

Adjacent Property Owners:

11	223-293-02	Kenneth S. Bryan and Wife Patricia W. 8823 Shaver Drive Charlotte, NC 28277	11	223-291-10	Equitable Realty + Mortgage Company 1915 Mockingbird Lane Charlotte, NC 28209	21	223-432-41	Edward K. Turner and Wife, Delores A. 1707 Stonepath Lane Charlotte, NC 28277	31	223-432-54	Realty Dealers, Ltd. 2321 Crompoint Executive Drive N. Charlotte, NC 28277
2	223-293-03	Kene A. Wilkins 8801 Shaver Drive Charlotte, NC 28277	12	223-281-01	Robert E. Mason, II 550 Duane Road Charlotte, NC 28207	22	223-432-42	Mark J. Simmons and Spouse, Terri B. 1133 Stonepath Lane Charlotte, NC 28277	32	223-461-27	Roger D. Mitchell and Wife, Tina S. 1023 Jordan Rae Lane Charlotte, NC 28277
3	223-293-08	Larry D. Thompson and Wife, Mary Jane 8816 Rayners Hill Drive Charlotte, NC 28277	13	223-281-08	Coppala Family Partnership 5122 Park Road Charlotte, NC 28209	23	223-432-44	Richard G. Manley and Wife, Yvette D. 6405 Sunbowl Lane Charlotte, NC 28277	33	223-461-28	D. Lyle Kerr and Wife, Deborah B. 1025 Jordan Rae Lane Charlotte, NC 28277
4	223-291-01	Christopher M. Glattrap and Wife, The M. 8807 Rayners Hill Drive Charlotte, NC 28277	14	223-211-01	Amy Glatrap Jackson Groom 1800 Elm Lane West Charlotte, NC 28277	24	223-432-45	Paul D. Quatoff and Spouse, Elizabeth Claire 6409 Sunbowl Lane Charlotte, NC 28277	34	223-461-29	Steve L. Gassel and Wife, Diane S. 1024 Jordan Rae Lane Charlotte, NC 28277
5	223-291-03	Kenneth E. Hicks, Jr. and Wife, Carole A. 8533 Houston Ridge Road Charlotte, NC 28277	15	225-041-02	Roland W. Jones and Wife, Nancy B. 1033 Elm Lane West Charlotte, NC 28277	25	223-432-46	Joseph M. Falco and Wife, Holly E. Poate 6408 Sunbowl Lane Charlotte, NC 28277	35	223-211-08	Harrington/Dowd Realty Company 8701 Fairview Road Charlotte, NC 28210
6	223-291-04	Patrick E. Colquhoun and Wife, Patricia K. 8521 Houston Ridge Road Charlotte, NC 28277	16	225-041-11	The Roman Catholic Diocese of Charlotte c/o John J. Mcweeney Post Office Box 36776 Charlotte, NC 28206	26	223-432-49	Michael J. Bonner and Wife, Susan J. 1112 Stonepath Lane Charlotte, NC 28277			
7	223-291-05	Roger Dale Barbee and Mary Janet Decker 8529 Houston Ridge Road Charlotte, NC 28277	17	225-041-19	The Crowland Group, Inc. (Et Al) 511 Seaboard Road Charlotte, NC 28209	27	223-432-50	David C. Marchaym and Wife, Claire J. Reuscher 1106 Stonepath Lane Charlotte, NC 28277			
8	223-291-06	David W. Reed and Wife, Ruth L. 8537 Houston Ridge Road Charlotte, NC 28277	18	223-211-06	Susan P. Green 1615 Kennedy Place Northwest Washington, DC 20037	28	223-432-51	David Boom and Wife, Susan 1100 Stonepath Lane Charlotte, NC 28277			
9	223-291-07	Luther M. Brewer and Wife, Sheila C. 8540 Houston Ridge Road Charlotte, NC 28277	19	223-432-29	Preston Smith and Wife, Carol H. 6300 Shing Rock Court Charlotte, NC 28277	29	223-432-52	UDC Homes, Inc. 2331 Crompoint Executive February 22, 1996 R/L Charlotte, NC 28277			
10	223-291-08	Kenneth L. Barton and Wife, Lori J. 8553 Houston Ridge Road Charlotte, NC 28277	20	223-432-30	James E. Ferguson and Wife, Rebecca H. 6301 Shing Rock Court Charlotte, NC 28277	30	223-432-53	UDC Homes, Inc. 2331 Crompoint Executive February 22, 1996 R/L Charlotte, NC 28277			

WEIR PROPERTY

Mecklenburg County, North Carolina

Development Summary:

Total Site Area: ±92.7 Acres
Existing Zoning: R-3
Proposed Zoning: R-12 MF(CD)

Parcel A - R-4(CD)

- ±25.9 Acres
- 98 Dwelling Units or any uses permitted in the R-4 District
- 3.8 DUA

Parcel B - R-12 MF(CD)

- ±151.0 Acres Total
- 500 Dwelling Units Total
- 10.0 DUA

Section A (North)

