

SURVEY NOTE
 BOUNDARY SURVEY FOR PROJECT BY:
 R. B. Pharr & Associates, P.A.
 420 Hawthorne Lane, Charlotte, NC 28204 (704) 376-2186
 DATED: 06/22/01

SITE SUMMARY: TOTAL SITE
 (PROVIDED FOR REFERENCE)

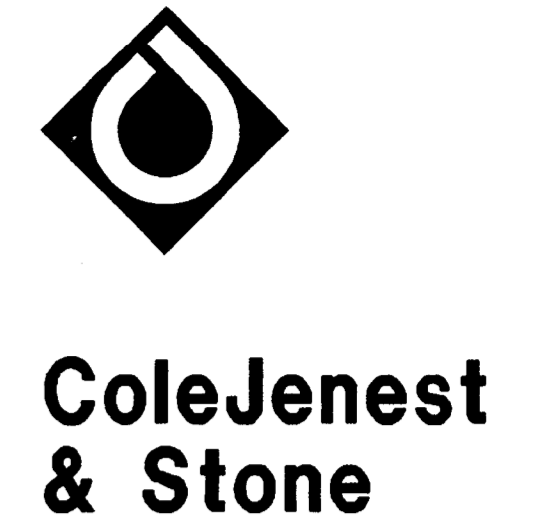
TAX PARCEL NUMBERS	025-141-05 025-141-23 025-181-18
SITE AREA	192.15 ACRES
FRED D. ALFAXANDER BLVD. DEDICATION	±4.58 ACRES
EXISTING ZONING	R-3
PROPOSED ZONING	MX-2 (INNOVATIVE) AND R-BMF (CD)
PROPOSED DENSITY (4.8 D.U.'s PER ACRE MAX.)	387 ATTACHED D.U.'s MAX. TRACT I 152 ATTACHED D.U.'s MAX. TRACT II 398 SINGLE FAMILY/DUPLEX D.U.'s MAX. 937 D.U.'s TOTAL
MAXIMUM BLDG. HEIGHT	40' HT.
PROPOSED USE	RESIDENTIAL
COMMON OPEN SPACE	±40 ACRES MIN. (21% OF SITE)
REQUIRED YARDS:	
SINGLE FAMILY/MULTI FAMILY	3' SIDE YARD (DETACHED & DUPLEX) MIN. BUILDING SEPARATION ATTACHED: 18 FEET 20' REAR YARD 45' REAR YARD MIN. ALONG PERIMETER OF MX2 DISTRICT 20' REAR YARD MIN. WHERE COMMON OPEN SPACE OR DEDICATED GREENWAY OF ≥25' EXISTS

SITE SUMMARY: MECKLENBURG COUNTY

TAX PARCEL NUMBERS	PORTION OF 025-141-05 025-141-23
SITE AREA	±101.73 ACRES
EXISTING ZONING	R-3
PROPOSED ZONING	MX-2 (INNOVATIVE)
PROPOSED DENSITY (3.7 D.U.'s PER ACRE MAX.)	378 SINGLE FAMILY/DUPLEX D.U.'s MAX. 378 D.U.'s TOTAL
MAXIMUM BLDG. HEIGHT	40' HT.
PROPOSED USE	RESIDENTIAL
COMMON OPEN SPACE	20.34 ACRES MIN. (20% OF SITE MIN.)
REQUIRED YARDS:	
SINGLE FAMILY	15' SETBACK 3' SIDE YARD 20' REAR YARD 45' REAR YARD MIN. ALONG PERIMETER OF MX2 DISTRICT 20' REAR YARD MIN. WHERE COMMON OPEN SPACE OR DEDICATED GREENWAY OF ≥25' EXISTS

- LEGEND**
- ACCESS POINT
 - EXISTING ZONING
 - ADJACENT PROPERTY OWNER (SEE SHEET R22 FOR LIST OF ADJACENT PROPERTY OWNERS)
 - VEGETATIVE BUFFER (WIDTHS VARY)

