

Adjacent Property Owners:

1	223-293-02	Kenneth S. Bryan and Wife, Patricia W. 8823 Shaver Drive Charlotte NC 28277	11	223-291-10	Equitable Realty & Mortgage Company 1515 Mockingbird Lane Charlotte NC 28209
2	223-293-03	Irene A. Williams 8821 Shaver Drive Charlotte NC 28277	12	223-281-01	Robert E. Mason, III 1550 Queens Road Charlotte NC 28207
3	223-293-08	Larry D. Thompson and Wife, Mary Jane 8816 Rayners Hill Drive Charlotte NC 28277	13	223-281-08	Coppala Park Partnership 5122 Park Road Charlotte NC 28209
4	223-291-01	Christopher M. Gilstrap and Wife, Tina M. 8817 Rayners Hill Drive Charlotte NC 28277	14	223-211-01	Amy Gladys Jackson Groom 11400 Elm Lane West Charlotte NC 28277
5	223-291-03	Kenneth E. Hicks, Jr. and Wife, Carole A. 8513 Houston Ridge Road Charlotte NC 28277	15	223-041-02	Rolland W. Jones and Wife, Nancy B. 11275 Elm Lane West Charlotte NC 28277
6	223-291-04	Patrick E. Coibentz and Wife, Patricia K. 8521 Houston Ridge Road Charlotte NC 28277	16	223-041-11	The Roman Catholic Diocese of Charlotte 121 Scalespark Road Charlotte NC 28276
7	223-291-05	Roger Dale Barbee and Mary Janet Decker 8520 Houston Ridge Road Charlotte NC 28277	17	223-041-19	The Crisland Group, Inc. (F: AI) 121 Scalespark Road Charlotte NC 28276
8	223-291-06	David W. Reed and Wife, Ruth L. 8527 Houston Ridge Road Charlotte NC 28277	18	223-211-06	Susan P. Green 1615 Kennedy Place Northwest Washington D.C. 20011
9	223-291-07	Luther M. Brewer and Wife, Sheila C. 8545 Houston Ridge Road Charlotte NC 28277	19	223-432-29	Preston Smith and Wife, Carol H. 9502 Shimm Rock Court Charlotte NC 28277
10	223-291-08	Kevin L. Barton and Wife, Lori J. 8555 Houston Ridge Road Charlotte NC 28277	20	223-432-30	James F. Ferrusson and Wife, Rebecca H. 9501 Shimm Rock Court Charlotte NC 28277

Development Standards:

