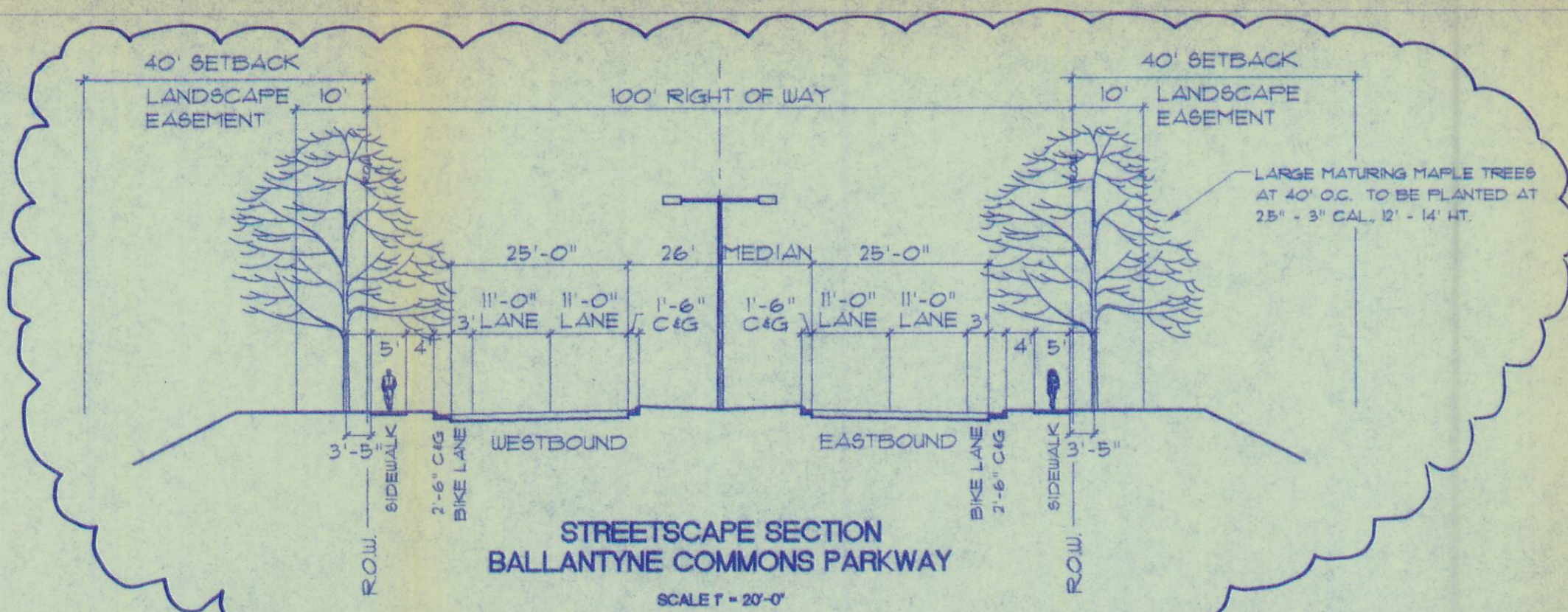


Adjacent Property Owners:

- 1. 223-210-01 The Weir Associates Limited Partnership
145 Lansdowne Road
Charlotte, NC 28270
- 2. 223-210-01 W&B Charlotte, Inc.
10509 Timberwood Circle, Suite 20
Lenoir, KY 40223
- 3. 223-281-08 Portral Homes
8003-A Monroe Road
Charlotte, NC 28270
- 4. 223-210-02 Robert C. Weir Interest, Inc.
5350 Seventy Seven Center Drive
Charlotte, NC 28227



Development Standards:

A. DEVELOPMENT REQUIREMENTS

- Statement of Intent:** The Petitioner intends to develop on this site a mixed-use project including single-family, multi-family, and office uses. Special care will be taken to insure that the site is developed as a high quality, moderately scaled mixed-use project in aesthetic harmony with adjoining properties. In order to achieve these goals, emphasis will be placed on landscaping, building architecture, and site design.
- General Provisions:** All development standards established under the Zoning Ordinance of Mecklenburg County (the "Ordinance") shall be followed for each parcel as listed below.
 - a. Parcel A - R-4 District Standards
 - b. Parcel B - R-12MF District Standards
 - c. Parcel C - O-1 District Standards
 - d. Parcel D - R-3 District Standards