APPROVED BY COUNTY COMMISSION
 DATE 12/1/01



ColeJenest & Stone
 Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design
 112 South Tryon Street
 Suite 300
 Charlotte
 North Carolina
 28284
 Tele 704.376.1555
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We Build Community

VANGUARD CENTRE
 5350 77-CENTER DRIVE, SUITE 100
 CHARLOTTE, NORTH CAROLINA 28217

REAMES ROAD PROPERTY
 MECKLENBURG, NORTH CAROLINA

TECHNICAL DATA SHEET
 PETITION NO. 2001-12(c)
 2334

05/16/01

◆ Issued
 10/24/01 - REVISED PER CMPC COMMENTS
 08/30/01 - REVISED PER OWNER'S REQUEST
 08/23/01 - REVISED PER CMPC COMMENTS
 07/13/01 - REVISED PER OWNER'S COMMENTS
 06/25/01 - REVISED PER OWNER'S COMMENTS

◆ Revised

SCALE: 1" = 200'-0"
 0 100 200 400

RZ1 3

◆ Sheet of

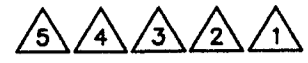
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ORIGINAL

COMBINED GRID FACTOR: 0.99984509
 N 29°52'36" E 2939.64' (GRID DISTANCE)
 S 60°53'36" E 2938.00' (GRID DISTANCE)

N.C.G.S. MONUMENT
 N.C. GRID COORDINATES AND
 HORIZONTAL DISTANCE
 (LEAST SQUARES METHOD)
 11/11/00

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GENERAL PROVISIONS

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MX-2 zoning district classification shall be followed in connection with development taking place on the Site. Street layouts may be modified to accommodate final building and lot locations.

PERMITTED USES

The Site may be devoted to a maximum of 378 dwelling units, comprised of for sale single family detached dwelling units and for sale single family duplex dwelling units.

BUFFERS AND COMMON OPEN SPACE

- 1. Buffers shall not be required between single family detached and single family duplex dwelling units constructed within the Site and adjacent single family uses or single family zoning districts.
2. Petitioner commits to providing connectivity to all portions of the Site through the use of sidewalks.
3. Common open space areas will be provided in various locations on the Site as depicted on the Technical Data Sheet and will be interconnected with the rest of the development by pedestrian trails and sidewalks provided along the streets.

SCREENING AND LANDSCAPED AREAS

- 1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
2. Any dumpsters located within the Site that are visible from a public street or from an external adjoining property will be screened from view by a solid-enclosure with gates.

PARKING

Off street parking spaces will satisfy the minimum standards established under the Ordinance. Parking shall be permitted within all building envelopes established on this Technical Data Sheet.

LIGHTING

- 1. All freestanding lighting fixtures installed will be uniform in design, with the final spacing of such lighting fixtures to be determined by Petitioner.
2. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 15 feet.

SIGNS

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

ACCESS POINTS (DRIVEWAYS)/ STREETS

- 1. The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet.
2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation and the North Carolina Department of Transportation.
3. In the event that any street within the Site is required to be constructed to collector street standards under the Subdivision Ordinance, a 60 foot right of way will be provided for such street.
4. All streets constructed within the Site shall comply with the standards of the City of Charlotte.

FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Code's specifications.

ENVIRONMENTAL PROTECTIONS

Development of this Site shall conform to Surface Water Improvement and Management stream regulations where applicable.

STORM WATER MANAGEMENT

- 1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.
2. Storm water detention shall not be located within required setbacks.

