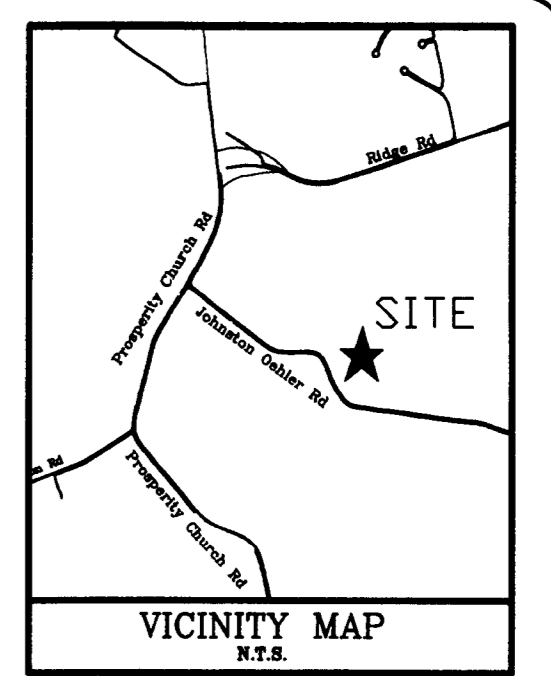


Proposed Future I-485  
Approximate Alignment

SITE SUMMARY

EXISTING ZONING: R-3  
PROPOSED ZONING: UR-2(CD)  
PROPOSED USE: TOWNHOMES FOR SALE  
TAX PARCEL #: 029-311-07  
SITE ACREAGE: 10.033 ACRES  
NUMBER OF UNITS: 113 UNITS  
PARKING: 1.5 SPACES PER UNIT, 113 UNITS x 1.5 SPACE = 169.5 --> 170 SPACES REQ'D  
PARKING PROVIDED: 137 SURFACE SPACES  
TOTAL: 250 SPACES (EACH TOWNHOME PARKS 2 SPACES)  
MINIMUM SETBACK: 14' FROM B.O.C.  
SIDE YARD: 5 FEET  
REAR YARD: 10 FEET  
PLANTING REQUIREMENTS:  
INTERNAL TREES:  
1 TREE / 10,000SQ FT IMPERVIOUS AREA  
76,803SQ FT / 10,000SQ FT = 7.68 -->  
8 TREES REQ'D -- 48 TREES PROVIDED

