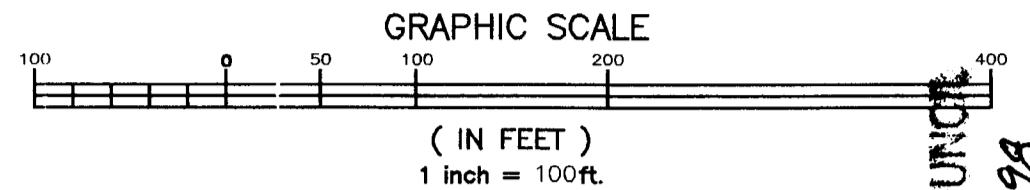
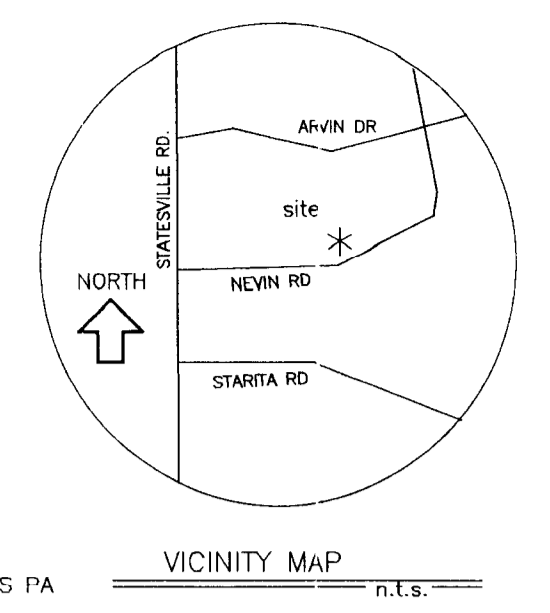


REFERENCES:

- DEED BOOK 1876 PAGE 216
- DEED BOOK 1884 PAGE 241
- DEED BOOK 2389 PAGE 125
- DEED BOOK 2436 PAGE 056
- DEED BOOK 2655 PAGE 140
- DEED BOOK 2712 PAGE 087
- DEED BOOK 3326 PAGE 595
- DEED BOOK 3570 PAGE 242
- DEED BOOK 4056 PAGE 570
- DEED BOOK 4731 PAGE 238
- DEED BOOK 5701 PAGE 691
- DEED BOOK 7780 PAGE 975
- MAP BOOK 7 PAGE 185
- MAP BOOK 7 PAGE 579
- MAP BOOK 26 PAGE 482
- MAP BOOK 26 PAGE 526
- MAP BOOK 27 PAGE 190
- AS-BUILT SURVEY OF GROUP HOMES TRACT BY T. DONALD LAWRENCE & ASSOCIATES PA DATED 3-26-96

NOTES:

- TAX PARCEL 045-281-06 ZONED INST.
 - TAX PARCEL 045-281-07 ZONED INSTCD
 - TAX PARCEL 045-291-04 ZONED R4
 - TAX PARCEL 045-291-05 ZONED R4
- F.E.M.A. - F.I.R.M. INFORMATION
 COMMUNITY-PANEL NUMBER 370159 0003 B
 ZONE C
 MAP REVISED: FEBRUARY 26, 1982



LEGEND

- ☆☆☆☆☆☆☆☆ Proposed Private Road Open to All Traffic.
- ☆☆☆☆☆☆☆☆ Proposed Private Road Restricted to Client Vans Only.
- Proposed Future Private Road Closures as noted.

SITE DATA TABLE

Proposed Use: Vocational School-Sheltered Workshop
 Existing Use: Vocational School-Sheltered Workshop
 Proposed Zoning: Institutional CD
 Existing Zoning: Institutional CD
 Acreage: 44.105 Acres (Excludes City of Charlotte Tract)
 Total Allowable Building Area: 145,830 Square Feet (Including Existing and Excluding City of Charlotte & R4 Tracts)

SITE PLAN AMENDMENT of Existing Institutional CD

Description: Expansion of existing Vocational School - Sheltered Workshop and social service facilities for adults with developmental disabilities ("Clients") including on-site training and placement in light Manufacturing, assembly, and warehouse settings.

