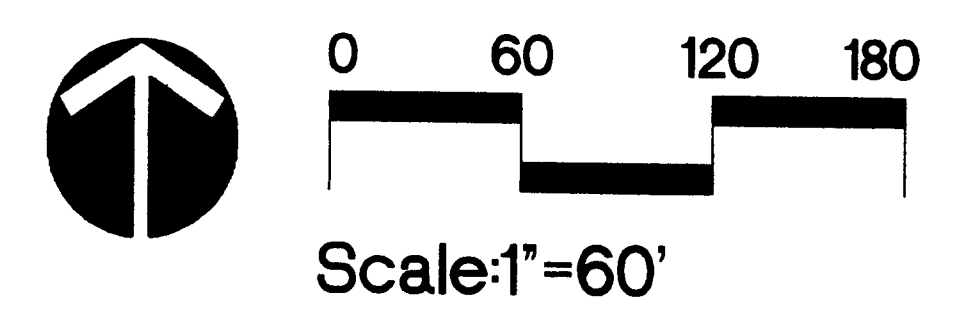


Walden Court Phase II
PROPOSED REZONING PLAN
 FOR
 THE MORGAN COMPANY

Land Design

DATE: OCTOBER 31, 1994
 PROJECT NO.: 14211
 REVISIONS:
DECEMBER 16 1994 PER CITY P/W

PETITION NO. 95-4
ILLUSTRATIVE PLAN

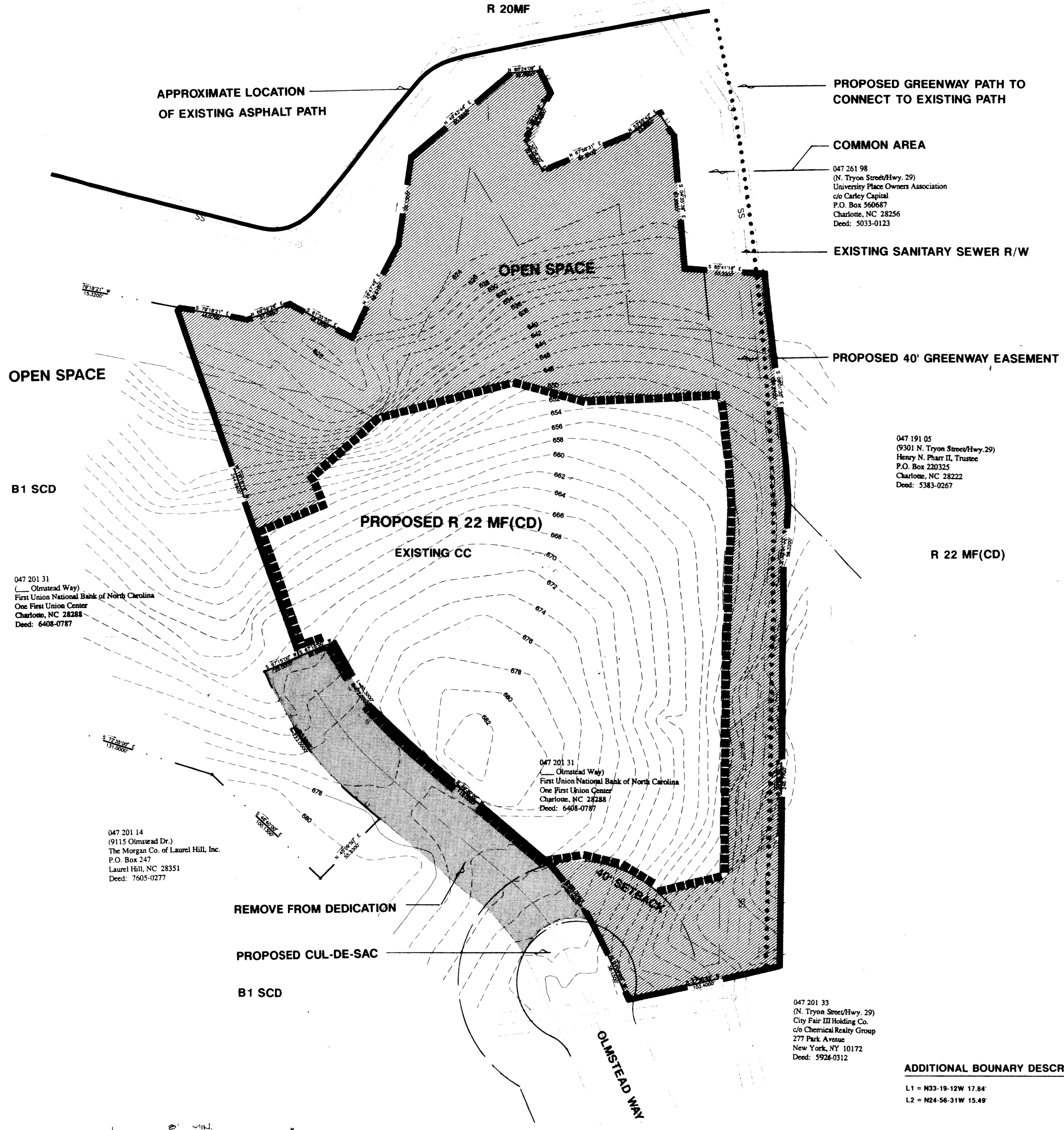


Land Design Inc.
 Landscape Architecture Land Planning
 Urban Design Civil Engineering

SHEET NO.: **2**
 FILE NAME: WALDEN2.DWG OF: 2

047 261 99
(Glasgow Drive)
Welywn Cluster Homeowners Association, Inc.
c/o Carley Capital
P.O. Box 560687
Charlotte, NC 28256
Deed: 3662-0362

047 261 01
(Stanborough Court)
Welywn Cluster Homeowners Association, Inc.
8931 J.M. Keynes Drive