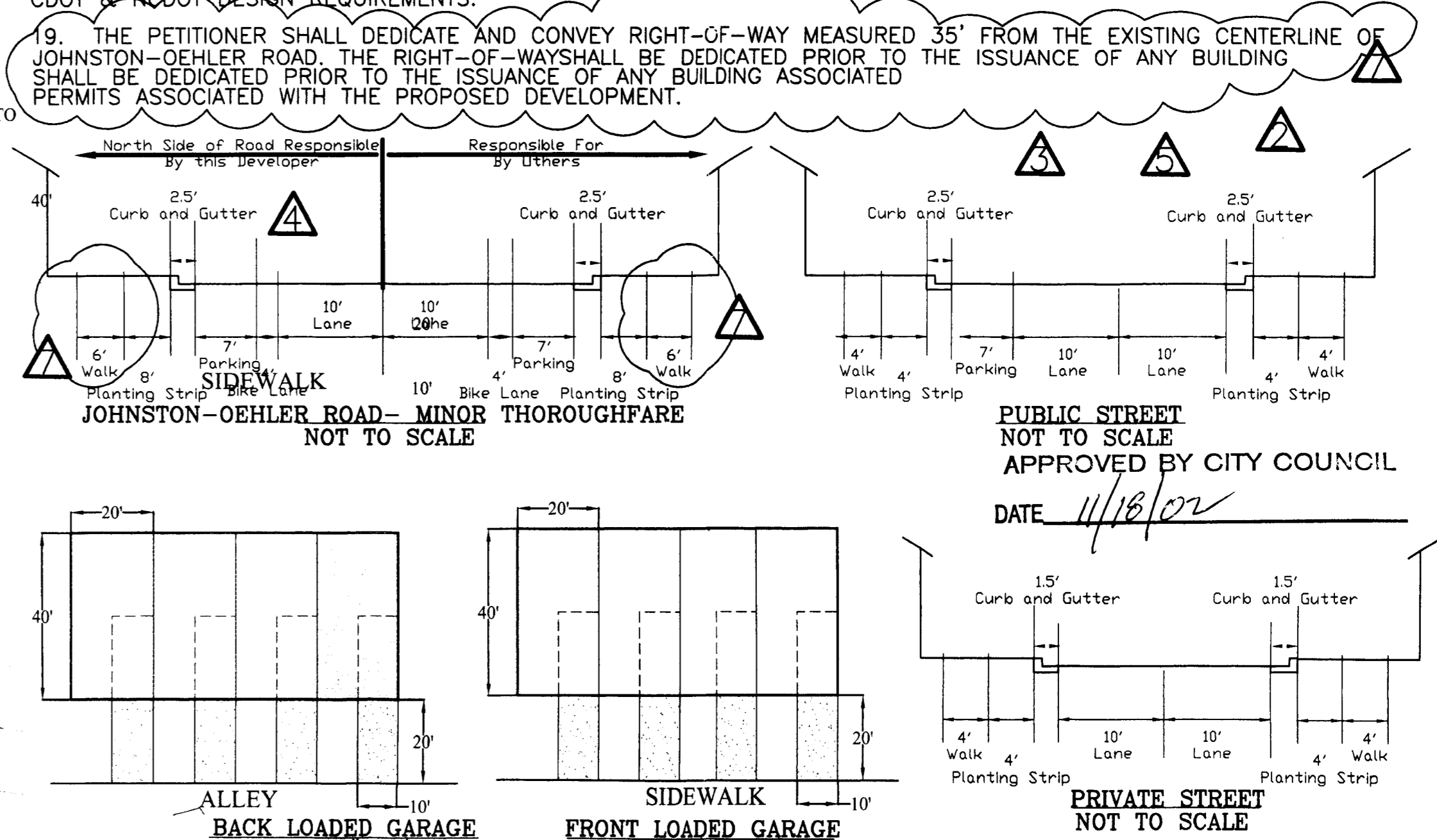


NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	11/15/01
2	REVISIONS	11/15/01
3	REVISIONS	11/15/01
4	REVISIONS	11/15/01
5	REVISIONS	11/15/01
6	REVISIONS	11/15/01
7	REVISIONS	11/15/01
8	REVISIONS	11/15/01
9	REVISIONS	11/15/01
10	REVISIONS	11/15/01
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12	REVISIONS	11/15/01
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14	REVISIONS	11/15/01
15	REVISIONS	11/15/01
16	REVISIONS	11/15/01
17	REVISIONS	11/15/01
18	REVISIONS	11/15/01
19	REVISIONS	11/15/01
20	REVISIONS	11/15/01