- DEVELOPMENT REQUIREMENTS**
 - Site Plan** - The final site plan shall be prepared on the site of the project including site layout, circulation, and utility lines. Special use shall be taken to ensure that the site is developed in a safe, sound, and orderly manner. The site plan shall include:
 - Site plan showing lot lines, setbacks, and easements.
 - Site plan showing proposed building footprints, parking areas, and other structures.
 - Site plan showing proposed landscaping, including trees, shrubs, and lawns.
 - Site plan showing proposed utility lines, including water, sewer, and stormwater.
 - Site plan showing proposed access points, including driveways and walkways.
 - General Provisions** - All development standards established under the Zoning Ordinance shall apply to the site. The standards shall be applied to the site as a whole, and not to individual lots or parcels.
 - Setbacks, Side Yards, and Rear Yards** - All buildings constructed within the site shall meet or exceed the setbacks, side yards, and rear yard requirements established under the Ordinance for the R-4 Zoning District Classification in Part C, the R-12MRF Zoning District in Part B, and the O-1 District in Part C.
 - Buffer Areas**
 - Buffer areas established on the Rezoning Plan shall conform to the standards of Section 12.202 of the Zoning Ordinance, subject to the provisions of Section 12.204 and other provisions of Subsections 12.201, 12.202, 12.203, 12.204, and 12.205 of the Ordinance.
 - Buffer areas shall remain open space, except to the extent necessary to accommodate access points, signs, walls, fences, drainage pipes or channels, grading, utility lines, and other structures. Buffer areas shall not be used for parking, storage, or other uses. Buffer areas shall not be used for any other purpose.
 - Buffer areas shall be landscaped with trees, shrubs, and lawns. The landscaping shall be installed and maintained in accordance with the standards of Section 12.202 of the Ordinance.
 - Signage** - All signage shall conform to the standards of Section 12.202 of the Ordinance.
 - Lighting** - All lighting shall conform to the standards of Section 12.202 of the Ordinance.
 - Utilities** - All utility lines shall be installed and maintained in accordance with the standards of Section 12.202 of the Ordinance.
 - Drainage** - All drainage shall conform to the standards of Section 12.202 of the Ordinance.
 - Other Provisions** - All other provisions of the Ordinance shall apply to the site.
- PERMITTED USES**
 - Parcel A** - Parcel A may be developed to any use including any accessory use which is permitted by right or under prescribed conditions in an R-4 Zoning District. The total number of houses constructed on Parcel A cannot exceed 120.
 - Parcel B** - Parcel B may be developed to any use including any accessory use which is permitted by right or under prescribed conditions in an R-12MRF Zoning District. The total number of units constructed on Parcel B cannot exceed 190.
 - Parcel C** - Parcel C may be developed to any use including any accessory use which is permitted by right or under prescribed conditions in an O-1 Zoning District. The total number of units constructed on Parcel C cannot exceed 100.
- AMENDMENTS TO REZONING PLAN**

Future amendments to the Rezoning Plan and other Development Standards shall be applied for by the site owner or owners of the Parcel or Parcels involved, in accordance with Chapter 9 of the Ordinance.
- BINDING EFFECT OF THE REZONING APPLICATION**
 - If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Plan, and other responsive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and enforceable to the benefit of the Petitioner and each of the Owners and their respective heirs, assigns, personal representatives, successors in interest, and assigns.
 - Throughout this Rezoning Petition, the terms "Petitioner," "Owner," or "Owners" shall, with respect to each Parcel, be deemed to include the Petitioner, developer, personal representatives, successors in interest, and assigns of the Petitioner or the Owners.

