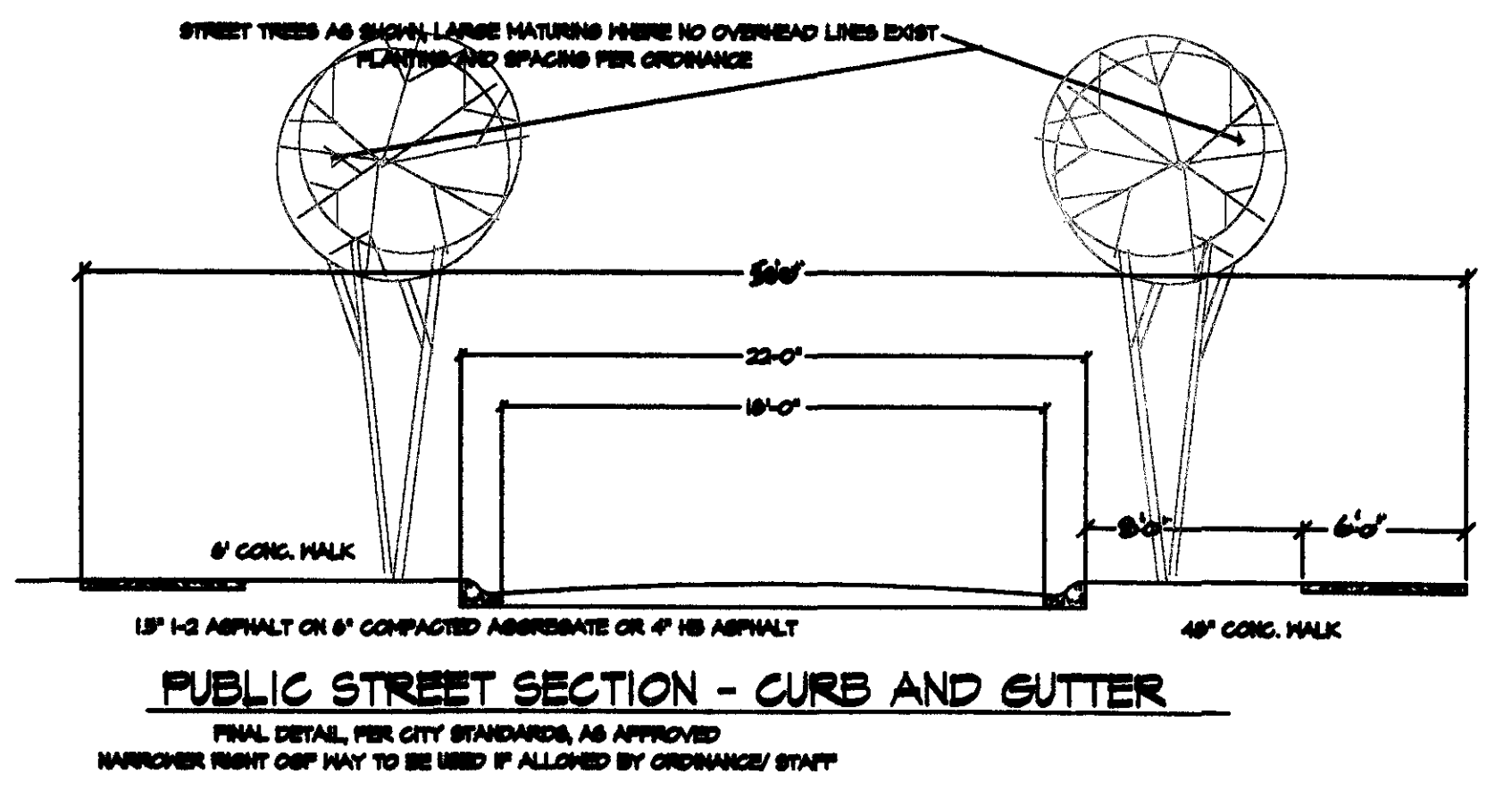


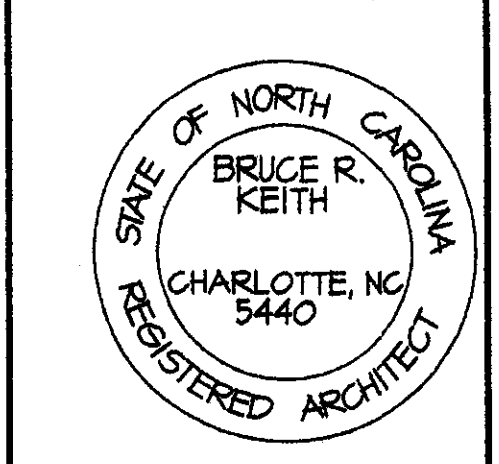
VICINITY MAP

**CONDITIONAL DEVELOPMENT NOTES** REVISED SEPTEMBER 21, 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 USES 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 14' 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 HOUSES SHALL BE WITHIN 150 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 HOUSES 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, FROM TO BE 40' FROM CENTERLINE OF REA ROAD, 50' FROM CENTERLINE OF PROVIDENCE ROAD.
- SITE PLAN SHALL COMPLY WITH SECTION 21.8 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 CORNER 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 50' WIDE WITH 6' PLANTING STRIP AND 6' WALK, UNLESS SUBDIVISION ORDINANCE ALLOWS SMALLER SECTION.
- A CONCRETE PAD BUS STOP SHALL BE PROVIDED ALONG PROVIDENCE ROAD.
- COMMON AREA SHALL BE MAINTAINED BY ASSOCIATION AS NATURAL AREA.



