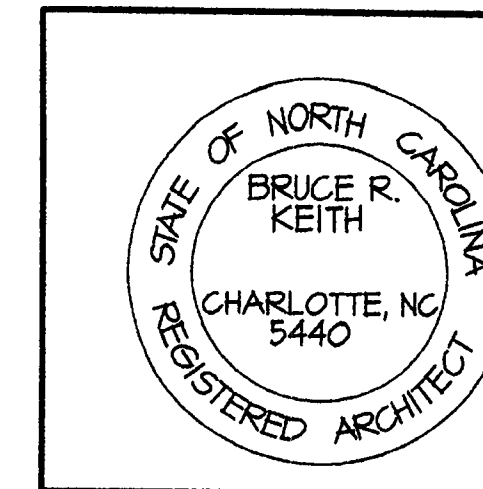
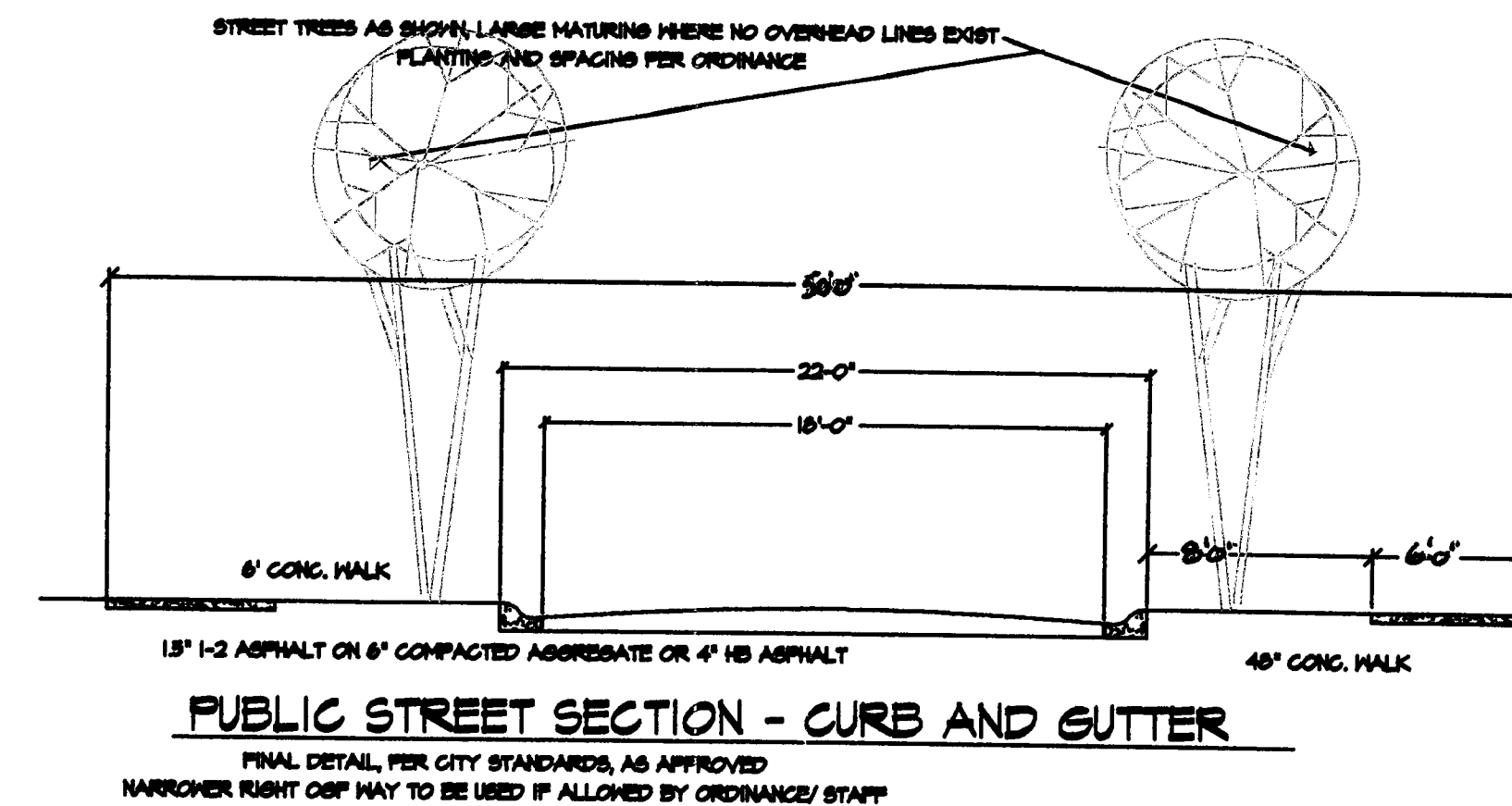
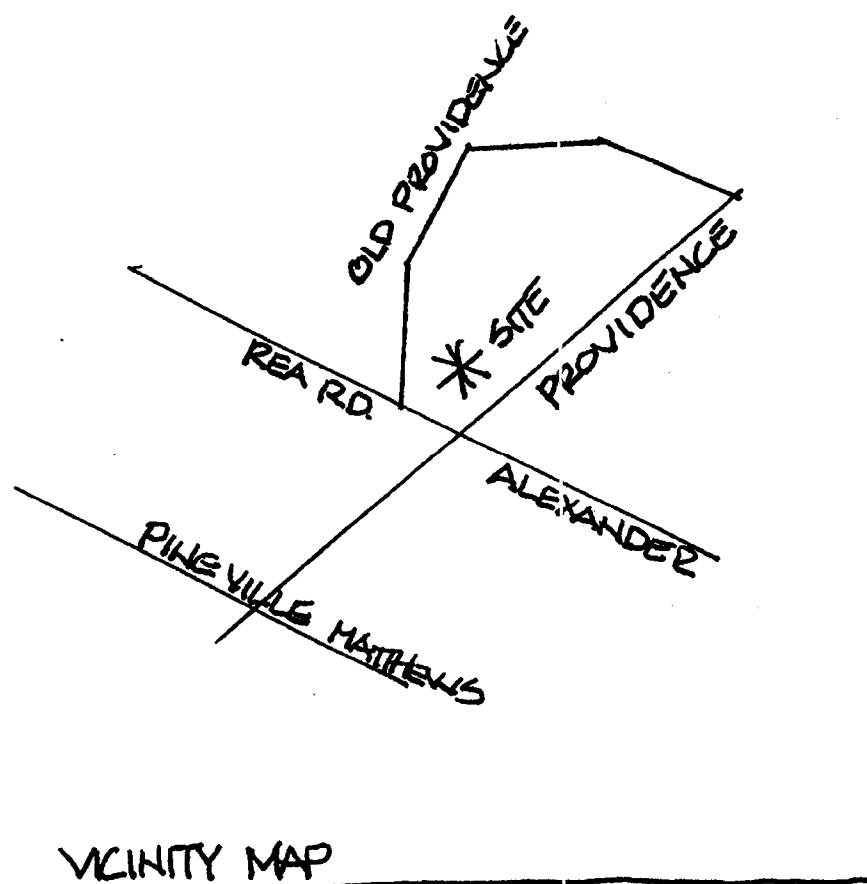