- ±19.1 Acres
- 190 Dwelling Units
- 10.0 DUA

Section B (South)

- ±31.9 Acres
- 310 Dwelling Units
- 10.0 DUA

Parcel C - O-1(CD)

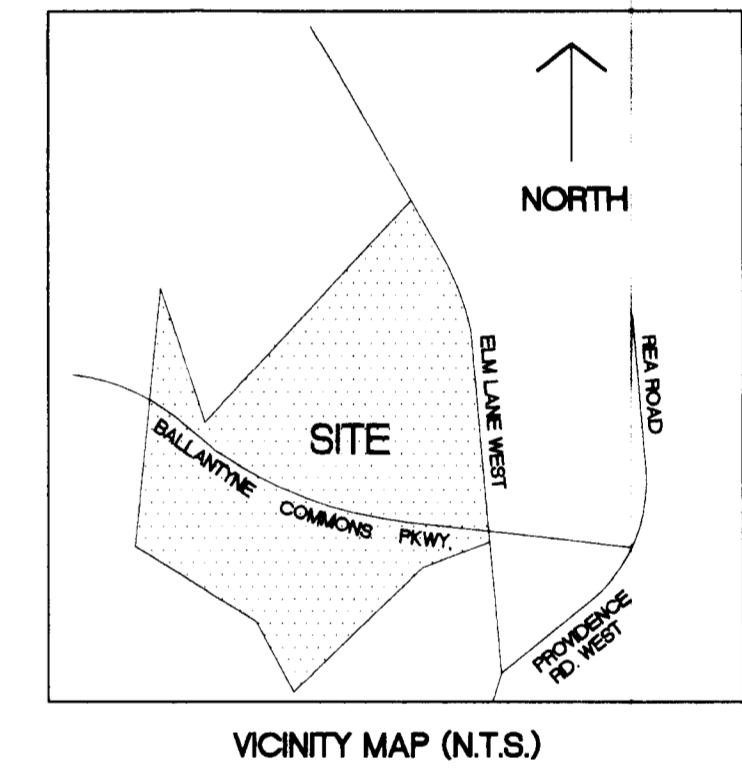
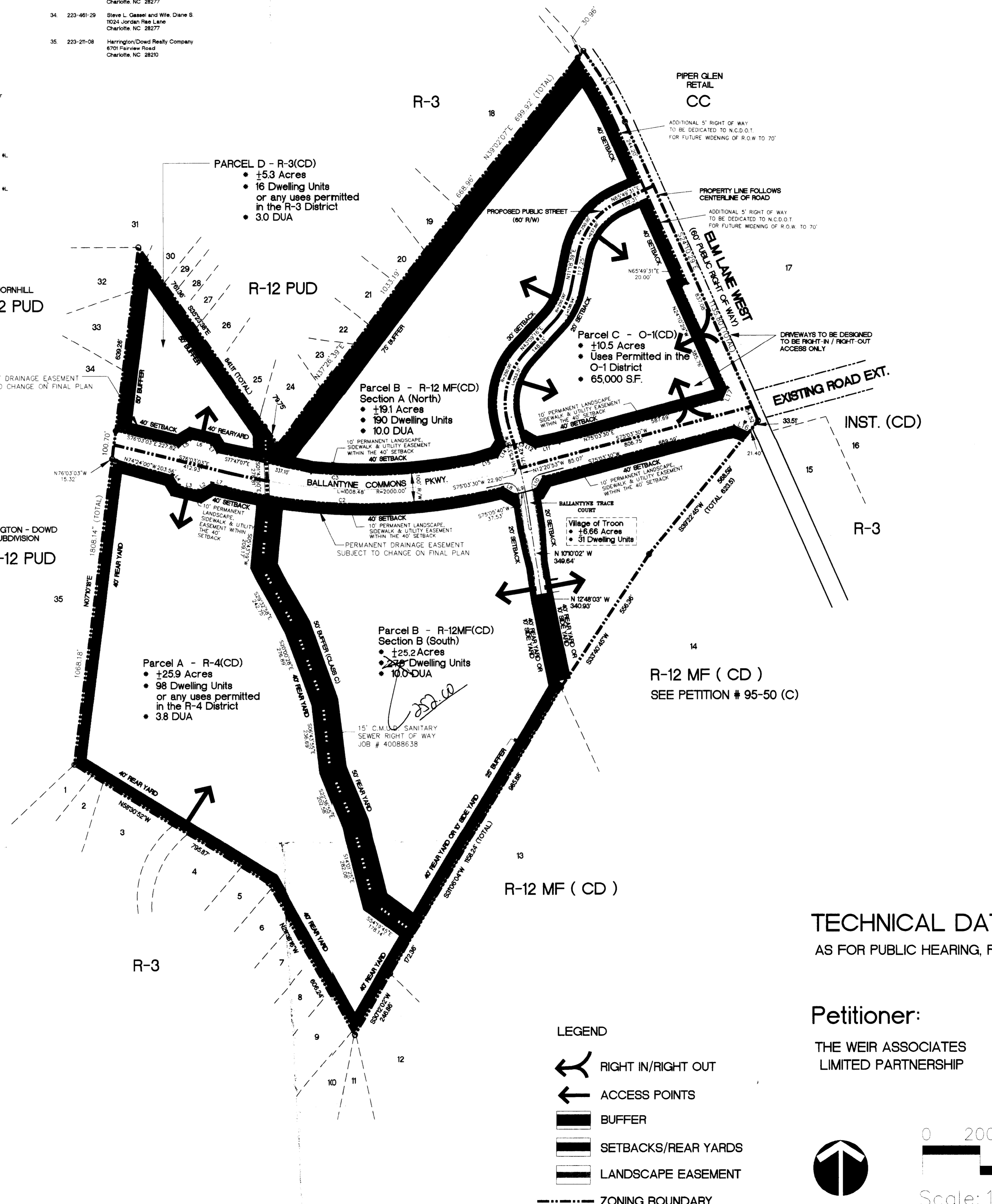
- ±10.5 Acres
- Uses Permitted in the O-1 District
- 65,000 SF.