GREENWAY DEDICATION

The Site is immediately adjacent to an approximately 90 acre parcel of land (the "Adjoining Tract") located in the City of Charlotte's extrajurisdiction. Petitioner has filed a Rezoning Petition (Petition No. 2001-107) with the City of Charlotte in which it seeks to rezone a portion of the Adjoining Tract to the MX-2 Innovative zoning district (such portion of the Adjoining Tract being designated as Tract I on the Technical Data Sheet), and the remaining portion of the Adjoining Tract to the R-BMF(CD) zoning district (such portion of the Adjoining Tract being designated as Tract II on the Technical Data Sheet). Petitioner intends to combine the Site and Tract I of the Adjoining Tract (hereinafter collectively referred to as the "Combined Tract") and to develop the Combined Tract as a unified residential development as depicted on the relevant Technical Data Sheets.

If this Rezoning Petition is approved by the Mecklenburg County Board of Commissioners and Rezoning Petition No. 2001-107 is approved by the Charlotte City Council, Petitioner agrees to dedicate those areas depicted on this Technical Data Sheet as "Greenway" to Mecklenburg County for greenway purposes. The Greenway areas shall be dedicated in phases by record plat, with a portion of the Greenway area being dedicated each time a record map creating a phase of the development that contains lots adjacent to the relevant portion of the Greenway area is filed in Mecklenburg County. However, Petitioner will not be required to convey a dedicated Greenway area to Mecklenburg County until at least 50% of the homes to be constructed within the relevant phase of the development have been completed. Prior to the conveyance of a Greenway area to Mecklenburg County, Petitioner shall have the right to construct a pedestrian path through the Greenway area; to maintain the Greenway area; to install and locate utility lines through the Greenway area and to reserve such easements over the Greenway area that are necessary to maintain and repair such utility lines; and to reserve such other easements as may be reasonably necessary in connection with the development of the Site.

AMENDMENTS TO REZONING PLAN

Future amendments to this Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

INNOVATIVE DEVELOPMENT STANDARDS

Pursuant to Section 11.208 of the Ordinance, Petitioner seeks to obtain the approval of its use of the following Innovative Development Standards concurrently with the approval of its Rezoning Petition:

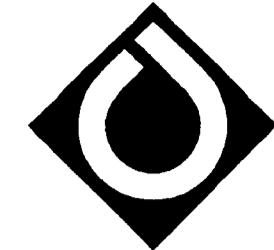
- Public Street Rights of Way: 40 feet and 50 feet (provided, however, that any public street required to be constructed to collector street standards will have a 60 foot right of way)
Minimum Lot Size-Single Family Detached Lots: 3,800 square feet
Minimum Lot Size-Duplex Lots: 3,500 square feet
Minimum Building Setback: 15 feet from public right of way
Minimum Side Yard: 3 feet
Minimum Rear Yard (Internal Lots): 20 feet
Minimum Rear Yard (Perimeter Lots): 45 feet, or 20 feet where at least 25 feet of common open space or dedicated greenway is situated immediately to the rear of the lot.
Minimum Lot Width-Single Family Detached Lots: 40 feet
Minimum Lot Width-Duplex Lots: 60 feet
Internal Buffers: None

- 1. Each unit within a duplex structure shall be situated on an individual lot. Each unit shall be sold with a sublot sufficient to accommodate the unit and 400 square feet of private open space excluding all driveways.
2. Parking spaces provided by garages and driveways shall be counted towards off-street parking requirements.

- PP. 025-113-02 ASHFORD CRAIG C. & WF. SHARON H. 9009 REAMES BLVD. CHARLOTTE, NC 28216
OO. 025-141-04 ASHFORD CRAIG C. & WF. SHARON H. 9009 REAMES BLVD. CHARLOTTE, NC 28216

