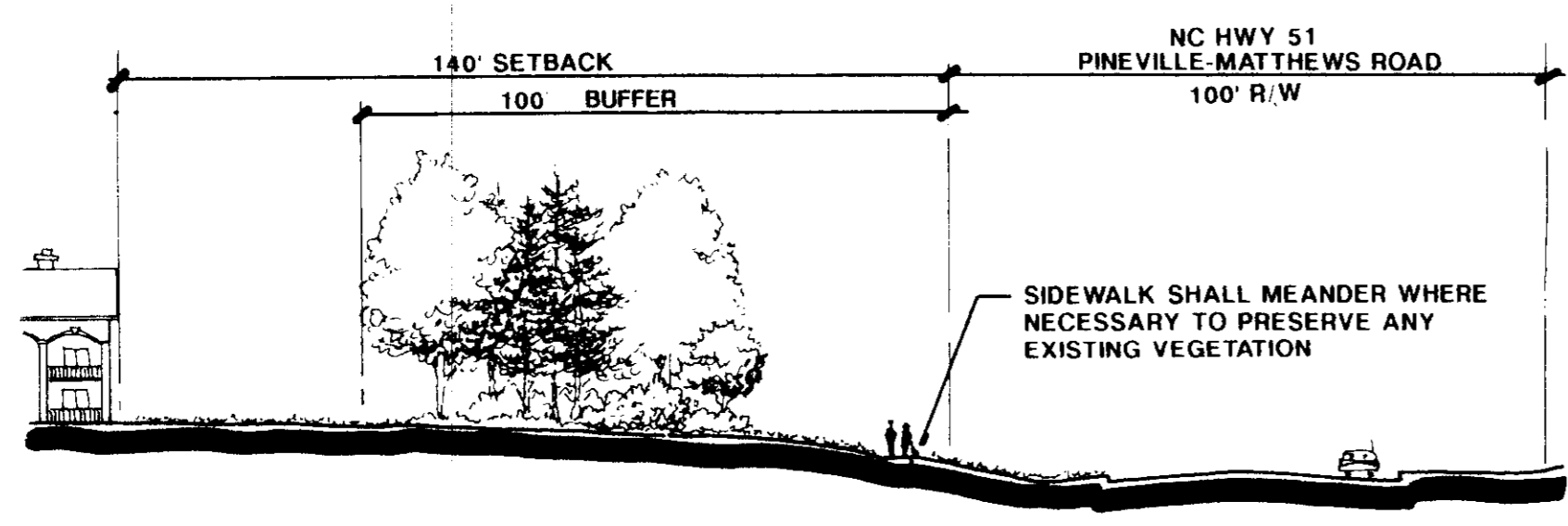
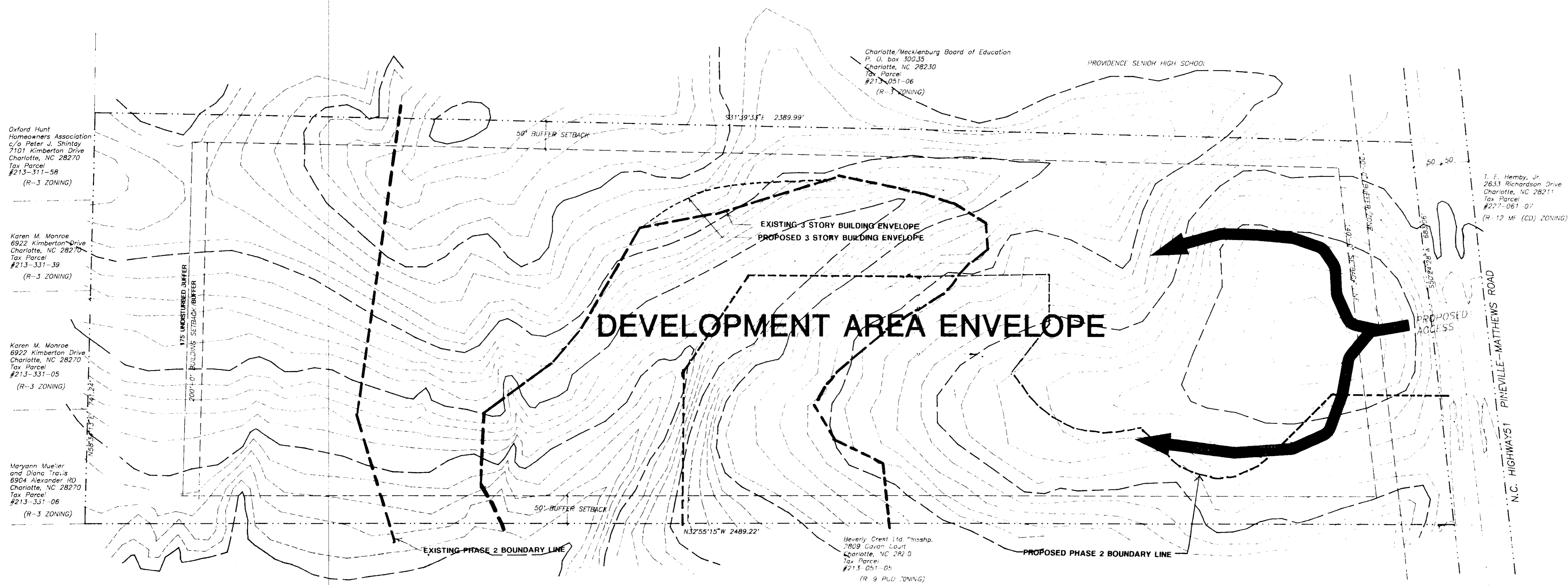