Charlotte, NC 28262
Deed: 3783-0637



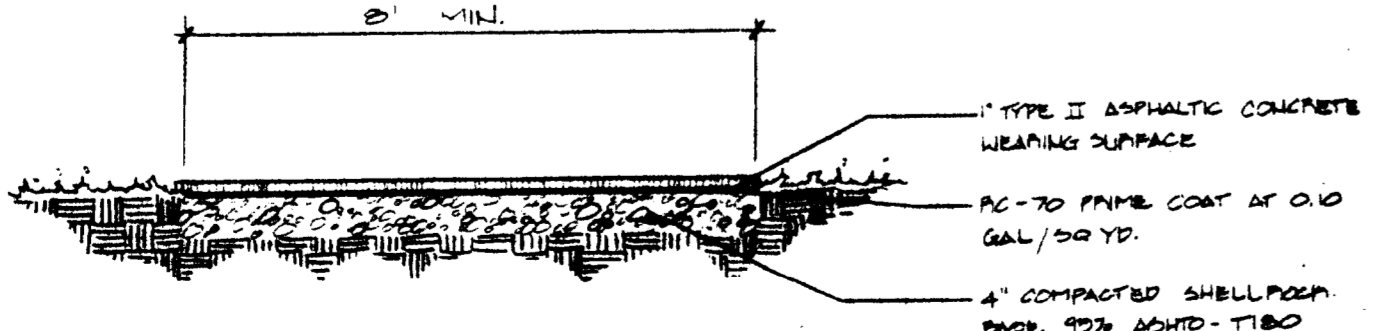
047 201 31
(Olmstead Way)
First Union National Bank of North Carolina
One First Union Center
Charlotte, NC 28288
Deed: 6408-0787

047 201 14
(9115 Olmstead Dr.)
The Morgan Co. of Laurel Hill, Inc.
P.O. Box 247
Laurel Hill, NC 28351
Deed: 7605-0277

047 201 31
(Olmstead Way)
First Union National Bank of North Carolina
One First Union Center
Charlotte, NC 28288
Deed: 6408-0787

047 201 33
(N Tryon Street/Hwy. 29)
City Fair III Holding Co.
c/o Chemical Realty Group
277 Park Avenue
New York, NY 10172
Deed: 5924-0312

ADDITIONAL BOUNDARY DESCRIPTIONS
L1 = N33-19-12W 17.84'
L2 = N24-56-31W 15.49'