Parcel D - R-3(CD)

- ±5.3 Acres
- 16 Dwelling Units or any uses permitted in the R-3 District
- 3.0 DUA

Development Standards:

- A. DEVELOPMENT REQUIREMENTS**
- Statement of Intent:** The Petitioner intends to develop on this site a mixed-use project including single-family, multi-family and office uses. Special care will be taken to ensure that the site is developed as a high quality, moderately scaled mixed-use project in aesthetic harmony with adjoining properties. In order to achieve these goals, emphasis will be placed on landscaping, building architecture, and site design.
 - General Provisions:** All development standards established under the Zoning Ordinance of Mecklenburg County (the "Ordinance") shall be followed for each parcel as listed below:
 - Parcel A - R-4 District Standards
 - Parcel B - R-12MF District Standards
 - Parcel C - O-1 District Standards
 - Parcel D - R-3 District Standards
 - Setbacks, Side Yards and Rear Yards:** All buildings constructed within the Site shall meet or exceed the setback, rear yard, and side yard requirements established under the Ordinance for the R-4 Zoning District Classification in Parcel A, the R-12MF Zoning District in Parcel B, the O-1 Zoning District in Parcel C, and the R-3 Zoning District in Parcel D.
 - Buffer Area:**
 - Buffer established on the Rezoning Plan shall conform to the standards of Section 12.302 of the Zoning Ordinance, subject however, to the provisions of Section 12.304 and the following provisions of subparagraphs a, b, c, d, e and f set forth below.
 - Buffer areas are to remain as open space, except to the extent necessary to accommodate access points, berms, walls, fences, drainage pipes or channels, grading, utility lines and facilities, and the installation of storm water detention facilities. Storm water detention ponds will not be located in the buffer.
 - Storm water and sewer installations may only cross undisturbed buffer zones at interior angles measured at the property lines which are not less than 75 degrees and, to the extent possible, paths cleared for such utility lines shall be replanted with plant materials which are the same as or similar to the types of materials that are in place within the buffer zone involved. Any interference with the buffer to accommodate utility lines shall conform to the standards of Section 12.302 (12).
 - The Petitioner also reserve the right to remove vines, underbrush, and small understorey trees (less than one inch caliper) within any buffer area for the purpose of improving the overall appearance of naturally vegetated areas.
 - If property adjoining Parcel B is rezoned to MF prior to the development of Parcel B, the 75-foot buffer thereon may be reduced or eliminated.
 - Landscaping Areas and Screening:** Screening shall conform with the standards and treatments specified in Section 12.302 of the Ordinance. Landscaping areas within the Site will be planted and improved in sequences which are keyed to the development taking place on each Parcel. Each dumpster and service area will be screened on all four sides from public streets and from adjacent properties in a manner which satisfies or exceeds the requirements of the Ordinance.
 - Signs:** A master signage and graphic system will be adopted and implemented throughout the Site. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. All signs must be fixed and may not be illuminated. All freestanding building and tenant identification signs or graphics installed within building areas will be complementary in scale and appearance to the structures which they identify and each sign affixed to a structure will be compatible with its architectural design.
- B. PERMITTED USES**
- Parcel A: Parcel A may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an R-4 Zoning District. The total number of houses constructed on Parcel A cannot exceed 100.
 - Parcel B: Parcel B may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an R-12MF Zoning District. The total number of units constructed on Parcel B cannot exceed 500.
 - Parcel C: Parcel C may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an O-1 Zoning District. The gross floor area of office structures constructed on Parcel C cannot exceed 65,000 square feet.
 - Parcel D: Parcel D may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an R-3 Zoning District. The total number of dwelling units if constructed on Parcel D cannot exceed 16.
- C. AMENDMENTS TO REZONING PLAN**
- Future amendments to the Rezoning Plan and these Development Standards may be applied for by the Petitioner or Owners of the Parcel or Parcels involved in accordance with Chapter 6 of the Ordinance.
- D. BINDING EFFECT OF THE REZONING APPLICATION**
- If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Plan, and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and each of the Owners and their respective heirs, devisees, personal representatives, successors in interest, and assigns.
 - Throughout this Rezoning Petition, the terms "Petitioner," "Owner" or "Owners" shall, with respect to each Parcel, be deemed to include the Petitioner, devisees, personal representatives, successors in interest, and assigns of the Petitioner or the Owners.