The building configurations, placements, and sizes shown on the Illustrative Site Plan are schematic in nature and may be altered or modified during design development and construction document phases with the maximum building footprint established on the Rezoning Plan. Parking locations may also be modified to accommodate final building locations.
- Setbacks, Side Yards, and Rear Yards:** All buildings constructed within the Site shall meet or exceed the setback, rear yard, and side yard requirements established under the Ordinance for the R-4 Zoning District in Parcel A, the R-12MF Zoning District in Parcel B, the O-1 Zoning District in Parcel C, and the R-3 Zoning District in Parcel D.
- Buffer Areas:**
 - a. Buffers established on the Rezoning Plan shall conform to the standards of Section 12.302 of the Zoning Ordinance, subject however, to the provisions of Section 12.304 and the following provisions of subparagraphs a-b, 4c, 4d, and 4e set forth below.
 - b. Buffer areas are to remain an open space, except to the extent necessary to accommodate access paths, berms, walls, fences, drainage pipes or channels, grading, utility lines and facilities, and underground storm water detention facilities. Storm water detention ponds will not be located in the buffer. Storm water and sewer installations may only cross unshaded buffer zones at exterior angles measured at the property lines which are not less than 75 degrees and, to the extent possible, paths cleared for such utility lines shall use riprapped with plant materials which are the same as or similar to the types of materials that are in place within the buffer zone involved. Any interference with the buffer to accommodate utility lines shall conform to the standards of Section 12.302 (2)(b).
 - c. In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading, and the installation of utility conduits, the cleared, unimproved areas will be landscaped as required by Section 12.302 of the Zoning Ordinance.
 - d. The Petitioner also retains the right to remove weeds, undergrowth, and small understory trees (less than one inch caliper) within any buffer area for the purpose of improving the overall appearance of naturally vegetated areas.
 - e. If property adjoining Parcel B is rezoned to MF prior to the development of Parcel B, the 75-foot buffer shown may be reduced or eliminated.
- Landscape Areas and Screening:** Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. Landscaping areas within the Site will be planted and improved in sequence which are keyed to the development taking place on each Parcel. Each dumpster and service area will be screened on all four sides from public streets and from adjacent properties in a manner which satisfies or exceeds the requirements of the Ordinance.
- Signs:** A master signage and graphic system will be adopted and implemented throughout the Site. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. All signs must be fixed and may not move, rotate, or flip. All freestanding building and least dimension signs or graphics installed within building areas will be complementary in scale and appearance to the structure which they identify, and each sign affixed to a structure will be compatible with its architectural design.

- Access Points (Driveways):** The number of vehicular access points will be limited to those shown on this Rezoning Plan, and each will be located in the general areas depicted on the Rezoning Plan. The configurations and final locations of driveways and access points within the Site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by MCOOT and Mecklenburg County Engineering Department.
 - Lighting:** A uniform lighting system will be employed within each Parcel. All lighting within the Site, except street lights, shall be designed such that direct illumination does not extend past the property lines of the Site. Consideration will be given to the spread of lighting both with and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency, and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties. Light fixtures will not exceed 30 feet in height, except for street lights.
 - Parking:**
 - a. The parking spaces depicted on the Rezoning Plan may vary but, in all events, will be sufficient to satisfy the minimum off-street parking standards established under the Ordinance.
 - b. No parking will be permitted within designated buffer and landscape areas or setbacks.
 - Burial of Certain Power Lines:** The electrical primary voltage loop system for the site, including all power lines serving buildings constructed on the site, will be installed underground.
 - Tree Planting:** All development shall comply with ordinance requirements of Mecklenburg County.
 - Fire Protection:** Adequate fire protection in the form of fire hydrants will be provided to the County Fire Marshal's specifications.
 - Design Standards for Parcel C:** Buildings on Parcel C must be designed to have a residential character and be constructed with pitched roofs.
 - Right-of-Way Dedication:** All areas within the property that are reserved for right-of-way dedication shall be dedicated prior to the issuance of any building permits.
- B. PERMITTED USES**
- Parcel A: Parcel A may be devoted 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 devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an R-12MF Zoning District. The total number of units constructed on Parcel B cannot exceed 500.
 - Parcel C: Parcel C may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an O-1 Zoning District. The gross floor area of office structures constructed on Parcel C cannot exceed 65,000 square feet.
 - Parcel D: Parcel D may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an R-3 Zoning District. The total number of dwelling units, if constructed on Parcel D cannot exceed 16.
- C. AMENDMENTS TO REZONING PLAN**
- Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels involved in accordance with Chapter 6 of the Ordinance.
- D. 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 supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and each of the Owners and their respective heirs, devisees, 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 heirs, devisees, personal representatives, successors in interest, and assigns of the Petitioner or the Owners.

