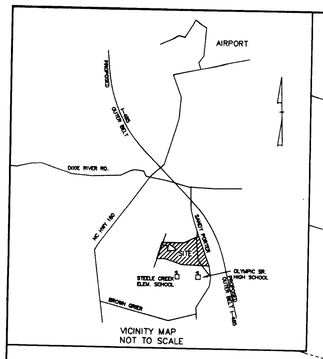


VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

COMMENCING AT AN EXISTING CONCRETE MONUMENT THE NORTHWESTERN CORNER OF THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION PROPERTY RECORDED IN DEED: 2626-25 THENCE N 83°45'59" E 82.33' TO THE POINT OF BEGINNING, THE SOUTHEASTERN CORNER OF THE MARY PORTER WILLIAMS PROPERTY RECORDED IN DEED:5203-153. THENCE N 14°13'40" E 540.60' TO A POINT; THENCE N 18°40'40" E 75.00' TO A POINT; THENCE N 17°08'13" E 331.10' TO A POINT; THENCE N 11°47'13" E 182.39' TO A POINT THE NORTHWESTERN CORNER OF THE SUBJECT PROPERTY ON THE PROPOSED RIGHT-OF-WAY OF THE I-485 OUTER BELT PROJECT R-2248AC; THENCE WITH THE PROPOSED RIGHT-OF-WAY OF I-485 9 CALLS 1) S 74°59'43" E 397.42' TO A POINT; 2) S 73°17'19" E 545.49' TO A POINT; 3) S 64°45'21" E 194.28' TO A POINT; 3) S 60°36'10" E 42.62' TO A POINT; 4) S 06°03'40" E 26.35' TO A POINT; 5) S 09°16'12" E 88.55' TO A POINT; 6) N 76°56'53" E 71.57' TO A POINT; 7) N 08°52'29" W 53.88' TO A POINT; 8) S 58°24'30" E 240.28' TO A POINT THE NORTHEASTERN CORNER OF THE SUBJECT PROPERTY AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF I-485 OUTER BELT WITH THE WESTERLY RIGHT-OF-WAY OF SANDY PORTER ROAD RECORDED IN MAP BOOK 2-466; THENCE WITH THE WESTERLY RIGHT-OF-WAY OF SANDY PORTER ROAD S 17°09'44" E 712.94' TO A POINT; THENCE LEAVING THE RIGHT-OF-WAY OF SANDY PORTER ROAD S 23°57'51" W 62.52' TO A POINT; THENCE WITH THE ARC OF A CURVE TO THE LEFT OF RADIUS 326.48' AN ARC LENGTH OF 64.79' (CHORD S 57°23'10" W 64.68') TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SR 1142; THENCE WITH THE EASTERLY RIGHT-OF-WAY OF SR 1142 N 43°38'45" W 160.29' TO A POINT; THENCE CROSSING SR 1142 S 87°49'46" W 784.38' TO A POINT; THENCE N 76°07'01" W 670.81' TO A POINT; THENCE S 83°45'58" W 280.50' TO THEM POINT OF BEGINNING. SAID PROPERTY AS SHOWN ON THE TECHNICAL DATA SHEET BY YARBROUGH-WILLIAMS & ASSOCIATES DATED 4-22-99 AND CONTAINING 36.0 ACRES.

DEVELOPMENT STANDARDS

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THIS 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 THIS SITE.

1) THE CONFIGURATION AND EXACT LOCATION OF THE ACCESS POINT INTO THE SITE IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE PLAN ADJUSTMENTS FOR WETLANDS, TOPOGRAPHIC AND ARCHITECTURAL CONSTRAINTS AND IS FURTHER SUBJECT TO APPROVAL OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

2) THE MINIMUM LOT SIZE WILL BE 6000 SQUARE FEET.

3) THE MAXIMUM NUMBER OF LOTS WILL BE 120 LOTS.