DEVELOPMENT NOTES

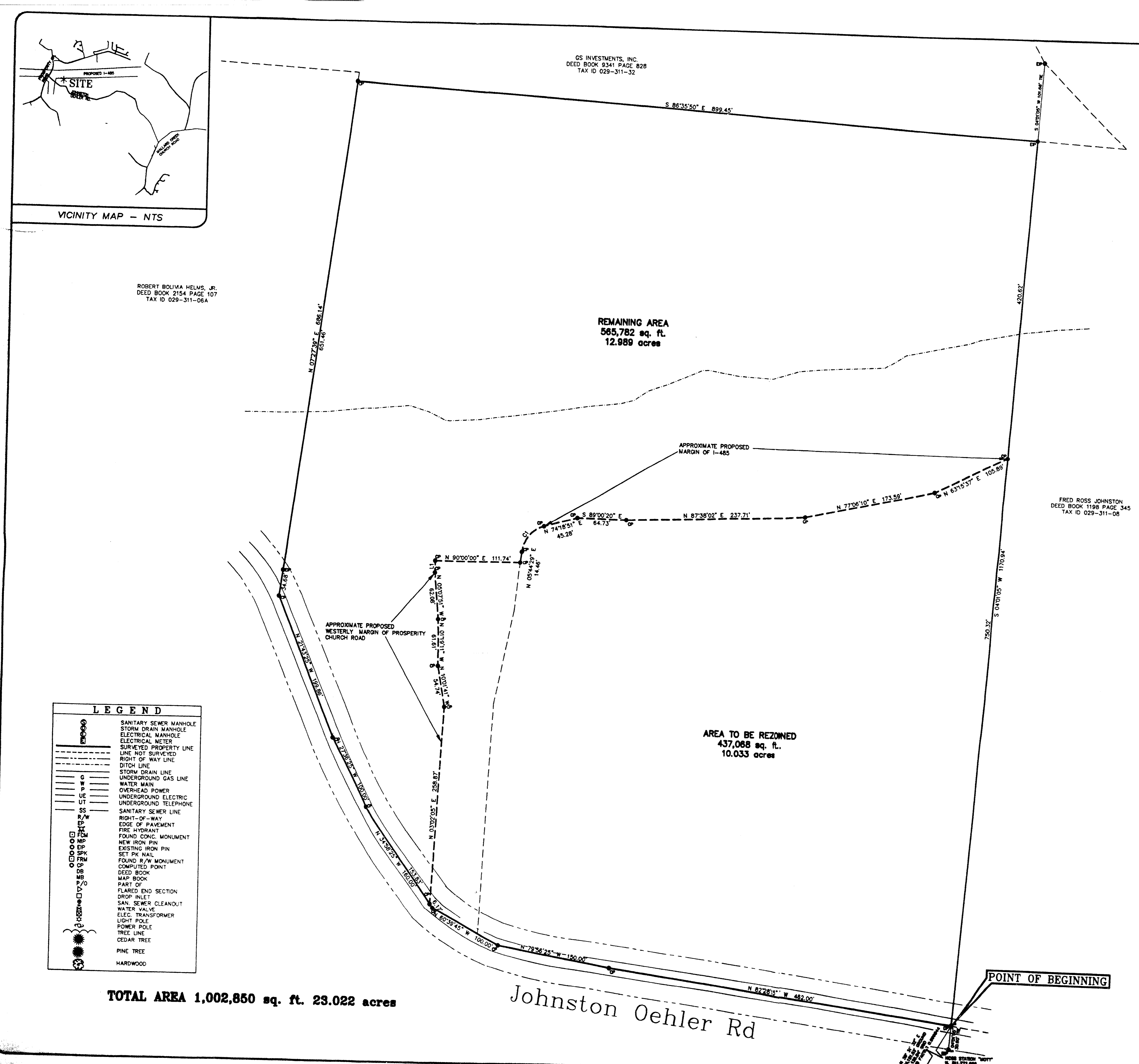
- THE PROPOSED SITE PLAN REPRESENTS THE ANTICIPATED ARRANGEMENT OF BUILDINGS AND PARKING/CIRCULATION AREAS. HOWEVER, MODIFICATIONS PERTAINING TO THE SIZE, SHAPE AND ARRANGEMENT OF BUILDINGS, AS WELL AS THE PARKING AND CIRCULATION LAYOUT ARE PERMITTED AS A MATTER OF RIGHT TO ACCOMMODATE FINAL DESIGN AND ENGINEERING PLANS, SITE CONSTRAINTS, TENANT NEEDS, ETC. AS ALLOWED PER SECTION 6 OF THE ZONING ORDINANCE, ETC.
- THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, EROSION CONTROL, TREE ORDINANCE, ETC.
- MAXIMUM BUILDING HEIGHT SHALL BE 40 FEET.
- TREE PROTECTION AND LANDSCAPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- THE URBAN SPACE SHALL BE IMPROVED BY LANDSCAPING W/ BENCHES, WALKING PATHS AND/OR FOUNTAINS.
- THE PETITIONER SHALL PROVIDE A FIRE HYDRANT, IF ONE DOES NOT PRESENTLY EXIST WITHIN 750' AS THE TRUCK TRAVELS OF THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS.
- THE PETITIONER SHALL DEDICATE AND CONVEY THE 70' RIGHT-OF-WAY FOR PROSPERITY VILLAGE ROAD ASSOCIATED WITH THE SITE. THE PETITIONER AGREES TO ESCROW \$30,000.00 FOR THE CONSTRUCTION OF PROSPERITY VILLAGE ROAD. FULL PAYMENT AND THE RIGHT-OF-WAY SHALL BE DEDICATED AND CONVEY PRIOR TO ISSUANCE OF BUILDING PERMITS.
- A 50' SETBACK ADJACENT TO I-485 SHALL BE OBSERVED.
- THE SITE SHALL CONTAIN OPEN SPACE AREAS AS INDICATED. THESE AREAS WILL BE IMPROVED WITH A COMBINATION OF LAWN AND/OR TOTLOT/PLAYGROUND EQUIPMENT OR OTHER OPEN SPACE IMPROVEMENTS SUBJECT TO APPROVAL BY CMPC.
