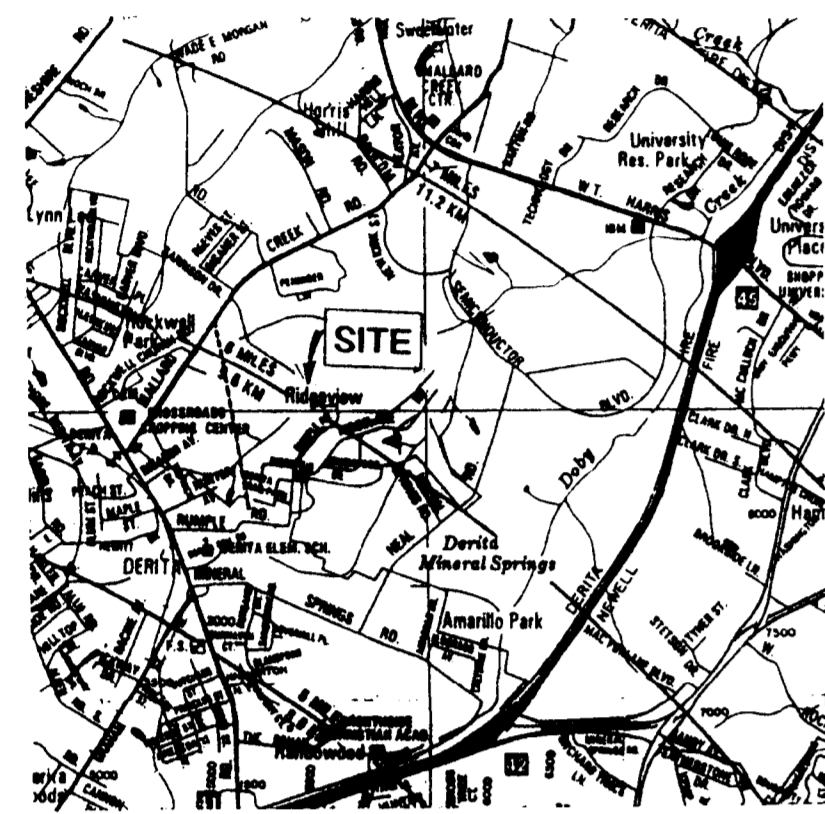


LEGAL DESCRIPTION:

BEGINNING AT AN EXISTING IRON PIN IN THE WESTERLY MARGIN OF RUMPLE ROAD, THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO ROBINSON AND WATERS REALTY CO. BY DEED RECORDED IN DEED BOOK 3079 AT PAGE 263 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MECKLENBURG COUNTY, AND RUNS THENCE WITH THE WESTERLY MARGIN OF SAID RUMPLE ROAD N. 63 02' 00" E 310.00 FEET TO AN IRON STAKE, THENCE S. 86 08' 19" W 295.00 FEET TO AN IRON STAKE, THENCE N. 03 51' 41" E 10.00 FEET TO AN IRON STAKE, THENCE S. 86 08' 19" W 180.00 FEET TO AN IRON STAKE, THENCE S. 03 02' 00" W 310.00 FEET TO AN IRON STAKE IN THE LINE OF WALLACE S. YOUNG, THENCE S. 86 08' 19" W 457.38 FEET TO AN EXISTING IRON STAKE, THENCE N. 6 11' 36" E 1138.47 FEET TO A CONCRETE MONUMENT, THE SOUTHWEST CORNER OF IBM CORP. PROPERTY RECORDED IN DEED BOOK 3225 AT PAGE 265 IN THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE IBM LINE N. 60 54' 22" E 1080.30 FEET TO AN EXISTING IRON PIN CORNER OF SOLECTRON TECHNOLOGY, INC. PROPERTY, RECORDED IN DEED BOOK 7273 AT PAGE 0576 IN THE MECKLENBURG COUNTY REGISTRY, THENCE WITH THE LINE OF SOLECTRON TECHNOLOGY, INC. S. 49 30' 07" E 131.00 TO AN EXISTING IRON PIN, THENCE WITH ANOTHER OF SOLECTRON TECHNOLOGY'S LINES N. 33 38' 12" E 327.68 FEET AN EXISTING IRON PIN, THENCE WITH ANOTHER LINE OF SOLECTRON TECHNOLOGY N. 39 48' 54" E 1254.98 FEET TO AN EXISTING IRON PIN, CORNER OF IBM CORP. PROPERTY, THENCE WITH THE LINE OF IBM CORP. PROPERTY, N. 84 31' 25" E 2179.25 FEET TO A CONCRETE MONUMENT, THENCE S. 05 15' 23" E 325.41 FEET TO A PINE TREE, THENCE S. 33 03' 26" W 515.16 FEET TO AN EXISTING IRON PIN IN THE LINE OF LOT 11, IN BLOCK 5 OF RIDGEVIEW HOMES AS SHOWN ON PLAT RECORDED IN MAP BOOK 8 AT PAGE 107 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MECKLENBURG COUNTY THENCE S. 56 25' 14" W 290.91 FEET TO AN EXISTING IRON PIN, CORNER BETWEEN LOTS 9 AND 10 IN BLOCK 5 OF RIDGEVIEW HOMES AS SHOWN ON THE AFOREMENTIONED MAP, THENCE S. 63 42' 19" W 1134.72 FEET TO AN EXISTING IRON PIN, THENCE S. 63 50' 00" W 865.47 FEET TO AN EXISTING IRON PIN, THENCE N. 54 07' 30" W 137.24 FEET TO A POINT IN RUMPLE ROAD, THENCE S. 36 04' 40" W 643.20 TO A STAKE ON THE EASTERLY SIDE OF RUMPLE ROAD, THENCE S. 7 52' 50" W 293.00 FEET TO A STAKE ON THE WESTERLY SIDE OF RUMPLE ROAD, THENCE S. 03 02' 00" W 490.86 FEET TO AN EXISTING IRON PIN IN THE CENTER LINE OF RUMPLE ROAD, THENCE S. 86 08' 19" W 30.15 FEET TO THE POINT OF BEGINNING. CONTAINING 112.538 ACRES.