4.) PETITIONER AGREES TO ESTABLISH A 50 FOOT WIDE OPEN SPACE BUFFER AREA ALONG THAT PORTION OF THE SITE WHICH FRONTS ON I-485 FOR NOISE ATTENUATION, ALL AS DEPICTED ON THIS TECHNICAL DATA SHEET. THE PETITIONER FURTHER AGREES TO ESTABLISH AN EARTHEN BERM AT ALL POINTS ALONG THE OPEN SPACE AREA WHICH ARE LESS THAN EIGHT FEET ABOVE OR BELOW THE GRADE ELEVATION OF I-485 AND TO MAINTAIN THE EXISTING TREES AND FOLIAGE WITHIN THE EXTERIOR 40 FEET OF THE REMAINING PART OF SUCH COMMON OPEN SPACE AREA. PETITIONER RESERVES THE RIGHT TO GRADE WITHIN THE INTERIOR 10 FEET OF THE COMMON OPEN SPACE BUFFER IF REQUIRED FOR STORM WATER CONTROL. PETITIONER FURTHER AGREES TO ADD ADDITIONAL VEGETATION IN THOSE PORTIONS OF THIS COMMON OPEN SPACE AREA WHICH ARE TO BE LEFT IN THEIR NATURAL STATES WHERE IT IS NEEDED TO PROVIDE AN EFFECTIVE BUFFER.

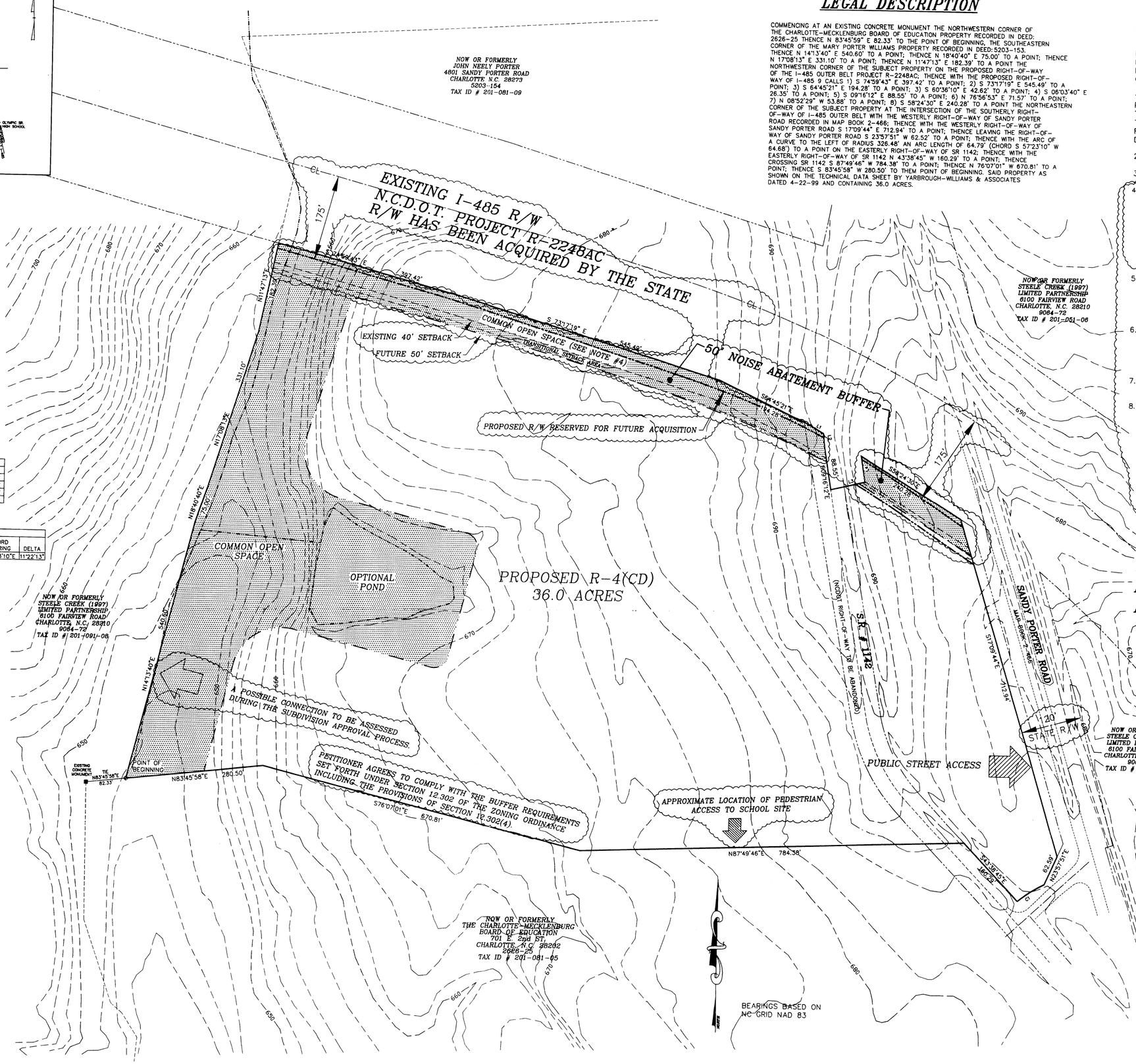
5.) IN THE EVENT ADEQUATE RIGHT-OF-WAY EXISTS AND CONSTRAINTS ASSOCIATED WITH THE SANDY PORTER ROAD BRIDGE OVER I-485 DO NOT PROHIBIT SUCH IMPROVEMENTS, PETITIONER AGREES AT HIS EXPENSE TO INSTALL A LEFT TURN LANE ALONG SANDY PORTER ROAD LEADING INTO THE SITE.