- A SIX FOOT SIDEWALK WITH AN EIGHT FOOT PLANTING STRIP, BIKE LANES AND PARALLEL PARKING SHALL BE PROVIDED ALONG THE SITE'S JOHNSTON OEHLER FRONTAGE.
- NO INDIVIDUAL DRIVEWAYS WILL BE PERMITTED ALONG JOHNSTON OEHLER ROAD.
- A MINIMUM BUILDING SEPARATION OF 10 FEET SHALL BE OBSERVED.
- NO STORM WATER DETENTION FACILITIES WILL BE LOCATED IN BUFFER AREAS OR THE SETBACK ALONG JOHNSTON OEHLER AND PROSPERITY VILLAGE ROAD.
- THE MAXIMUM HEIGHT OF DETACHED LIGHTING WILL BE 20 FEET.
- THE SITE WILL UTILIZE A PRIVATE ROLL-OUT COLLECTION FOR ITS TRASH.
- THE ATTACHED ELEVATIONS ARE HEREBY MADE A PART OF THIS SIZE. THE ELEVATIONS ARE INTENDED TO PROVIDE THE GENERAL ARCHITECTURAL STYLE AND DESIGN OF THE ELEVATION SHOWN. MINOR ALTERATIONS ARE PERMITTED WHICH DO NOT SIGNIFICANTLY ALTER THE ELEVATIONS AS SHOWN. THE EXTERIOR BUILDING FACADE WILL BE A MINIMUM OF SOX BRICK. THE END ELEVATION WILL NOT BE A BLANK WALL AND THE END ELEVATION OF UNITS FACING THE THOROUGHFARES SHALL BE BRICK. THE END ELEVATIONS WILL HAVE WINDOWS.
- STREET TREES WILL BE PLANTED 40' ON CENTER ON ALL PUBLIC STREETS (BOTH STREETS).
- THE LOCATION OF THE PROPOSED ACCESS TO PROSPERITY VILLAGE ROAD IS SUBJECT TO CHANGE PER CDOT & NCDOT DESIGN REQUIREMENTS.
- THE PETITIONER SHALL DEDICATE AND CONVEY RIGHT-OF-WAY MEASURED 35' FROM THE EXISTING CENTERLINE OF JOHNSTON-OEHLER ROAD. THE RIGHT-OF-WAY SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ASSOCIATED WITH THE PROPOSED DEVELOPMENT.