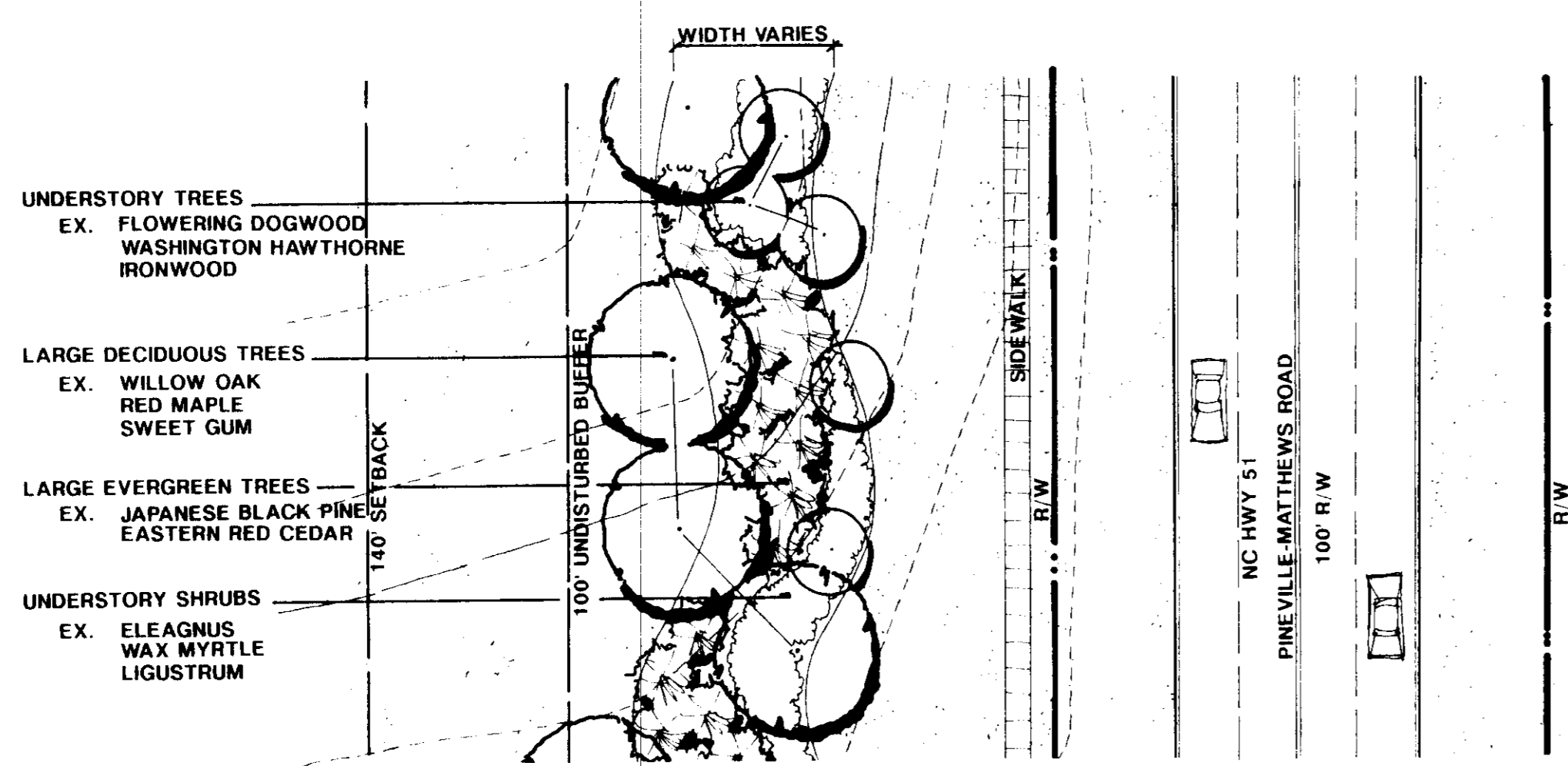
KSNG ARCHITECTS INC.
 10440 N. CENTRAL EXPRESSWAY, SUITE 1210,
 LOCK BOX 105, DALLAS, TEXAS 75231-3303
 TEL. (214)890-7880 FAX: (214)890-7879

