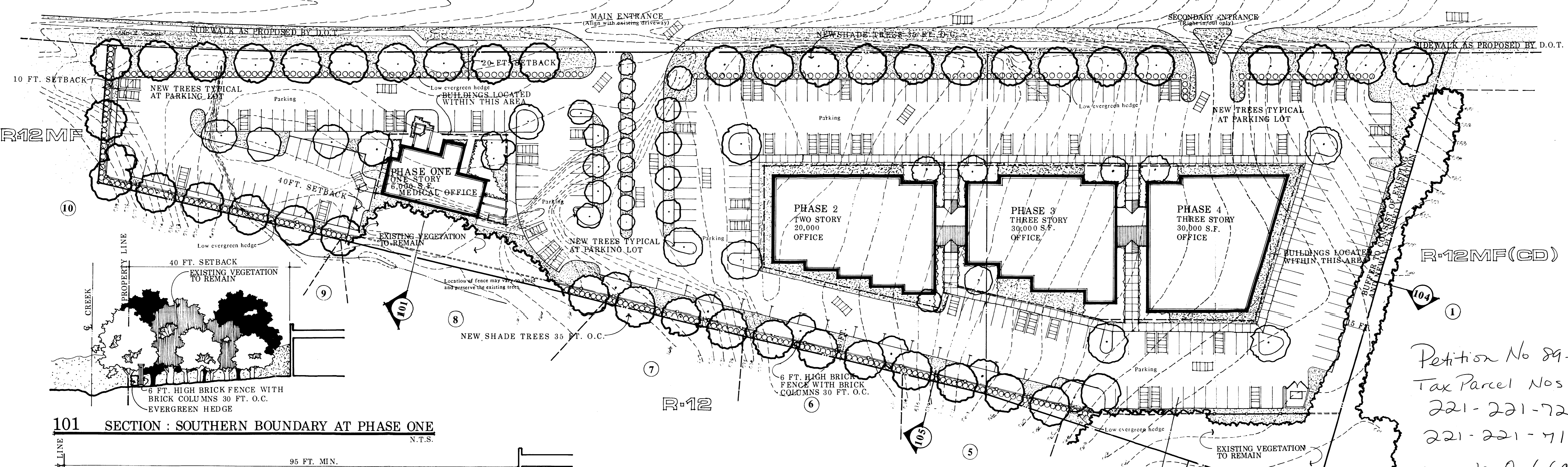


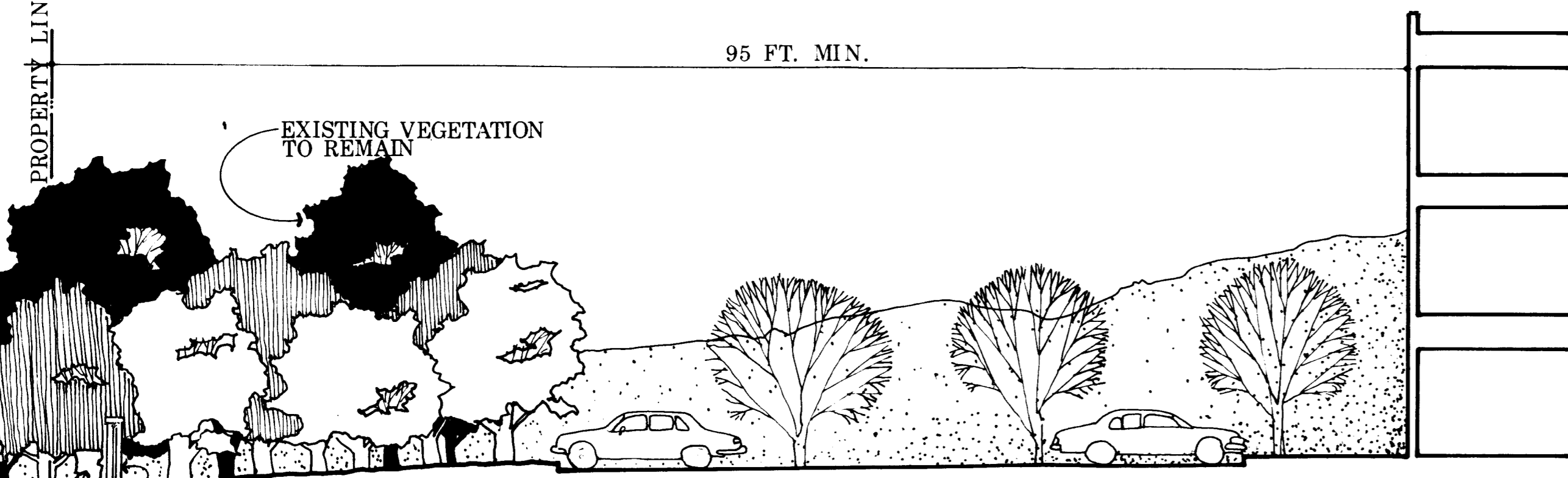
PINEVILLE - MATTHEWS ROAD

N.C. HIGHWAY 51

