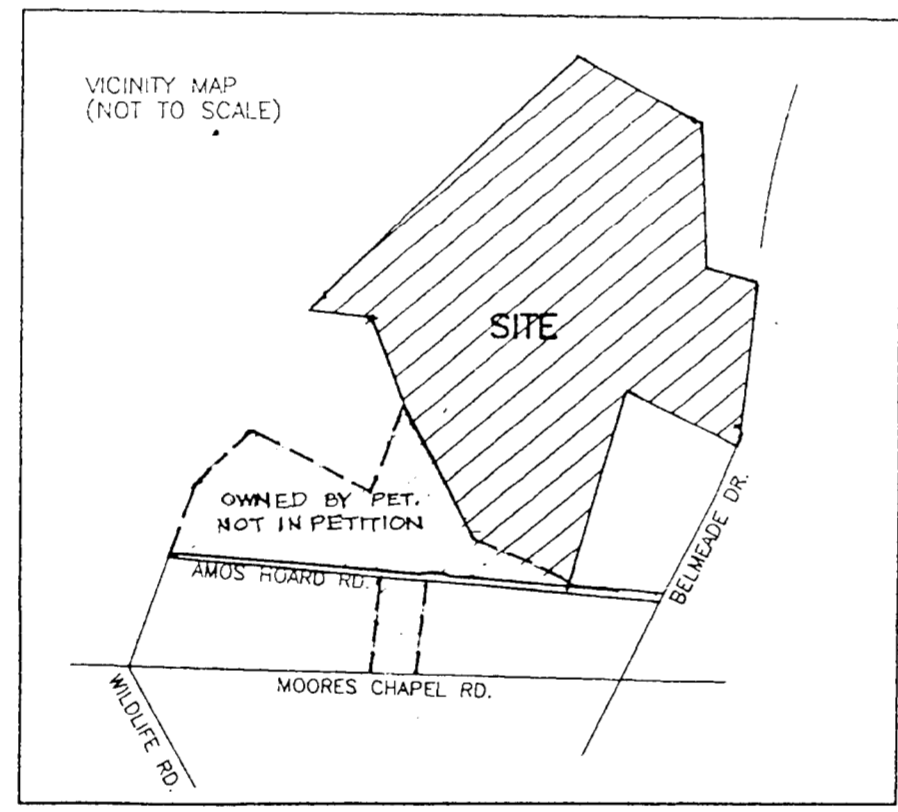
TECHNICAL DATA SHEET

APPROVED BY COUNTY COMMISSION
DATE 12-14-99



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
430 Hawthorne Lane
Charlotte, NC 28204
704.332.1204

RZ-1



Vicinity Map

**BELMEADE DR. SITE
REZONING
FOR PUBLIC HEARING
PETITION NO. 99-66c**

FOR MULVANEY HOMES
MECKLENBURG COUNTY, NORTH CAROLINA
8/23/99

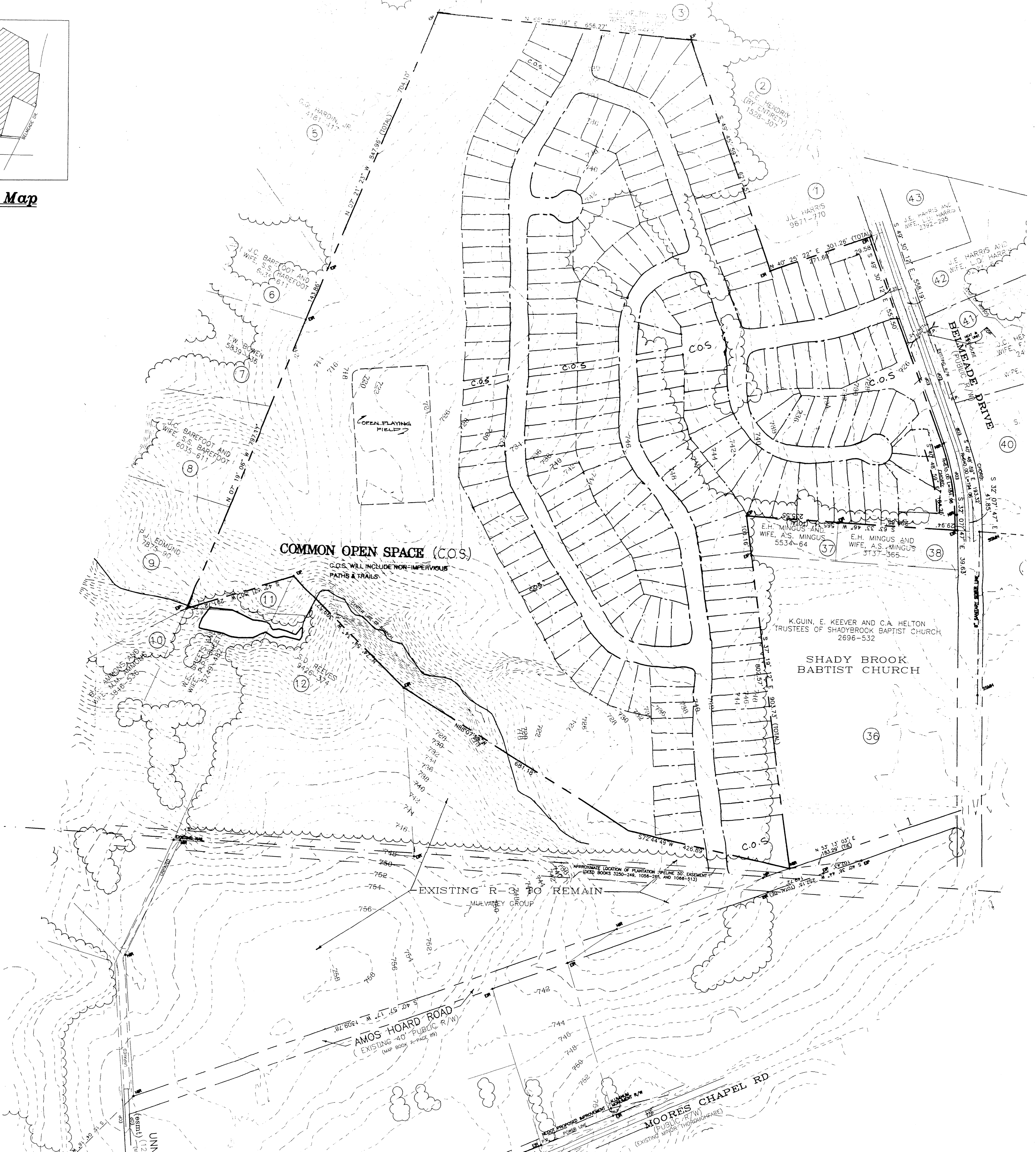
SCHEMATIC SITE PLAN

APPROVED BY COUNTY COMMISSION
DATE 10-25-99



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
430 Hawthorne Lane
Charlotte, NC 28204
704.332.1204

RZ-2



REVISIONS: 10/25/99
11/17/99 - per agreements made at public hearing (note #7 revised & note #12 added).