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

TAX PARCEL # 223-210-02
SURVEY AND BOUNDARY INFORMATION PROVIDED BY
GPA, CHARLOTTE, NC.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 31° 03' 03" E	35.19'
L2	S 88° 36' 57" W	49.50'
L3	S 76° 03' 03" E	75.00'
L4	S 31° 03' 03" E	41.20'
L5	N 58° 36' 57" W	49.50'
L6	S 76° 03' 03" E	75.00'
L7	S 76° 03' 03" E	48.03'
L8	S 69° 27' 18" E	49.96'
L9	S 75° 35' 40" W	74.97'
L10	S 30° 03' 30" W	49.50'
L11	N 77° 53' 45" E	87.07'
L12	S 59° 56' 30" E	43.40'
L13	S 75° 36' 02" W	75.00'
L14	S 30° 31' 55" W	49.45'
L15	N 75° 29' 13" E	86.43'
L16	S 64° 33' 29" E	55.31'
L17	S 25° 26' 31" W	45.95'

CURVE CHART

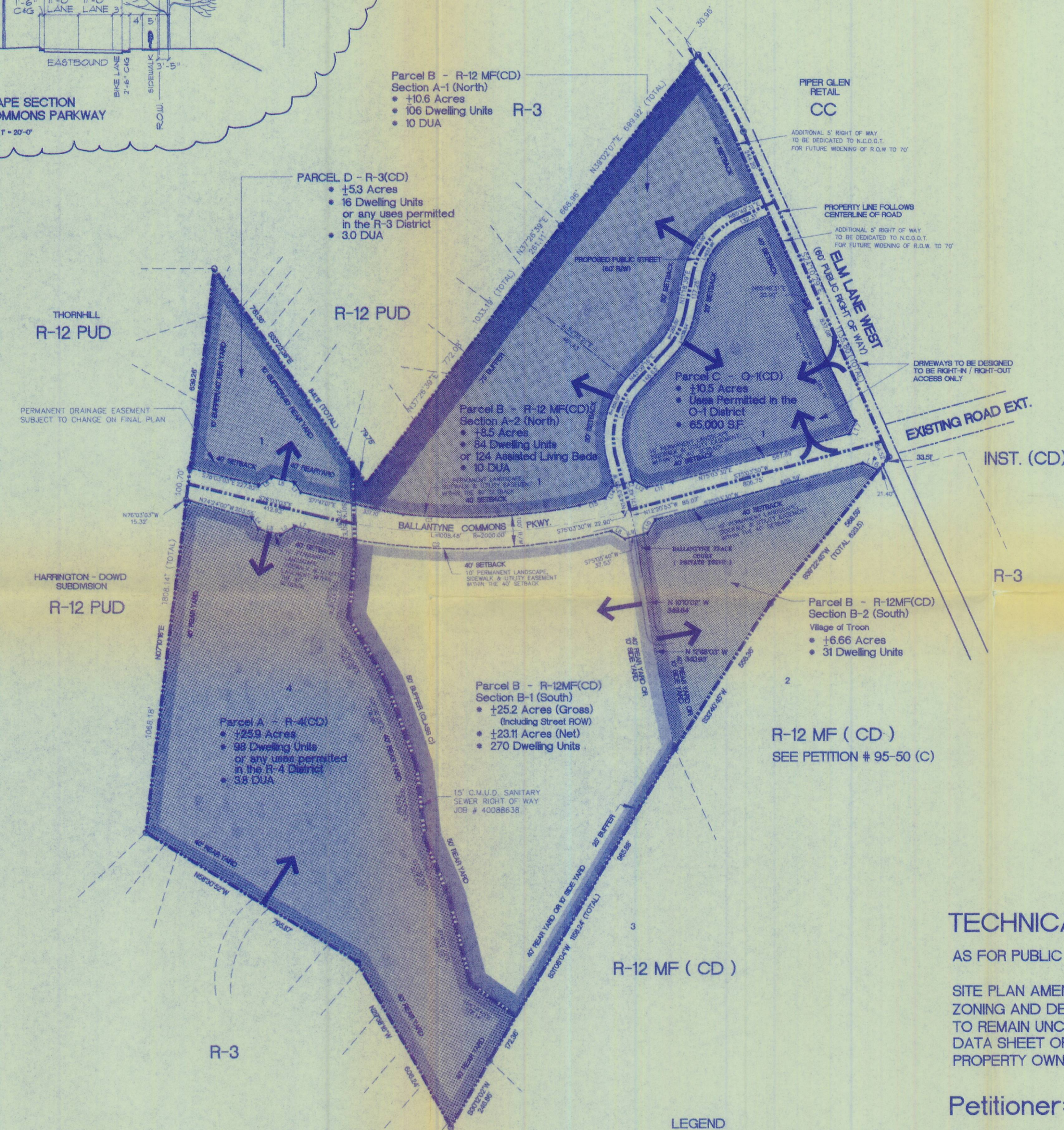
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1290.53'	235.19'	500.16'	234.61'	S 30° 30' 19" E	123° 39' 41"
C2	2050.00'	681.15'	500.16'	971.82'	N 87° 16' 20" W	272° 25' 21"
C3	1950.00'	571.65'	287.89'	589.61'	S 89° 49' 43" E	16° 47' 47"

