

**Donation of Elementary School Site**

If, prior to July 1, 1991, the Charlotte-Mecklenburg Metropolitan Planning Organization approves an alignment or location of the proposed outer beltway outside the boundary of the subject property, the portioner agrees as follows:

- The portioner will choose a site within the project but to be used in size and for use as determined by the Board of Education for their review and approval. The portioner's conveyance of an elementary school site shall be subject to the condition that if the Board fails to choose a site for an elementary school on the site within the time period of ownership of the site shall revert to the portioner.
- The Board of Education shall have sixty (60) days from receipt of the property description to review and approve the proposed site.
- If the portioner fails to receive such approval, within sixty (60) days, the portioner's obligation to donate the site is terminated.

**Adjacent Property List**

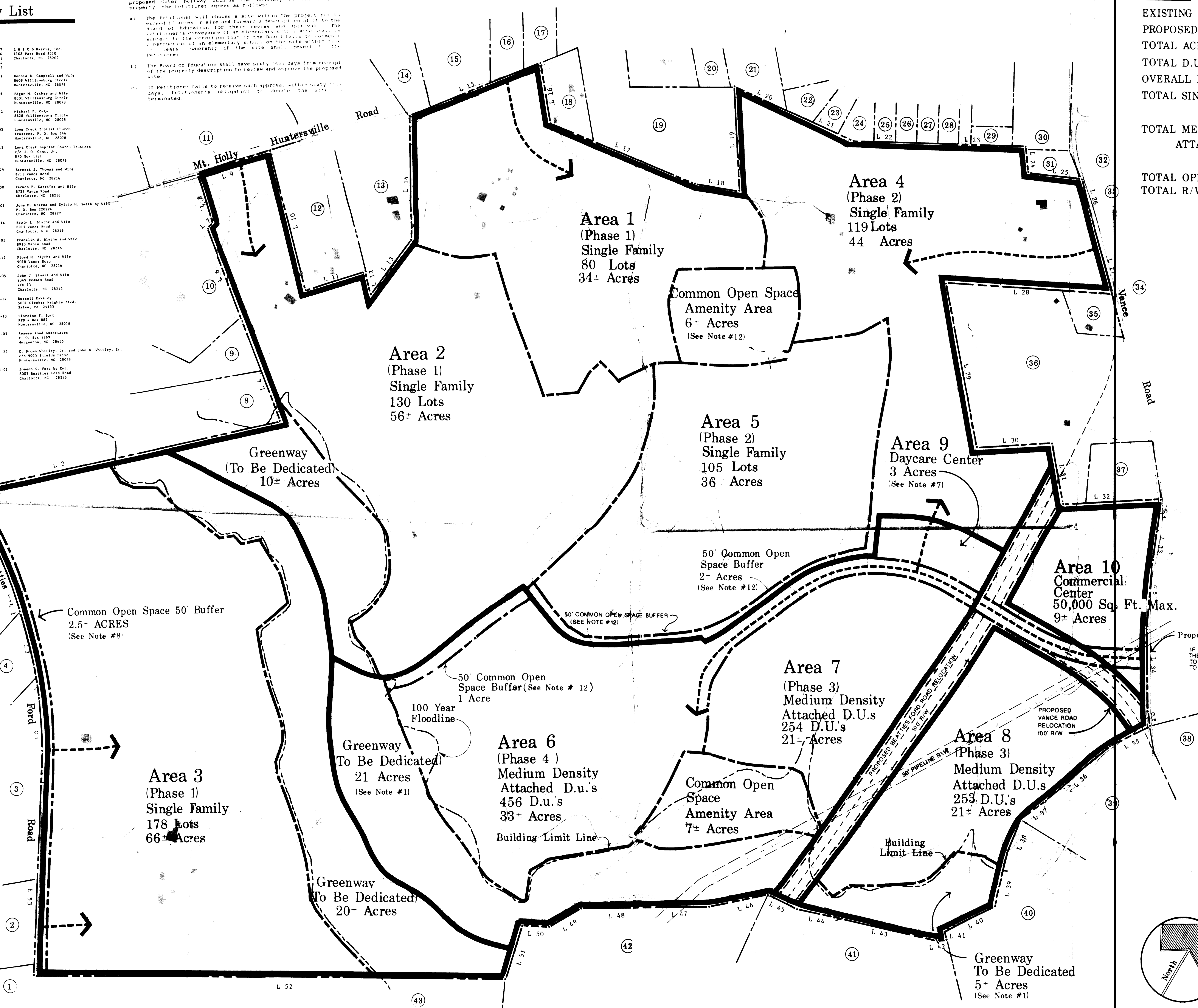
025-133-01	William W. Blythe and Wife 8001 Reattive Ford Road Charlotte, NC 28216	025-133-02	L. W. C. D. Harris, Inc. 4108 Park Road #100 Charlotte, NC 28210
025-133-02	Charles B. Whitley, Jr. and Wife 9033 Shiloh Drive Huntersville, NC 28078	025-133-03	Ronnie A. Campbell and Wife 809 Williamsburg Circle Huntersville, NC 28078
025-133-03	Corey R. Netch and Wife 8120 Reattive Ford Road Charlotte, NC 28216	025-133-04	Edgar M. Carney and Wife 8015 Williamsburg Circle Huntersville, NC 28078
025-133-04	Daniel L. Vozaroff and Wife 8110 Reattive Ford Road Charlotte, NC 28216	025-133-05	Michael F. Cain 8110 Williamsburg Circle Huntersville, NC 28078
025-133-05	Richard B. Gutsey, Sr. and Wife 8110 Reattive Ford Road Charlotte, NC 28216	025-133-06	Long Creek Baptist Church Trustees c/o J. O. Goss, Jr. 810 New 115th Huntersville, NC 28078
025-133-06	Long Creek Ltd Partnership c/o North Development Group, Inc. 196 E. 10th Street Charlotte, NC 28204	025-133-07	Edward J. Thomas and Wife 8111 Vance Road Charlotte, NC 28216