NOTES

DEED REFERENCE: DEED BOOK 4016, PAGE 518
MECKLENBURG COUNTY REGISTRY

SUBJECT PROPERTY ZONING: R-3
TAX PARCEL # 223-211-02

SURVEY AND BOUNDARY INFORMATION PROVIDED BY
GPA, CHARLOTTE, NC.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S31°03'31"E	35.19
L2	S58°56'57"W	49.50
L3	S76°03'03"E	75.00
L4	S31°03'03"E	41.21
L5	N58°56'57"E	49.50
L6	S76°03'03"E	75.00
L7	S76°03'03"E	49.05
L8	S59°27'18"E	49.96
L9	S75°05'40"W	74.97
L10	S30°03'30"W	49.50
L11	N77°53'45"E	87.07
L12	S59°56'30"E	43.40
L13	S75°06'02"W	75.00
L14	S30°31'58"W	40.45
L15	N73°29'13"E	86.43
L16	S64°33'28"E	55.31
L17	S25°26'31"W	45.95

CURVE CHART

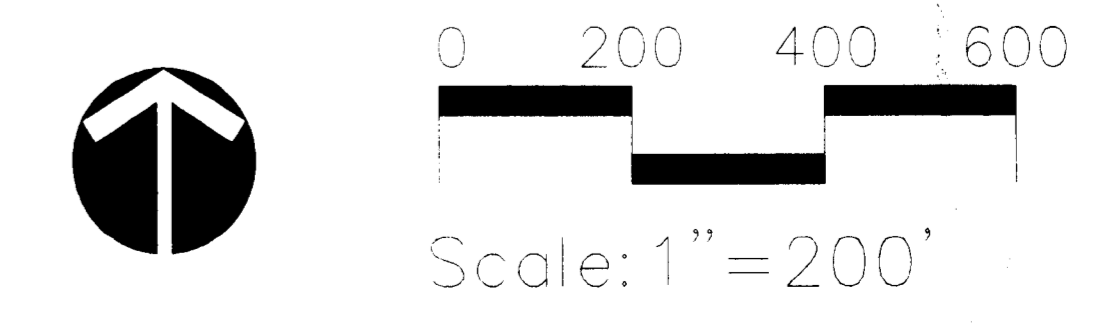
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1290.55	285.19	143.18	624.61	S30°10'19"E	12°39'41"
C2	2050.00	981.15	500.16	971.82	N87°15'20"W	27°25'21"
C3	1950.00	571.65	287.89	569.61	S69°45'43"E	16°47'47"

TECHNICAL DATA SHEET

AS FOR PUBLIC HEARING, PETITION #95 - 27(c)

Petitioner:
THE WEIR ASSOCIATES
LIMITED PARTNERSHIP

- LEGEND**
- RIGHT IN/RIGHT OUT
 - ACCESS POINTS
 - BUFFER
 - SETBACKS/REAR YARDS
 - LANDSCAPE EASEMENT
 - ZONING BOUNDARY



Land Design

DATE: JANUARY 12, 1995
PROJECT NO.: 14041

REVISIONS:

- MARCH 7, 1995
- MARCH 17, 1995
- MARCH 22, 1995
- JUNE 12, 1995
- JULY 20, 1995

FEBRUARY 22, 1996 - REVISED P.
SECTION B PER SURVEY PREPAR
ESP ASSOCIATES, P.A. AND DATE
FEBRUARY 29, 1996 - REVISED P.
PLANNING COMMISSION COMMEI

MAY 2, 1996 AND

Land Design
Landscape Architecture
Urban Design

SHEET NO. 1 OF 1

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: May 31, 1996

Martin R. Cramton, Jr.
Zth

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 95-27(c) by The Weir Associates Ltd. Tax Parcel # 223-211-02 and 223-211-10

Attached is a revised plan for the above mentioned rezoning petition. Two revisions have been made to the plan. The first revision involves dividing Parcel B Section A North into two sections A-1 North, A-2 North. Section A-1 North will be approximately 10.6 acres and will be developed with 106 units. Section A-2 North will be approximately 8.5 acres and will be developed with either 124 assisted living beds or 84 dwelling units. The second change involves shifting one of the proposed driveways from Parcel C to Parcel B. This will leave the office zoned area (parcel C) with one access point from the new public street and give the multi-family zoned area (parcel B) two access points from the new public street, one to serve the Assisted living section and one to serve the 106 dwelling units. All these new driveways must meet NCDOT and Mecklenburg County standards.