ADJACENT PROPERTY OWNERS

- A. 025-113-04 FRIENDSHIP ENTERPRISE 1025 LAMB ROAD LEWISTON, NC 27295
B. 025-113-03 LEE JAMES H. 9138 REAMS ROAD CHARLOTTE, NC 28216
C. 025-113-06 DUCKETT DOLPHUS I. JR. & WF. REBECCA M. 9222 REAMS ROAD CHARLOTTE, NC 28216
D. 025-113-07 SHUMATE LUTHER D. JR. & WF. VIVIAN D. 9232 REAMS ROAD CHARLOTTE, NC 28216
E. 025-113-08 DOBBS GUY N. JR. & WF. BONNIE JEAN 7300 WOODCOCK TRL. STANLEY, NC 28164
F. 025-141-10 WITTEN MICHAEL 3520 BETTERTON LN. CHARLOTTE, NC 28269
G. 025-141-18 WITTEN MICHAEL 3520 BETTERTON LN. CHARLOTTE, NC 28269
H. 025-222-23 MISNER-ELIAS MICHAEL B. & WF. GAYLE A. 9844 NETTLE DR. CHARLOTTE, NC 28216
I. 025-222-34 FRATELLI RICHARD B. & WF. DES K. 9640 NETTLE DR. CHARLOTTE, NC 28216
J. 025-222-35 HINLWEMAN RICHARD & WF. LORIE 9638 NETTLE DR. CHARLOTTE, NC 28216
K. 025-222-36 WYATT CECIL A. & WF. MARY 9630 NETTLE DR. CHARLOTTE, NC 28216
L. 025-222-37 LUKANOV STEFAN P. 9624 NETTLE DR. CHARLOTTE, NC 28216
M. 025-222-38 BOCI DAVID M. & WF. JULIE M. 9618 NETTLE DR. CHARLOTTE, NC 28216
N. 025-222-39 STOGNER STEVEN D. & WF. KAY W. 9612 NETTLE DR. CHARLOTTE, NC 28216
O. 025-222-40 GUTMAN NICHOLAS M. & WF. MISTY K. 9606 NETTLE DR. CHARLOTTE, NC 28216
P. 025-222-41 MANN GREGORY S. & WF. LISA A. 9600 NETTLE DR. CHARLOTTE, NC 28216
Q. 025-222-42 ADKINS RYAN S. & CHERYL A. 9532 NETTLE DR. CHARLOTTE, NC 28216
R. 025-222-43 ROZYCKI STEPHANIE & JASON KOEING 9528 NETTLE DR. CHARLOTTE, NC 28216
S. 025-222-76 SWING WILLIAM JEFFERY 4801 E. INDEPENDANCE BLVD. STE.412 CHARLOTTE, NC 28218
T. 025-222-44 PAZUCHA LEONARD B. & WF. SHIRLEY A. 9518 NETTLE DR. CHARLOTTE, NC 28216
U. 025-222-45 MCDONOUGH THOMAS L. & WF. BRENDA J. 9514 NETTLE DR. CHARLOTTE, NC 28216
V. 025-222-46 BURNS ROBERT SCOTT & WF. CYNTHIA SIMMONS 9510 NETTLE DR. CHARLOTTE, NC 28216
W. 025-222-47 DRUM JOE DEAN JR. & WF. LISA ADAM 9508 NETTLE DR. CHARLOTTE, NC 28216
X. 025-222-48 TEMPLIN TRACI H. & HSB. BRADLEY 9502 NETTLE DR. CHARLOTTE, NC 28216