025-133-07	W. E. Blythe and Wife 8111 Reattive Ford Road Charlotte, NC 28216	025-133-08	Franklin W. Blythe and Wife 8127 Vance Road Charlotte, NC 28216
025-133-08	James W. Wiley, Jr. and John J. Neely 7411 Reattive Ford Road Charlotte, NC 28216	025-133-09	John W. Carney and Sylvia M. Smith by wife P. O. Box 20092 Charlotte, NC 28212
025-133-09	C. Whitley, Sr. and Wife 7001 Hollingsworth Road Charlotte, NC 28216	025-133-10	Edwin L. Blythe and Wife 8115 Vance Road Charlotte, NC 28216
025-133-10	St. Marks Episcopal Church 870 W. Holly-Huntersville Road Charlotte, NC 28208	025-133-11	Franklin W. Blythe and Wife 8115 Vance Road Charlotte, NC 28216
025-133-11	Rufus W. Hamilton and Wife 8115 W. Holly-Huntersville Road Huntersville, NC 28078	025-133-12	John J. Stewart and Wife 1248 Reattive Road Charlotte, NC 28213
025-133-12	John Lee Blythe 8100 W. Holly-Huntersville Road Huntersville, NC 28078	025-133-13	Russell Akshley 5001 Clearwater Blvd. Statesville, NC 28687
025-133-13	Mary Shields Grice 8100 Quaker Drive Huntersville, NC 28078	025-133-14	Flouride R. Hart 1001 W. New 115th Huntersville, NC 28078
0013-281-05	T. L. Shields, Jr. and Wife 8111 W. Holly-Huntersville Road Huntersville, NC 28078	025-133-15	Revere Road Associates P. O. Box 1200 Morganton, NC 28655
025-133-14	Robert W. Humberg and Wife 8108 Reattive Ford Road Huntersville, NC 28078	025-133-16	C. Brown Whitley, Jr. and John B. Whitley, Jr. c/o 9033 Shiloh Drive Huntersville, NC 28078
025-133-15	Joseph W. Henderson c/o James P. Wilson 8102 W. Holly-Huntersville Road Huntersville, NC 28078	025-133-17	Joseph S. Ford by wife 8001 Reattive Ford Road Charlotte, NC 28216
025-133-16	John W. Wilson and Wife 8022 W. Holly-Huntersville Road Huntersville, NC 28078		
025-133-17	J. Leighton Todd and Wife 8116 W. Holly-Huntersville Road Huntersville, NC 28078		
025-133-18	William T. Blythe and Wife 810 W. Holly-Huntersville Road Huntersville, NC 28078		

