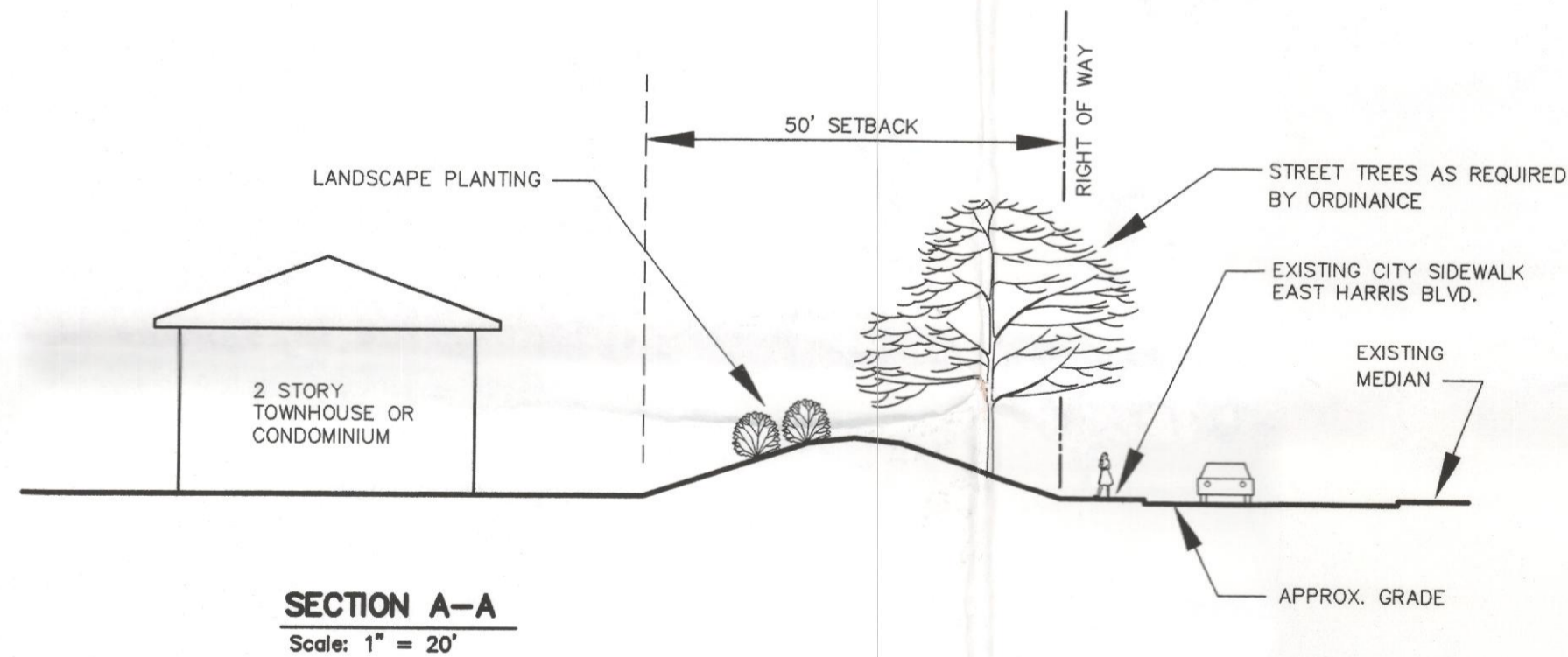
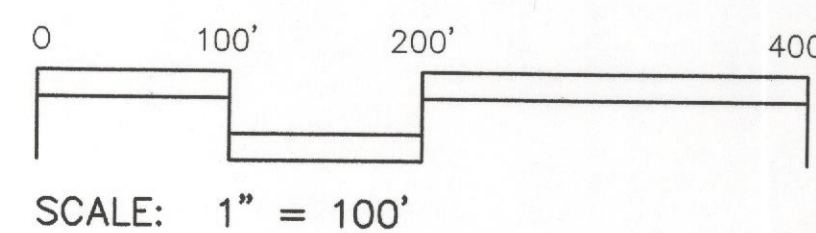
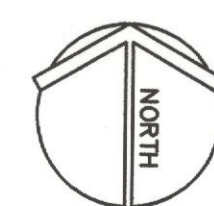
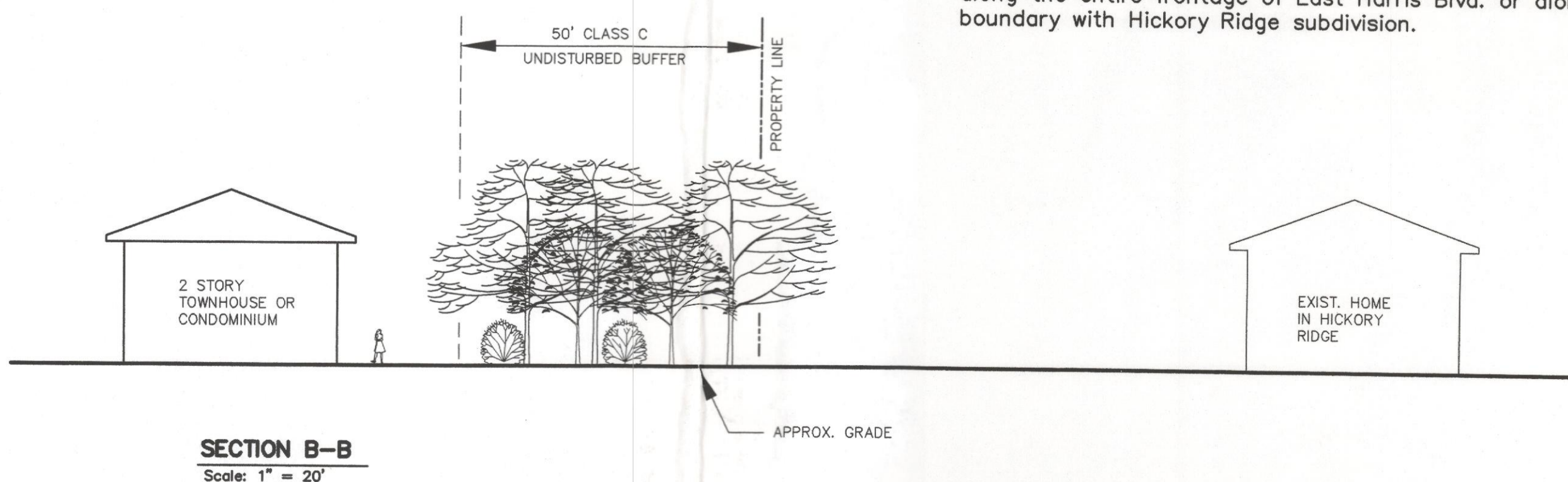