NOTES
DEED REFERENCE: DEED BOOK 4016, PAGE 518
MECKLENBURG COUNTY REGISTRY

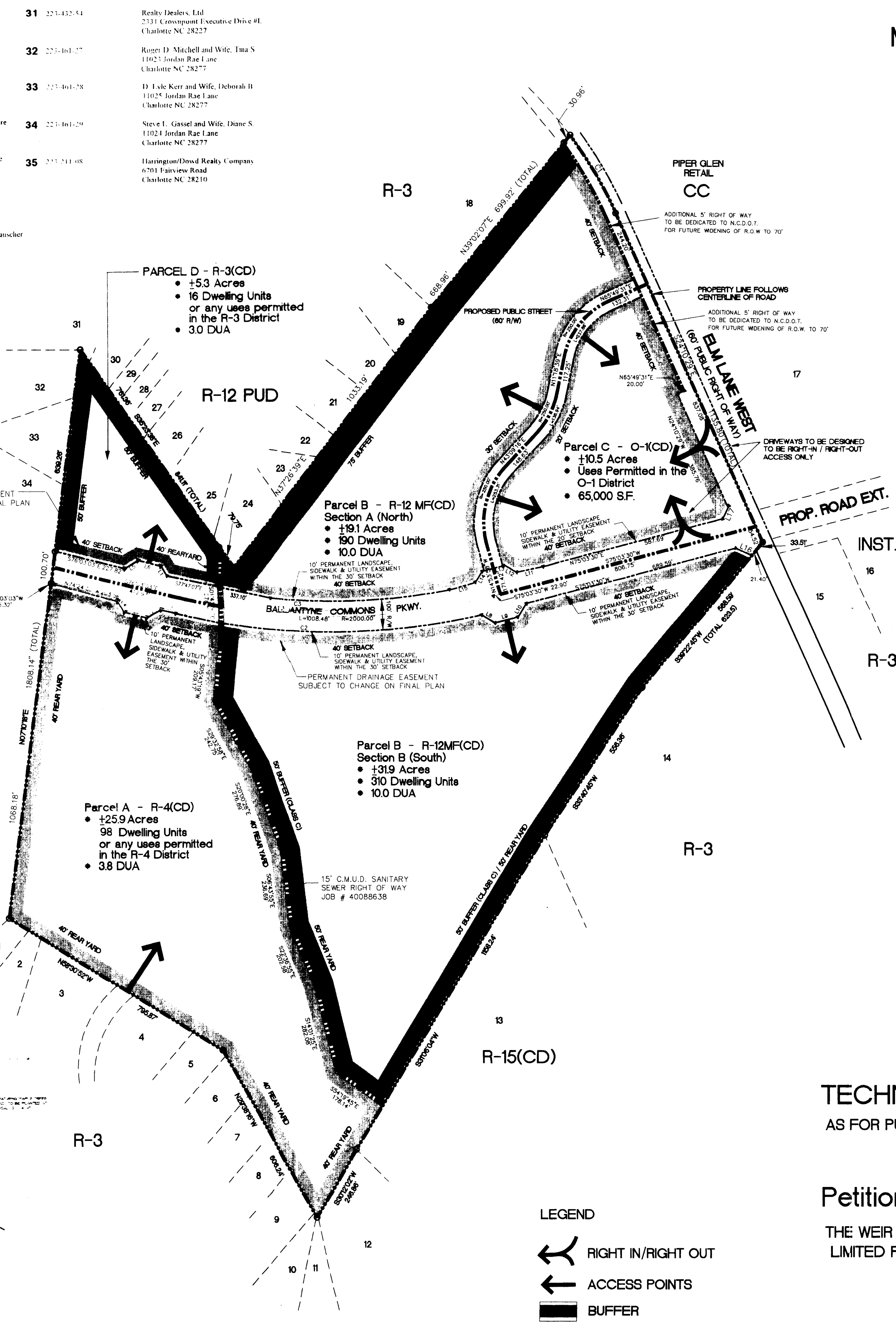
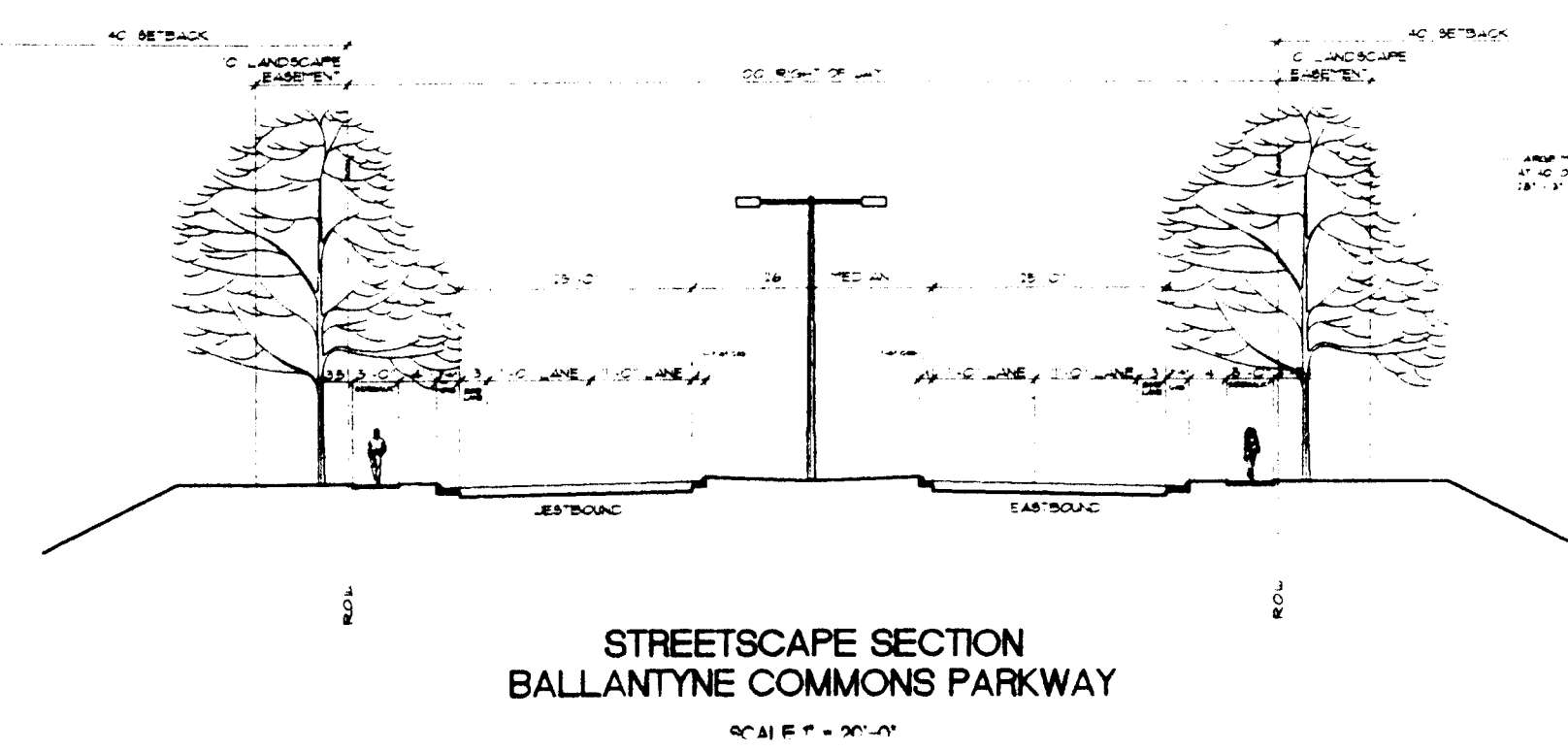
SUBJECT PROPERTY ZONING: R-3
TAX PARCEL # 223-211-02
SURVEY AND BOUNDARY INFORMATION PROVIDED BY
GPA, CHARLOTTE, NC.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S31°03'03"E	35.19'
L2	S54°56'57"W	49.50'
L3	S78°03'03"E	75.00'
L4	S31°03'03"E	41.21'
L5	N58°56'57"E	49.50'
L6	S78°03'03"E	75.00'
L7	S78°03'03"E	49.05'
L8	S59°27'18"E	49.96'
L9	S75°05'40"W	74.97'
L10	S30°03'30"W	49.50'
L11	N75°53'45"E	87.07'
L12	S59°56'30"E	43.40'
L13	S75°06'02"W	75.00'
L14	S30°03'30"W	40.45'
L15	N75°53'45"E	86.43'
L16	S64°33'28"E	55.31'
L17	S25°26'31"W	45.95'