**Property Line Data**

L 1	N 63° 26' 43" W	46.75'
L 2	N 57° 47' 27" E	169.94'
L 3	N 43° 37' 41" W	540.30'
L 4	Delere	Delere
L 5	N 20° 56' 43" E	40.56'
L 6	N 23° 15' 53" W	216.66'
L 7	N 44° 50' 35" E	371.50'
L 8	S 40° 14' 58" E	669.23'
L 9	N 80° 40' 53" W	239.86'
L 10	S 40° 16' 33" E	113.33'
L 11	N 11° 03' 03" W	216.12'
L 12	N 26° 50' 28" W	603.09'
L 13	N 27° 08' 28" E	682.55'
L 14	N 27° 51' 14" E	292.53'
L 15	N 86° 22' 51" E	759.20'
L 16	N 137° 30' 07" E	389.12'
L 17	N 29° 00' 48" W	502.00'
L 18	N 60° 28' 00" E	270.73'
L 19	N 88° 24' 42" E	352.35'
L 20	N 65° 43' 41" E	321.80'
L 21	N 65° 43' 00" E	512.76'
L 22	S 31° 16' 11" E	128.37'
L 23	S 64° 58' 28" E	216.46'
L 24	S 40° 08' 00" E	237.48'
L 25	S 47° 47' 01" E	363.92'
L 26	S 67° 34' 33" W	806.86'
L 27	S 36° 28' 43" W	801.30'
L 28	S 60° 37' 35" W	353.30'
L 29	S 36° 29' 28" W	298.87'
L 30	S 60° 37' 20" W	465.52'
L 31	S 17° 05' 42" E	139.45'
L 32	S 27° 42' 24" W	220.27'
L 33	S 24° 01' 29" W	445.10'
L 34	S 27° 45' 51" W	110.92'
L 35	S 03° 13' 44" E	172.14'
L 36	S 37° 47' 18" W	272.07'
L 37	S 42° 05' 10" W	512.76'
L 38	S 60° 43' 33" W	48.71'
L 39	S 76° 16' 54" W	155.01'
L 40	S 76° 01' 42" W	341.94'
L 41	N 89° 21' 59" W	157.51'
L 42	N 51° 57' 13" W	285.13'
L 43	S 63° 03' 54" W	311.82'
L 44	S 67° 06' 13" W	325.55'
L 45	S 34° 12' 11" W	173.53'
L 46	S 68° 14' 22" W	132.75'
L 47	S 08° 27' 32" E	268.95'
L 48	S 64° 27' 06" E	2292.53'
L 49	N 23° 59' 05" W	1096.88'