General Notes

1. This sheet replaces "Schematic Site Plan", sheet 2 of 2, prepared by The Engineering Groupe, Inc. as part of this rezoning petition.
2. See "Technical Data Sheet", sheet 1 of 2, revised dated 4-30-97, by The Engineering Groupe, Inc. for additional rezoning information and conditions.
3. This Illustrative Site Plan is intended to show general development character only. Adjustments in building and parking lot size and arrangement will be permitted to accommodate final site and architectural design and to adjust to site conditions.



Note: Sections shown are not representative of site conditions along the entire frontage of East Harris Blvd. or along the entire boundary with Hickory Ridge subdivision.



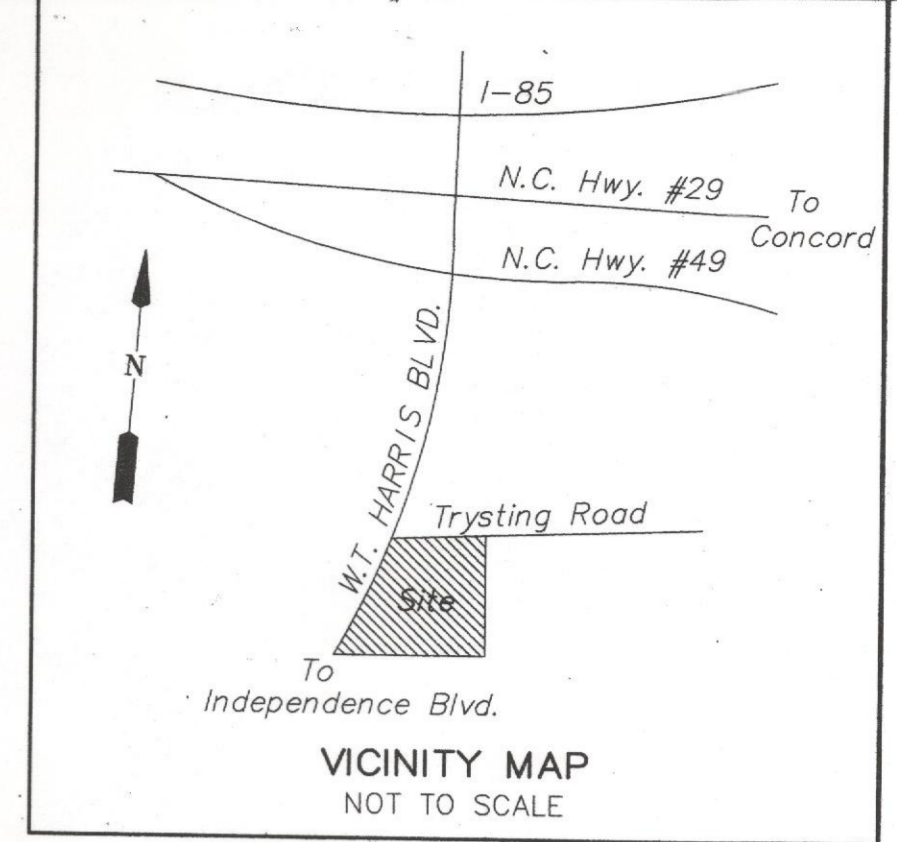
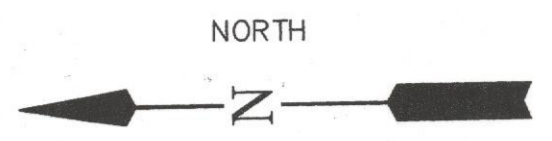
Illustrative Site Plan
Charlotte Aircraft Site
For Portrait Homes
Charlotte, North Carolina