All development taking place on the site will be subject to the conditional plan and the requirements of the Zoning and Subdivision regulations. Since these changes are minor and do not reduce the yards at the exterior of the property I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

Adjacent Property Owners:

1	223-293-02	Kenneth S. Bryan and Wife, Patricia W. 8623 Shawer Drive Charlotte, NC 28277	11	223-291-10	Equitable Realty + Mortgage Company 195 Mockingbird Lane Charlotte, NC 28209	21	223-432-41	Edward K. Turner and Wife, Delores A. 1837 Stonepath Lane Charlotte, NC 28277	31	223-432-54	Realty Dealers Ltd 223 Crowpoint Executive Drive N. Charlotte, NC 28227
2	223-293-03	Irene A. Wilcox 8603 Shawer Drive Charlotte, NC 28277	12	223-291-01	Robert E. Mason, II 1550 Queens Road Charlotte, NC 28207	22	223-432-42	Mark J. Simons and Spouse, Tam B. 1532 Stonepath Lane Charlotte, NC 28277	32	223-461-27	Roger D. Mitchell and Wife, Tina S. 1023 Jordan Rise Lane Charlotte, NC 28277
3	223-293-08	Larry D. Thompson and Wife, Mary Jane 8616 Rayners Hill Drive Charlotte, NC 28277	13	223-291-08	Coppala Family Partnership 5122 Park Road Charlotte, NC 28209	23	223-432-44	Richard G. Marley and Wife, Yvette D. 6405 Sunlow Lane Charlotte, NC 28277	33	223-461-28	D. Life Kerr and Wife, Deborah B. 1023 Jordan Rise Lane Charlotte, NC 28277
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6	223-291-04	Patrick E. Cobble and Wife, Patricia K. 8521 Houston Ridge Road Charlotte, NC 28277	16	225-041-11	The Roman Catholic Diocese of Charlotte c/o John J. McSwain Post Office Box 36776 Charlotte, NC 28209	26	223-432-49	Michael J. Bonner and Wife, Susan J. 1112 Stonepath Lane Charlotte, NC 28277			
7	223-291-05	Roger Dale Barber and Mary Janet Decker 8529 Houston Ridge Road Charlotte, NC 28277	17	225-041-19	The Crossland Group, Inc. (EI, AI) 141 Scalespark Road Charlotte, NC 28209	27	223-432-50	David C. Marchyghn and Wife, Claire J. Reischer 1106 Stonepath Lane Charlotte, NC 28277			
8	223-291-06	David W. Reed and Wife, Ruth L. 8537 Houston Ridge Road Charlotte, NC 28277	18	223-211-06	Susan P. Green 163 Kennedy Place Northwest Washington, D.C. 20001	28	223-432-51	David Boon and Wife, Susan 1100 Stonepath Lane Charlotte, NC 28277			
9	223-291-07	Luther M. Brewer and Wife, Sheila C. 8545 Houston Ridge Road Charlotte, NC 28277	19	223-432-29	Freston Smith and Wife, Carol H. 6302 Shiny Rock Court Charlotte, NC 28277	29	223-432-52	UDC Homes, Inc. 2331 Crowpoint Executive February 22, 1996 Charlotte, NC 28277			
10	223-291-08	Kevin L. Barton and Wife, Lori J. 8553 Houston Ridge Road Charlotte, NC 28277	20	223-432-30	James E. Ferguson and Wife, Rebecca H. 6301 Shiny Rock Court Charlotte, NC 28277	30	223-432-53	UDC Homes, Inc. 2331 Crowpoint Executive February 22, 1996 Charlotte, NC 28277			

Development Standards:

- A. DEVELOPMENT REQUIREMENTS**
- Statement of Intent:** The Petitioner intends to develop on this site a mixed-use project including single-family, multi-family, and office uses. Special care will be taken to ensure that the site is developed as a high quality, moderately scaled mixed-use project in aesthetic harmony with adjoining properties. In order to achieve these goals, emphasis will be placed on landscaping, building architecture, and site design.
 - General Provisions:** All development standards established under the Zoning Ordinance of Mecklenburg County (the "Ordinance") shall be followed for each parcel as listed below.
 - Parcel A: R-4 District Standards
 - Parcel B: R-12MF District Standards
 - Parcel C: O-1 District Standards
 - Parcel D: R-3 District Standards