**Boundary Curve Data**

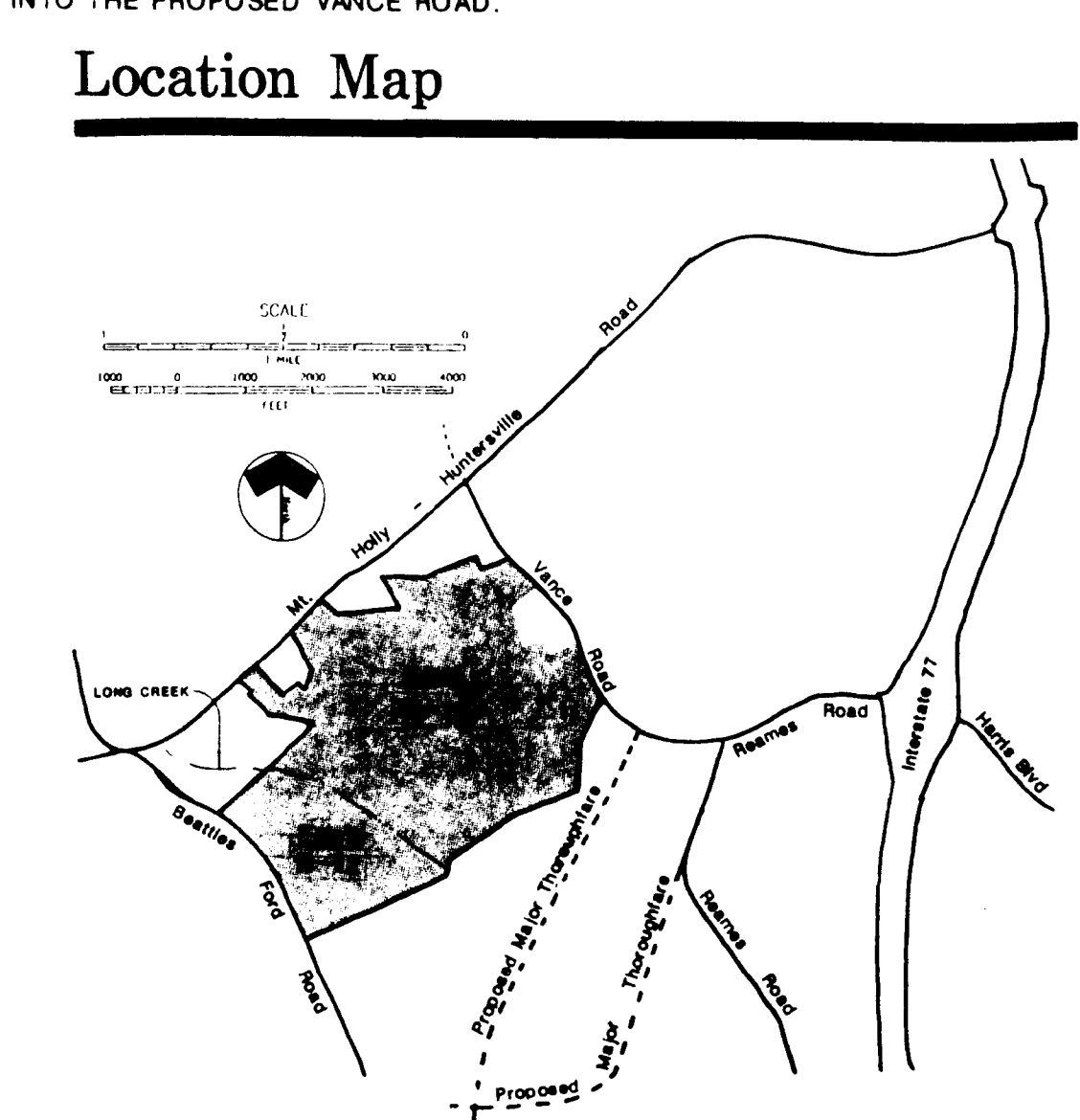
CURVE	RADIUS	LENGTH	CHORD	BEARING	ARC
C 1	1522.00'	252.60'	252.31'	N 28° 42' W	252.00'
C 2	2484.00'	427.98'	427.43'	N 38° 28' W	427.50'
C 3	2157.83'	578.14'	576.41'	N 51° 07' W	578.14'
C 4	861.40'	152.99'	152.79'	S 22° 05' E	152.99'
C 5	1903.86'	332.74'	329.84'	S 22° 05' E	332.74'
C 6	69.63'	113.27'	69.63'	S 30° 08' E	69.63'



