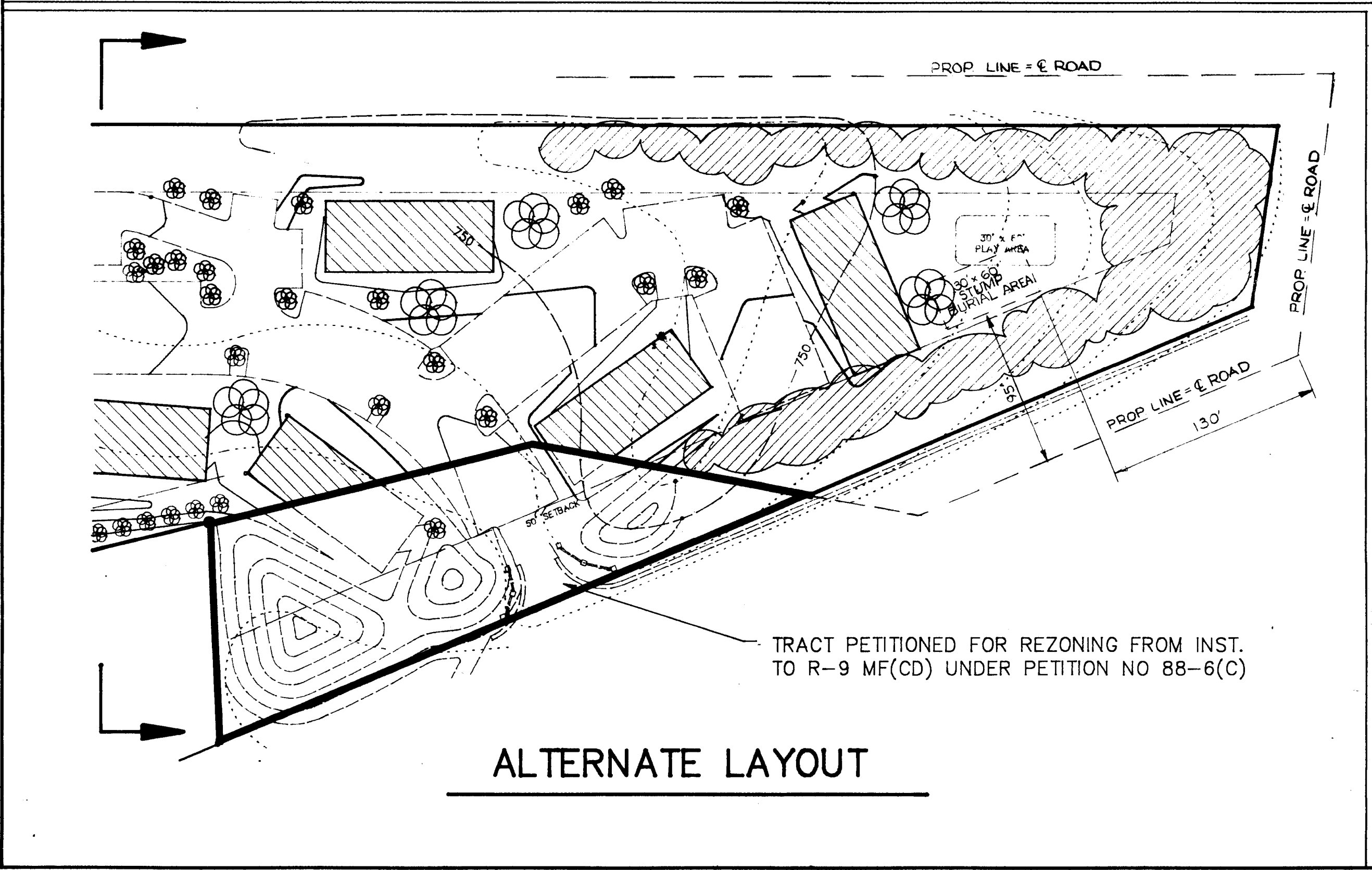


ALTERNATIVE LAYOUT NOTE

PETITIONER HAS FILED A SUBSEQUENT REZONING PETITION, NO 88-6(C), REQUESTING CHANGE OF CLASSIFICATION OF ADJACENT PARCEL NO 49-291-3 FROM INSTITUTIONAL TO R-9 MF(CD). IF THE REQUESTED CHANGE IS APPROVED THE TWO TRACTS WILL BE DEVELOPED TOGETHER PER THE ALTERNATE LAYOUT SHOWN IN THE LOWER LEFT CORNER HEREON. THE ENTRANCE FROM OLD CONCORD ROAD WOULD BE RELOCATED AS SHOWN AND ANOTHER 12-UNIT BUILDING ADDED. ALL PERFORMANCE STANDARDS SHOWN HEREON WOULD APPLY TO THE ALTERNATE LAYOUT.