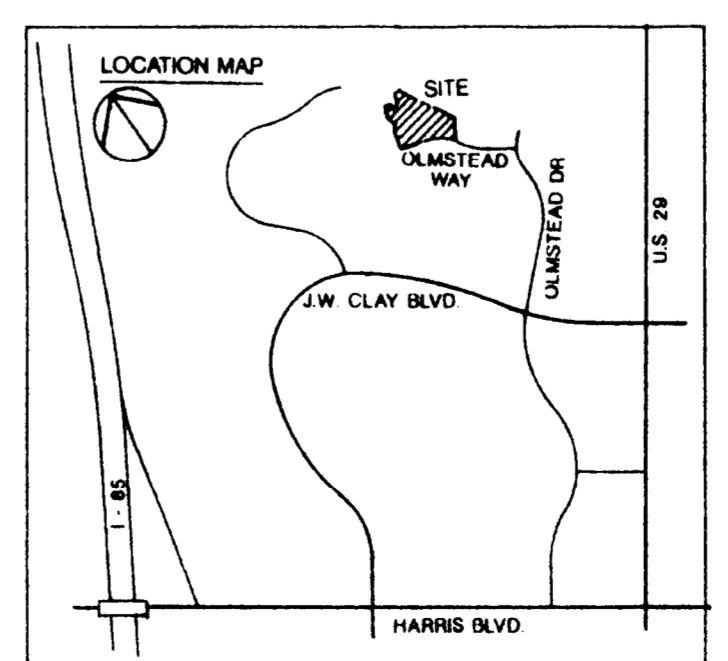
PEDESTRIAN PATH

NOTES

- The Site Plan consists of the Technical Data Sheet and the Illustrative Plan. The Technical Data Sheet contains all development notes and conditions regarding such items as access points, common areas, buffers/setbacks, building envelopes, 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 scenarios are permitted which allow attention to building footprints, number and arrangement of buildings, parking arrangements, etc. In no event, however, shall common areas be decreased or the level of development density increased from that shown on the Technical Data Sheet.
- The subject property is a portion of what will be Phase 2 of the existing Walden Court Apartments. The other portion of the proposed Phase 2 is zoned B1-SCD. The total area of the proposed Walden Court Phase 2 is ±8.0 acres and will have a density of 13.50 D.U.A.
- A section of Olmstead Way, approximately ±240 feet, shall be 'Removed from Dedication'. The relocated terminus shall be a cul-de-sac complying to all CDOT and Charlotte Engineering Department standards.
- Access to the site shall be from the relocated terminus of Olmstead Way and through the Walden Court Phase I parking lot connection.
- All proposed development shall comply to the city of Charlotte Department of Engineering, CDOT, CMUD, Zoning and Building Standard ordinances and design standards, as well as the Design Control Manual for University Place, updated November 5, 1986. Plans must be submitted to design review committee for review and approval prior to issuance of any building permits and planned multi-family approval.
- A 40' easement shall be provided for the proposed Greenway path along the eastern portion of the site. The path shall be maintained by the Parks Department. A Greenway Connector Path shall be installed by the Owner/Developer in conjunction with the construction of Walden Court Phase 2. The location of the path shall be as follows, the path shall begin southeast of the main entry of Walden Court Phase I and north of Olmstead Drive in the Common Area. The path shall travel east to the western edge of Olmstead Way. The path shall also be installed as noted above in the 40' Greenway Easement. The Owner of the property south of the subject property and northeast of Olmstead Way shall be responsible for the connecting segment of the Greenway Connector.
- The maximum building height shall comply to Charlotte Zoning Ordinance Section 9.305.
- Buffers and screening shall comply to the Charlotte Zoning Ordinance section 12.302 and 12.303.
- Interior landscaping shall comply to Chapter 21 of the City Code titled "Trees" as well as tree protection.
- See schedule for owners within Welywn Cluster Homes as exhibit A1.
- Stormwater Detention shall comply to the City of Charlotte Engineering department requirements. Detention will not be permitted in any buffers required but may be located in the open space. The location of the detention basin is subject to change based on final design. The detention basin will be designed to blend into the landscape. This shall be accomplished by using materials such as naturally formed stones and plantings to incorporate the basin into the surrounding landscape.
- Fire hydrants shall be located within 750', as the fire truck travels.

DEVELOPEMENT DATA

SITE AREA	3.40 AC.
EXISTING ZONING	CC
PROPOSED ZONING	R-22MF(CD)
UNITS PROPOSED	54
PARKING SPACES REQUIRED	81
PARKING SPACES PROVIDED	81
MINIMUM SETBACK	40'
MINIMUM REARYARD	40'
MINIMUM SIDEYARD	10'
DENSITY	15.88 D.U.A.
OVERALL DENSITY FOR WALDEN COURT PHASE 2	13.5 D.U.A.



PETITION NO. 95-4
TECHNICAL DATA SHEET



Walden Court Phase II
PROPOSED REZONING PLAN FOR THE MORGAN COMPANY

Ford Design

DATE: **OCTOBER 31, 1994**
PROJECT NO.: **14211**
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DECEMBER 16 1994 PER CITY REV.

Land Design Inc.
Landscape Architecture Land Planning
Urban Design Civil Engineering

SHEET NO.: **1**
FILE NAME: **WALDEN2.DWG** OF: **2**

APPROVED BY CITY COUNCIL
DATE: *February 29, 1995*

1995-4