6.) THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO THE CONSTRUCTION REGUARDING WETLAND AND WATER QUALITY PERMITS:

401/404 PERMIT NCDEHNR-RALEIGH OFFICE (919)733-1786
401/404 PERMIT U.S ARMY CORPS OF ENGINEERS (704)271-4854

7.) APPROXIMATE TOTAL AREA OF COMMON OPEN SPACE IS 7.4 ACRES WHICH CALCULATES TO 20.5% OF TOTAL SITE AREA.

8.) PURSUANT TO THE PROVISIONS OF SECTION 12.103 OF THE ORDINANCE, THE PETITIONER AGREES TO ESTABLISH A TRANSITIONAL YARD ALONG THE SITE'S ENTIRE FRONTAGE ON I-485 AT A POINT WHICH IS 175 FEET SOUTH OF THE CENTER LINE OF I-485. THE PETITIONER FURTHER AGREES TO RESERVE A TRANSITIONAL YARD AREA ALONG THE SITE'S ENTIRE FRONTAGE ON I-485 WHICH IS EQUAL TO THE AREA NEEDED TO INCREASE THE WIDTH OF THE RIGHT-OF-WAY FOR I-485 SOUTH OF ITS CENTERLINE TO THE 175 FEET FOR FUTURE RIGHT-OF-WAY PURPOSES SHOULD THE "NCDOT" ELECT TO ACQUIRE IT AT SOME FUTURE DATE. PETITIONER FURTHER AGREES TO REFRAIN FROM PLACING ANY BUILDINGS WITHIN THE TRANSITIONAL YARD AREA OR USING IT FOR ANY OTHER PURPOSE THAT IS PROHIBITED WITHIN THE REQUIRED YARDS ESTABLISHED UNDER THE ORDINANCE FOR THE R-4 DISTRICT.



LINE TABLE		
LINE	LENGTH	BEARING
L1	42.62	S60°36'10"E
L2	26.35	S06°03'40"E
L3	71.57	N76°56'53"E
L4	53.88	S08°52'29"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DISTANCE	CHORD BEARING	DELTA
C1	64.79	326.48	64.68	N57°23'10"E	11°22'13"

DEVELOPMENT DATA

TOTAL SITE AREA	36.0 ACRES
EXISTING ZONING	R-3
PROPOSED ZONING	R-4(CD)

FOR PUBLIC HEARING
REZONING PETITION # 99-42(c)

TECHNICAL DATA SHEET

SCALE: 1" = 100'
DATE: 4/23/99
REVISIONS:
6/21/99 PER CMPC STAFF BTG
7/19/99 PER CMPC STAFF BTG

99-42c

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