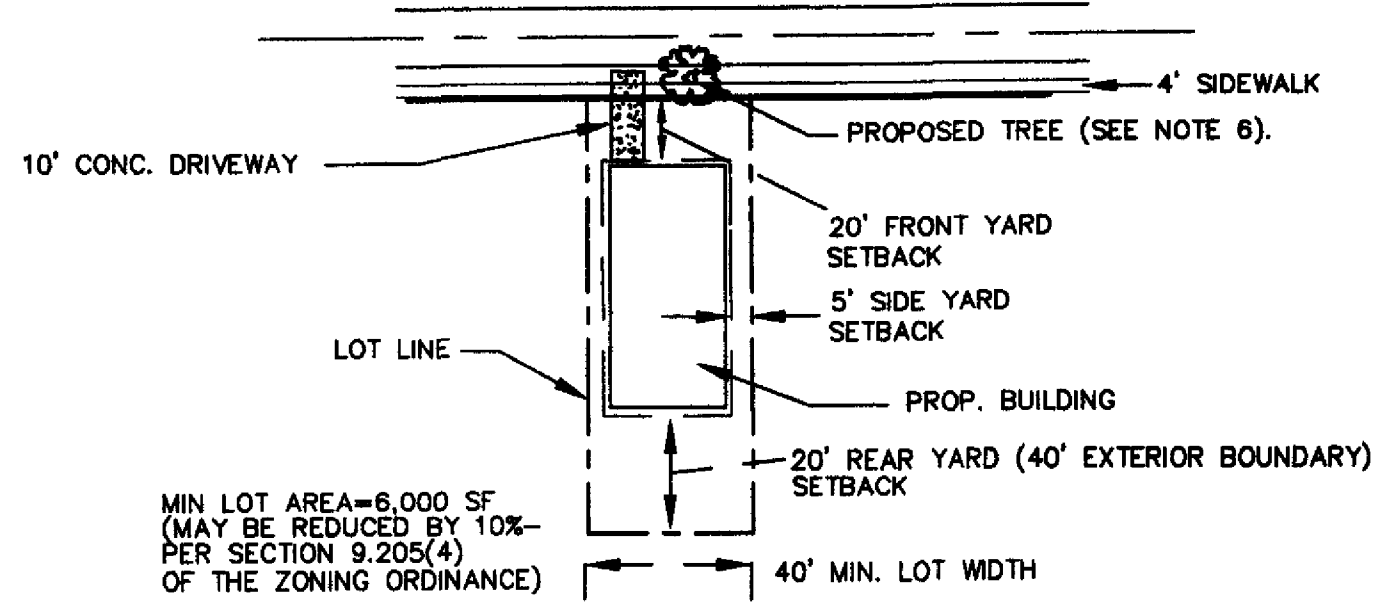
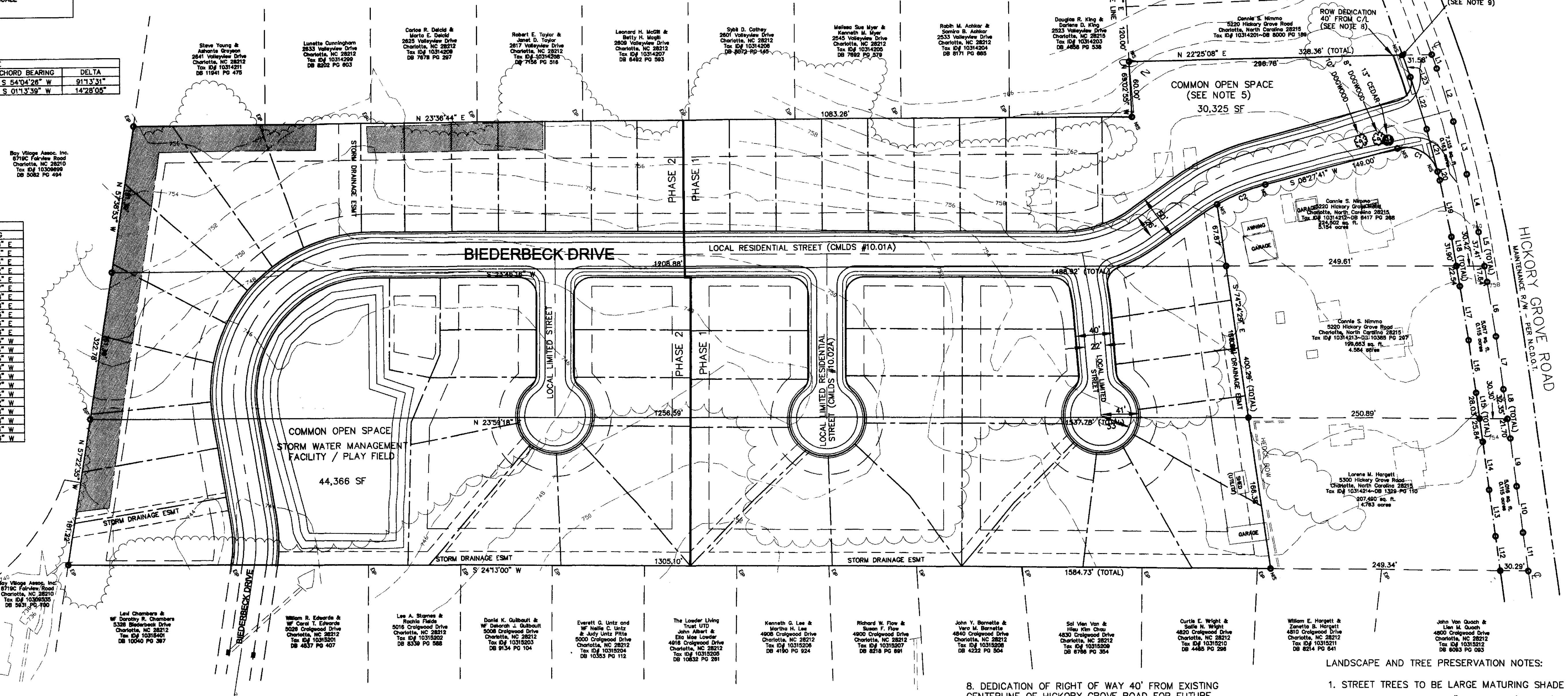