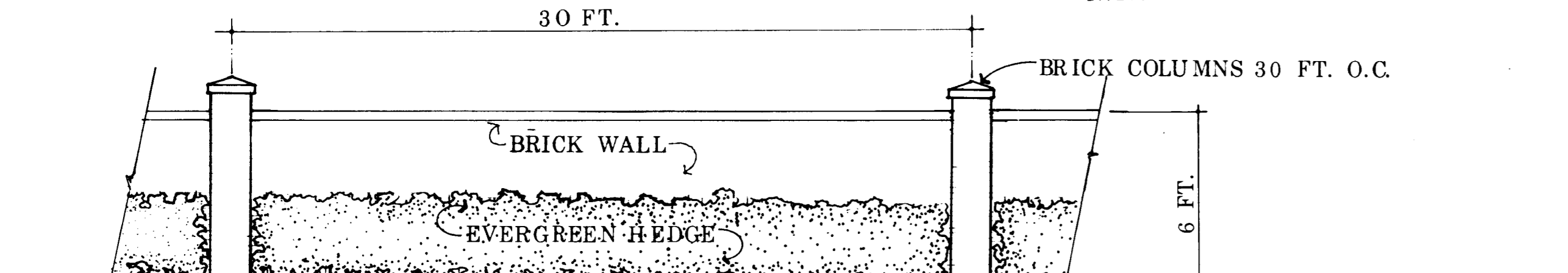


Petition No 89-20
 Tax Parcel Nos
 221-221-72
 221-221-71
 R-12 to O-6(CD)