**PROPOSED
 MULTI-FAMILY
 PROJECT**
 HWY 51
 CHARLOTTE, N. CAROLINA

FOR:
BROCK CONSULTING GROUP
 c/o MARK T. DENYER
 3200 Red River #350
 Austin, TX 78705



SECTION

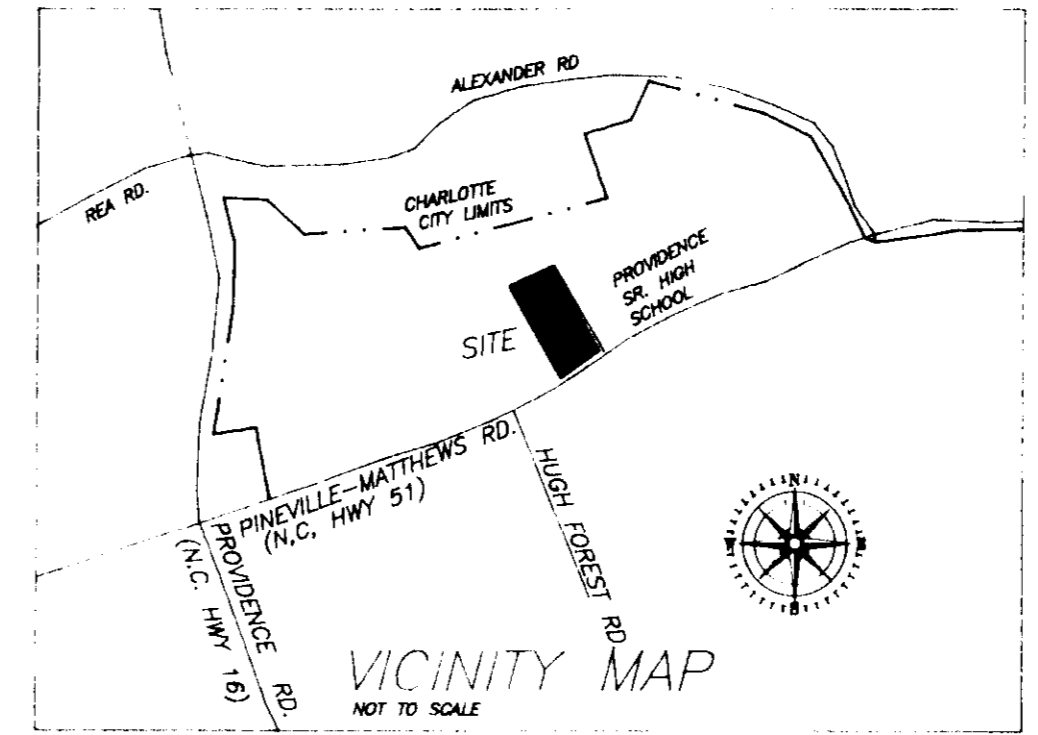


PLAN

NOTE: ALL EXISTING VEGETATION WITHIN 100' BUFFER SHALL REMAIN UNDISTURBED. CONCEPT ABOVE SHOWS BUFFER TREATMENT IN AREAS WITH LITTLE OR NO EXISTING VEGETATION.
CONCEPTUAL BUFFER TREATMENT
 SUBJECT TO CHANGE BASED UPON EXISTING CONDITIONS
 SCALE: 1"=30'-0"

DEVELOPMENT NOTES

1. THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET AND THE CONCEPTUAL PLAN. THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS ACCESS POINTS, BUFFERS, SETBACKS, BUILDING PARKING AND CIRCULATION AREAS, DEVELOPMENT DENSITY, ETC. THE ILLUSTRATIVE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET, BUT OTHER DEVELOPMENT SCENARIOS ARE PERMITTED WHICH ALLOW ALTERATIONS TO THE BUILDING FOOTPRINTS, NUMBER AND ARRANGEMENT OF BUILDINGS, PARKING CIRCULATION ARRANGEMENT, ETC. IN NO EVENT, HOWEVER, SHALL BUFFER OR YARD SPACES BE DECREASED OR THE LEVEL OF DEVELOPMENT DENSITY INCREASED FROM THAT ON THE TECHNICAL DATA SHEET.
2. ALL PROPOSED DEVELOPMENT SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE AND BUFFER SETBACKS.
3. ALL REQUIRED BUFFER AREAS SHALL BE ESTABLISHED IN ACCORDANCE WITH ZONING ORDINANCE STANDARDS.
4. FINAL SITE PLANS SHALL BE APPROVED BY THE PLANNING STAFF IN ACCORDANCE WITH ALL ORDINANCE STANDARDS.
