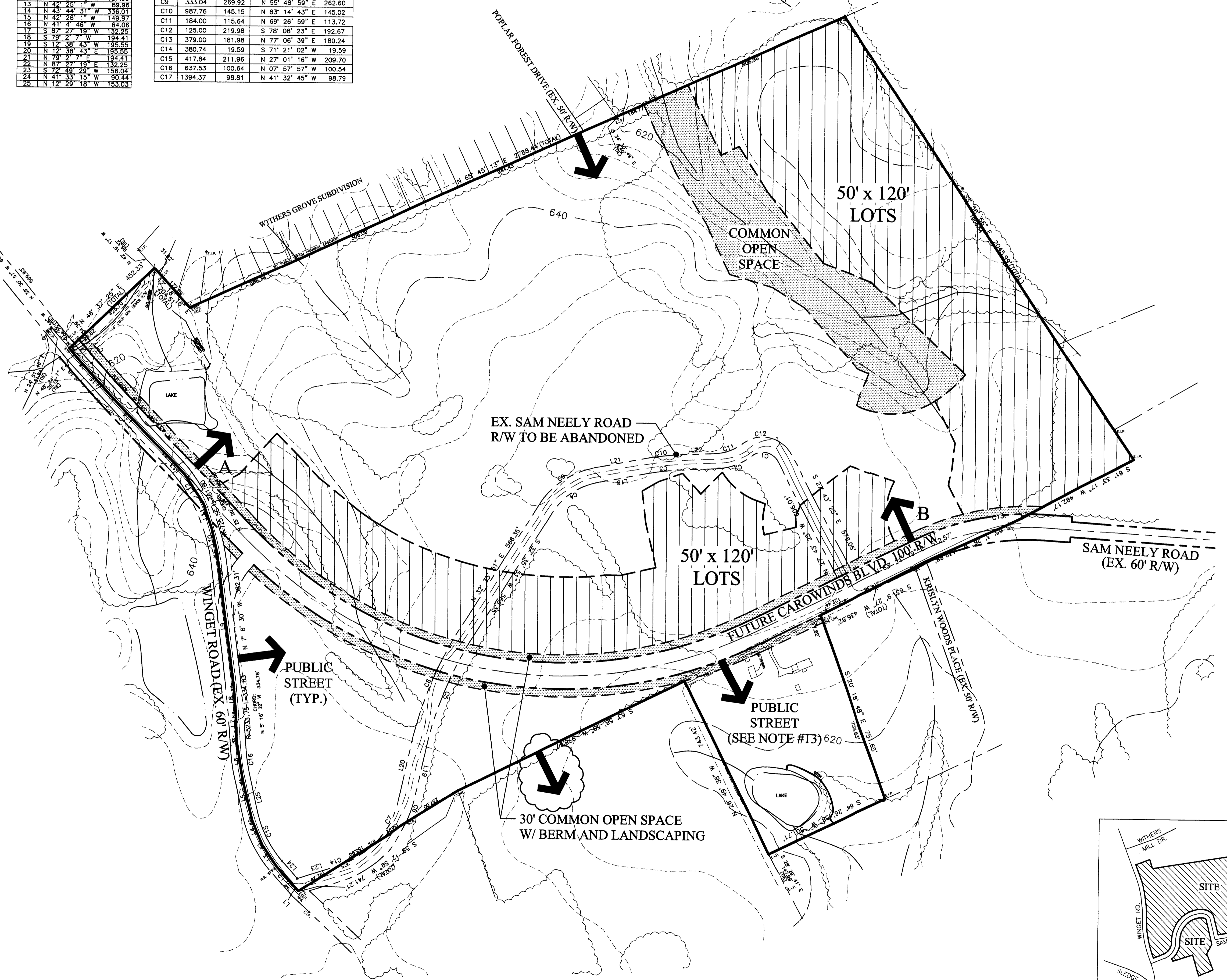


LINE TABLE		CURVE TABLE			
LINE	BEARING & DISTANCE	CURVE	RADIUS	LENGTH	CHORD BEARING & DISTANCE
1	N 43° 27' 44" W 20.07	C1	65.00	114.39	N 78° 08' 23" W 100.19
2	N 41° 53' 15" W 109.78	C2	244.00	153.35	S 69° 26' 59" W 150.84
3	N 33° 55' 37" W 100.17	C3	927.76	136.34	S 53° 14' 43" W 136.21
4	N 22° 37' 24" W 100.03	C4	273.04	221.29	S 55° 48' 59" W 215.29
5	N 15° 40' 11" W 160.07	C5	1334.43	464.68	S 22° 37' 17" W 462.35
6	N 9° 0' 54" W 156.24	C6	440.74	102.72	S 19° 19' 21" W 102.49
7	N 1° 26' 7" W 89.24	C7	380.74	225.34	N 28° 36' 03" E 222.07
8	N 4° 49' 55" W 100.05	C8	1394.43	485.58	N 22° 37' 17" E 483.14
9	N 7° 24' 7" W 517.54	C9	333.04	269.92	N 55° 48' 59" E 262.80
10	N 12° 17' 17" W 100.05	C10	987.76	145.15	N 83° 14' 43" E 145.02
11	N 19° 11' 26" W 100.00	C11	184.00	115.64	N 69° 26' 59" E 113.72
12	N 33° 27' 18" W 137.00	C12	125.00	219.98	S 78° 08' 23" E 192.67
13	N 42° 25' 11" W 89.96	C13	379.00	181.98	N 77° 06' 39" E 180.24
14	N 43° 44' 31" W 336.01	C14	380.74	19.59	S 71° 21' 02" W 19.59
15	N 42° 28' 11" W 149.97	C15	417.84	211.96	N 27° 01' 16" W 209.70
16	N 41° 4' 48" W 84.06	C16	637.53	100.64	N 07° 57' 57" W 100.54
17	S 87° 27' 19" W 132.25	C17	1394.37	98.81	N 41° 32' 45" W 98.79
18	S 79° 27' 7" W 194.41				
19	S 12° 38' 43" W 195.55				
20	N 12° 38' 43" E 195.55				
21	N 79° 27' 7" E 194.41				
22	N 87° 27' 19" E 132.25				
23	S 72° 49' 59" W 156.04				
24	N 41° 33' 15" W 90.44				
25	N 12° 29' 18" W 153.03				