VICINITY MAP



PROPOSED R-5 ZONING

NOTES:

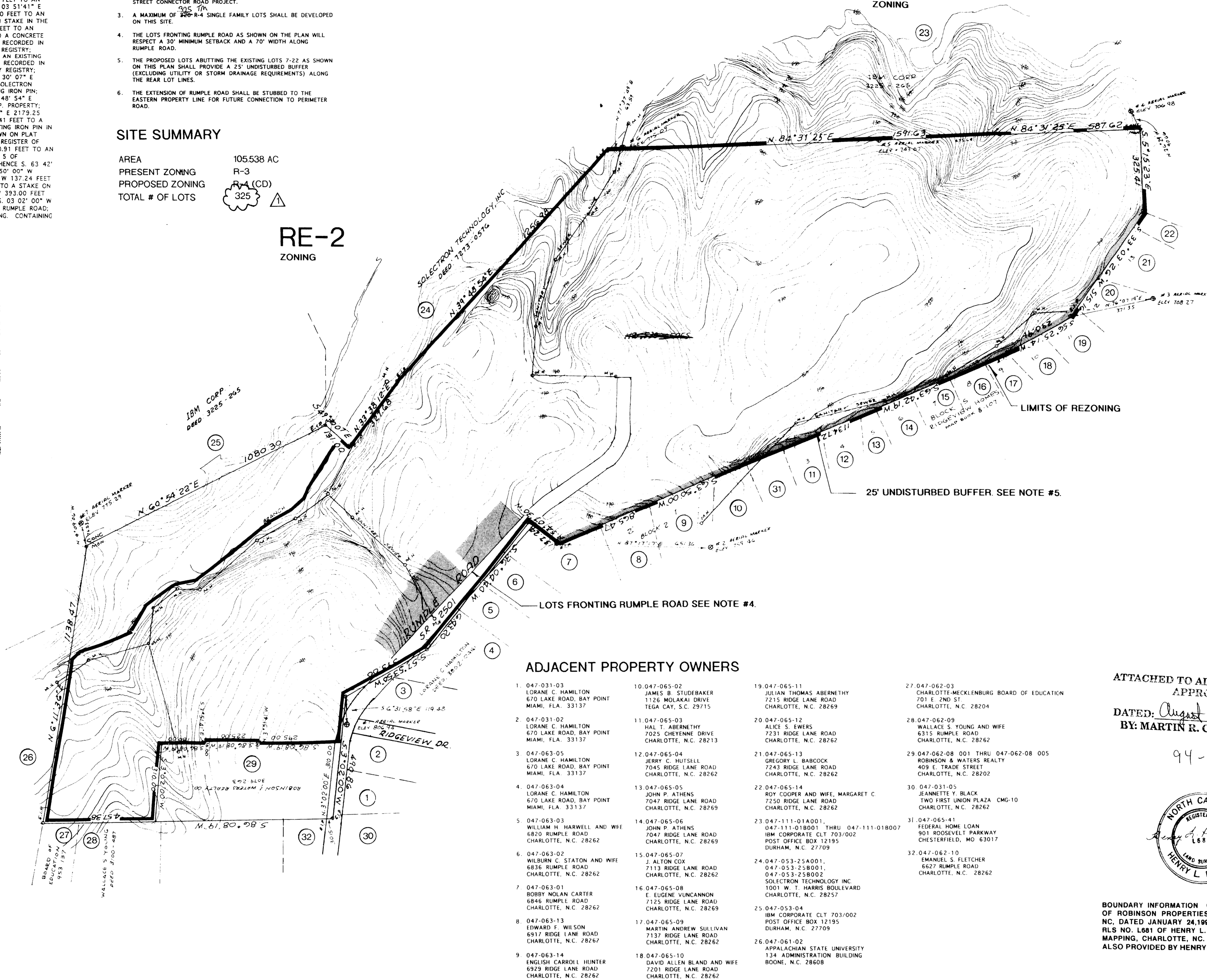
- NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY.
- THE CREATION OF AN 80' TAPER AND TURN LANE AT THE INTERSECTION OF RUMPLE ROAD AND SUGAR CREEK ROAD WILL NOT BE REQUIRED UNLESS MORE THAN 250 LOTS HAVE BEEN BUILT OUT PRIOR TO THE LETTING OF THE CONTRACT TO BUILD THE GRAHAM STREET CONNECTOR ROAD PROJECT.
- A MAXIMUM OF 200 R-4 SINGLE FAMILY LOTS SHALL BE DEVELOPED ON THIS SITE.
- THE LOTS FRONTING RUMPLE ROAD AS SHOWN ON THE PLAN WILL RESPECT A 30' MINIMUM SETBACK AND A 70' WIDTH ALONG RUMPLE ROAD.
- THE PROPOSED LOTS ABUTTING THE EXISTING LOTS 7-22 AS SHOWN ON THIS PLAN SHALL PROVIDE A 25' UNDISTURBED BUFFER (EXCLUDING UTILITY OR STORM DRAINAGE REQUIREMENTS) ALONG THE REAR LOT LINES.
- THE EXTENSION OF RUMPLE ROAD SHALL BE STUBBED TO THE EASTERN PROPERTY LINE FOR FUTURE CONNECTION TO PERIMETER ROAD.