101 SECTION: SOUTHERN BOUNDARY AT PHASE ONE. N.T.S.



102 SECTION: SOUTHERN BOUNDARY AT PHASE FOUR. N.T.S.



103 TYPICAL SCREENING FENCE DETAIL. VIEW FROM ADJACENT PROPERTY. N.T.S.



DEVELOPMENT NOTES

- Boundary survey and topographic information taken from survey by Jack R. Christian and Associates Surveying, dated February 18, 1988.
- Building height will not exceed one story on phase one, two stories on phase two and three stories on phases three and four. Max. H. 40 FT.
- Total building area shall not exceed 86,000 square feet.
- All development standards for the O-6 district as set forth in the City of Charlotte Zoning Ordinance shall be met or exceeded.
- Buildings shall meet or exceed the required setbacks, rear yards and side yards as established in the City of Charlotte Zoning Ordinance.
- Buffering and/or screening shall conform to the standards of the City of Charlotte zoning ordinance, and the City of Charlotte tree ordinance. Existing vegetation south of Phase 1 shall be preserved. A six (6) foot high brick fence with decorative brick columns will be installed within the property boundaries adjoining the residential districts to the south and west of the site. In addition an evergreen hedge (three plants 5' or 6' tall) will be planted on the outside of the fence. Mature trees will also be planted (max. 35' tall) along the property boundary fronting onto Highway 51. In addition an evergreen hedge will be planted to screen the parked vehicles from Highway 51.
- Building mechanical areas will be located at ground level for Phase 1 and screened with a brick enclosure. Phases 2 through 4 will have roof top mechanical units that will be screened from the public view.
- Special care will be taken to provide a high quality development with emphasis on landscaping, building architecture, and site arrangement design. The architectural designs will be sympathetic to the adjacent structures.
- Adequate fire protection in the form of fire hydrants and fire rated construction will be provided to meet or exceed the City of Charlotte Fire Marshall specifications.
- All signage will be provided in accordance with the City of Charlotte Zoning Ordinance requirements.
- Exterior lighting will be designed and located to minimize glare towards adjacent properties. This shall include the use of low level lighting that directs light toward away from the single family community.
- Parking shall meet or exceed the requirements of the City of Charlotte Zoning Ordinance requirements.
- Vehicle access points are limited to those shown on the plan. Configuration of driveways and access points are subject to minor modifications as necessary to accommodate final site and architectural construction plans, as well as D.O.T. Standards.
- Site development shall comply with the City of Charlotte Stormwater Detention Ordinance. Storm water will be routed through an extension along the front of the adjoining property located to the east of the site and disposed of on the regulated floodway immediately adjacent to it. The petitioner and the adjoining property owners are presently discussing the details to secure the proposed easement. In the event an easement is not granted, the petitioner will provide for on-site storm water detention on the parking lot located at the northeast corner of the site. Detention will not be located in Buffer or Vegetation areas. Site grading shall direct drainage to the N.E. corner away from adjoining Single Family lots.
- This site plan is intended to show only general development character. Minor modifications to the circulation, parking and building configurations may be required to accommodate final architectural and site design and to adjust to other site features. Such modifications may be approved administratively by the Planning Commission staff as long as the overall intent of this plan, and the internal and external relationships shown here are maintained.
- Permitted Property Uses: General Office, Federal Office, Financial and Daycare.
- All landscaping on the exterior of the proposed fence shall be maintained by the subject property owner.