Y. 025-222-94 MECKLENBURG COUNTY 600 E. 4TH ST. CHARLOTTE, NC 28202
Z. 025-221-03 BURT FLOREINE F. FAMILY LP 7 R. LEA BURT JR. 1123 E. INDEPENDANCE BLVD. CHARLOTTE, NC 28204
AA. 025-312-98 BRAMAR HOUSING LP. 1348 E. BROAD ST. COLUMBUS, OH 43205
BB. 025-312-70 FIRST COLONY GROUP LTD. 1330 E. 4TH ST. #300 CHARLOTTE, NC 28204
CC. 025-312-71 FIRST COLONY GROUP LTD. 1330 E. 4TH ST. #300 CHARLOTTE, NC 28204
DD. 025-334-60 MULVANEY GROUP LTD. 1330 E. 4TH ST. #300 CHARLOTTE, NC 28204
EE. 025-241-99 MECKLENBURG COUNTY 600 E. 4TH ST. FLR. 11 CHARLOTTE, NC 28202
FF. 025-171-27 THOMAS BENJAMINE H. & WF. PATRICIA B. 4600 MCCLURE RD. CHARLOTTE, NC 28216
GG. 025-171-24 FITE FRANKLIN L. 4530 MCCLURE RD. CHARLOTTE, NC 28216
GH. 025-171-25 EDWARDS JEFFERY BRYAN & WF. SHERRY F. 4530 MCCLURE RD. CHARLOTTE, NC 28216
GI. 025-181-01 GREENE JAMES FREDERICK & WF. LILLIE C. 4524 MCCLURE RD. CHARLOTTE, NC 28216
GJ. 025-181-02 CHRISTENBURY ROY & WF. GERALDINE 4508 MCCLURE RD. CHARLOTTE, NC 28216
GK. 025-181-03 STONE GUYDE HUGH & WF. ELVA W. 4432 MCCLURE RD. CHARLOTTE, NC 28216
GL. 025-181-17 NELSON WALTER R. & WF. MILDRED G. P.O. BOX 16307 CHARLOTTE, NC 28297
GM. 025-181-16 NELSON WALTER R. & WF. MILDRED P.O. BOX 16307 CHARLOTTE, NC 28297
HH. 025-132-63 JOHNSON JOHN C. & WF. RUTH T. 9020 POTOMAC BLVD. CHARLOTTE, NC 28216
II. 025-133-01 PHILLIPS TYRE JR. & WF. CATHLEEN 9020 POTOMAC BLVD. CHARLOTTE, NC 28216
JJ. 025-133-02 PHILLIPS TYRE JR. & WF. CATHLEEN 9020 POTOMAC BLVD. CHARLOTTE, NC 28216
KK. 025-133-03 PHILLIPS TYRE JR. & WF. CATHLEEN 9020 POTOMAC BLVD. CHARLOTTE, NC 28216
LL. 025-133-04 NEAL CHARLES L. 4719 DAWNALLA DR. CHARLOTTE, NC 28208
MM. 025-133-07 PHILLIPS TYRE JR. & WF. CATHLEEN 9020 POTOMAC BLVD. CHARLOTTE, NC 28216
NN. 025-133-08 PHILLIPS TYRE JR. & WF. CATHLEEN 9020 POTOMAC BLVD. CHARLOTTE, NC 28216
OO. 025-133-09 PHILLIPS TYRE JR. & WF. CATHLEEN 9020 POTOMAC BLVD. CHARLOTTE, NC 28216