BASIC MAP



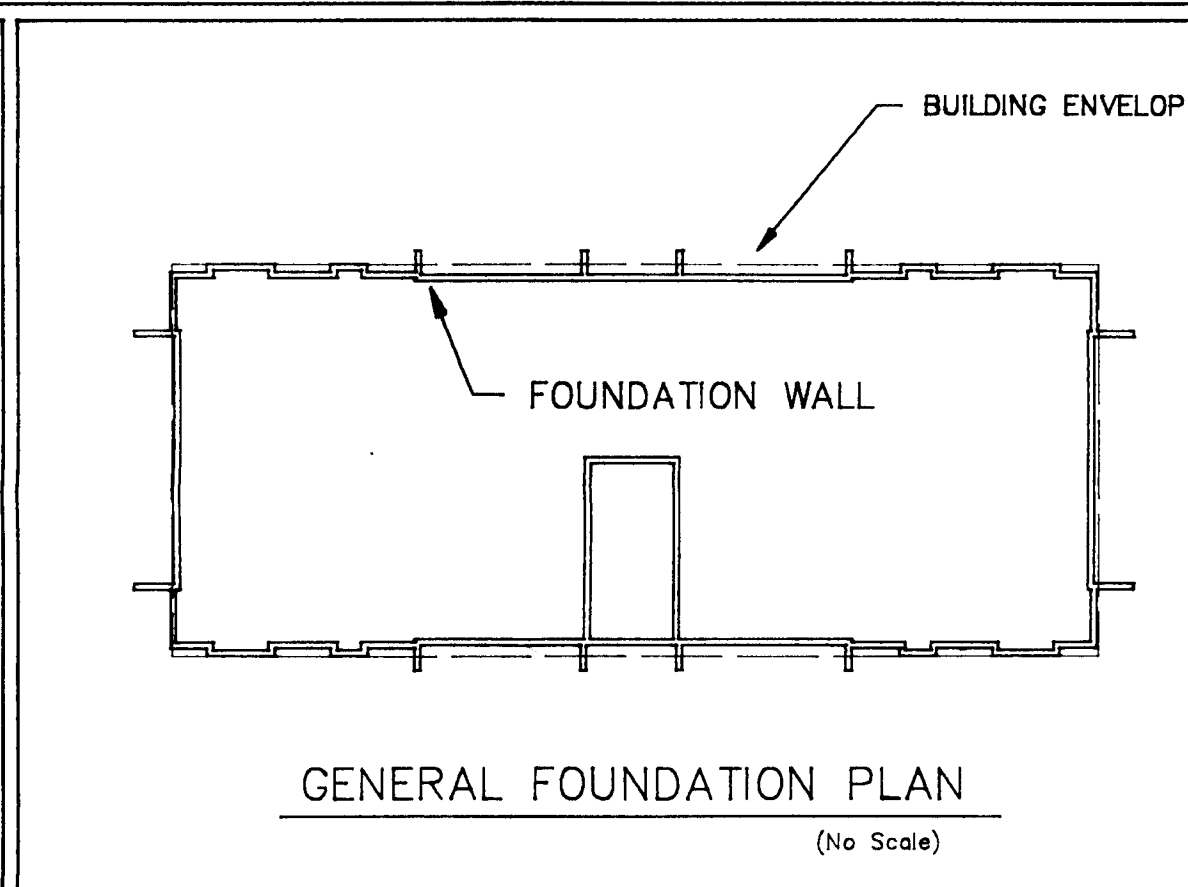
- DEVELOPMENT PERFORMANCE STANDARDS**
- BOUNDARY SETBACKS SHALL BE AS SHOWN.
 - ALL SPACING OF IMPROVEMENTS WITHIN BOUNDARY SETBACKS WILL COMPLY WITH PREVAILING ORDINANCES.
 - ALL STREET FRONTAGE SHALL BE IMPROVED PER PREVAILING STREET CLASSIFICATIONS AND PER NC DOT STANDARDS INCLUDING CURB & GUTTER AND SIDEWALK.
 - LOCATION OF BUILDINGS AND PARKING AREAS SHOWN ARE APPROXIMATE. FINAL LOCATION SHALL BE BASED UPON DESIGN.
 - PARKING LOT DESIGN AND TRAFFIC CIRCULATION SHALL CONFORM TO EXISTING ORDINANCES.
 - TREES AND BERMS WITHIN STREET SETBACKS SHALL REMAIN UNDISTURBED WITH THE EXCEPTION OF DRIVEWAY AND UTILITY ENTRANCES AND GRADED BACKSLOPES.
 - WHERE NO TREES NOR BERMS EXIST ALONG EXTERIOR PROPERTY LINES, DEVELOPER SHALL PROVIDE SCREENING IN ACCORDANCE WITH PREVAILING ORDINANCES AND TREES WHICH WILL MATURE TO A HEIGHT SUFFICIENT TO SCREEN UPPER STORES OF BUILDINGS.
 - SIGNAGE SHALL CONFORM WITH THE SIGN ORDINANCE OF THE COUNTY OF MECKLENBURG.
 - MAIN ENTRANCE FROM OLD CONCORD ROAD WILL INCLUDE WOOD, BRICK OR STONE MASONRY ENTRANCE MONUMENTS, OR A COMBINATION OF THESE MATERIALS, AND CONFORM TO MINIMUM SIGHT TRIANGLES.
 - DEVELOPMENT SHALL INCLUDE SOFT LIGHTING OF WALKWAYS AND PARKING AREAS.
 - DEVELOPMENT PERIOD TO BE THIRTY MONTHS BEGINNING SPRING, 1988.