5. THESE BUFFER AREAS SHALL REMAIN UNDISTURBED EXCEPT WHERE UTILITY INSTALLATION AND SITE GRADING MUST OCCUR. IN THIS INSTANCE, PLANTINGS SHALL BE INSTALLED AS REQUIRED BY THE ORDINANCE.
6. ALL BUFFERS SHALL BE IMPROVED AS REQUIRED BY SECTION 12.309 SUBJECT TO SECTION 12.304.
7. ALL PARKING AREAS SHALL BE LANDSCAPED AND SCREENED AS REQUIRED BY THE ORDINANCE.
8. THE EXACT LOCATION OF ACCESS POINTS TO NC 51 MAY VARY SUBJECT TO APPROVAL OF NCDOT AND MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
9. SIGNAGE MAY BE INSTALLED AS PERMITTED BY THE ORDINANCE.
10. STORMWATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY MECKLENBURG COUNTY. STORM WATER RETENTION SYSTEM(S) WILL NOT BE CONSTRUCTED IN ANY REQUIRED BUFFER ZONES.
11. THREE (3) STORY BUILDINGS SHALL BE LIMITED TO THE AREA INDICATED ON THE MAP ABOVE.
12. THE 175'-0" UNDISTURBED BUFFER AREA SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY BY FENCING OR OTHER DEVICES. AFTER COMPLETION OF THE PROJECT, A PERMANENT FENCE SHALL BE INSTALLED AT THE 175'-0" LINE.
13. THE PROJECT SHALL BE CONSTRUCTED IN AT LEAST TWO (2) PHASES, WITH THE LAST 100 UNITS NOT TO BE UNDER CONSTRUCTION FOR TWO (2) YEARS FROM THE DATE OF ZONING APPROVAL.
14. IF AFTER FURTHER STUDY BY THE NCDOT AND MECKLENBURG COUNTY, IT IS DETERMINED THAT IMPROVEMENTS ARE NEEDED TO THE MEDIAN OPENING NORTH OF THE SITE, PETITIONER SHALL PARTICIPATE IN THAT WORK IN AN AMOUNT NOT TO EXCEED THE COST OF INSTALLING AN EXTRA LANE FROM THE MEDIAN OPENING TO THE PROJECT ENTRANCE.