**Development Data**

EXISTING ZONING	R-15, R-12
PROPOSED ZONING	R-9 PUD
TOTAL ACREAGE	406.25 (397± Residential)
TOTAL D.U.'s	1575
OVERALL DENSITY	157 / 397 = 3.96 D.U.s/AC
TOTAL SINGLE FAMILY LOTS	612 LOTS
DENSITY	612/276 = 2.22 D.U./AC.
TOTAL MEDIUM DENSITY ATTACHED D.U.'s	963 D.U.'s
DENSITY	963/108 = 8.92 D.U.'s/AC
TOTAL OPEN SPACE	74 ACRES
TOTAL R/W TO BE DEDICATED	7± ACRES

- Notes**
- Timing of dedication of proposed greenway areas will be coordinated with Mecklenburg County Parks & Recreation Dept. Although most of the floodplain will be offered for dedication to Mecklenburg County as greenway land, the applicant shall be allowed to vary the precise delineation of the area to be dedicated from the 100 year floodline in order to avoid undue irregularity in such delineation.
  - While development as indicated in the phasing schedule, the completion of a phase will not be required prior to initiating development in the next phase.
  - Where development occurs, 50' of R/W from centerline on Mt. Holly-Huntersville Road and Vance Road and 15' of R/W from centerline on Reattive Ford Road will be dedicated.
  - Single-family lots along the outer boundary of the PUD will maintain five yard building limits of 40 feet, except along Reattive Ford Road where a 50' common open space buffer is proposed. All interior single-family lots will maintain a minimum of 25 ft. rear yards.
  - Areas and dimensions of areas may vary due to road adjustments, topography, landscaping, buffering, flood plain dedication, and other conditions.
  - The areas used for a daycare center may also include other uses as identified in Section 16.26 of the Mecklenburg County Zoning Ordinance "Institutional Uses in a Residential District".
  - Lot adjacent to Reattive Ford Road will be served by lateral access roads. A 50' common open space buffer along Reattive Ford Road will be maintained by the Homeowner's Association, and individual lots will not be allowed access across this buffer to Reattive Ford Road.
  - Development of commercial area may include non-residential uses such as:  
Food Store  
Drug Store  
Bank  
Nurse/Beauty Shop  
Professional Offices  
Retail: Florists, Hardware, Gift Shop, Clothing, Bake Shop, Delicatessen  
Laundry & Dry Cleaners
  - The development of the commercial area will be phased according to market needs and in the Mecklenburg County Ordinance pertaining to the completion of residential units.
  - The development will have covenants and restrictions governed by a Homeowner's Association. These documents will be prepared to incorporate the conditions of this site plan as approved by the Mecklenburg County Commission and will have other details as required for the effective administration of the Homeowner's Association as needed and as required by local and state law.
  - Common open space areas (consisting of greenway areas) will be maintained by the Homeowner's Association. These areas designated as amenity areas will be open space activity areas to include such items as swimming and tennis facilities.
  - All utilities and fire hydrants shall be installed prior to occupancy of any buildings.
  - Left lane lanes will be installed at all access points provided adequate right-of-way is available.
  - Right-of-way for the proposed Reattive Ford and Vance Road relocations will be dedicated if the decision to relocate these two roads using the alignment shown is made within three (3) years. If the decision to relocate is not made within the time frame noted above, the proposed future right-of-way will be dedicated, and the adjacent areas as desired by the developer. This increase in land to the adjacent areas will not increase the commercial zoning footprint, medium density attached dwelling units, or single family lots in these areas.



APPROVED BY COUNTY COMMISSION  
DATE 2/19/90  
Scale 1"=200'  
200 0 200 400 800

Date of Plan: 11-5-89  
REVISIONS: 12-18-89 PER GOVERNMENT REVIEW COMMENTS  
2-20-90 ADDED SCHOOL NOTE

**WEDGEWOOD**  
A Planned Unit Development By First Colony Group

PLAN 'B'  
THIS PLAN WILL SUPPERCEDE PLAN 'A' IN THE EVENT THE PROPOSED OUTER BELT DOES NOT CROSS THE SITE

DPR ASSOCIATES, INC.  
Landscape Architects  
Planners & Engineers  
2036 East Seventh Street  
Charlotte, NC 28204 704/332-1204  
Project # 89039