REZONING LEGEND

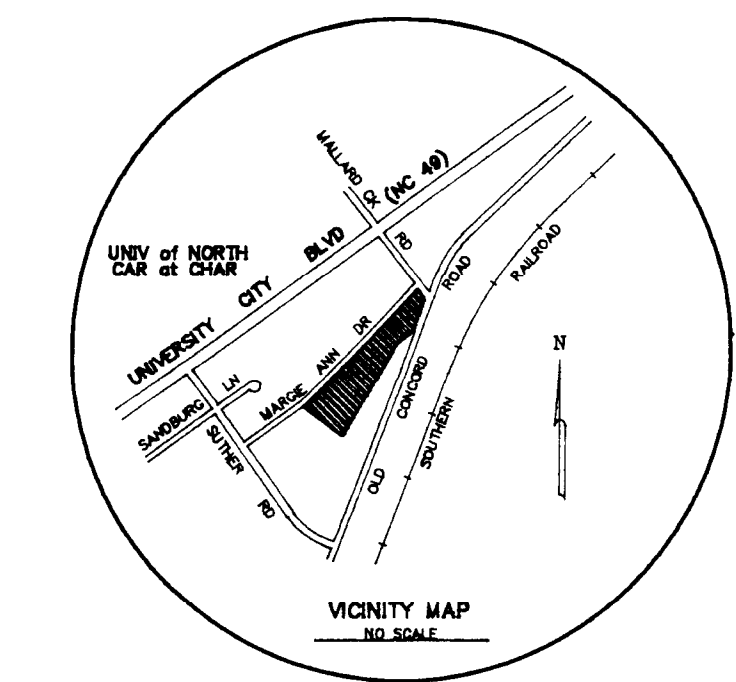
PROPOSED USE	GARDEN CONDOMINIUMS FOR SALE	8,0448
ACREAGE	INSTITUTIONAL	R-9 MF(CD)
CURRENT ZONING	PERMITTED NO DWELLING UNITS	137
PROPOSED ZONING	PROPOSED NO DWELLING UNITS	132
DENSITY	DENSITY	16.41
PARKING SPACES REQUIRED		245 *
PARKING SPACES PROVIDED		271

ALL SETBACKS AND SPACING PROPOSED TO BE THE SAME AS THAT FOR R-12 MF

* EACH BUILDING CONTAINS SIX TWO-BATH UNITS WITH 1000 SF PER UNIT AND SIX SINGLE BATH UNITS WITH 800 SF PER UNIT.



ALL PROPOSED BUILDINGS ARE THREE-STORY WITH FOUR GARDEN CONDOMINIUM UNITS PER FLOOR.



Attached to memo dated 5/9/88 - re: w/c Compton Sr. / w/f.