SITE DATA

LAND AREA: 40.003 AC (1,742,530.68 SF)
 EXISTING ZONING: R-15 MF(CD)
 PROPOSED ZONING: R-12 MF(CD)
 PROPOSED USE: MULTI-FAMILY HOUSING
 MAXIMUM NUMBER OF UNITS: 420 LIVING UNITS
 PARKING TO MEET OR EXCEED ORDINANCE REQ'TS
 MAXIMUM BUILDING HEIGHT: THREE (3) STORIES (SEE NOTE 11)

SEE ADMINISTRATIVE APPROVAL

REVISIONS		
NO.	DATE	DESCRIPTION
1	5-16-94	GENERAL REVISIONS
2	3-17-95	REVISED SITE PLAN
3	5-25-95	REVISED PER COUNTY REVIEW
4	6-20-95	REVISED PER COUNTY REVIEW

DRAWING TITLE
TECHNICAL DATA SHEET

DRAWN BY: SKK
 CHECKED BY: PEB
 APPROVED BY: [Signature]
 DATE: August 27, 1995
 BY: [Signature] CRAWFORD, JR.
 DATE: 3-21-94
 PROJECT NO.:
 SCALE: 1"=100'



TECHNICAL DATA SHEET

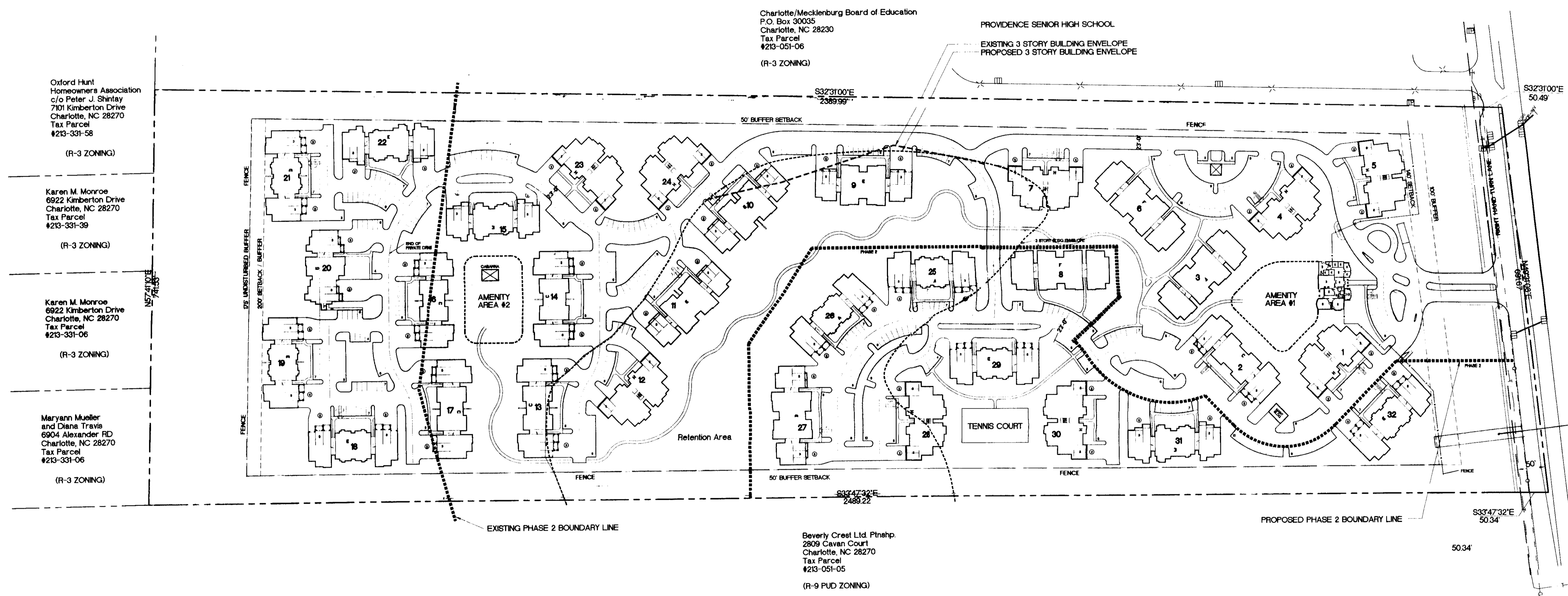
"FOR PUBLIC HEARING"