■ DENOTES TREE SAVE AREAS
SEE LANDSCAPE AND TREE PRESERVATION NOTE 6

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA
C1	85.73	35.00	S 54°04'28" W	911°3'31"
C2	56.82	225.00	S 01°13'59" W	14°28'05"

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.13	S 85°48'36" E
L2	60.44	S 83°16'36" E
L3	58.89	S 80°18'48" E
L4	64.52	S 77°28'42" E
L5	55.05	S 75°52'44" E
L6	59.58	S 75°07'47" E
L7	57.70	S 74°23'28" E
L8	54.05	S 74°02'38" E
L9	52.19	S 73°42'45" E
L10	51.04	S 73°24'46" E
L11	42.33	S 73°14'23" E
L12	38.10	N 73°14'23" W
L13	51.05	N 73°14'48" W
L14	52.15	N 73°12'48" W
L15	53.87	N 74°02'38" W
L16	57.42	N 74°23'28" W
L17	59.19	N 75°07'47" W
L18	54.44	N 75°52'44" W
L19	63.36	N 77°28'42" W
L20	9.70	N 80°18'48" W
L21	47.66	N 80°18'48" W
L22	59.00	N 83°16'36" W
L23	25.33	N 85°48'36" W



TYPICAL LOT

NOTES:

1. BOUNDARY FROM SURVEY PREPARED BY INSITE ENGINEERING AND SURVEYING, NOVEMBER 2001.

2. TOPOGRAPHIC INFORMATION OBTAINED FROM THE MECKLENBURG COUNTY GIS DEPARTMENT.

3. NO FEMA FLOOD PLAIN

4. NO SWIM BUFFER

5. COMMON OPEN SPACE IMPROVEMENTS TO INCLUDE A GAZEBO OR SHADE STRUCTURE AND TWO PICNIC TABLES WITH BENCHES.

6. ONE LARGE MATURING TREE TO BE PLANTED ALONG THE ROADWAY FOR EACH PROPOSED LOT. SEE LANDSCAPE NOTES.

7. PEDESTRIAN SCALE STREET LIGHTING WILL BE PROVIDED ALONG THE ROADWAYS. LAMP STYLE TO BE SIMILAR TO THE COLONIAL STYLE. ALL STREET LIGHTING WILL BE CAPPED TO DIRECT LIGHT DOWNWARD.

8. DEDICATION OF RIGHT OF WAY 40' FROM EXISTING CENTERLINE OF HICKORY GROVE ROAD FOR FUTURE ROADWAY IMPROVEMENTS. DEDICATION TO BE CONVEYED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

9. A 5' WIDE SIDEWALK AND 8' WIDE PLANTING STRIP TO BE PROVIDED ALONG HICKORY GROVE ROAD. THE SIDEWALK MAY MEANDER AND THE PLANTING STRIP MAY VARY TO ALLOW THE SAVING OF EXISTING TREES HAVING A 6-INCH CALIPER AND LARGER.

10. A 6' WIDE PLANTING STRIP AND 4' WIDE SIDEWALK TO BE PROVIDED ALONG ALL INTERNAL ROADWAYS.

11. THE STORM WATER MANAGEMENT FACILITY / PLAY FIELD AREA SHOWN REPRESENTS THE APPROXIMATE AREA AND CONFIGURATION OF A STORM WATER MANAGEMENT FACILITY THAT WILL PROVIDE DETENTION FOR THE 2-YEAR, 10-YEAR AND 25-YEAR RUNOFF FROM AN EXISTING R-3 DEVELOPMENT CONDITION.