Proposed expansion of existing campus with approximately three single-story buildings totaling approximately 30,000 square feet; including expansion of existing multi-purpose areas, administrative offices, and Cafeteria.

Proposed future campus with approximately nine single-story buildings totaling approximately 90,000 square feet; including additional administrative offices, multi-purpose areas, as well as additional auditorium/cafe/tertia facilities.

Buffers as indicated shall remain undisturbed and shall not be reduced in width. Storm Water Detention shall be incorporated outside of buffer areas as indicated and temporary detention structures may be placed in the vicinity of individual construction projects to be phased out and re-landscaped as the campuses expand.

Landscape Screening (including dumpsters) shall be provided in accordance with the requirements of the Charlotte Zoning Ordinance. All projects shall comply with the Charlotte Tree Ordinance. Exterior Signs and Signage shall conform with the Charlotte Sign Ordinance.

None of the areas fall within a regulated Flood Plain.
 Topography is indicated at two foot contour intervals.

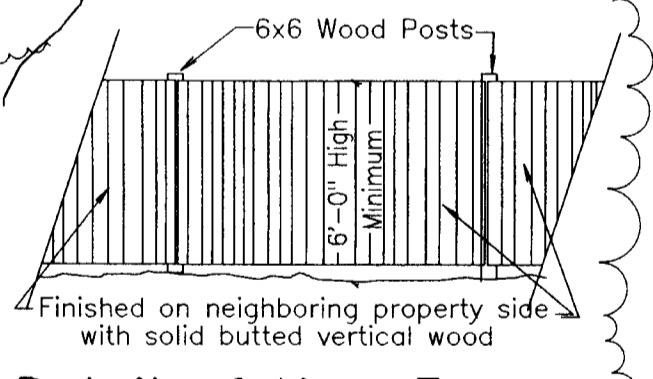
Future Roads, Paved Areas, Curbs and Gutters, etc. shall comply with the requirements of the Charlotte-Mecklenburg Land Development Standards.

Exterior Lightpoles shall be limited to a maximum height of 20 feet.
 Parking Spaces shall be provided for each building at the rate of one space per 400 gross square feet of area. Loading Spaces shall be provided for each building to comply as a minimum with the requirements of the Charlotte Zoning Ordinance.

A large proportion of "Clients" are transported to the site by passenger vans which shall also transport the clients between campuses and remote facilities along the private roads indicated. 15 percent of the required spaces for future buildings shall accommodate Handicapped Accessible Vans, and a van accessible drop off zone shall be provided at each future structure.

The existing 57 parking spaces shall be the minimum provided on-site for the present structures. This number shall not be reduced or applied toward any future buildings.

- Additional Notes Required:
- Above ground, back-flow preventers shall not be located within the setbacks.
 - Dumpsters shall be screened with solid enclosures with gates.
 - Screening shall be provided as per section 12.303 of the Zoning Ordinance.
 - Buffers shall be installed per section 12.302 of the City Zoning Ordinance.
 - Parking shall be provided per Table 12.202 of the City Zoning Ordinance.
 - All future submittal packages for building permits shall include an overtopping analysis for the Nevin Road culvert. If the culvert would no longer meet contemporary drainage design standards, its replacement shall be required of the developer.
 - The following agencies shall be contacted regarding wetland and water quality permits:
 401/404 Permit U.S. Army Corps of Engineers (704) 271-4854
 401/404 Permit NCDEHNR - Raleigh office (919) 733-1786
 - The total number of access points to the conditionally zoned areas shall be limited to the four (4) indicated on the plan, one of which may be closed at some future time.
 - Storm water detention shall not be made within the setbacks.



NEW TRACT
 43,560 sq.ft.
 1.000 acres
 Proposed Rezoning from R-4 to Institutional CD

Proposed New Entry Drive
 26' min. Type II
 470' Sight Distance

Future Closure of Existing Driveway
 Existing Type II Driveway to Remain

APPROVED BY CITY COUNCIL
 DATE 7/16/16, 1995
 083326-595

MASTER PLAN
 For The
NEVINS CENTER, Inc.
 3523 Nevin Road, Charlotte, NC 28221

Petition No. 98-13 FOR PUBLIC HEARING

9/22/97 GWW
 Revised 1/15/98

Proposed Re-Zoning & Master Plan