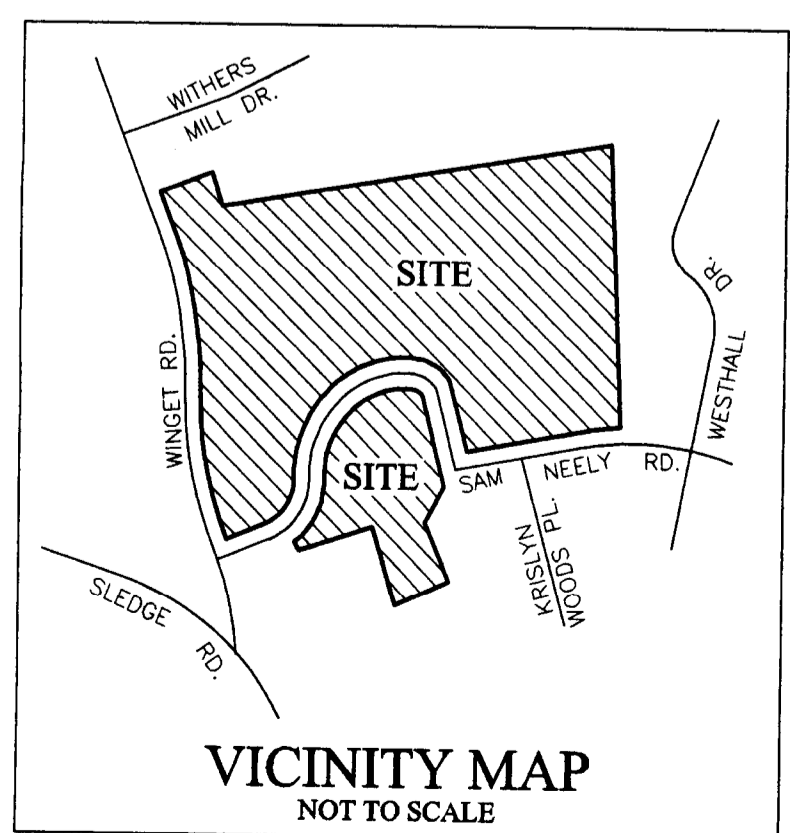


GENERAL NOTES

- Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the R-4 zoning district classification shall be followed in connection with development taking place on the Site.
- 1) Up to 630 detached single-family lots may be built within the 173 +/- acre Site and no more than 235 of these lots may be less than 60 feet in width at the minimum setback line. All lots smaller than 60 feet at the minimum setback line shall be confined to the locations indicated on the Technical Data Sheet. The Site will include a minimum of 100 lots with a minimum width of 70 feet measured at the minimum setback line.
 - 2) The Petitioner commits to include among the amenities of this residential community a Swim Club. The Swim Club shall include: a 25-meter pool, an open-air cabana with enclosed restrooms, showers and an outdoor playground. The playground equipment shall be similar to the equipment installed within the Wynfield Forest Swim Club in Huntersville. No more than 150 certificates of occupancy for homes constructed on the Site may be issued until after the Swim Club is completed.
 - 3) The Petitioner commits to install a 5 foot wide nature trail along the creek which runs through the eastern end of the Site within the common open space depicted on the Technical Data Sheet and to connect this nature trail to the sidewalk system which is to be installed as a part of the development. This trail will be installed in sequences, which are keyed to development taking place within the Site.
 - 4) The Petitioner commits to reserve a right-of-way 100 feet in width for the extension of Carowinds Boulevard through the Site in a westerly manner along the southerly margin of the Site to a point and then curving in a westerly to northwesterly direction to a point which connects this reserved right-of-way with Winget Road along the alignment generally depicted on the Technical Data Sheet.
 - 5) The Petitioner commits to establish common open space at least thirty feet in width along the reserved alignment for the extension of Carowinds Boulevard within those areas of the Petitioner's Site which are depicted on the Technical Data Sheet. Landscaped berms will be created within the open space areas adjacent to the reserved right-of-way. The berms will be planted at a minimum with 3 gallon evergreen bushes (wax myrtle or similar) planted 10-feet on center. The berms will be installed and planted in sequences, which are keyed to development taking place within the Site.