1 4/28/88 LLS LOC STUMP BURIAL AREA	THE MATHISEN COMPANY	DRAWN BY:	P.M.S.
	P.O. Box 578 Indian Trail, N. C. 28079-0578	APPROVED BY:	N.A.M.
	REZONING MAP (TAX PARCEL NO 49-291-04)	SCALE:	1" = 60'
	EXISTING INSTITUTIONAL to R-9 MF(CD)	DATE:	11-23-87 SHEET 1 of 1

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: May 9, 1988

TO: Robert Brandon
Zoning Administrator

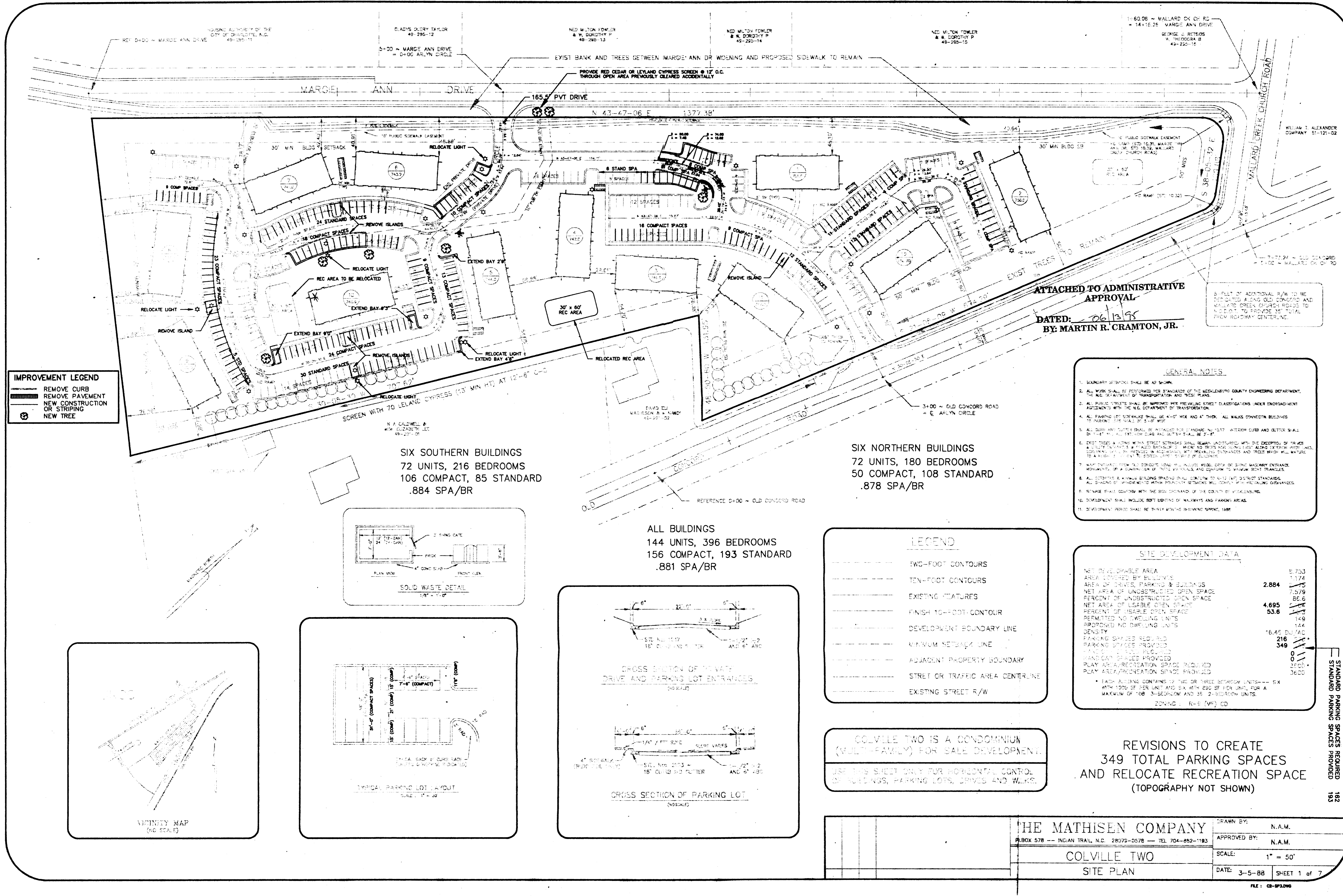
FROM: *William S. Compton, Jr.*
Planning Director

SUBJECT: Administrative Approval for Pet. #88-2(c) to add onsite Demolition Landfill.

