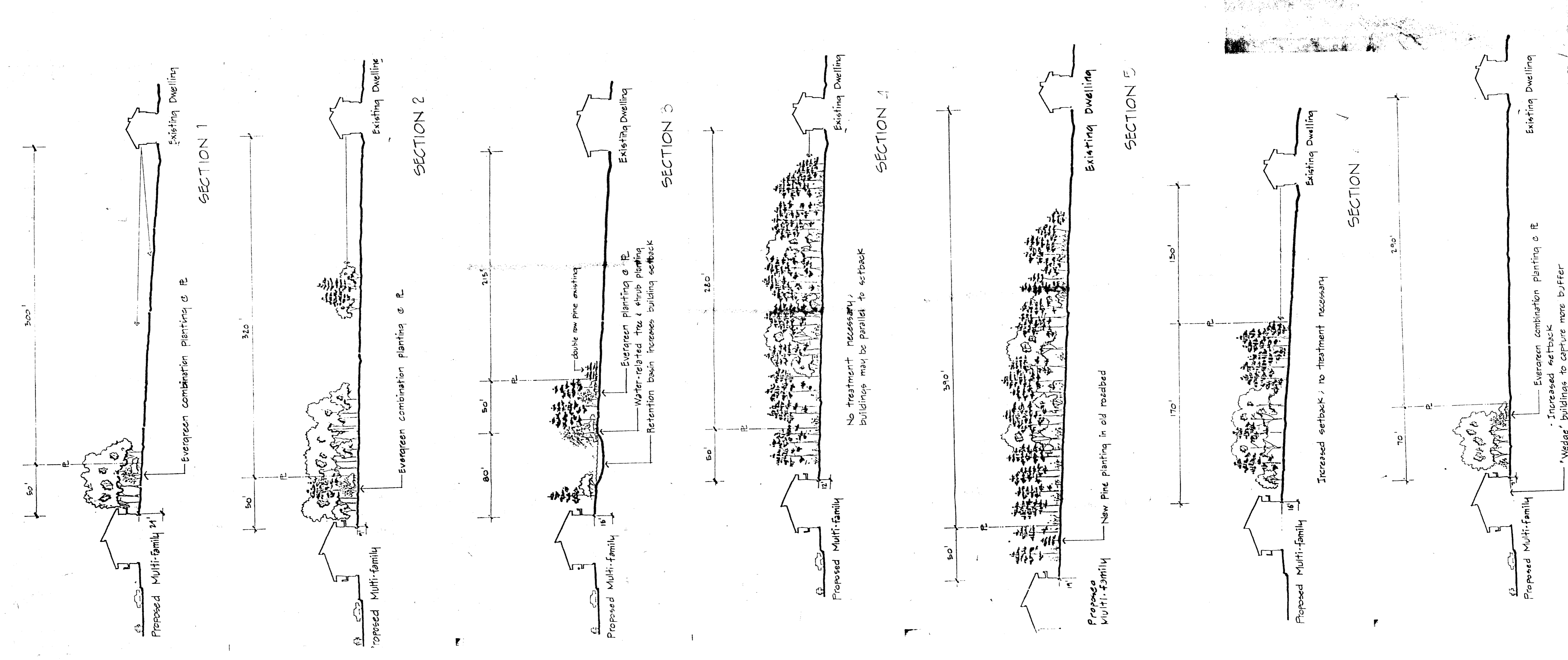