CONDITIONAL DEVELOPMENT NOTES

REVISED SEPTEMBER 27, 2002
REVISED OCTOBER 17, 2002

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE, ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT AND APPROXIMATE CONFIGURATION OF LOTS ON THE SITE. THE EXACT CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN LIMITS OF SECTION 6 OF THE ORDINANCE AND THE RESTRICTIONS NOTED ON THIS PLAN.
- STREET LIGHTING SHALL NOT BE ANY HIGHER THAN 18' AND OF A PEDESTRIAN SCALE.
- SIGNAGE WILL BE LIMITED TO ONE SIGN AT THE PROVIDENCE ROAD ENTRANCE AND SHALL NOT BE BACK-LIT.
- PARKING PROVIDED SHALL CONFORM TO REQUIREMENTS OF THE ORDINANCE.
- HOUSES SHALL NOT EXCEED TWO ONE HALF STORIES IN HEIGHT.
- ALL HOMES SHALL BE WITHIN 750 FEET OF A FIRE HYDRANT PER CHARLOTTE FIRE DEPT.
- DELETED
- DELETED
- THE SITE SHALL BE DEVELOPED TO COMPLY WITH CHAPTER 21 OF THE CITY CODE. PROPOSED PLANTING IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE DUE TO ACTUAL SITE CONDITIONS, UTILITIES AND URBAN FORESTRY STAFF REVIEW AND APPROVAL.
- THE PROPERTY WILL BE DEVELOPED WITH SINGLE-FAMILY STYLE, DETACHED HOMES WITH TWO CAR GARAGES.
- ADDITIONAL RIGHT OF WAY, WHERE REQUIRED, TO PROVIDE 50' FROM CENTERLINE OF PROVIDENCE ROAD AND 50' FROM CENTERLINE OF REA ROAD SHALL BE CONVEYED AND DEDICATED, PRIOR TO THE ISSUANCE OF PERMITS, ROAD TO BE 40' FROM CENTERLINE OF REA ROAD, 50' FROM CENTERLINE OF PROVIDENCE ROAD.
- SITE PLAN SHALL COMPLY WITH SECTION 21.5 OF THE CITY OF CHARLOTTE, TREE ORDINANCE.
- AN EASEMENT OF 10' WITHIN THE SETBACKS ALONG REA AND PROVIDENCE ROADS WILL BE PROVIDED FOR FUTURE UNDERGROUND UTILITIES.
- DEVELOPER RESERVES THE RIGHT TO COMBINE LOTS, BUT IN NO EVENT SHALL THE TOTAL NUMBER OF LOTS EXCEED 18, THE NUMBER INDICATED ON THE PLAN.
- NEW PUBLIC RIGHT OF WAY SHALL BE 30' WITH 8' PLANTING STRIP AND 8' WALK, UNLESS SUBDIVISION ORDINANCE ALLOWS SMALLER SECTION.
- A CONCRETE PAD BUS STOP WILL BE PROVIDED ALONG PROVIDENCE ROAD.
- COMMON AREA SHALL BE MAINTAINED BY ASSOCIATION AS NATURAL AREA.