Enclosed please find a revised copy of the site plan for petition #88-2(c). The site plan has been revised to add a onsite Demolition Landfill. The location and the addition of this onsite Demolition Landfill is within the requirements of the approved Conditional District Plan.

Pursuant to my authority as outlined in the zoning ordinance, I am administratively approving this plan. Please use it when evaluating requests for building permits.

MRC/KHM:sls
Enclosure



IMPROVEMENT LEGEND

- REMOVE CURB
- REMOVE PAVEMENT
- NEW CONSTRUCTION OR STRIPING
- NEW TREE

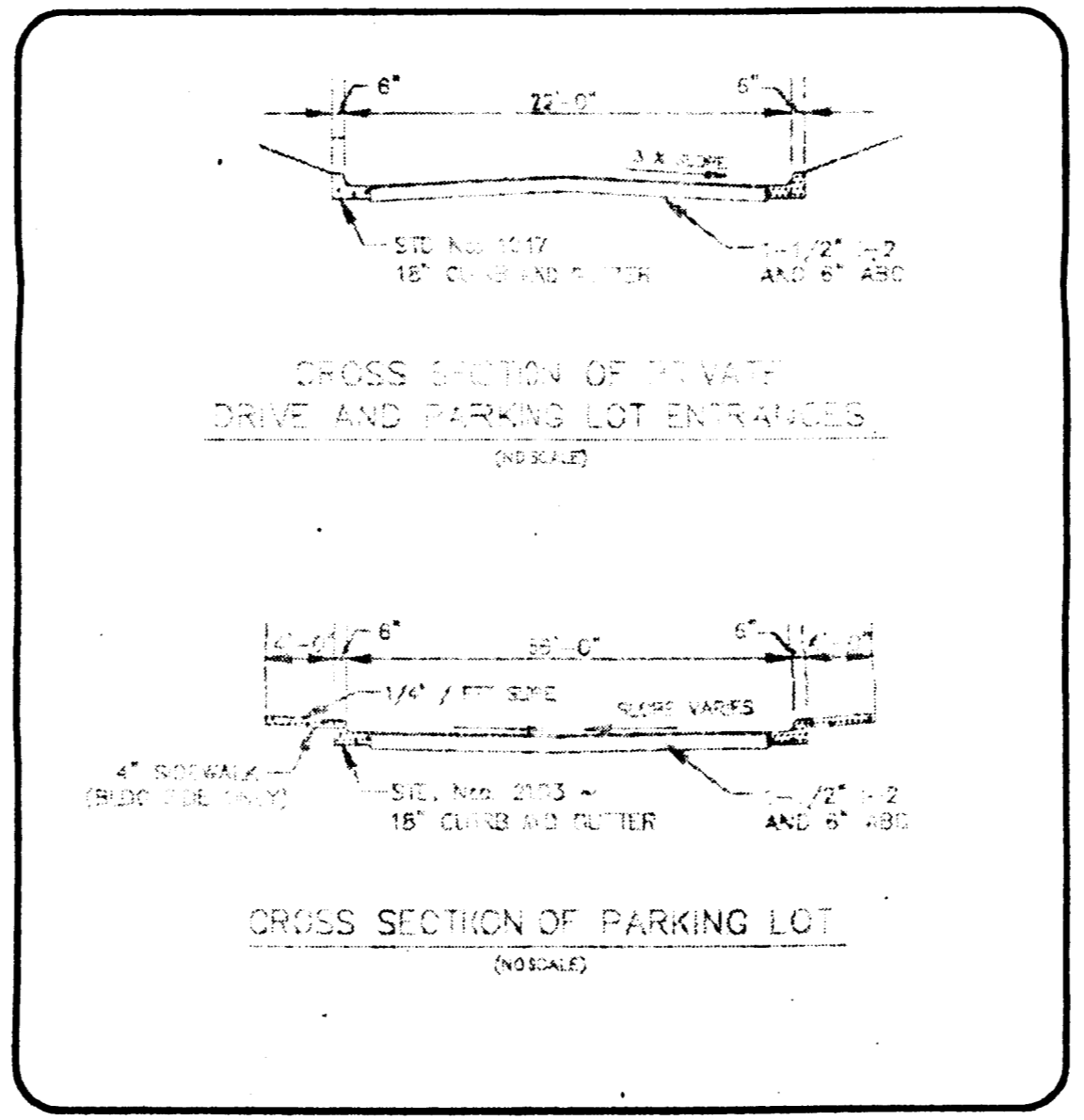
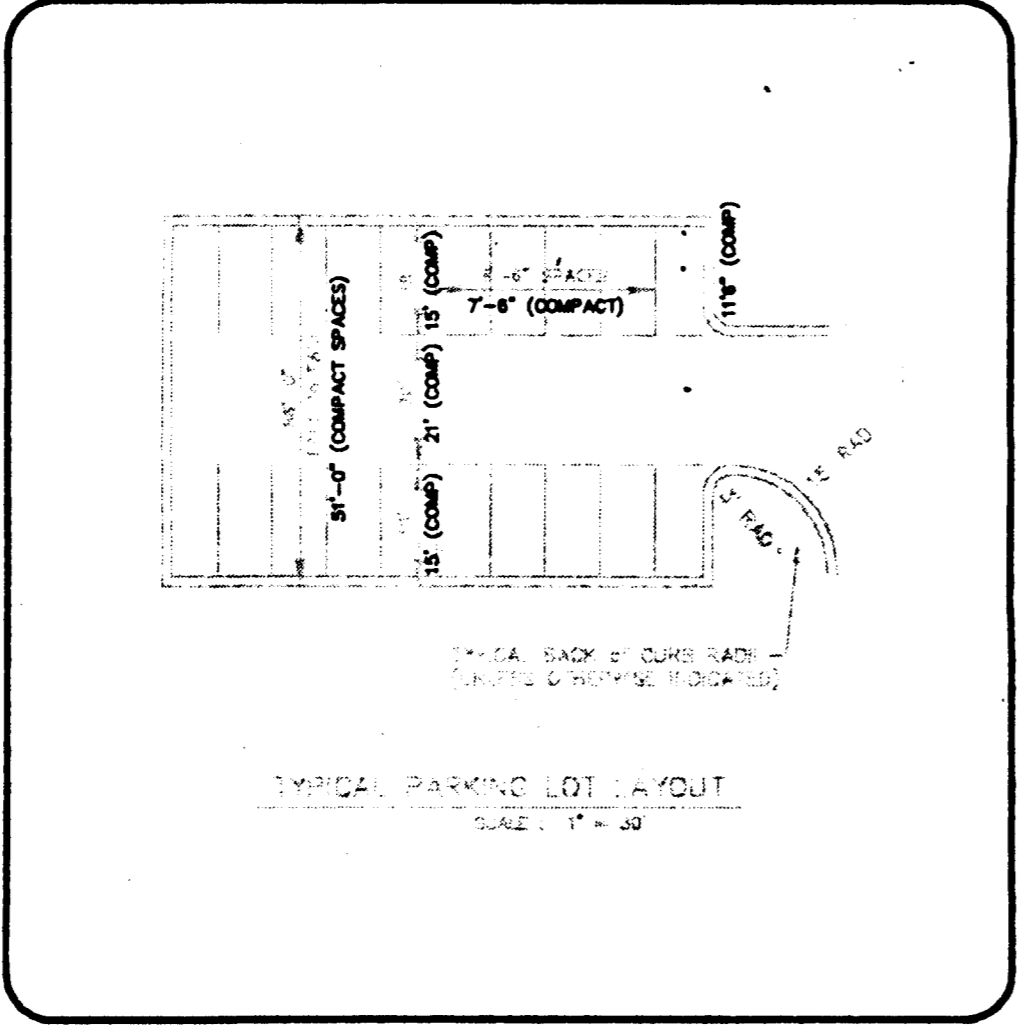
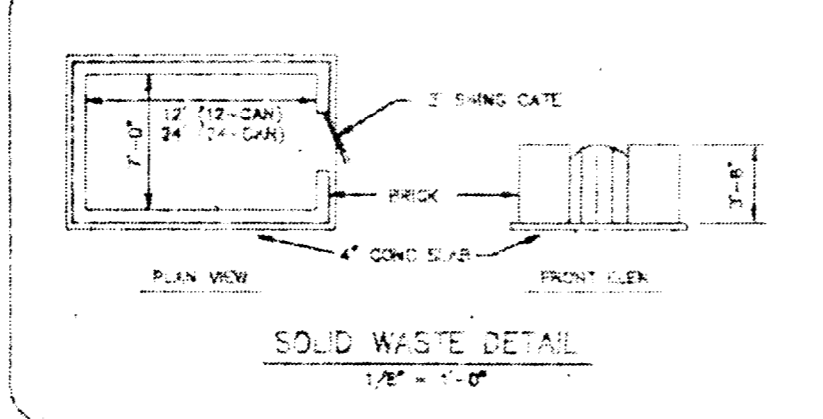
ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 06/13/95
 BY: MARTIN R. CRAMTON, JR.