The building configurations, placements, and uses shown on the Illustrative Site Plan are schematic in nature and may be altered or modified during design, development, and construction document phases within the maximum building limit lines established on the Rezoning Plan. Parking layouts may also be modified to accommodate final building locations.
 - Setbacks:** Side Yards and Rear Yards. All buildings constructed within the Site shall meet or exceed the setback, rear yard, and side yard requirements established under the Ordinance for the R-4 Zoning District Classification in Parcel A, the R-12MF Zoning District in Parcel B, the O-1 Zoning District in Parcel C, and the R-3 Zoning District in Parcel D.
 - Buffer Areas:**
 - Buffers established on the Rezoning Plan shall conform to the standards of Section 12.302 of the Zoning Ordinance, subject, however, to the provisions of Section 12.304 and the following provisions of subparagraphs 4c, 4d, 4e, and 4f set forth below.
 - Buffer areas are to remain as open space, except to the extent necessary to accommodate access points, berms, walls, fences, drainage pipes or channels, grading, utility lines and facilities, and underground storm water detention facilities. Storm water detention ponds will not be located in the buffer. Storm water and sewer installations may only cross undisturbed buffer zones at interior angles measured at the property lines which are not less than 75 degrees and, to the extent possible, paths cleared for such utility lines shall be repaved with plant materials which are the same as or similar to the types of materials that are in place within the buffer zone involved. Any interference with the buffer to accommodate utility lines shall conform to the standards of Section 12.302 of the Zoning Ordinance.
 - In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walk, berm, fence, grading, and the installation of utility construction, the cleared, unimproved areas will be landscaped as required by Section 12.302 of the Zoning Ordinance.
 - The Petitioner also reserve the right to remove vines, underbrush, and small understory trees (less than one inch caliper) within any buffer area for the purpose of providing the overall appearance of naturally vegetated area.
 - If properly adjoining Parcel B is rezoned to MF prior to the development of Parcel B, the 75-foot buffer shown may be reduced or eliminated.
 - Landscape Area and Screening:** Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. Landscape areas within the Site will be planted and improved in sequences which are keyed to the development taking place on each Parcel. Each dumpster and service area will be screened on all four sides from public streets and from adjacent properties in a manner which satisfies or exceeds the requirements of the Ordinance.
 - Signs:** A master signage and graphic system will be adopted and implemented throughout the Site. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. All signs must be fixed and may not move, rotate, or flap. All freestanding building and tenant identification signs or graphics installed within building areas will be complementary in scale and appearance to the structures which they identify, and each sign affixed to a structure will be compatible with its architectural design.

- Access Points (Driveways):** The number of vehicular access points will be limited to those shown on the Rezoning Plan, and each will be located in the general areas depicted on the Rezoning Plan. The configurations and final locations of driveways and access points within the Site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by MCDOT and Mecklenburg County Engineering Department.
 - Lighting:** A uniform lighting system will be employed with each Parcel. All lighting within the Site, except street lights, shall be designed such that direct illumination does not extend past the property lines of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of courses of light; the intent being to minimize glare towards adjacent streets and properties. Light fixtures will not exceed 30 feet in height, except for street lights.
 - Parking:**
 - The parking spaces depicted on the Rezoning Plan may vary but, in all events, will be sufficient to satisfy the minimum of street parking standards established under the Ordinance.
 - No parking will be permitted within designated buffer and landscape areas or setbacks.
 - Burial of Certain Power Lines:** The electrical primary wage loop system for the site, including all power lines serving buildings constructed on the site will be installed underground.
 - Tree Planting:** All development shall comply with ordinance requirements of Mecklenburg County.
 - Fire Protection:** Adequate fire protection in accordance with the Ordinance will be provided to the County Fire Marshal's specification.
 - Design Standards for Parcel C:** Buildings on Parcel C shall be designed to have a residential character and be constructed with pitched roofs.
 - Right-of-Way Dedication:** All areas within the property lot are reserved for right-of-way dedication shall be dedicated prior to the issuance of any building permits.
- B. PERMITTED USES**
- Parcel A: Parcel A may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an R-4 Zoning District. The total number of houses constructed on Parcel A cannot exceed 100.
 - Parcel B: Parcel B may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an R-12MF Zoning District. The total number of units constructed on Parcel B cannot exceed 500.
 - Parcel C: Parcel C may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an O-1 Zoning District. The gross floor area of office structures constructed on Parcel C cannot exceed 65,000 square feet.
 - Parcel D: Parcel D may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an R-3 Zoning District. The total number of dwelling units if constructed on Parcel D cannot exceed 16.
- C. AMENDMENTS TO REZONING PLAN**
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the Petitioner or Owners of the Parcel or Parcels involved in accordance with Chapter 6 of the Ordinance.
- D. BINDING EFFECT OF THE REZONING APPLICATION**
- If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Plan, and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and enforceable to the benefit of the Petitioner and each of the Owners and their respective heirs, devisees, personal representatives, successors in interest, and assigns.
 - Throughout the Rezoning Petition, the terms "Petitioner," "Owner," or "Owners" shall, with respect to each Parcel, be deemed to include the heirs, devisees, personal representatives, successors in interest, and assigns of the Petitioner or the Owners of the Parcel.