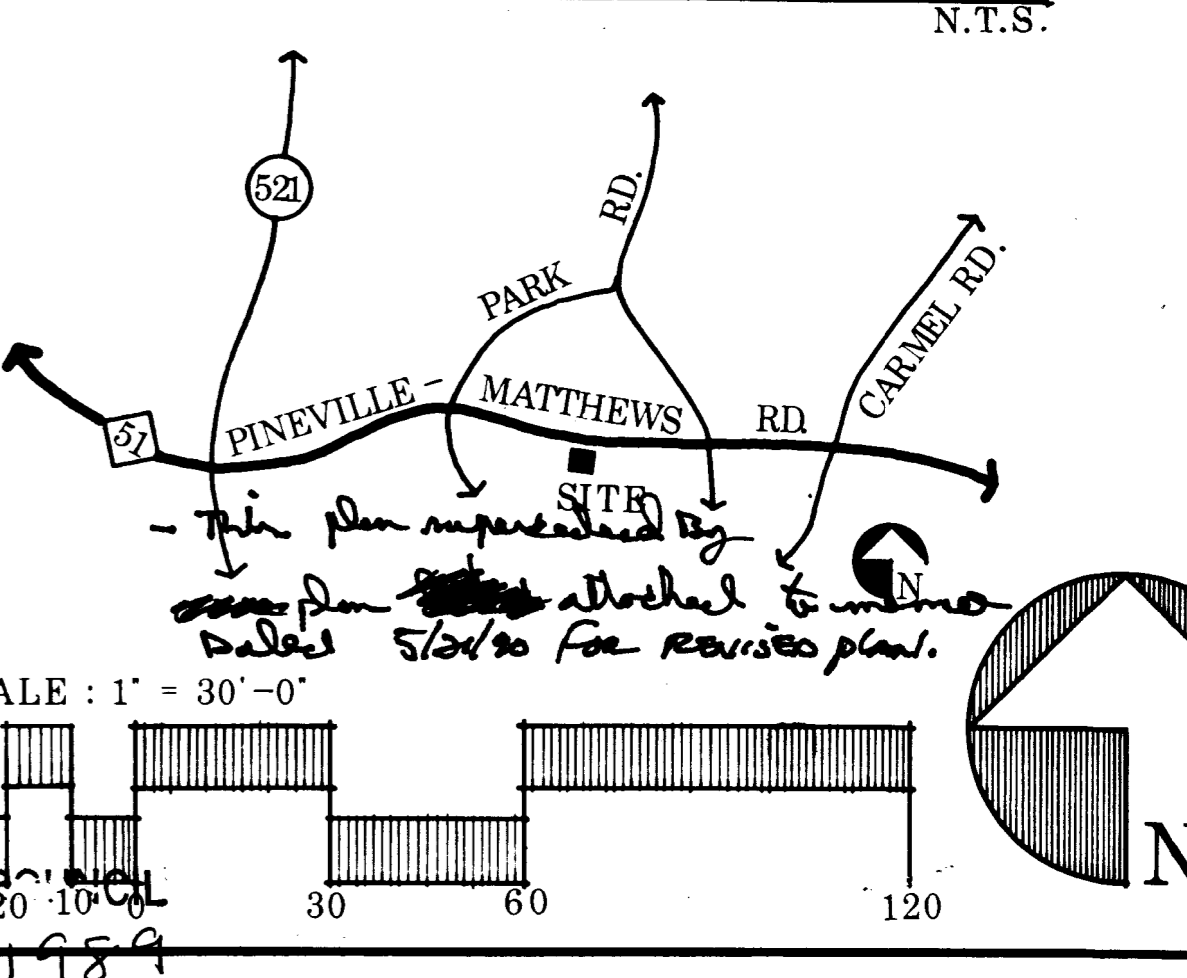
ADJOINING PROPERTY OWNERS

1	221-221-70	Carolina Condo Corporation c/o M.L. Flaster 4 Sylvan Lane Old Greenwich, Connecticut 06870	4	221-221-17	Bo O. Okerson and Wife 830 Castletree Road Pineville, NC 28134	7	221-221-13	Jasvanti L. Darji and Wife 10809 Willowick Court Pineville, NC 28134	11	221-191-06	Joe D. Withrow Trustee P.O. Box 282325 Charlotte, NC 28222
2	221-221-19	Martin D. Jenkins and Wife 8304 Castletree Road Pineville, NC 28134	5	221-221-16	Clive V. Paschall and Wife 8326 Castletree Road Pineville, NC 28134	8	221-221-12	Lee R. Frey and Wife 10806 Willowick Court Pineville, NC 28134	12	221-191-07	Gilbert/Robinson, Inc. c/o Savage T. Brown #1795 P.O. Box 22849 Oklahoma City, OK 73123
3	221-221-18	Ronald D. Velson and Wife 8312 Castletree Road Pineville, NC 28134	6	221-221-15	James H. Hoover and Wife 8332 Castletree Road Pineville, NC 28134	9	221-221-11	Richard Mangum and Wife 10806 Willowick Court Pineville, NC 28134	13	221-191-08	CNC Centers 221-191-11 1992 Landings Blvd Saratoga, FL 33581
						10	221-20-67	Falkenbridge Homeowners Association, Inc. % John G. Reutter 8519 Castletree Court, Charlotte, NC 28226			

DÉVELOPMENT DATA

EXISTING ZONING..... R-12
 PROPOSED ZONING..... O-6 (CD)
 SITE AREA..... = 4.92 ACRES
 MAX. BUILDING AREA... 86,000 S.F.
 PARKING REQUIRED.... 300 SPACES
 PARKING PROVIDED.... 300 SPACES

LOCATION MAP



APPROVED BY CITY OF CHARLOTTE
 DATE May 15, 1989

PROJECT ARCHITECT: DCB
 PROJECT MANAGER: HJW

REVISIONS:
 3-8-89 CMPC PLANNING STAFF COMMENTS
 4-26-89 CMPC COMMENTS

PROJECT NO: 8902

AEC, P.A.
 ARCHITECTS / PLANNERS / DEVELOPMENT RELATED SERVICES

REZONING PLAN
 PETITION PREPARED FOR: OPTIMA CAPITAL
 HIGHWAY 51 PROPERTY
 JAN. 30 1989
 RZ1