**PUBLIC STREET SECTION - CURB AND GUTTER**  
FINAL DETAIL, PER CITY STANDARDS, AS APPROVED  
WARRICKER RIGHT OF WAY MAY BE USED IF ALLOWED BY ORDINANCE/STAFF

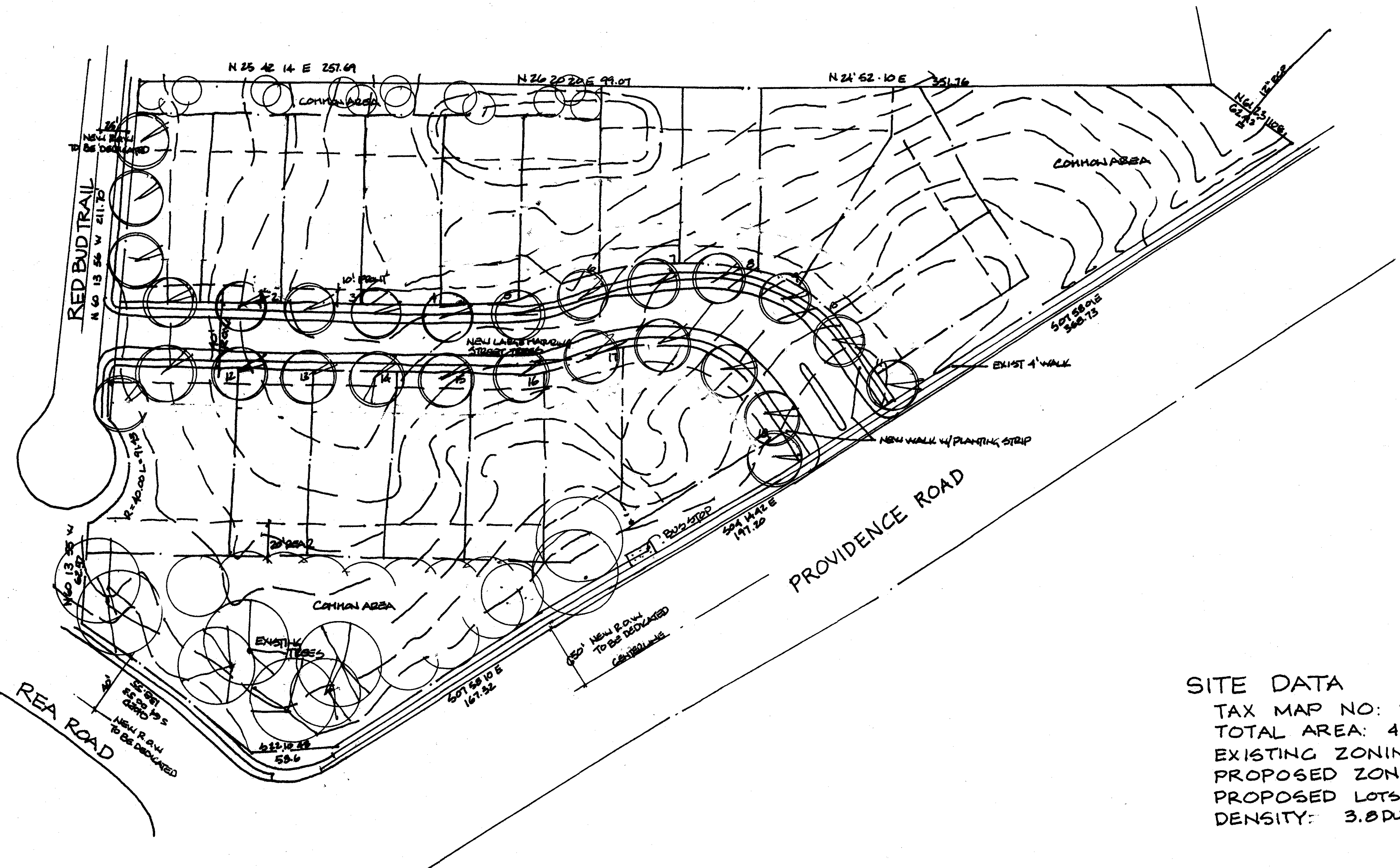


**BKD**  
BRUCE KEITH DESIGN  
ARCHITECTURE  
PLANNING  
DEVELOPMENT CONSULTING

M.F. DULSA  
# 21102104

H.B. JERMAN JR.  
# 21102128

N.K. RAGON  
# 21102104



**SITE DATA**

TAX MAP NO: 211-021-05.06  
TOTAL AREA: 4.70 ACRES  
EXISTING ZONING: R3  
PROPOSED ZONING: UR-1 w/ SINGLE FAMILY  
PROPOSED LOTS 18  
DENSITY: 3.8 DU/ACRE

**SITE PLAN**  
1" = 40'

APPROVED BY CITY COUNCIL  
DATE 11/18/02

**OLDE WHITE MANOR**  
 FOR JACK MORGAN CONSULTING  
 PROVIDENCE ROAD AT RAE ROAD

4108 SHARON COMMONS LANE  
CHARLOTTE, NC 28210  
(704) 904-2421  
(704) 998-0028  
FAX (704) 998-0083  
BRUCEKEITHDESIGN@AOL.COM  
COPYRIGHT 2002

ALL INFORMATION AND DESIGNS REMAIN THE PROPERTY OF BRUCE KEITH AND SHALL BE RETURNED UPON REQUEST. UNAUTHORIZED DUPLICATION IS ILLEGAL.

**SITE PLAN**  
PETITION # 02-97  
MAY 10, 2001  
SEPT. 27, 2002  
OCTOBER 15, 2002

**APPROVED**  
OCT 18 2002  
**RECEIVED**

**S-1**  
DATE: 04/08/02  
S: NEWFOLDEROLDWHITEMANOR