3' FEET OF ADDITIONAL PAVEMENT TO BE PROVIDED ALONG OLD CONCORD ROAD AND WILLOW CREEK DRIVE FROM ROADWAY CENTERLINE

SIX SOUTHERN BUILDINGS
 72 UNITS, 216 BEDROOMS
 106 COMPACT, 85 STANDARD
 .884 SPA/BR

SIX NORTHERN BUILDINGS
 72 UNITS, 180 BEDROOMS
 50 COMPACT, 108 STANDARD
 .878 SPA/BR

ALL BUILDINGS
 144 UNITS, 396 BEDROOMS
 156 COMPACT, 193 STANDARD
 .881 SPA/BR



LEGEND

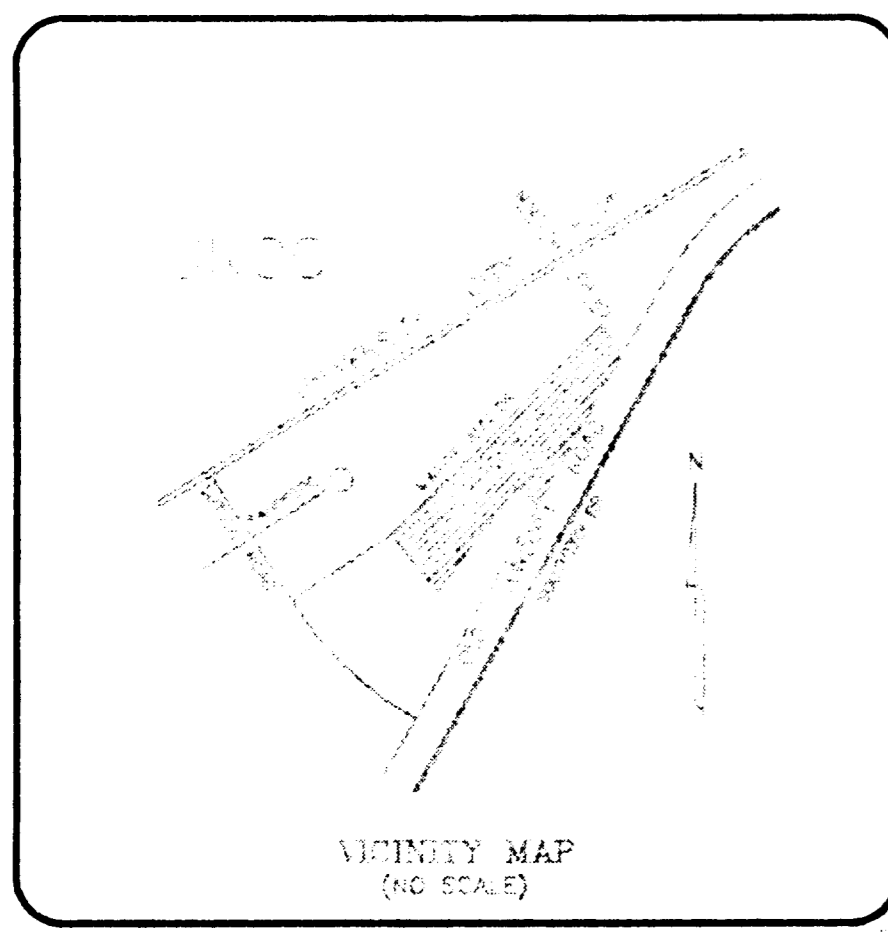
- TWO-FOOT CONTOURS
- TEN-FOOT CONTOURS
- EXISTING FEATURES
- FINISH 10-FOOT CONTOUR
- DEVELOPMENT BOUNDARY LINE
- MINIMUM SETBACK LINE
- ADJACENT PROPERTY BOUNDARY
- STREET OR TRAFFIC AREA CENTERLINE
- EXISTING STREET R/W

