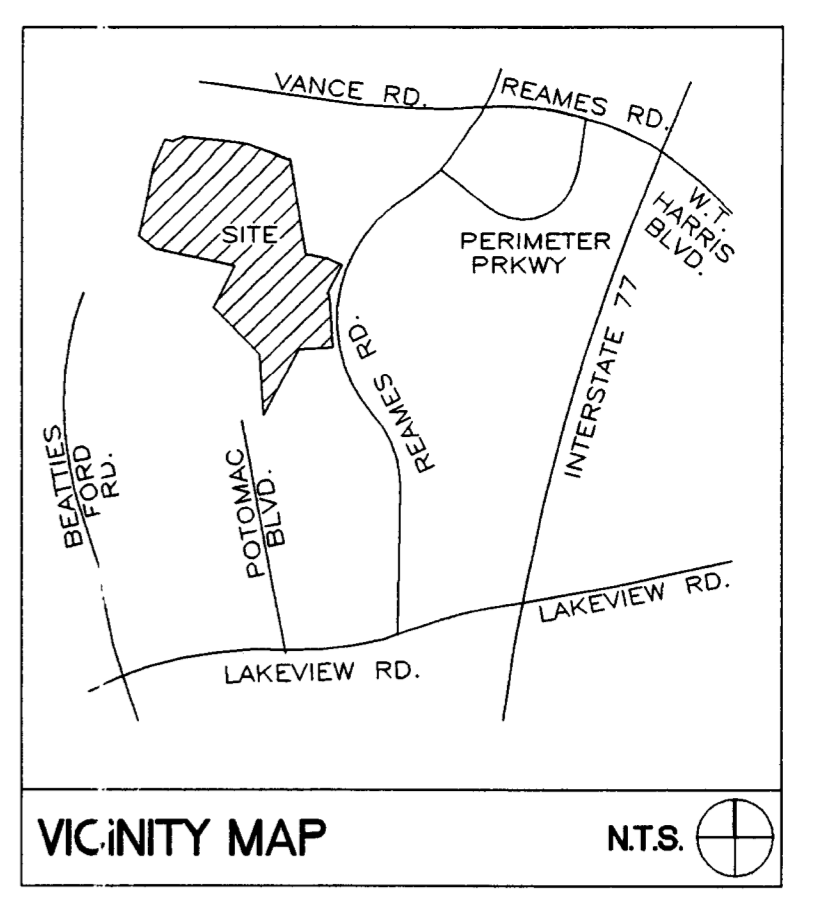


**ColeJenest & Stone**  
 Land Planning  
 Landscape Architecture  
 Civil Engineering  
 Urban Design  
 112 South Tryon Street  
 Suite 300  
 Charlotte  
 North Carolina  
 28284  
 Tele 704.376.1555  
 Fax 704.376.7851



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

**SITE SUMMARY: TOTAL SITE**  
 (PROVIDED FC1 REFERENCE)

TAX PARCEL NUMBERS	025-141-05 025-141-06 025-141-07 025-181-18
SITE AREA	192.15 ACRES
FRED D. ALEXANDER BLVD. DEDICATION	±4.58 ACRES
EXISTING ZONING	R-3
PROPOSED ZONING	MX-2 (INNOVATIVE) AND R-8MF (CD)
PROPOSED DENSITY	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 BLD. HEIGHT	40' HT.
PROPOSED USE:	RESIDENTIAL
COMMON OPEN SPACE	±4.40 ACRES MIN. (24.7% OF SITE)
REQUIRED YARDS:	
SINGLE FAMIL. MULTI FAMILY	15' SETBACK 3' SIDE YARD (DETACHED & DUPLEX)
	MIN. BUILDING SEPARATION ATTACHED: 16' LET 20' REAR YARD 45' REAR YARD MIN. ALONG PERIMETER OF M42 DISTRICT 20' REAR YARD MIN. WHERE COMMON OPEN SPACE OR DEDICATED GREENWAY OF 225 EXISTS