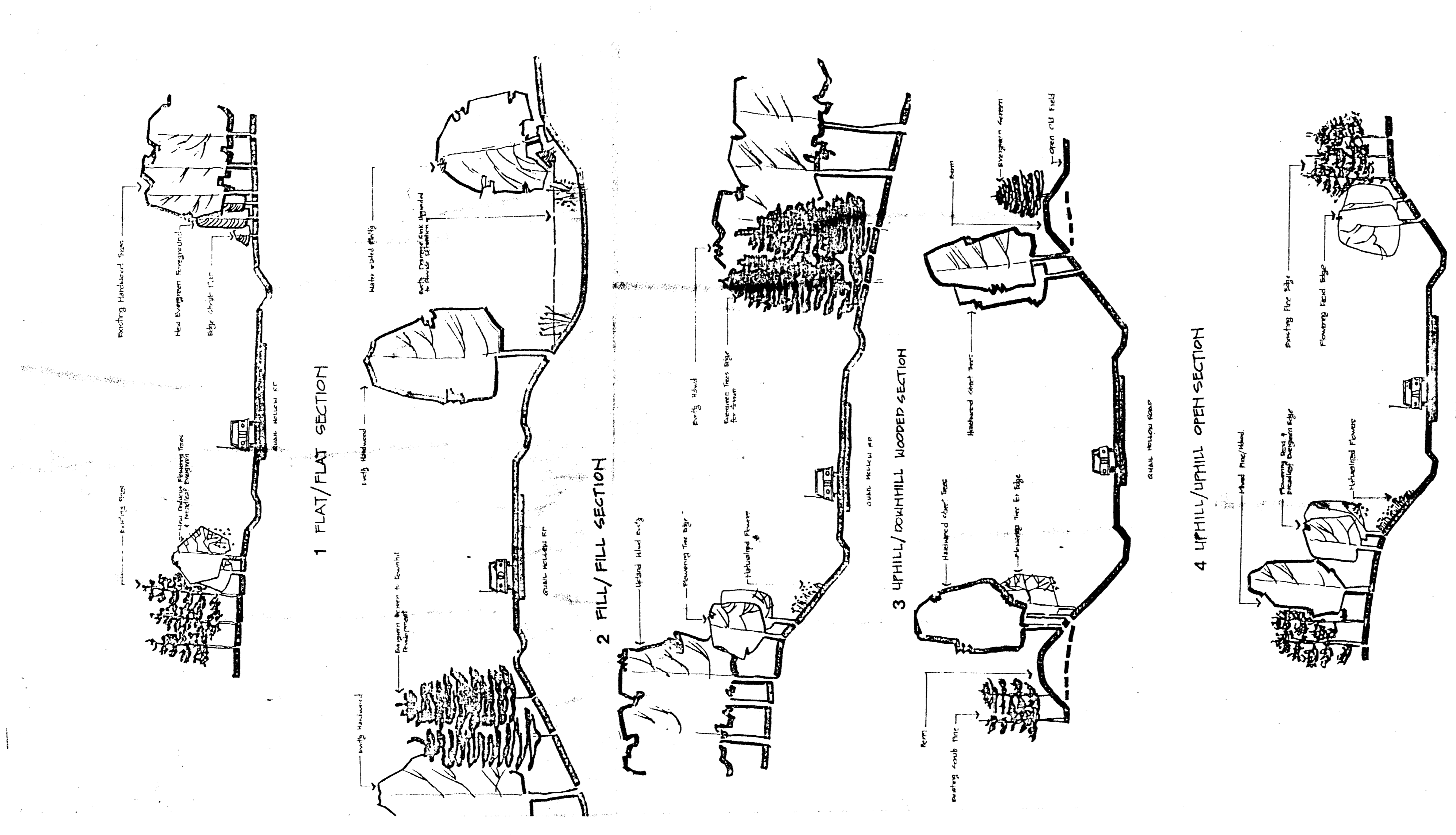