WEIR PROPERTY

Mecklenburg County, North Carolina

Development Summary:

- Total Site Area: ±92.7 Acres
- Proposed Zoning:**
Parcel A - R-4(CD)
• ±25.9 Acres
• 98 Dwelling Units
or any uses permitted in the R-4 District
• 3.8 DUA
- Parcel B - R-12 MF(CD)
• ±51.0 Acres Total
• 500 Dwelling Units Total
- Section A-1 (North)
• ±10.6 Acres
• 106 Dwelling Units
- Section A-2 (North)
• ±8.5 Acres
• 84 Dwelling Units
or 124 Assisted Living Beds
- Section B-1 (South)
• ±25.2 Acres (Gross) (including Street ROW)
• ±23.11 Acres (Net)
• 270 Dwelling Units
- Section B-2 (South)
• ±6.66 Acres
• 31 Dwelling Units
- Parcel C - O-1(CD)
• ±10.5 Acres
• Uses Permitted in the O-1 District
• 65,000 SF.
- Parcel D - R-3(CD)
• ±5.3 Acres
• 16 Dwelling Units
or any uses permitted in the R-3 District
• 3.0 DUA



TECHNICAL DATA SHEET

AS FOR PUBLIC HEARING, PETITION 96-42 (C)

SITE PLAN AMENDMENT OF PETITION #95 - 27(C)
ZONING AND DENSITIES OF SHADED PARCELS
TO REMAIN UNCHANGED. REFER TO TECHNICAL
DATA SHEET OF PET.#95-27(C) FOR ADJACENT
PROPERTY OWNERS OF UNAFFECTED PARCELS.

Petitioner:
ALTMAN DEVELOPMENT CORPORATION

DATE: AUGUST 30, 1996
PROJECT NO.: 16234
REVISIONS:
Ballantyne Streetscape Section Added
November 13, 1996

Scale: 1" = 200'

LEGEND:
RIGHT IN/RIGHT OUT
ACCESS POINTS
BUFFER
SETBACKS/REAR YARDS
LANDSCAPE EASEMENT
ZONING BOUNDARY

Land Design

APPROVED BY COUNTY COMMISSION
DATE: 1/14/97

01701 Ecor Boulevard, Charlotte, NC 28203 704/333-0125
1216 Prince Street, Alexandria, VA 22314 703/844-1784

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

SHEET NO. 1
FILE: E:\19401\WZ02E2D.WG OF: 1