CURVE CHART

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	290.55'	285.18'	143.18'	284.61'	S30°30'37"E	123°59'41"
C2	2950.00'	981.15'	500.16'	971.82'	N87°18'20"W	27°25'21"
C3	1950.00'	571.65'	287.89'	569.61'	S89°45'43"E	16°47'47"

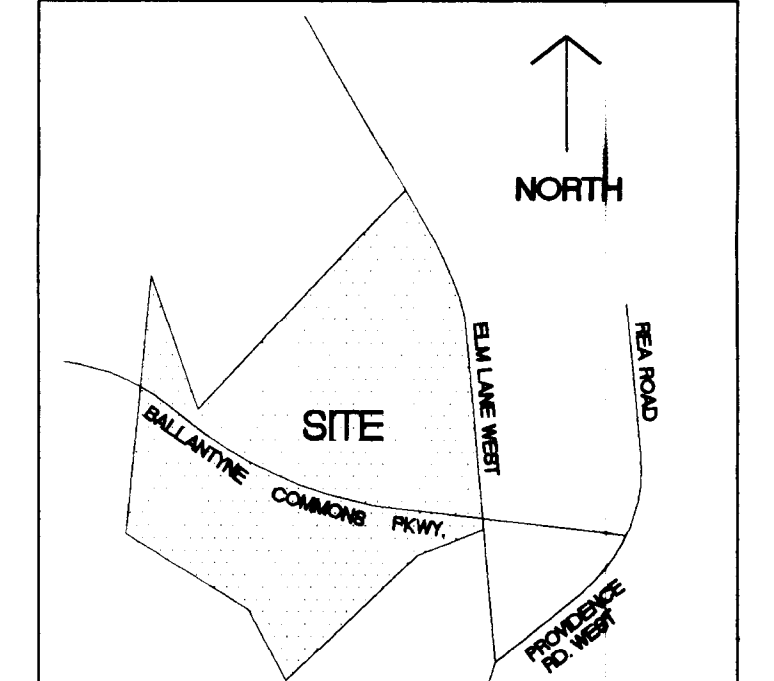


WEIR PROPERTY

Mecklenburg County, North Carolina

Development Summary:

- Total Site Area: 1927 Acres
Existing Zoning: R-3
Proposed Zoning: Parcel A - R-4(CD), Parcel B - R-12 MRF(CD), Parcel C - O-1(CD)
- Parcel A - R-4(CD)
 - ±259 Acres
 - 98 Dwelling Units or any uses permitted in the R-4 District
 - 3.8 DUA
 - Parcel B - R-12 MRF(CD)
 - ±191 Acres Total
 - 500 Dwelling Units Total
 - 10.0 DUA
 - Section A (North)
 - ±191 Acres
 - 190 Dwelling Units
 - 10.0 DUA
 - Section B (South)
 - ±191 Acres
 - 310 Dwelling Units
 - 10.0 DUA
 - Parcel C - O-1(CD)
 - ±10.5 Acres
 - Uses Permitted in the O-1 District
 - 65,000 S.F.
 - Parcel D - R-3(CD)
 - ±53 Acres
 - 16 Dwelling Units or any uses permitted in the R-3 District
 - 3.0 DUA



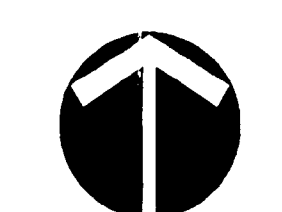
APPROVED BY COUNTY COMMISSION
DATE August 8, 1995

TECHNICAL DATA SHEET

AS FOR PUBLIC HEARING, PETITION #95 - 27(c)

Petitioner:
THE WEIR ASSOCIATES
LIMITED PARTNERSHIP

DATE: JANUARY 12, 1995
PROJECT NO.: 14041
REVISIONS:
MARCH 7, 1995
MARCH 17, 1995
MARCH 22, 1995
JUNE 12, 1995
JULY 20, 1995