**PROPOSED
 MULTI-FAMILY
 PROJECT**

HWY 51
 CHARLOTTE, N. CAROLINA

FOR:
BROCK CONSULTING GROUP
 c/o MARK T. DENYER
 3200 Red River #350
 Austin, TX 78705

T.E. Hembly Jr.
 2633 Richardson Drive
 Charlotte, NC 28211
 Tax Parcel
 #227-061-07
 (R-12MF(CD) ZONING)



Oxford Hunt
 Homeowners Association
 c/o Peter J. Shintay
 7101 Kimberton Drive
 Charlotte, NC 28270
 Tax Parcel
 #213-331-58
 (R-3 ZONING)

Karen M. Monroe
 6922 Kimberton Drive
 Charlotte, NC 28270
 Tax Parcel
 #213-331-39
 (R-3 ZONING)

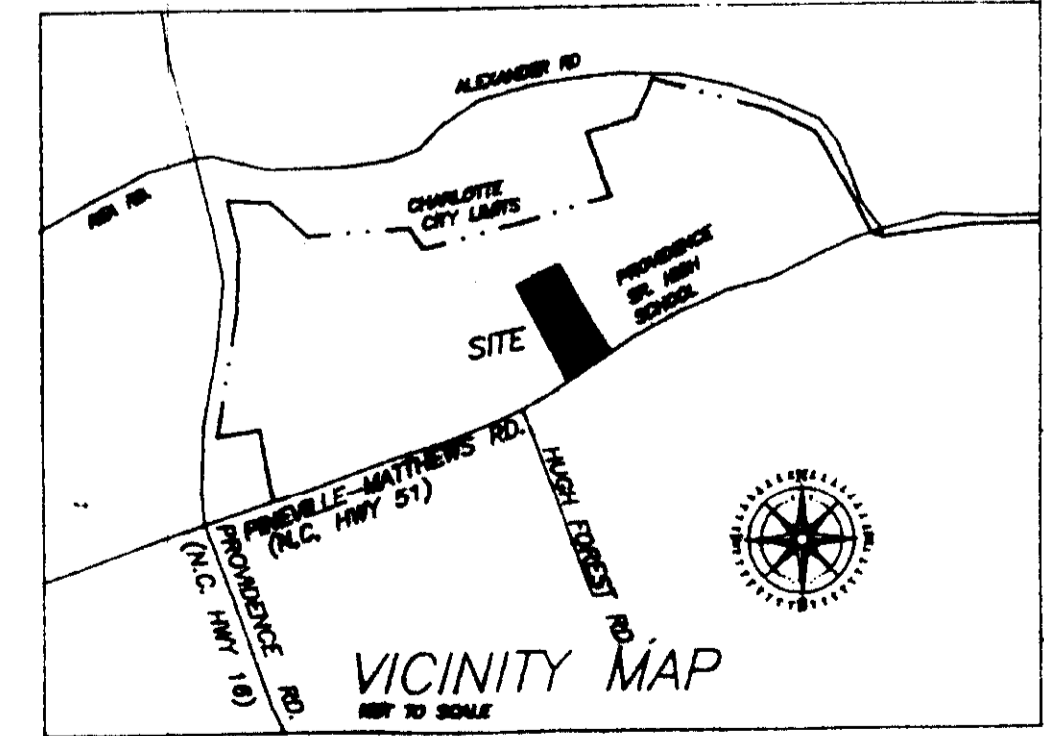
Karen M. Monroe
 6922 Kimberton Drive
 Charlotte, NC 28270
 Tax Parcel
 #213-331-06
 (R-3 ZONING)

