

Adjacent Property List

025-131-01	William W. Rhyne and Wife 4801 Beechwood Road Charlotte, NC 28219	025-131-02	L. W. & C. B. Morris, Inc. 4108 Park Road #100 Charlotte, NC 28209
025-131-02	Charles A. Whaley, Jr. by Will 4801 Beechwood Road Charlotte, NC 28219	025-131-03	James R. Campbell and Wife 4801 Beechwood Road Charlotte, NC 28219
025-131-03	Greg A. Niblock and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-04	Edgar W. Cathey and Wife 4801 Beechwood Road Charlotte, NC 28219
025-131-04	David L. Marshall and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-05	Richard W. Crum and Wife 4801 Beechwood Road Charlotte, NC 28219
025-131-05	Richard W. Crum, Jr. and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-06	Long Creek Baptist Church Trustees, P. O. Box 486 Charlotte, NC 28202
025-131-06	Long Creek Baptist Church Trustees, P. O. Box 486 Charlotte, NC 28202	025-131-07	Long Creek Baptist Church Trustees, P. O. Box 486 Charlotte, NC 28202
025-131-07	W. R. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-08	Barbara J. Thomas and Wife 4125 Beechwood Road Charlotte, NC 28219
025-131-08	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219	025-131-09	James R. Campbell and Wife 4125 Beechwood Road Charlotte, NC 28219
025-131-09	R. S. Whaley, Sr. and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-10	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-10	St. Mark's Episcopal Church 4801 Beechwood Road Charlotte, NC 28219	025-131-11	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-11	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-12	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-12	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-13	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-13	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-14	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-14	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-15	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-15	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-16	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-16	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-17	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-17	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-18	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-18	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-19	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-19	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-20	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-20	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-21	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-21	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-22	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-22	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-23	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-23	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-24	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-24	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-25	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-25	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-26	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-26	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-27	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-27	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-28	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-28	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-29	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-29	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-30	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-30	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-31	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-31	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-32	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-32	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-33	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-33	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-34	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-34	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-35	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-35	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-36	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-36	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-37	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-37	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-38	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-38	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-39	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-39	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-40	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-40	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-41	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-41	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-42	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-42	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-43	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-43	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-44	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-44	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-45	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-45	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-46	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-46	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-47	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-47	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-48	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-48	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-49	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-49	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-50	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-50	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-51	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-51	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-52	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-52	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-53	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-53	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-54	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219
025-131-54	John A. Rhyne and Wife 4125 Beechwood Road Charlotte, NC 28219	025-131-55	James W. Kelly, Jr. and John J. Kelly 4125 Beechwood Road Charlotte, NC 28219

Property Line Data

L 1	N 45° 26' 43" W	46.75'
L 2	N 5° 17' 23" E	109.94'
L 3	N 89° 42' 37" E	164.00'
L 4	N 20° 56' 43" E	40.56'
L 5	N 45° 50' 34" E	371.59'
L 6	N 45° 50' 34" E	119.29'
L 7	N 45° 50' 34" E	299.84'
L 8	N 45° 50' 34" E	330.37'
L 9	N 45° 50' 34" E	689.79'
L 10	N 45° 50' 34" E	119.29'
L 11	N 45° 50' 34" E	299.84'
L 12	N 45° 50' 34" E	330.37'
L 13	N 45° 50' 34" E	689.79'
L 14	N 45° 50' 34" E	119.29'
L 15	N 45° 50' 34" E	299.84'
L 16	N 45° 50' 34" E	330.37'
L 17	N 45° 50' 34" E	689.79'
L 18	N 45° 50' 34" E	119.29'
L 19	N 45° 50' 34" E	299.84'
L 20	N 45° 50' 34" E	330.37'
L 21	N 45° 50' 34" E	689.79'
L 22	N 45° 50' 34" E	119.29'
L 23	N 45° 50' 34" E	299.84'
L 24	N 45° 50' 34" E	330.37'
L 25	N 45° 50' 34" E	689.79'
L 26	N 45° 50' 34" E	119.29'
L 27	N 45° 50' 34" E	299.84'
L 28	N 45° 50' 34" E	330.37'
L 29	N 45° 50' 34" E	689.79'
L 30	N 45° 50' 34" E	119.29'
L 31	N 45° 50' 34" E	299.84'
L 32	N 45° 50' 34" E	330.37'
L 33	N 45° 50' 34" E	689.79'
L 34	N 45° 50' 34" E	119.29'
L 35	N 45° 50' 34" E	299.84'
L 36	N 45° 50' 34" E	330.37'
L 37	N 45° 50' 34" E	689.79'
L 38	N 45° 50' 34" E	119.29'
L 39	N 45° 50' 34" E	299.84'
L 40	N 45° 50' 34" E	330.37'
L 41	N 45° 50' 34" E	689.79'
L 42	N 45° 50' 34" E	119.29'
L 43	N 45° 50' 34" E	299.84'
L 44	N 45° 50' 34" E	330.37'
L 45	N 45° 50' 34" E	689.79'
L 46	N 45° 50' 34" E	119.29'
L 47	N 45° 50' 34" E	299.84'
L 48	N 45° 50' 34" E	330.37'
L 49	N 45° 50' 34" E	689.79'
L 50	N 45° 50' 34" E	119.29'
L 51	N 45° 50' 34" E	299.84'
L 52	N 45° 50' 34" E	330.37'
L 53	N 45° 50' 34" E	689.79'