12. THE TREE CANOPY COVERAGE REQUIREMENT WILL BE REDUCED BY THE AMOUNT OF TREE CANOPY COVERAGE REMOVED WITHIN THE LIMITS OF THE STORM WATER MANAGEMENT FACILITY.

13. THE LIMITS OF THE STORM WATER MANAGEMENT FACILITY MAY BE UTILIZED IN THE OPEN SPACE REQUIREMENT FOR THE SITE.

SITE DATA:

TOTAL SITE AREA: 14.501 ACRES
EXISTING ZONING: R-3
PROPOSED ZONING: MX-1
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
MAX DENSITY ALLOWED (CONDITIONAL DISTRICT): 4.0 DU/AC
DENSITY PROPOSED: 3.93 DU/AC
NO. OF PROPOSED LOTS: 57

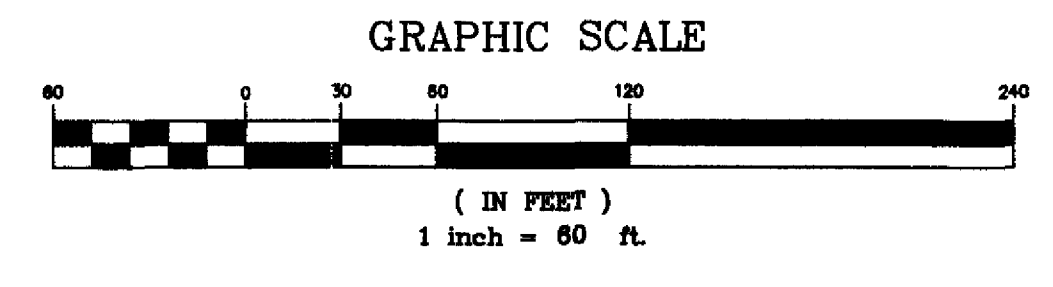
MIN LOT WIDTH: 40'
MIN LOT AREA: 6,000 SF
MIN SETBACKS:
FRONT: 20'
REAR: 20' INTERIOR (40' EXTERIOR) (SEC11.205(2))
SIDE: 5'

MIN COMMON OPEN SPACE REQUIRED: 63,167 SF (10%)
COMMON OPEN SPACE PROVIDED: 74,691 SF (11.8%)

MIN OPEN SPACE REQUIRED: 60% (8.70 AC)
OPEN SPACE PROVIDED: 64.8% (9.40 AC)

MAX BUILDING HEIGHT: 40'

- LANDSCAPE AND TREE PRESERVATION NOTES:
- STREET TREES TO BE LARGE MATURING SHADE TREE.
 - STREET TREES TO BE 2" CALIPER, 8' TO 10' TALL AT PLANTING.
 - STREET TREES TO BE PLANTED WITHIN 20 FEET OF THE PROPOSED BACK OF CURB.
 - SPACING WILL AVERAGE 40-50 FEET APART FOR LARGE MATURING TREES.
 - ALL PROPOSED PLANTINGS WILL COMPLY WITH THE REQUIREMENTS OF THE TREE ORDINANCE.
 - TREE PRESERVATION AREAS ARE SHOWN AS SHADED AREAS. THE DEVELOPER RESERVES THE RIGHT TO ADJUST THE FINAL LOCATION OF TREE PRESERVATION AREAS DUE TO ACTUAL FIELD CONDITIONS.



FOR PUBLIC HEARING

NES GROUP, INC.
4782 CHESNEY STREET
CONCORD, NORTH CAROLINA 28027
PHONE: 704-725-6888

SPRINGHURST AT HICKORY PLACE
SINGLE FAMILY DETACHED
RESIDENTIAL DEVELOPMENT
WKB CHARLOTTE, INC
15720 J.J. DELANEY DRIVE, SUITE 360
CHARLOTTE, NORTH CAROLINA 28277

MX-1 REZONING PLAN
PETITION NO. 2002-19
MAR 15 2002

REVISION BLOCK

3. 03-15-02 ADDED SWM, ADJ OPEN SPACE CALC
2. 02-21-02 ADJ OPEN SPACE, ADDED SWM NOTE
1. 01-17-02 REV. PER CITY COMMENTS

SCALE: 1" = 80'
DATE: 03-15-02
PROJECT NO.: 2001.001
DESIGN BY: CHN
DRAWN BY: CHN
FILE NAME: 03-15-02 MX1

1 OF 1
SHEET NO.

APPROVED BY CITY COUNCIL
DATE 3/25/02