**SITE SUMMARY: CITY OF CHARLOTTE**

TAX PARCEL NUMBERS	PORTION OF 025-141-05 025-141-06 025-141-07 025-181-18
SITE AREA	±90.45 ACRES
EXISTING ZONING	R-3
PROPOSED ZONING	MX-2 (INNOVATIVE) AND R-8MF (CD)
PROPOSED DENSITY	387 ATTACHED D.U.'s MAX. TRACT I 152 ATTACHED D.U.'s MAX. TRACT II 539 D.U.'s TOTAL
MAXIMUM BLD. HEIGHT	40' HT.
PROPOSED USE:	RESIDENTIAL
COMMON OPEN SPACE	±18.49 ACRES MIN. (20.4% OF SITE)
REQUIRED YARDS:	
SINGLE FAMIL./MULTI FAMILY	15' SETBACK 3' SIDE YARD (DETACHED & DUPLEX)
	MIN. BUILDING SEPARATION ATTACHED: 16' FEET 20' REAR YARD 45' REAR YARD MIN. ALONG PERIMETER OF M42 DISTRICT 20' REAR YARD MIN. WHERE COMMON OPEN SPACE OR DEDICATED GREENWAY OF 225 EXISTS

**LEGEND**

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

APPROVED BY CITY COUNCIL  
 DATE: 12/17/01

VANGUARD CENTRE  
 5350 77-CENTER DRIVE, SUITE 100  
 CHARLOTTE, NORTH CAROLINA 28224

**REAMES ROAD PROPERTY**  
 CHARLOTTE, NORTH CAROLINA

**TECHNICAL DATA SHEET**  
 PETITION NO. 2001-107  
 2324

05/16/01

10/24/01 - REVISED PER CMPC COMMENTS  
 08/30/01 - REVISED PER OWNER'S REQUEST  
 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

THE DRAWINGS, THE PROJECT MANUAL AND SHOWN THEREON ARE INSTRUMENTS OF SERVICE OF COLEJENEST & STONE, P.A. THE REPRODUCTION OR UNLAWFUL USE OF THESE DOCUMENTS WITHOUT CONSENT OF COLEJENEST & STONE, P.A. IS PROHIBITED.

**ColeJenest & Stone**  
 Land Planning  
 Landscape Architecture  
 Civil Engineering  
 Urban Design  
 112 South Tryon Street  
 Suite 300  
 Charlotte  
 North Carolina  
 28284  
 Tele 704.376.1555  
 Fax 704.376.7851