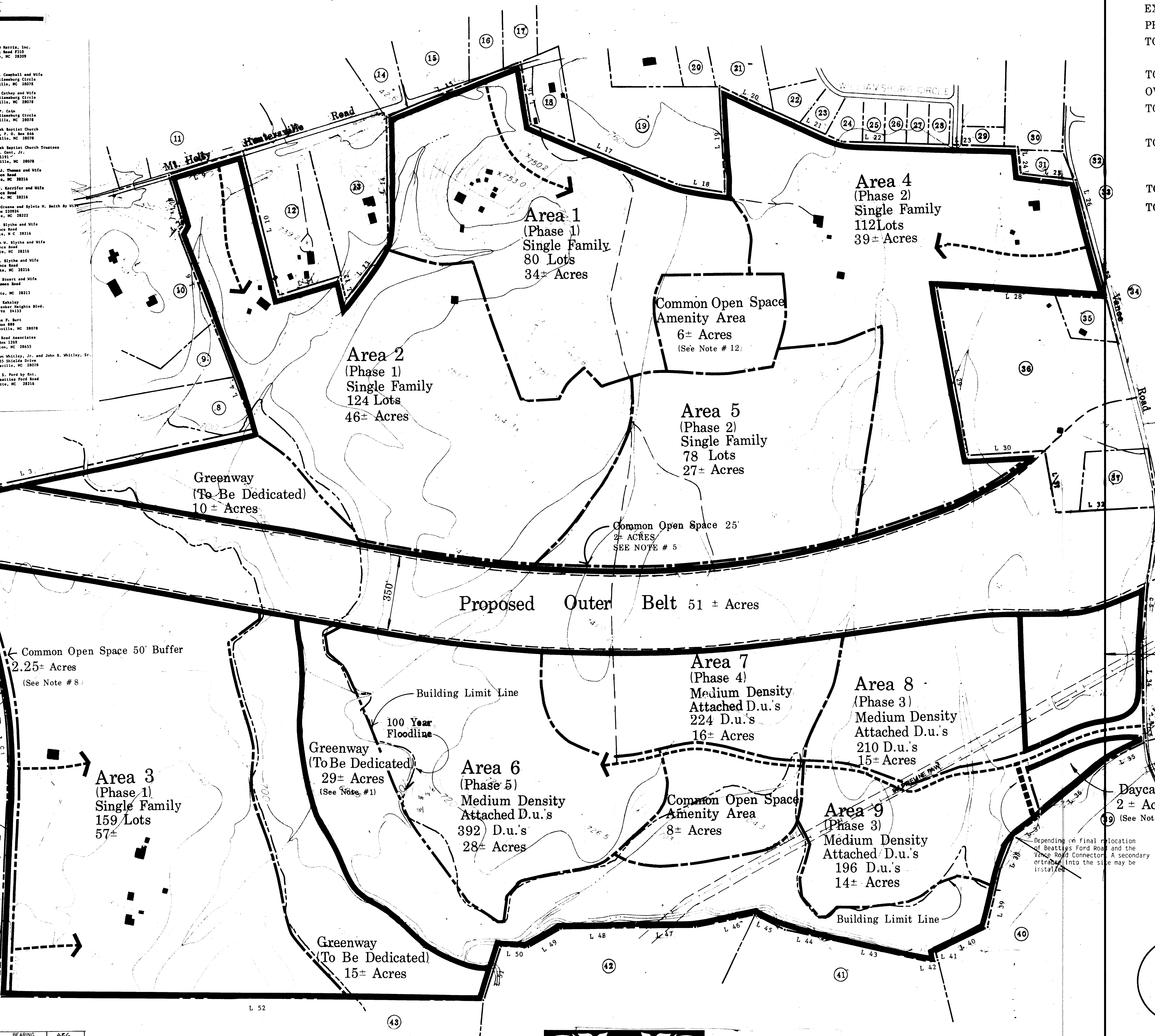
Boundary Curve Data

CURVE	RADIUS	LENGTH	CHORD	BEARING	AREA
C 1	150.00'	292.62'	292.62'	N 89° 42' 37" E	2215.50
C 2	248.00'	497.98'	497.98'	N 89° 42' 37" E	9427.32
C 3	275.00'	550.84'	550.84'	N 89° 42' 37" E	10714.14
C 4	381.00'	762.99'	762.99'	N 89° 42' 37" E	14992.98
C 5	409.00'	820.24'	820.24'	N 89° 42' 37" E	16350.24
C 6	69.83'	139.66'	139.66'	N 89° 42' 37" E	241.50

Date of Plan: 11-5-89

Revisions:

- 1/12-18-89: Per Government Review Comments