SITE SUMMARY

AREA 105,538 AC
 PRESENT ZONING R-3
 PROPOSED ZONING R-5 (CD)
 TOTAL # OF LOTS 325

RE-2 ZONING

R-4 ZONING



ADJACENT PROPERTY OWNERS

- | | | | |
|---|---|--|--|
| 1. 047-031-03
LORANE C. HAMILTON
670 LAKE ROAD, BAY POINT
MIAMI, FLA. 33137 | 10. 047-065-02
JAMES B. STUDEBAKER
1126 MOLAKAI DRIVE
TEGA CAT, S.C. 29715 | 19. 047-065-11
JULIAN THOMAS ABERNETHY
7215 RIDGE LANE ROAD
CHARLOTTE, N.C. 28269 | 27. 047-062-03
CHARLOTTE-MECKLENBURG BOARD OF EDUCATION
701 E. 2ND ST.
CHARLOTTE, N.C. 28204 |
| 2. 047-031-02
LORANE C. HAMILTON
670 LAKE ROAD, BAY POINT
MIAMI, FLA. 33137 | 11. 047-065-03
HALL T. ABERNETHY
7025 CHEYENNE DRIVE
CHARLOTTE, N.C. 28213 | 20. 047-065-12
ALICE S. EBERS
7231 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | 28. 047-062-09
WALLACE S. YOUNG AND WIFE
6315 RUMPLE ROAD
CHARLOTTE, N.C. 28262 |
| 3. 047-063-05
LORANE C. HAMILTON
670 LAKE ROAD, BAY POINT
MIAMI, FLA. 33137 | 12. 047-065-04
JOHN P. ATHENS
7045 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | 21. 047-065-13
GREGORY L. BARCOCK
7243 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | 29. 047-062-08 001 THRU 047-062-08 005
ROBINSON & WATERS REALTY
409 E. TRADE STREET
CHARLOTTE, N.C. 28202 |
| 4. 047-063-04
LORANE C. HAMILTON
670 LAKE ROAD, BAY POINT
MIAMI, FLA. 33137 | 13. 047-065-05
JOHN P. ATHENS
7047 RIDGE LANE ROAD
CHARLOTTE, N.C. 28269 | 22. 047-065-14
ROY COOPER AND WIFE, MARGARET C.
7250 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | 30. 047-031-05
JEANNETTE Y. BLACK
TWO FIRST UNION PLAZA CMG-10
CHARLOTTE, N.C. 28262 |
| 5. 047-063-03
WILLIAM H. HARWELL AND WIFE
6820 RUMPLE ROAD
CHARLOTTE, N.C. 28262 | 14. 047-065-06
JOHN P. ATHENS
7047 RIDGE LANE ROAD
CHARLOTTE, N.C. 28269 | 23. 047-111-01A001, 047-111-01B001 THRU 047-111-01B007
IBM CORPORATE CLT 703/002
POST OFFICE BOX 12195
DURHAM, N.C. 27709 | 31. 047-065-41
FEDERAL HOME LOAN
901 ROOSEVELT PARKWAY
CHESTERFIELD, MD 63017 |
| 6. 047-063-02
WILBURN C. STATION AND WIFE
6836 RUMPLE ROAD
CHARLOTTE, N.C. 28262 | 15. 047-065-07
J. ALTON COX
7113 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | 24. 047-053-25A001, 047-053-25B001, 047-053-25B002