- GENERAL NOTES**
- BOUNDARY SETBACKS SHALL BE AS SHOWN.
 - ALL WORK SHALL BE PERFORMED PER STANDARDS OF THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT, THE MECKLENBURG COUNTY DEPARTMENT OF TRANSPORTATION AND TRAFFIC PLANS.
 - ALL PUBLIC UTILITIES SHALL BE MARKED PER PREVIOUS STREET CLASSIFICATIONS UNDER ENFORCEMENT AGREEMENTS WITH THE MECKLENBURG COUNTY DEPARTMENT OF TRANSPORTATION.
 - ALL PARKING LOT SPACES SHALL BE 4'-0\"/>

SITE DEVELOPMENT DATA

NET DEVELOPABLE AREA	8,703
AREA COVERED BY BUILDINGS	1,174
AREA OF DRIVES, PARKING & BUILDINGS	2,884
NET AREA OF UNRESTRICTED OPEN SPACE	7,529
PERCENT OF UNRESTRICTED OPEN SPACE	86.6
NET AREA OF LIABLE OPEN SPACE	4,695
PERCENT OF LIABLE OPEN SPACE	53.8
PERMITTED NO. DWELLING UNITS	149
PROPOSED NO. DWELLING UNITS	144
DENSITY	16.45 DU/AC
PARKING SPACES REQUIRED	216
PARKING SPACES PROVIDED	349
RECREATION SPACE PROVIDED	0
PLAY AREA/RECREATION SPACE PROVIDED	0

* EACH BUILDING CONTAINS 12 TWO OR THREE BEDROOM UNITS— SIX WITH 1200 SF PER UNIT AND SIX WITH 850 SF PER UNIT, FOR A MAXIMUM OF 108 3-BEDROOM AND 36 2-BEDROOM UNITS.
 ZONING: R-8 (M) CD



COLVILLE TWO IS A CONDOMINIUM (MULTI-FAMILY) FOR SALE DEVELOPMENT.
 USE THIS SHEET ONLY FOR HORIZONTAL CONTROL OF BUILDINGS, PARKING LOTS, DRIVES AND WALKS.

REVISIONS TO CREATE
 349 TOTAL PARKING SPACES
 AND RELOCATE RECREATION SPACE
 (TOPOGRAPHY NOT SHOWN)

THE MATHISEN COMPANY	DRAWN BY: N.A.M.
P.O. BOX 578 -- INDIAN TRAIL, N.C. 28072-0578 -- TEL. 704-852-1193	APPROVED BY: N.A.M.
COLVILLE TWO	SCALE: 1" = 50'
SITE PLAN	DATE: 3-5-88 SHEET 1 of 7

FILE: CS-83200

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: June 13, 1995
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 88-2(c) By The Mathisen Company Tax Parcel # 049-291-04

Attached is a specific Multi-Family Plan for the above mentioned rezoning petition. The plan has been revised to allow the number of required spaces to be calculated under the current standard of 1.5 spaces per unit versus the old requirement of calculating spaces based on unit size. This change will allow the developer to construct additional compact parking spaces. As per the zoning regulations in effect at the time the land was developed the developer was required to provide 270 parking spaces. Up to 25% of these spaces could be compact spaces plus any spaces over the required number. On the latest approved plan the developer had proposed to construct 335 parking spaces, of these parking spaces 132 were to be compact spaces. Under the proposed plan the total number of spaces provided will be 349 of these 156 spaces will be compact spaces. This proposed plan represents an increase in the total number of spaces. This plan will provide 14 more spaces and increase the number of compact spaces to 24. This increase in compact spaces is possible by allowing the total number of required spaces to be calculated at 1.5 spaces per unit which in turn reduces the required number of spaces allowing all the spaces over the minimum to be compact spaces.

Also attached is a plan for the same project indicating an increase in the total number of parking spaces provided from 349 to 396 and an increase in the total number of compact spaces to 234. This plan represents a possible increase in the total number of parking spaces that may be undertaken by the home owners association if they choose to at a later date.

The increase in the total number of parking spaces has become necessary due to the large number of students that occupy the units and own cars. It is the intent of this administrative approval to allow more parking spaces to be placed on the site by allowing more of the spaces to be compact spaces. It is not intended to reduce the total number of required spaces. Therefore, at no point in time can the total number of required spaces fall below what was originally required 270 spaces.

Since this change is minor and does not reduce the yards at the exterior of the property I am administratively approving this plan. Please use these plans when evaluating requests for building permits, land use permits and certificates of occupancy.