PERIMETER SCREENING PARCEL SEVEN & EIGHT



QUAIL HOLLOW ROAD LANDSCAPE SECTIONS



NOTES:

1. NOTES SHOWN ARE TO BE USED TO THE MAXIMUM EXTENT POSSIBLE TO SCREEN THE PROPOSED MULTI-FAMILY BUILDING FROM THE EXISTING DWELLING. THE SCREENING SHOULD BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF THE MULTI-FAMILY BUILDING.
2. THE SCREENING SHOULD BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF THE MULTI-FAMILY BUILDING.
3. THE SCREENING SHOULD BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF THE MULTI-FAMILY BUILDING.
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9. THE SCREENING SHOULD BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF THE MULTI-FAMILY BUILDING.
10. THE SCREENING SHOULD BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF THE MULTI-FAMILY BUILDING.

PARCEL ONE
18.87 AC. at 6 DUA : 111 UNITS

PARCEL TWO
28.87 AC. at 4.2 DUA : 72 UNITS

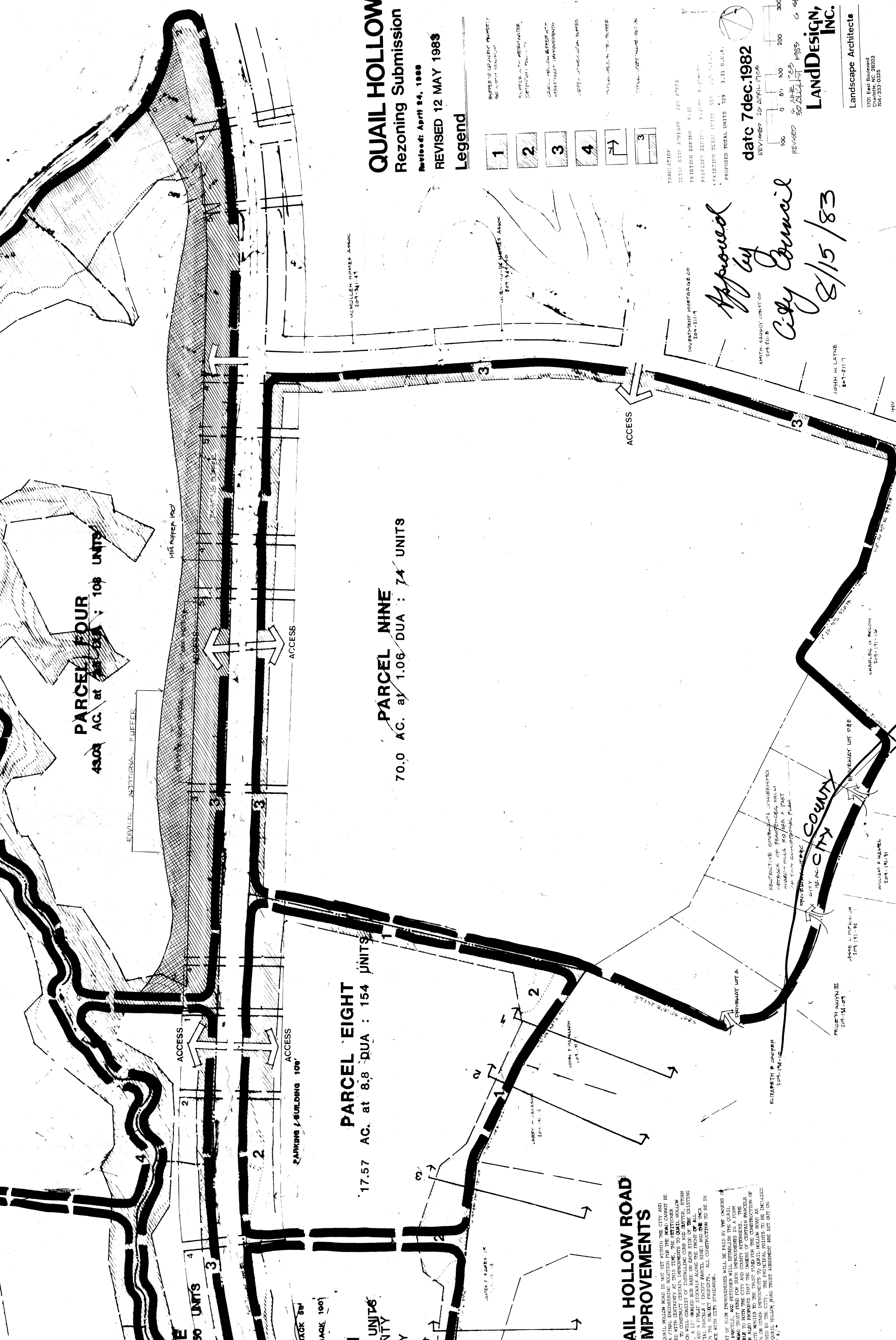
PARCEL FOUR
43.00 AC. at 4.2 DUA : 108 UNITS