ColeJenest & Stone

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

112 South Tryon Street
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We Build Community

VANGUARD CENTRE
5350 77-CENTER DRIVE, SUITE 100
CHARLOTTE, NORTH CAROLINA 28217

REAMES ROAD PROPERTY
MECKLENBURG, NORTH CAROLINA

TECHNICAL DATA SHEET NOTES

PETITION NO. 2001-12(c)
2334

06/25/01

Issued

- 12/11/01 - REVISED PER CMPC COMMENTS
11/28/01 - REVISED PER CMPC COMMENTS
10/24/01 - REVISED PER CMPC COMMENTS
08/30/01 - REVISED PER OWNER'S REQUEST
08/23/01 - REVISED PER CMPC COMMENTS
07/13/01 - REVISED PER OWNER'S COMMENTS
06/25/01 - REVISED PER OWNER'S COMMENTS

RZ2 3

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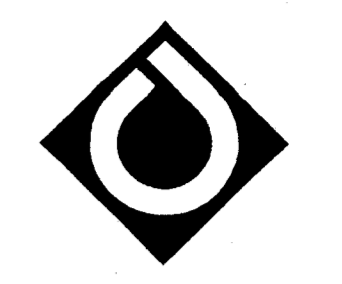
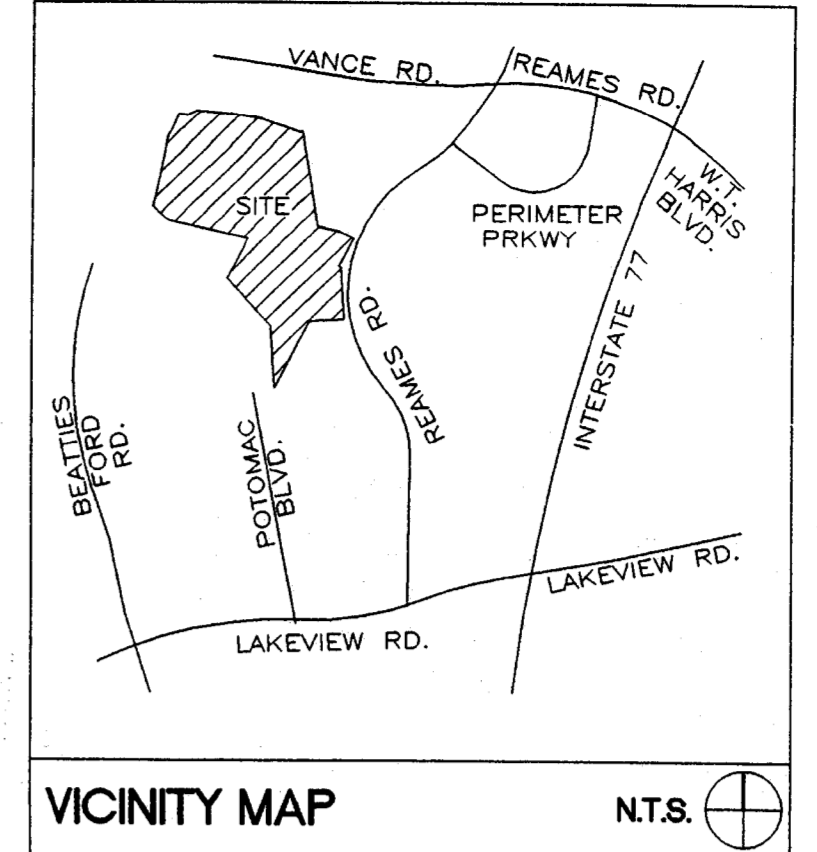
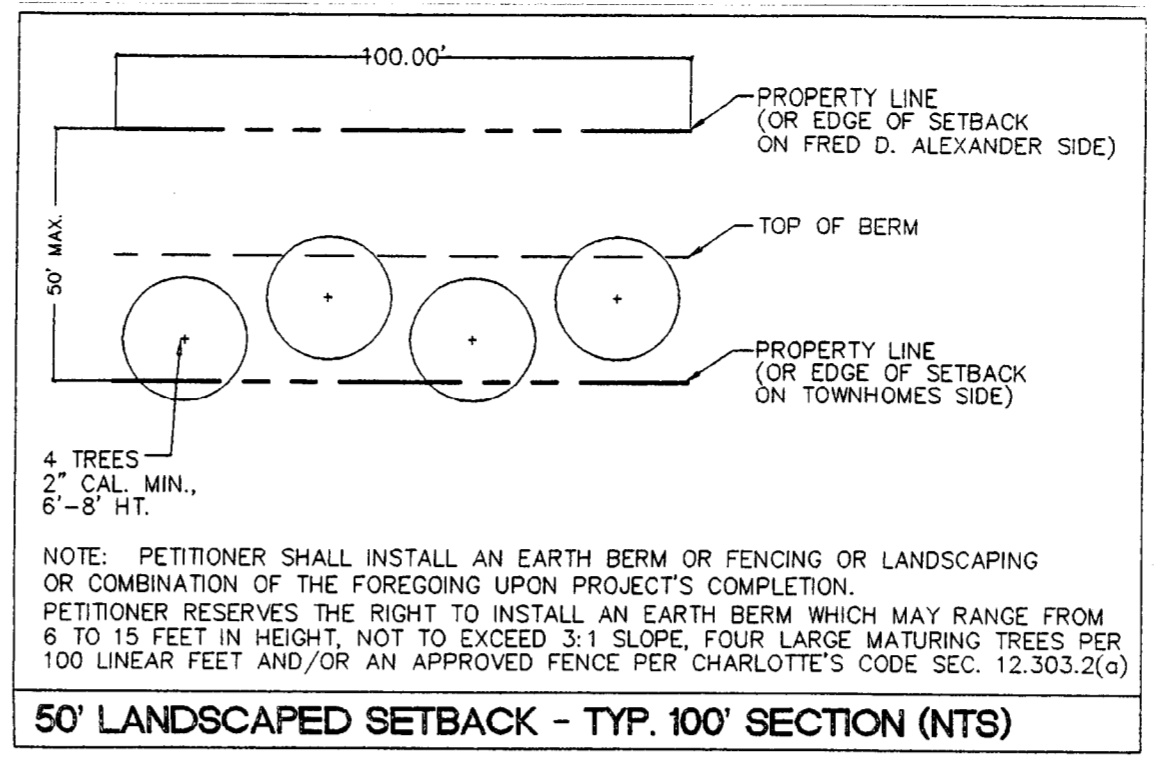
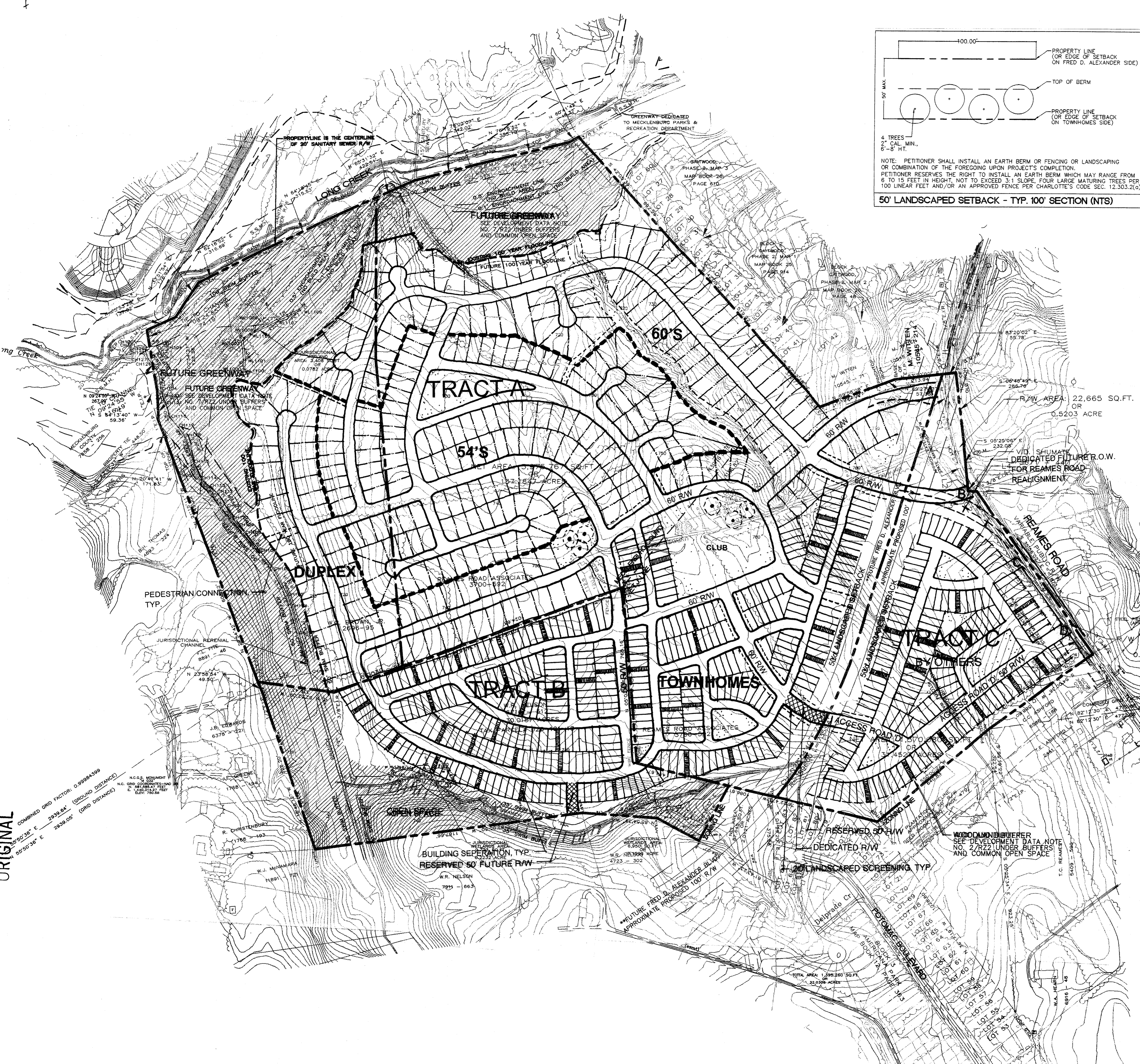
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DATE 12/11/01