Maryann Mueller
 and Diana Travis
 6904 Alexander RD
 Charlotte, NC 28270
 Tax Parcel
 #213-331-06
 (R-3 ZONING)

Charlotte/Mecklenburg Board of Education
 P.O. Box 30035
 Charlotte, NC 28230
 Tax Parcel
 #213-051-06
 (R-3 ZONING)

PROVIDENCE SENIOR HIGH SCHOOL
 EXISTING 3 STORY BUILDING ENVELOPE
 PROPOSED 3 STORY BUILDING ENVELOPE

Beverly Crest Ltd. Ptnshp.
 2809 Cavan Court
 Charlotte, NC 28270
 Tax Parcel
 #213-051-05
 (R-9 PUD ZONING)

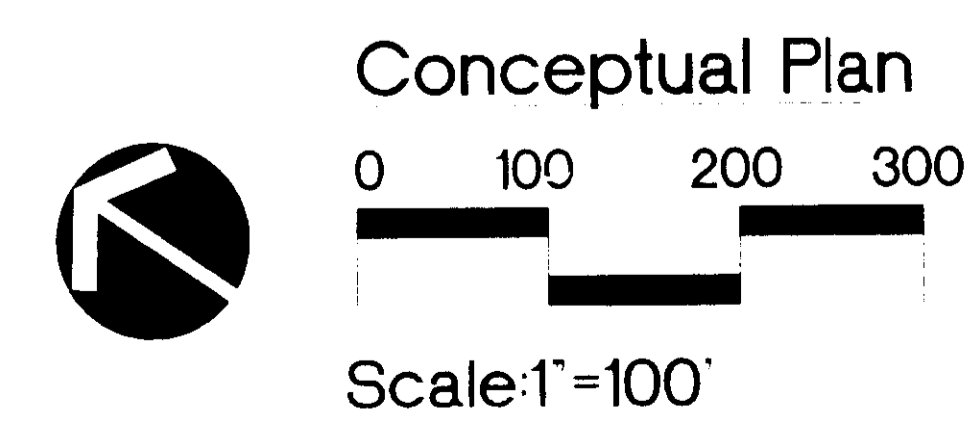


SITE OPEN SPACE CALCULATIONS

LAND AREA:	EXISTING	PROPOSED
COVERAGE BY BUILDINGS:	40.003 AC (1,742,530.68 SF)	296,990 SF
COVERAGE BY PKG/DRIVES:	362,723 SF	318,763 SF
TOTAL COVERAGE:	233,668 SF	615,753 SF
PERCENT OF COVERAGE	34.23%	35.34%
PERCENT OF OPEN SPACE	65.77%	64.66%

SITE DATA

LAND AREA:	40.003 AC (1,742,530.68 SF)
EXISTING ZONING:	R-15 MF(CD)
PROPOSED USE:	MULTI-FAMILY HOUSING
MAXIMUM NUMBER OF UNITS:	420 LIVING UNITS
PARKING TO MEET OR EXCEED ORDINANCE REQUIREMENTS	
MAXIMUM BUILDING HEIGHT:	THREE (3) STORIES (SEE THREE STORY BUILDING ENVELOPE)



"FOR PUBLIC HEARING"

REVISIONS

NO.	DATE	DESCRIPTION
1	3-18-94	GENERAL REVISIONS
2	3-17-95	REVISED SITE PLAN
3	5-25-96	REVISED PER COUNTY REVIEW
4	6-20-95	REVISED PER COUNTY REVIEW

DRAWING TITLE
CONCEPTUAL PLAN

DRAWN BY:	SKK	DATE:	3-21-94
CHECKED BY:	PEB	PROJECT NO.:	
APPROVED BY:		SCALE:	1" = 100'

DRAWING NO. **101**