BKD

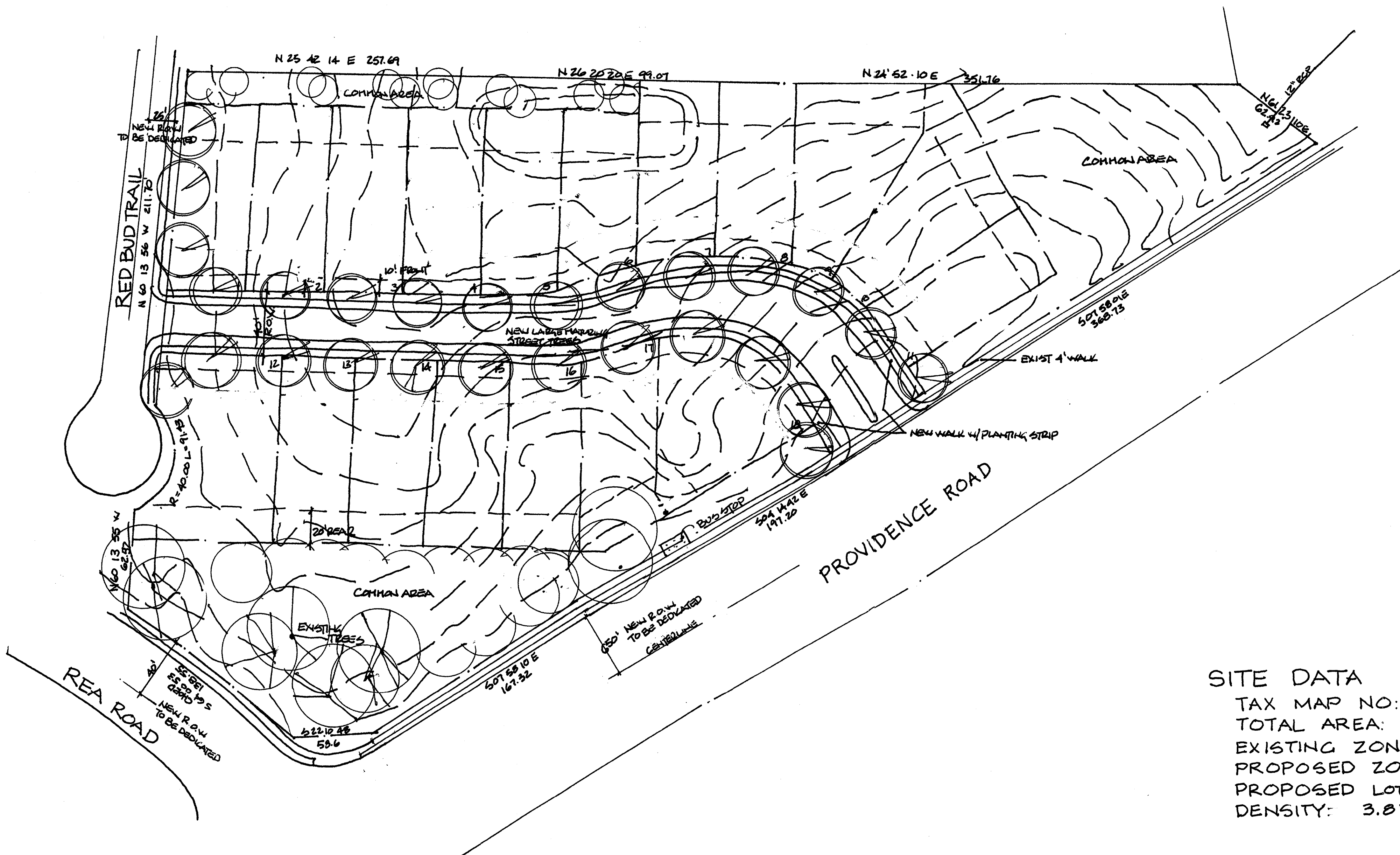
BRUCE KEITH DESIGN

ARCHITECTURE
PLANNING
DEVELOPMENT CONSULTING

M.F. DULLEA
21102104

H.B. JERMAN JR.
21102128

M.K. RAGON
21102104



SITE DATA

TAX MAP NO: 211-021-05.06
TOTAL AREA: 4.70 ACRES
EXISTING ZONING: R-3
PROPOSED ZONING: UR-1 w/ SINGLE FAMILY
PROPOSED LOTS 18
DENSITY: 3.8 DU/ACRE

APPROVED BY CITY COUNCIL
DATE: 11/18/02

SITE PLAN
1" = 40'

2002-97

OLDE WHITE MANOR

FOR JACK MORGAN CONSULTING

PROVIDENCE ROAD AT REA ROAD

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(704) 404-2421
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FAX (704) 556-0022
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SITE PLAN
PETITION # 02-47
MAY 10, 2001
SEPT. 27, 2002
OCTOBER 15, 2002

S-1

DATE: 04/05/02
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