NOTES

DEED REFERENCE: DEED BOOK 4016, PAGE 518
MECKLENBURG COUNTY REGISTRY

SUBJECT PROPERTY ZONING: R-3

TAX PARCEL # 223-211-02

SURVEY AND BOUNDARY INFORMATION PROVIDED BY
GPA, CHARLOTTE, NC.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S31°03'03"E	35.19
L2	S58°56'57"W	49.50
L3	S76°03'03"E	75.00
L4	S31°03'03"E	41.21
L5	N58°56'57"E	49.50
L6	S76°03'03"E	75.00
L7	S76°03'03"E	49.05
L8	S59°27'16"E	49.96
L9	S75°05'40"W	74.97
L10	S30°03'30"W	49.50
L11	N77°53'45"E	87.07
L12	S59°56'30"E	43.40
L13	S75°05'02"W	75.00
L14	S30°03'03"E	40.45
L15	N73°29'13"E	86.43
L16	S64°33'29"E	55.31
L17	S25°26'31"W	45.95

CURVE CHART

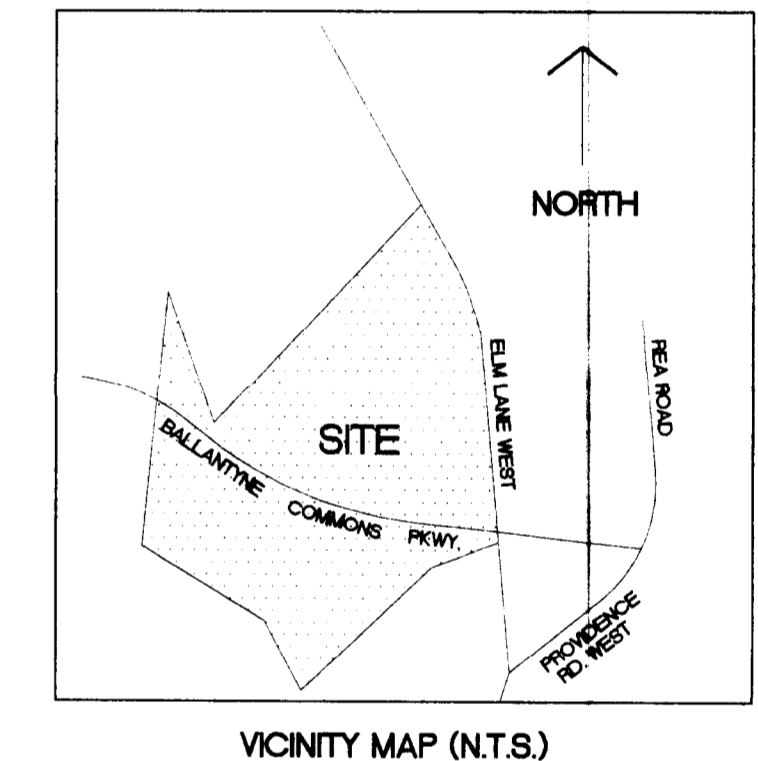
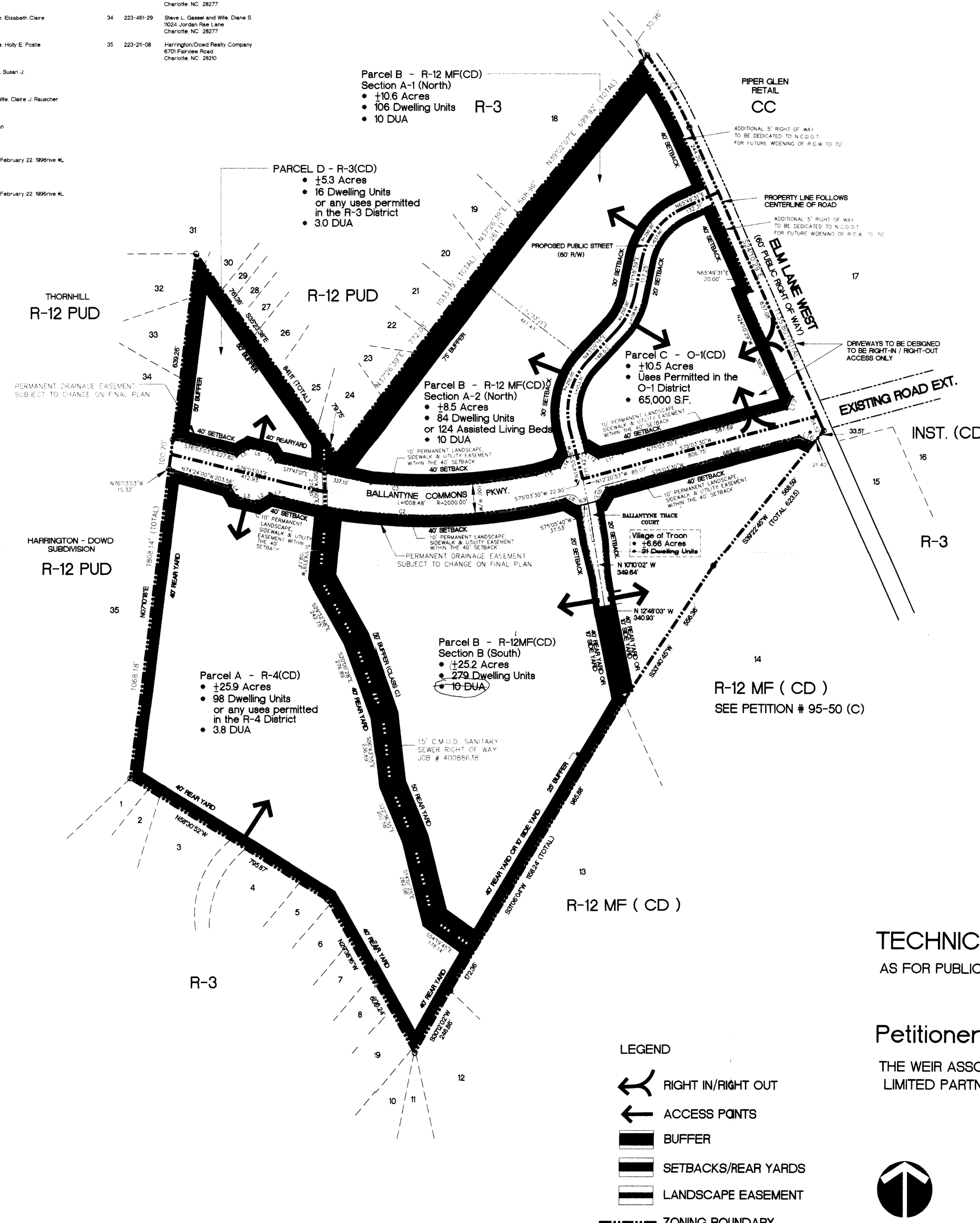
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1290.55	285.19	74.518	284.61	S33°01'01"E	123°04'11"
C2	2093.00	981.15	503.16	918.82	N87°16'20"W	27°29'21"
C3	1950.00	571.65	287.89	569.61	S89°45'43"E	164°47'47"