SOLECTRON TECHNOLOGY INC
1001 W. T. HARRIS BOULEVARD
CHARLOTTE, N.C. 28257 | 32. 047-062-10
EMANUEL S. FLETCHER
6627 RUMPLE ROAD
CHARLOTTE, N.C. 28262 |
| 7. 047-063-01
BOBBY NOLAN CARTER
6846 RUMPLE ROAD
CHARLOTTE, N.C. 28262 | 16. 047-065-08
E. EUGENE VINCIANNON
7125 RIDGE LANE ROAD
CHARLOTTE, N.C. 28269 | 25. 047-053-04
IBM CORPORATE CLT 703/002
POST OFFICE BOX 12195
DURHAM, N.C. 27709 | |
| 8. 047-063-13
EDWARD F. WILSON
6917 RIDGE LANE ROAD
CHARLOTTE, N.C. 28267 | 17. 047-065-09
MARTIN ANDREW SULLIVAN
7137 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | 26. 047-061-02
APPALACHIAN STATE UNIVERSITY
134 ADMINISTRATION BUILDING
BOONE, N.C. 28608 | |
| 9. 047-063-14
ENGLISH CARROLL HUNTER
6929 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | 18. 047-065-10
DAVID ALLEN BLAND AND WIFE
7201 RIDGE LANE ROAD
CHARLOTTE, N.C. 28262 | | |

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: August 29, 2000
 BY: MARTIN R. CRAMTON, JR.

94-45



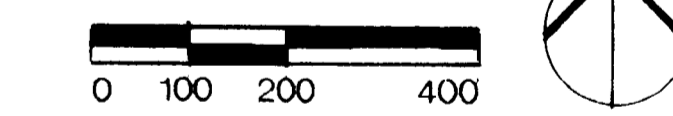
BOUNDARY INFORMATION OBTAINED FROM SURVEY OF ROBINSON PROPERTIES, MECKLENBURG COUNTY, NC, DATED JANUARY 24, 1994 BY HENRY L. PARNELL, RLS NO. 1681 OF HENRY L. PARNELL SURVEYING AND MAPPING, CHARLOTTE, NC. LEGAL DESCRIPTION ALSO PROVIDED BY HENRY L. PARNELL.

663
2-25-94

• Issued

08/09/00 REVISED SITE COUNT
10-21-94
10-19-94

• Revised



R1 2

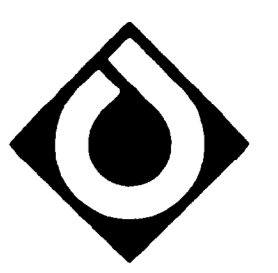
• Sheet

CHARLOTTE - MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: August 29, 2000
 FROM: Martin R. Cramton, Jr., Planning Director
 TO: Robert Brandon, Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 94-45, Rumble Associates.

Attached is a revised site plan for the above rezoning petition. The plan has been revised to increase the number of lots from 320 to 325. Since this change will comply with section 6.206(2), I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.



ColeJenest

Land Planning
 Landscape Architecture
 119 East Seventh Street
 Suite 2C
 Charlotte
 North Carolina
 28202

Tele 704.376.1555

RUMPLE ROAD PROPERTY

CONDITIONAL REZONING PLAN