- 6/10/94: Decreased lots in area 5 from 80 to 78. Increased lots in area 4 from 110 to 112



Development Data

EXISTING ZONING ----- R-15, R-12

PROPOSED ZONING ----- R-9 PUD

TOTAL ACREAGE ----- 406.25 (397± Residential)

TOTAL D.U.'s ----- 1575

OVERALL DENSITY ----- 1575/397=3.96 D.U./AC.

TOTAL SINGLE FAMILY LOTS ----- 553 LOTS

DENSITY ----- 553/242=2.3 D.U./AC.

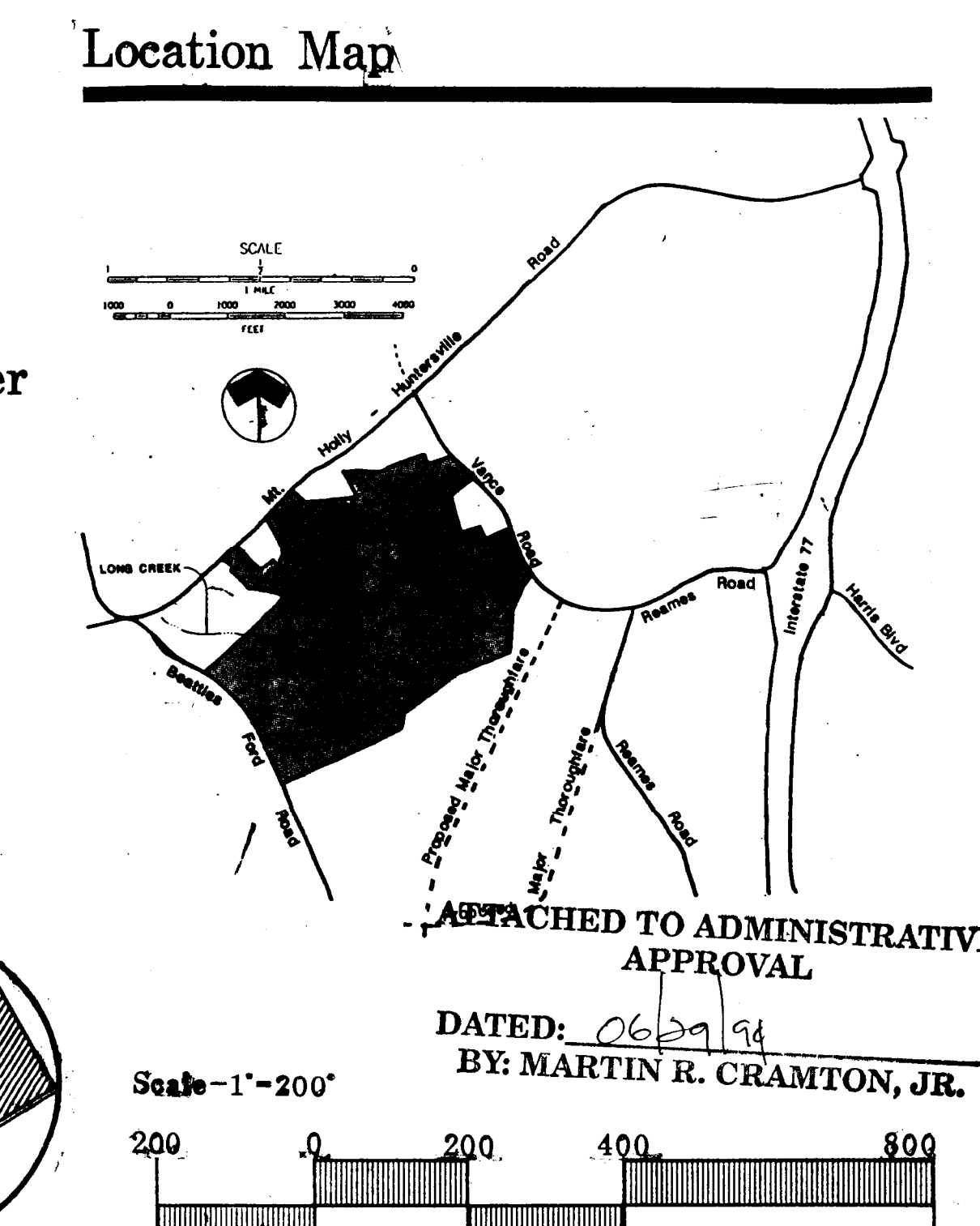
TOTAL MEDIUM DENSITY ATTACHED D.U.'s ----- 1022 D.U.'s