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ColeJenest & Stone

Land Planning
Landscape Architecture
Civil Engineering
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112 South Tryon Street
Suite 300
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28284
Tele 704.376.1555
Fax 704.376.7851

△ SITE SUMMARY

EXISTING ZONING	R-3
PROPOSED ZONING	MX-2 INNOVATIVE AND R-SMF (CD)
TOTAL ACREAGE	192.15 ACRES
CENTEX (TRACT A & B)	167.2 ACRES
TRACT A	
DUPLEX (70'x120')	127 Units
SINGLE FAMILY	
54'x115'	157 Units
60'x120'	114 Units
TOWNHOMES (26'x90')	193 Units
TRACT B	
TOWNHOMES (26'x90')	30 ACRES
	194 Units
TOTAL COMMON OPEN SPACE	±40 ACRES (23.9%)
TRACT C (BY OTHERS)	
TOWNHOMES (26'x90')	24.95 ACRES
	152 Units
TOTAL COMMON OPEN SPACE	±5.17 ACRES (20.7%)



VANGUARD CENTRE
5350 77-CENTER DRIVE, SUITE 100
CHARLOTTE, NORTH CAROLINA 28217

REAMES ROAD PROPERTY

MECKLENBURG, NORTH CAROLINA
FOR PUBLIC HEARING

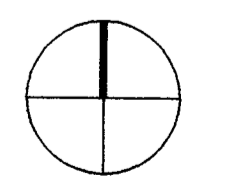
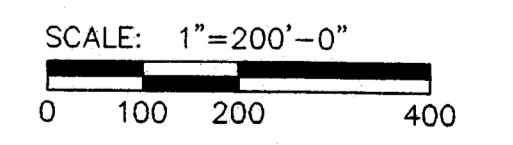
SCHEMATIC SITE PLAN

PETITION NO. 2001-12(c)
2324

06/25/01

- ◆ Issued
- 11/28/01 - REVISED PER CMPC COMMENTS
- 10/24/01 - REVISED PER CMPC COMMENTS
- 08/30/01 - REVISED PER OWNER'S REQUEST
- 08/23/01 - REVISED PER CMPC COMMENTS
- 07/13/01 - REVISED PER OWNER'S COMMENTS

◆ Revised



RZ3 3

◆ Sheet of

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DATE 12/11/01
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