VANGUARD CENTRE  
 5350 77-CENTER DRIVE, SUITE 100  
 CHARLOTTE, NORTH CAROLINA 28224

**REAMES ROAD PROPERTY**  
 CHARLOTTE, NORTH CAROLINA  
 FOR PUBLIC HEARING

**SCHEMATIC SITE PLAN**  
 PETITION NO. 2001-107  
 2324

06/25/01

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

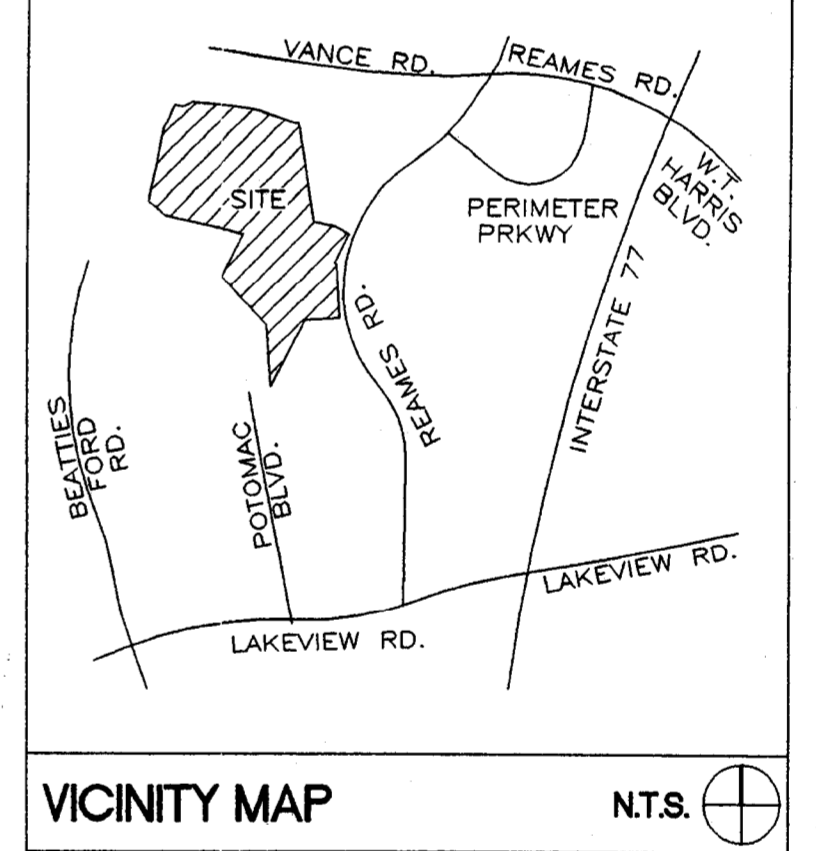
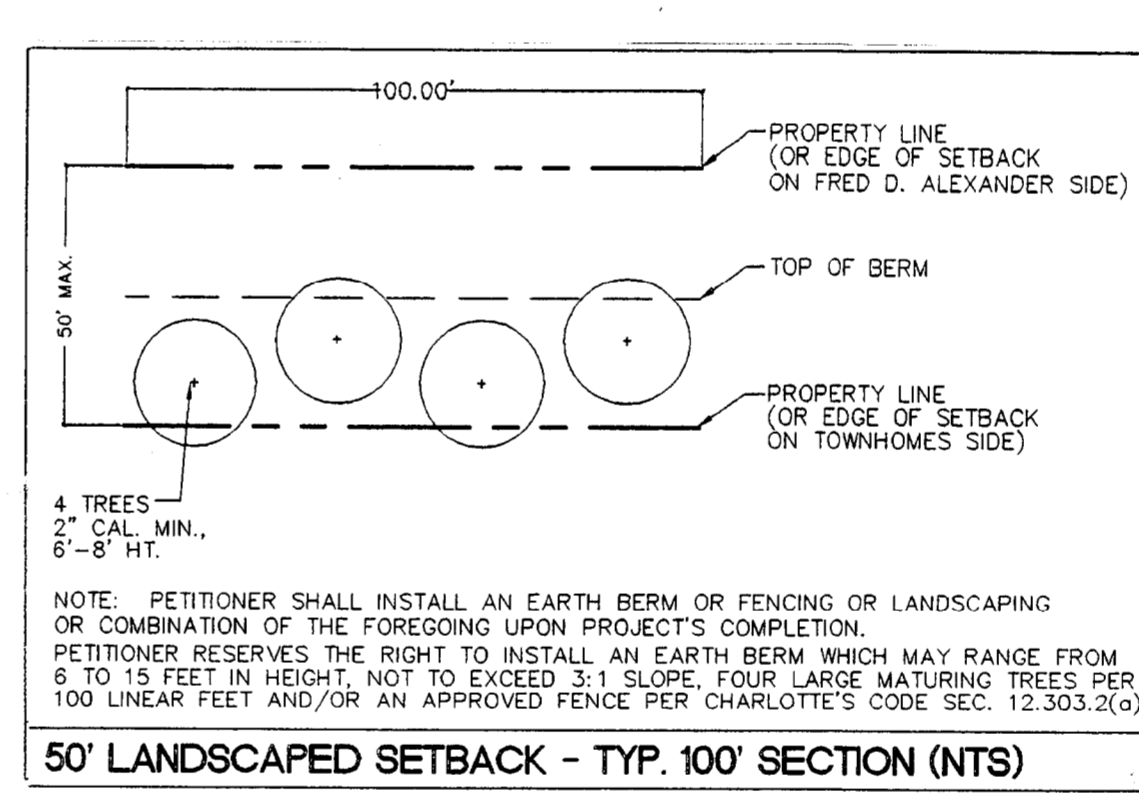
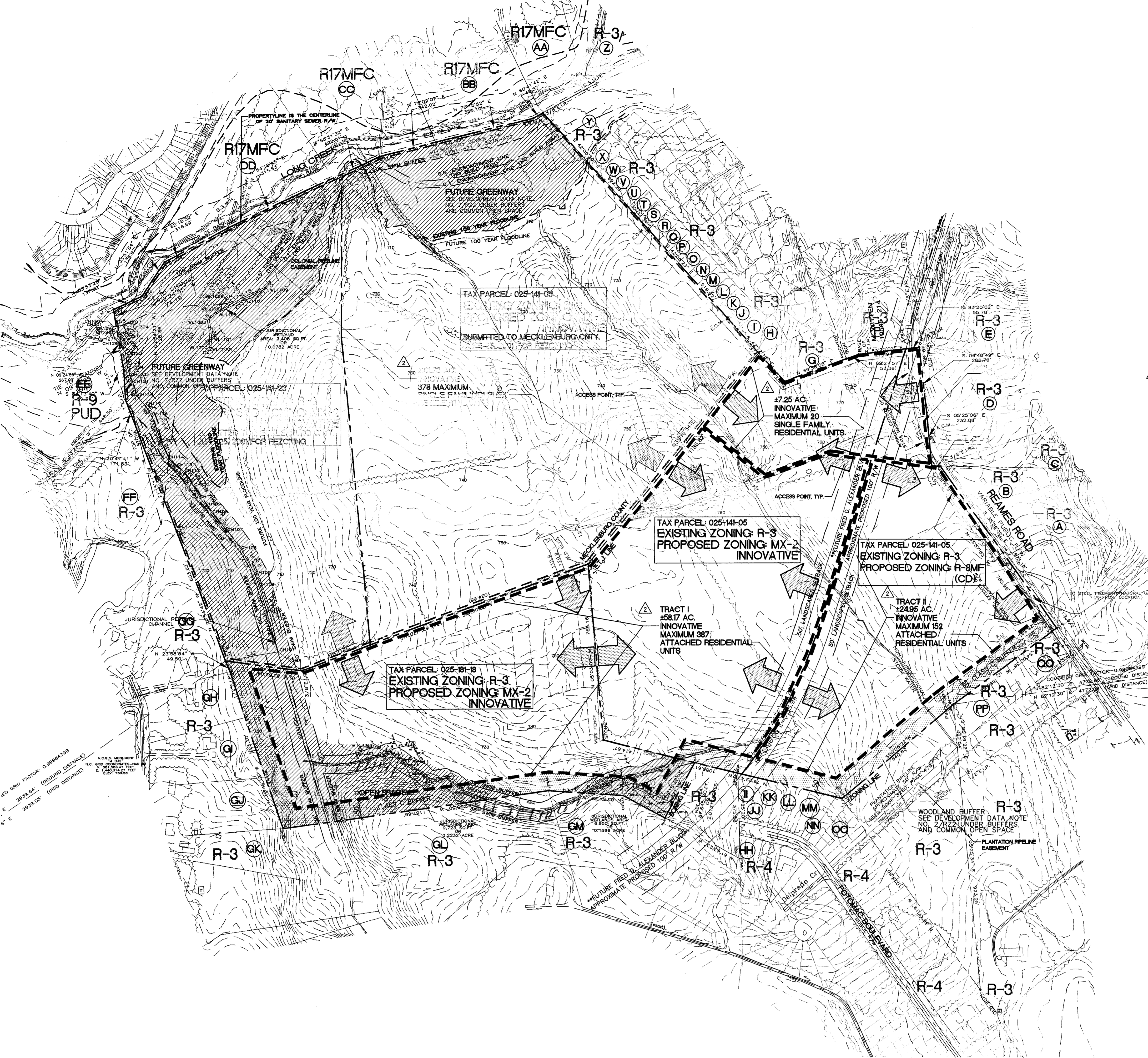
Revised