JOHNSTON PROPERTY  
CHARLOTTE, NORTH CAROLINA

SITE PLAN  
"FOR PUBLIC HEARING"  
PETITION NO. 2002-85

C1



NOTES:

- This map was prepared from a field survey by the Geoscience Group, Inc. between April 5, and April 19, 2002. The base of bearings is North Carolina State Plane coordinate system (NAD 1983) as per field log to found bearing monumentation of Charlotte Oehler Loop project, NCDOT project no. R-2248-E.
- All distances shown are surface horizontal distances unless otherwise noted. This map was prepared without benefit of title report or opinion and does not purport to show all matters of record of which the surveyor has no knowledge.
- Subject tract is Mecklenburg County tax parcel 029-311-07.
- Proposed zoning is in accordance with this map and the preliminary information only.
- Subject property is presently zoned City of Charlotte R-3.

REFERENCES:

- Deed Book 2135, Page 006, Mecklenburg County Registry (opponent source of title).
- Deed Book 934, Page 829, Mecklenburg County Registry.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIR.	CHORD
C1	68.3421°	40.00	47.87	27.27	N 40°01'40" E	45.07

LINE	BEARING	DISTANCE
1	N 00°04'49" E	15.63

SURVEY CERTIFICATION:

I, Scott Alan Terney, state that this map was drawn under my supervision from an actual survey made under my supervision and this map and the field survey upon which it is based conform to the standards of practice for land surveying in North Carolina (1600 of board rules).

Scott Alan Terney L-3186  
Registration No. L-3186  
8/10/02

METES AND BOUNDS DESCRIPTION AREA TO BE REZONED:

Being all of a 10.033 acre parcel of land situated in the City of Charlotte, Mecklenburg County, North Carolina being part of the property described in Deed Book 2135, Page 006, Mecklenburg County Registry, and more particularly described by metes and bounds as follows:

BEGINNING at a computed point in the centerline of Johnston Oehler Road, said point being N 50° 31' 32" E, 94.15153 feet from NCGS Station "Meti" 1452.87.602.

Thence, with the centerline of Johnston Oehler Road the following four courses:

- N 82° 28' 15" W, 482.00 feet to a computed point.
- N 79° 58' 25" W, 150.00 feet to a computed point.
- N 60° 39' 45" W, 100.00 feet to a computed point.
- N 54° 58' 25" W, 6.17 feet to a computed point on the approximate proposed westerly margin of Prosperity Church Road.

Thence, with the approximate proposed westerly margin of Prosperity Church Road, the following line courses:

- N 03° 02' 02" E, 258.87 feet to a computed point.
- N 10° 01' 41" W, 54.74 feet to a computed point.
- N 01° 19' 11" W, 61.89 feet to a computed point.
- N 05° 07' 51" W, 82.08 feet to a computed point.
- N 00° 04' 49" E, 15.63 feet to a computed point.

Thence, with the approximate proposed southerly margin of I-485, the following seven courses:

- N 00° 44' 23" E, 14.46 feet to a computed point.
- With the arc of circular curve having a radius of 40.00 feet, an arc length of 47.87 feet, and a chord which bears N 40° 01' 40" E, 45.07 feet to a computed point.
- N 74° 18' 15" E, 45.59 feet to a computed point.
- S 89° 00' 20" E, 64.73 feet to a computed point.
- N 77° 08' 02" E, 237.71 feet to a computed point.
- N 77° 08' 10" E, 173.95 feet to a computed point.
- N 63° 15' 37" E, 105.89 feet to a computed point.

Thence, with the westerly line of said Fred Ross Johnston tract, S 04° 01' 02" W, 750.32 feet to the POINT OF BEGINNING, or 10.033 acres of land, more or less, as shown on that "Boundary Survey of Clarence Renar Johnston Property," by Geoscience Group, Inc. dated August 18, 2002, and approved and sealed by Scott Alan Terney, NCLS L-3186 to which reference is hereby made.

GRAPHIC SCALE  
1 inch = 80 ft.