PARCEL FIVE
8.3 AC. at 1.0 DUA : 5 UNITS

PARCEL SEVEN
11.49 AC. at 8.8 DUA : 155 UNITS
608 AC. COUNTY

PARCEL EIGHT
17.57 AC. at 8.8 DUA : 154 UNITS

PARCEL NINE
70.0 AC. at 1.06 DUA : 74 UNITS



QUAIL HOLLOW ROAD IMPROVEMENTS

1. IMPROVEMENTS TO THE QUAIL HOLLOW ROAD AND SHAMM ROAD INTERSECTION.

2. IMPROVEMENTS TO THE QUAIL HOLLOW ROAD AND SHAMM ROAD INTERSECTION.

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6. IMPROVEMENTS TO THE QUAIL HOLLOW ROAD AND SHAMM ROAD INTERSECTION.

7. IMPROVEMENTS TO THE QUAIL HOLLOW ROAD AND SHAMM ROAD INTERSECTION.

8. IMPROVEMENTS TO THE QUAIL HOLLOW ROAD AND SHAMM ROAD INTERSECTION.

9. IMPROVEMENTS TO THE QUAIL HOLLOW ROAD AND SHAMM ROAD INTERSECTION.

10. IMPROVEMENTS TO THE QUAIL HOLLOW ROAD AND SHAMM ROAD INTERSECTION.

QUAIL HOLLOW
Rezoning Submission
Revised: April 24, 1988
REVISED 12 MAY 1988

Legend

- 1
- 2
- 3
- 4

Approved
City Council
8/15/83

date 7dec.1982
LAND DESIGN, INC.
Landscape Architects

3. STREET IMPROVEMENTS TO QUAIL HOLLOW ROAD WILL BE MADE IN ACCORDANCE WITH STREET IMPROVEMENTS SCHEDULE. IMPROVEMENTS WILL BE MADE TO EITHER QUAIL HOLLOW OR GLENEAGLES ADJOINING PARCEL NINE AS IT IS DETACHED SINGLE FAMILY DEVELOPED WITH REVERSE FRONTAGE IN ACCORDANCE WITH COUNTY ORDINANCE.

4. AN ADDITIONAL FIVE FEET OF RIGHT OF WAY WILL BE DEDICATED FOR IMPROVEMENTS TO QUAIL HOLLOW ROAD IF REQUIRED FOR MAINTENANCE AND SERVICE OF THE ULTIMATE ROAD SECTION SELECTED.

5. PARCEL SEVEN AND EIGHT WILL PROVIDE STORMWATER DETENTION IN ACCORDANCE WITH CITY STANDARDS.

6. THE BUFFER ALONG QUAIL HOLLOW ROAD AT PARCEL EIGHT WILL BE 100 FEET. NO BUILDING OR PARKING MAY OCCUR IN THIS BUFFER. AT PARCEL SEVEN THE PARKING SETBACK WILL BE 50' AND THE BUILDING SETBACK WILL BE 100'. OTHER BUFFER ALONG QUAIL HOLLOW WILL BE 50 FEET WITH THE EXCEPTION OF THOSE AREAS PROVIDING DETENTION AS SHOWN ON THE PLAN TO BE WIDENED AS SHOWN, OR IN THOSE AREAS WHERE THIS STREET BUFFER OVERLAPS WITH THE CREEK CONSERVATION BUFFER.