DENSITY ----- 1022/110=9.3 D.U./AC

TOTAL OPEN SPACE ----- 72± ACRES (18%)

TOTAL DEDICATED R/W ----- 52± ACRES

- Notes**
- Timing of dedication of proposed greenway areas will be coordinated with Mecklenburg County Parks & Recreation Dept. Although most of the floodplain will be offered for dedication to Mecklenburg County as greenway land, the applicant shall be allowed to vary the precise dimensions of the areas to be dedicated from the 100 year floodline in order to avoid undue irregularity in such dimensions. Dedication accretions will be provided to greenway areas.
 - While development will progress as indicated in the phasing schedule, the completion of a phase will not be required prior to initiating development in the next phase.
 - When development accretions, 50' of R/W from centerline on Heavens Ford Road will be dedicated.
 - Single-family lots along the outer boundary of the PUD will maintain rear yard building setbacks of 30 ft., except along Heavens Ford Road where a 20' common open space buffer is proposed. All interior single-family lots will maintain a setback of a 25 ft. rear yard.
 - Areas and dimensions of areas may vary due to road adjustments, topography, landscaping, buffering, flood plain dedication, and other conditions.
 - The area noted for a day-care center may also include other uses as identified in Section 1626 of the Mecklenburg County Zoning Ordinance (Institutional Uses in a Residential District).
 - Lots adjacent to Heavens Ford Road will be served by Heavens Ford Road. A 50' R/W common open space buffer along Heavens Ford Road will be maintained by the Homeowner's Association, and individual lots will not be allowed across this buffer to Heavens Ford Road.
 - Development of commercial areas may include convenience center uses such as: Food Store, Drug Store, Professional Shop, Professional Office, Retail Florist, Hardware, Gift Shop, Clothing, Bake Shop, Restaurant (no alcohol), Laundry & Dry Cleaners.
 - Development of commercial areas will be phased according to market needs and to the Mecklenburg County ordinances pertaining to the completion of residential units.
 - The development will have covenants and restrictions covered by a Homeowner's Association. These documents will be prepared to incorporate the conditions of this site plan as approved by the Mecklenburg County Commission and will have other terms as required by the Commission.
 - Designation of the Homeowner's Association as needed and required by the Commission.
 - Common open space areas (outside of greenway areas) will be maintained by the Homeowner's Association. These areas will be open space activity areas and include such items as swimming and tennis facilities.
 - All utilities and fire hydrants shall be installed prior to occupancy of any buildings.
 - Site lines will be installed at all access points (including adequate right-of-way) as available.
 - Right-of-way for the proposed outer belt will be dedicated if the alignment shown is used.



WEDGEWOOD

A Planned Unit Development By First Colony Group

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

TO: Robert Brandon
Zoning Administrator

DATE: June 29, 1994

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for petition No. 90-5(c) by First Colony Group, LTD
Tax Parcel # 025-161-09,06,08 and 025-162-01,02,03 etc.

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to shift two lots from area 5 to area 4 this resultant shift will allow 112 lots to be built in area 4 and 78 lots to be built in area 5. Since this change is minor and does not increase the overall density I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

PLAN 'A'

THIS PLAN REPRESENTS PROPOSED DEVELOPMENT WITH THE OUTER BELT CROSSING THE SITE. SEE PLAN 'B' WITHOUT THE OUTER BELT.

DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
2036 East Severn Street
Charlotte, NC 28204 704/332-1204

Project # 89039