BOUNDARY SURVEY OF CLARENCE RENAR JOHNSTON PROPERTY  
DEED BOOK 2135 PAGE 006  
TAX ID 029-311-07

PREPARED FOR: THE DEVELOPER COMPANY  
CHARLOTTE, NORTH CAROLINA  
ATTN: HEAVY HANDBY

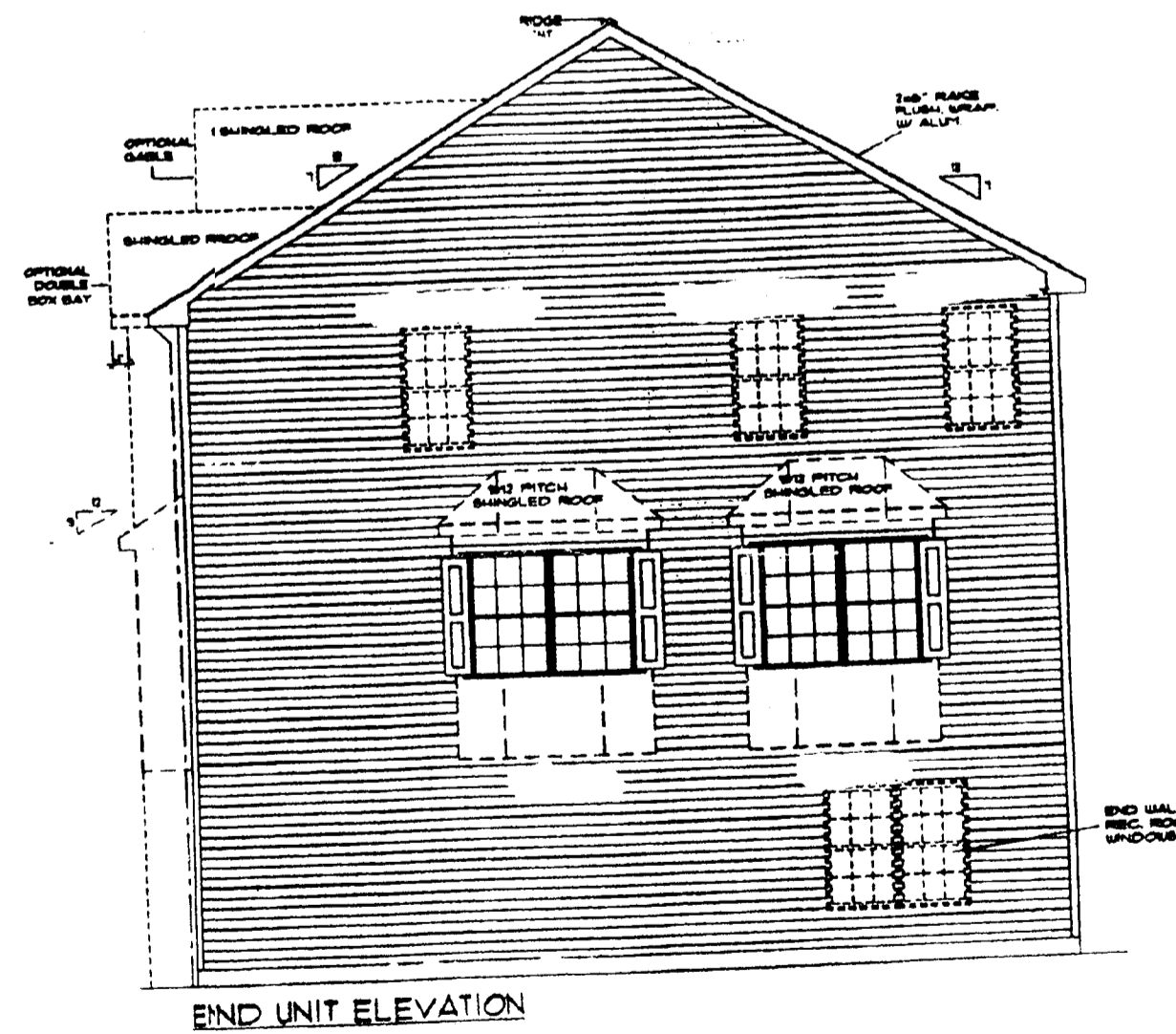
GEOSCIENCE GROUP, INC.  
500-K Clanton Road  
Charlotte, NC 28217  
704-555-5005  
704-555-5051(fax)



*Avondale*



*Wendover*



Rezoning Petition  
2002 - 085  
For Public Hearing

Note: This Plan is Conceptual in Nature and Subject to change.

Sheet 3 of 3

Date: 22 April 2002  
Project Number: 1002105  
Revision 1: 06/20/02  
Revision 2: 18 July 2002  
Revision 3: July 23, 2002

APPROVED BY C  
DATE 11/13/02