7. THE SECTIONS FOR THE LANDSCAPING OF QUAIL HOLLOW ROAD ARE A PART OF THIS CONDITIONAL PLAN.

8. THE SECTIONS FOR THE DEVELOPMENT OF THE BUFFERS TO THE ADJOINING PROPERTIES FOR PARCEL SEVEN AND PARCEL EIGHT ARE A PART OF THIS CONDITIONAL PLAN.

9. THE DIVIDING LINE BETWEEN PARCEL 7 AND 8 CAN BE ALTERED BASED ON DETAILED SITE PLANNING TO PERMIT UP TO 165 UNITS IN EITHER 7 OR 8 SO LONG AS THE DENSITY DOES NOT EXCEED 8.9 IN EITHER RESULTING REVISED PARCEL AND THE TOTAL OF 7 OR 8 DOES NOT EXCEED 309 UNITS.

10. THERE WILL BE A BUFFER ZONE ALONG QUAIL HOLLOW ROAD AT PARCEL 4, AND IN THE EVENT MULTI-FAMILY CONSTRUCTION OCCURS THEN THAT BUFFER ZONE WILL AVERAGE NO LESS THAN 175' THRU OUT, AND IN THE EVENT THAT SINGLE-FAMILY UNITS ARE BUILT THERE THEN THE BUFFER ZONE WOULD NOT BE ANY LESS THAN 50'.

ACRE.

14. THE SQUARE FOOTAGE OF THIRD STORY ARCHITECTURAL ELEMENTS OF BUILDING LOCATED IN PARCELS 7 AND 8 CAN NOT EXCEED 30% OF THE TOTAL SQUARE FOOTAGE OF ALL BUILDING FOOT PRINTS IN SUCH PARCELS.

15. PARCELS 2 AND 4 MAY BE DEVELOPED AS SINGLE FAMILY LOTS WITH REVERSE FRONTAGE ON QUAIL HOLLOW ROAD PROVIDED LOTS ARE AT LEAST 15,000 SQUARE FEET IN SIZE.

16. ANY MEDIANS IN QUAIL HOLLOW ROAD OR BUFFERS ALONG QUAIL HOLLOW ROAD WILL BE MAINTAINED BY ADJOINING OWNERS AND SUCH OWNERS WILL BE NOTIFIED IN WRITING OF THESE OBLIGATIONS, PREFERABLY IN THEIR DEEDS, AND WILL BE ENFORCIABLE BY THE CITY OF CHARLOTTE OR ANY OTHER APPROPRIATE GOVERNMENTAL AUTHORITY.

17. PUBLIC EASEMENT FOR SIDEWALKS WILL BE PROVIDED BY DEVELOPER AND SIDE WALKS WILL BE CONSTRUCTED BY DEVELOPER EXCEPT ON PARCEL 9.

18. PARCEL 7 AND PARCEL 8 WILL BE DEVELOPED AS TWO SEPARATE PROJECTS.

19. PARCELS 1, 2, 3, AND 4 ARE INTENDED TO INDICATE DENSITY CONSTRAINTS ONLY AND ARE NOT MEANT TO INDICATE PHASING.

20. IT IS THE ENTENT OF THIS PLAN THAT IT BE CONSIDERED APPROVED, AND IMPLEMENTED ON THE BASIS OF A COMPREHENSIVE PLAN OF DEVELOPMENT AS DEPICTED ON THIS SITE PLAN. THE PETITIONER HAS REPRESENTED FOR ITSELF AND ALL FUTURE PROPERTY OWNERS AS PART OF THE PLAN THAT IT AND ALL FUTURE PROPERTY OWNERS WILL NOT SEEK TO INCREASE THE DENSITY AT A FUTURE TIME AND THAT THIS COMPREHENSIVE PLAN WILL DETERMINE FOR ALL TIME THE TOTAL NUMBER OF HOUSING UNITS IN THE AFFECTED PARCELS ALONG QUAIL HOLLOW ROAD. ANY REQUESTS FOR FUTURE PLAN MODIFICATIONS SHOULD BE REVIEWED WITH THIS REPRESENTATION IN MIND.