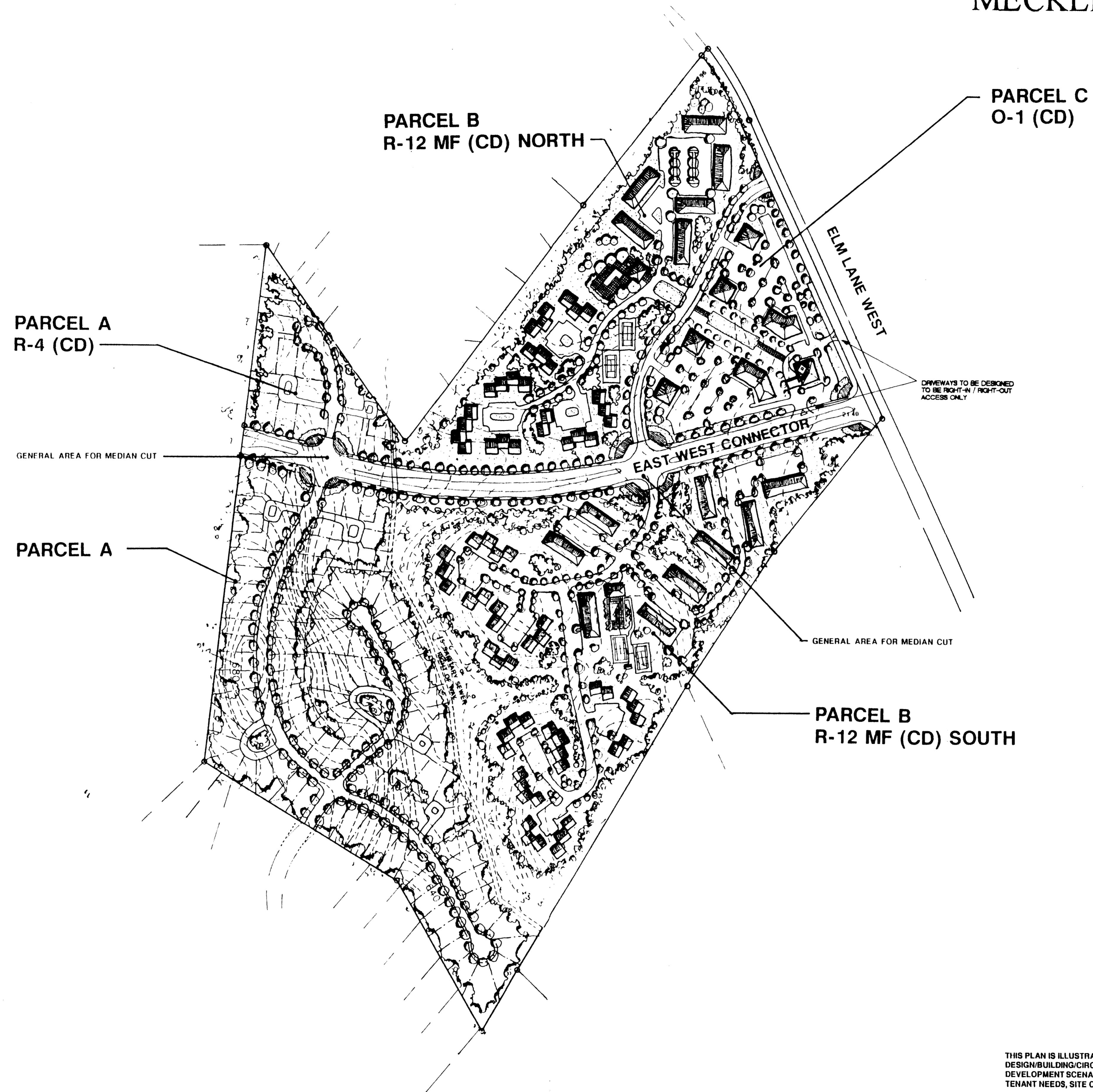


Scale: 1" = 200'

Land Design Inc.
Landscape Architecture Land Planning
Urban Design Civil Engineering

WEIR PROPERTY

MECKLENBURG COUNTY, N.C.



ILLUSTRATIVE SITE PLAN

Land Design Inc.

DATE:	FEBRUARY 25, 1994
PROJECT NO:	14041
REVISIONS:	
	2/25/94
	3/1/94
	3/8/95
	3/17/95
	6/12/95
	7/12/95
	7/20/95

THIS PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO SHOW DESIGN/BUILDING/CIRCULATION CONCEPTS AND RELATIONSHIPS. IT DEPICTS ONE DEVELOPMENT SCENARIO, BUT CHANGES AND ALTERATIONS ARE PERMITTED BASED UPON TENANT NEEDS, SITE CONSTRAINTS, FINAL CONSTRUCTION DRAWINGS, ETC.

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Land Design Inc.
 Landscape Architecture Land Planning
 Urban Design



SCALE: 1" = 200'