WEIR PROPERTY

Mecklenburg County, North Carolina

Development Summary:

- Total Site Area:** ±92.7 Acres
- Existing Zoning:** R-3
- Proposed Zoning:**
- Parcel A - R-4(CD)
 - ±25.9 Acres
 - 98 Dwelling Units or any uses permitted in the R-4 District
 - 3.8 DUA
 - Parcel B - R-12 MF(CD)
 - ±51.0 Acres Total
 - 650 Dwelling Units Total
 - 10.0 DUA
 - Section A-1 (North)
 - ±10.6 Acres
 - 106 Dwelling Units
 - Section A-2 (North)
 - ±8.5 Acres
 - 84 Dwelling Units or 124 Assisted Living Beds
 - Section B (South)
 - ±31.9 Acres
 - 310 Dwelling Units
 - Parcel C - O-1(CD)
 - ±10.5 Acres
 - Uses Permitted in the O-1 District
 - 65,000 SF
 - Parcel D - R-3(CD)
 - ±15.3 Acres
 - 16 Dwelling Units or any uses permitted in the R-3 District
 - 3.0 DUA
- ATTACHED TO ADMINISTRATION APPROVAL**
- DATED: 5/31/96**
- BY: MARTIN R. CRAWFORD**

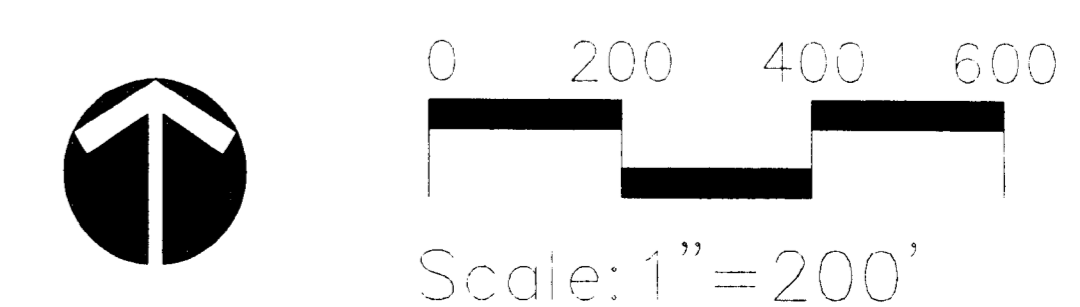


TECHNICAL DATA SHEET

AS FOR PUBLIC HEARING, PETITION #95 - 27(C)

Petitioner:
THE WEIR ASSOCIATES
LIMITED PARTNERSHIP

- LEGEND**
- RIGHT IN/RIGHT OUT
 - ACCESS POINTS
 - BUFFER
 - SETBACKS/REAR YARDS
 - LANDSCAPE EASEMENT
 - ZONING BOUNDARY



Land Design

DATE: JANUARY 12, 1995
PROJECT NO.: 14041

REVISIONS:
MARCH 7, 1995
MARCH 17, 1995
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FEBRUARY 22, 1996 - PARCEL B
FEBRUARY 29, 1996 - PARCEL B
MAY 2, 1996 - PARCEL B, SEC. B
MAY 7, 1996 - PARCEL B, SEC. B
MAY 22, 1996 - PARCEL B, SEC. A
JUNE 3, 1996 - PARCEL B, SEC. A

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