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

**RZ3 3**

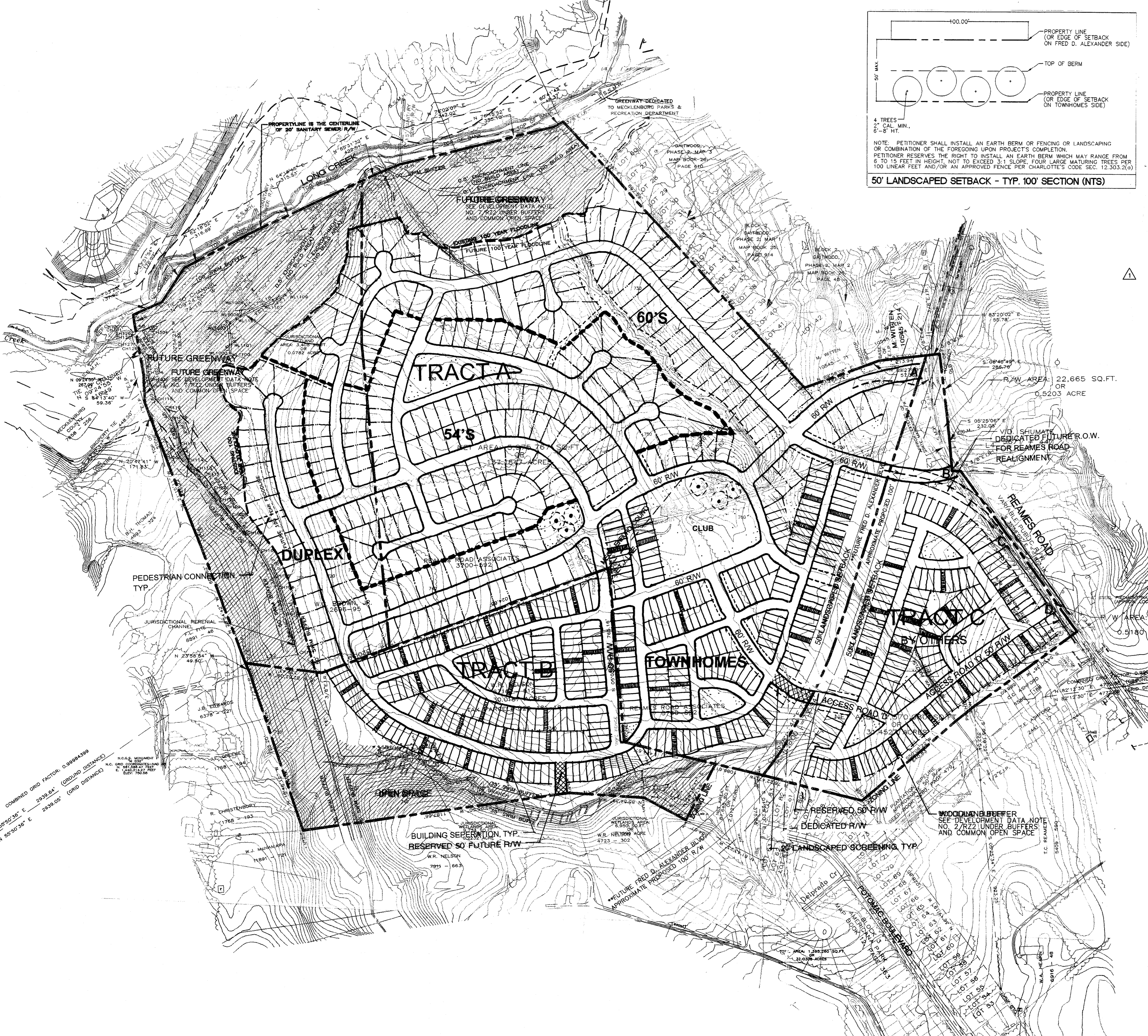
Sheet of

APPROVED BY CITY COUNCIL  
 DATE: 12/17/01



**SITE SUMMARY**

EXISTING ZONING	R-3
PROPOSED ZONING	MX-2 INNOVATIVE AND R-8MF (CD)
TOTAL ACREAGE	192.15 ACRES
CENTEX (TRACT A & B)	167.2 ACRES
<b>TRACT A</b>	
DUPLEX (70'x120')	127 Units
SINGLE FAMILY	54x115 157 Units 60'x120' 114 Units
TOWNHOMES (28'x30')	193 Units
<b>TRACT B</b>	
TOWNHOMES (28'x10')	30 Acres 194 Units
TOTAL COMMON OPEN SPACE	±4.40 ACRES (23.9%)
<b>TRACT C (BY OTHERS)</b>	
TOWNHOMES (28' x 30')	24.95 ACRES 152 Units
TOTAL COMMON OPEN SPACE	±5.17 ACRES (26.9%)



ORIGINAL

ORIGINAL

VANGUARD CENTRE  
 5350 77-CENTER DRIVE, SUITE 100  
 CHARLOTTE, NORTH CAROLINA 28224

**REAMES ROAD PROPERTY**  
 CHARLOTTE, NORTH CAROLINA  
 FOR PUBLIC HEARING

**SCHEMATIC SITE PLAN**  
 PETITION NO. 2001-107  
 2324

06/25/01

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

Revised

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

**RZ3 3**

Sheet of

APPROVED BY CITY COUNCIL  
 DATE: 12/17/01