 - 6) The Petitioner commits to provide the greater of the following: a) 15 acres common open space or b) 10% of the acreage developed under Mecklenburg County R-4 cluster provisions as open space within the Site.
 - 7) The Petitioner commits to create a mandatory Home Owners Association. The HOA shall be responsible for the up keep and maintenance of the common areas of the Association as directed by the HOA Board of Directors.
 - 8) The Petitioner commits to install entry monuments and landscaping in the locations in the general locations labeled 'A' and 'B' on the Technical Data Sheet similar to or better than the Withers Grove entry on Withers Mill Drive that is adjacent to the Site.
 - 9) It is the Petitioner's intent to front lots on Winget Road with each lot having its own private driveway. Except for those private drives, access points into the Site will be limited to those shown on this Technical Data Sheet.
 - 10) The Petitioner commits to upgrade the portion of Winget Road along the Site frontage outside of the reserved right of way for Carowinds Boulevard to the Mecklenburg County standards for a residential collector street.
 - 11) The configuration and exact locations of access points into the Site are subject to minor modifications required to accommodate final Site plan adjustments for wetlands topographic and architectural constraints and are further subject to approval of the North Carolina Department of Transportation and the Mecklenburg County Engineering Department.
 - 12) The Petitioner may remove either or both lakes on the Site.
 - 13) In the event alternate public street access is obtained for the ±9 acre Site south of Carowinds Boulevard the Petitioner may delete the access point shown from future Carowinds Boulevard.

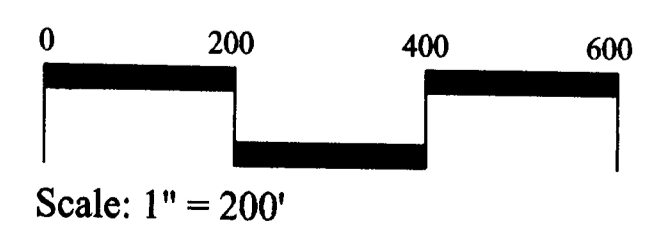
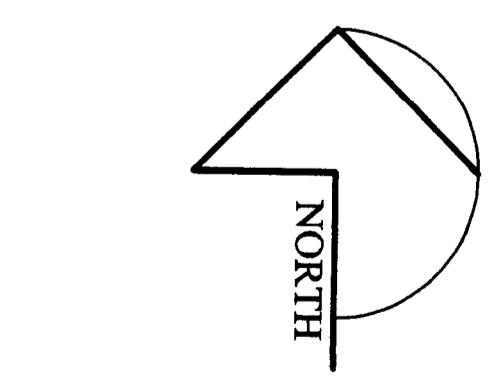
DEVELOPMENT DATA

GROSS SITE AREA	173.34 AC
NET SITE AREA (LESS 8.66 AC WITHIN CAROWINDS BLVD. R/W)	164.68 AC
EXISTING ZONING	R-3
PROPOSED ZONING	R-4 (CD)
MAX. NUMBER LOTS	630



APPROVED BY COUNTY COMMISSION
DATE 11-17-98

PETITION # 98 - 57(C)



Landscape Architecture
Land Planning
Civil Engineering
Land Surveying

TASK DESIGN GROUP, PA

2108 South Boulevard, Suite 100, Charlotte, North Carolina 28203
Phone: 704/529-6500 Fax: 704/522-0892

Revisions:
1. 10/20/98 TEP PER CHFC ZONING REVIEW COMMENTS

Scale: 1" = 200'
Date: 10/12/98
Drawn By: TEP
Designed By: SRT
Job No.: 9868

TECHNICAL DATA SHEET

WINGET ROAD REZONING
MECKLENBURG COUNTY, NORTH CAROLINA

CROSLAND LAND COMPANY, 141 SCALEYBARK ROAD, CHARLOTTE, NC 28209

Sheet No. 1 of 1