APPROVED BY CITY COUNCIL
DATE 5/19/97

Rezoning Petition No. 97-35
Tax Parcel No. 109-151-08

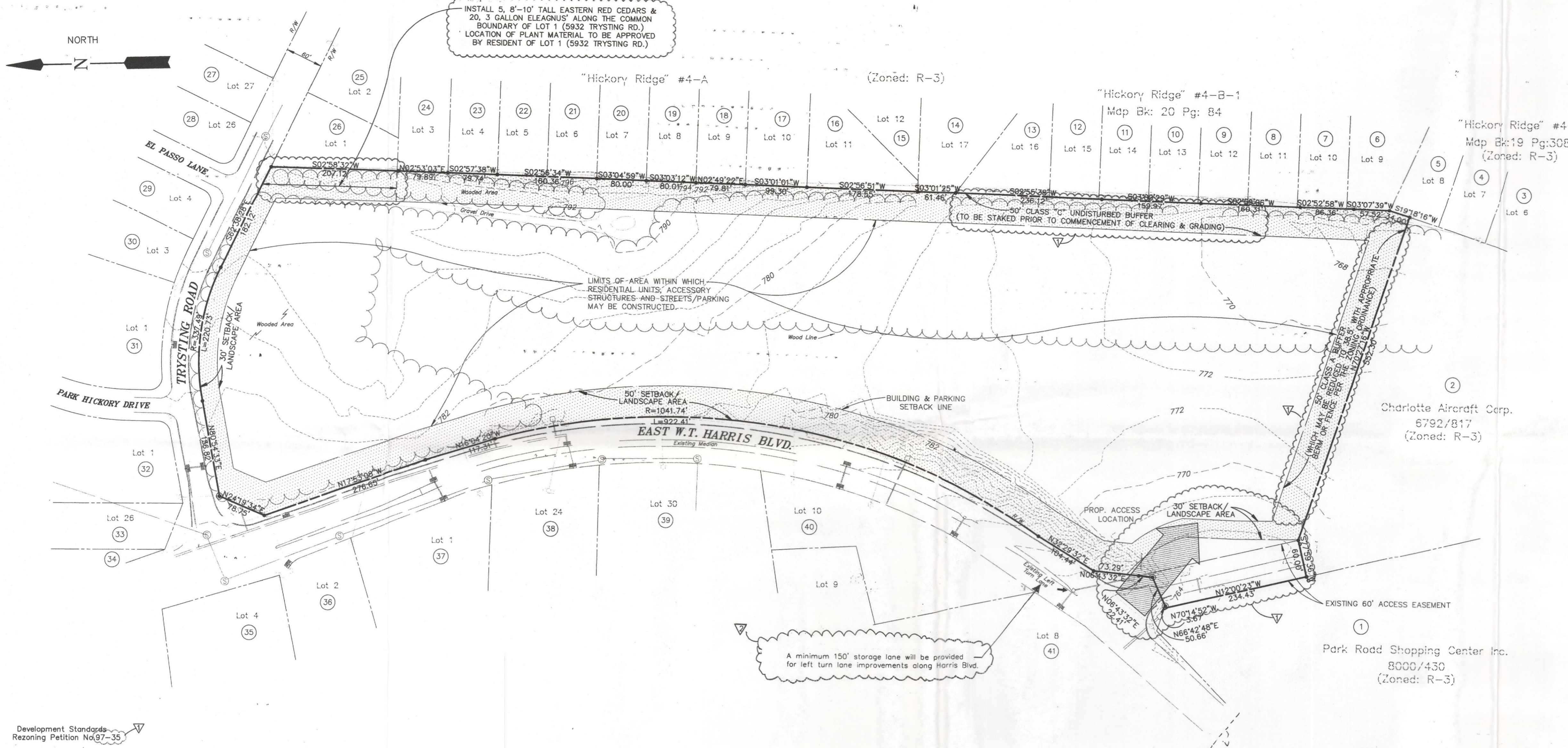
SITE DESIGN STUDIO
4828 Carousel Drive
Charlotte, NC 28212
Phone: 704-566-0706
Fax: 704-567-0980
Landscape Architecture
Comm. No. 9710
April 30, 1997





THE ENGINEERING GROUPE, INC.
 13625 OFFICE PLACE, SUITE 101
 WOODBRIDGE, VIRGINIA 22192
 703-670-0985 703-690-4540

TECHNICAL DATA SHEET # 97-35 AS FOR PUBLIC HEARING
CHARLOTTE AIRCRAFT SITE
for PORTRAIT HOMES
 CITY OF CHARLOTTE, N.C.
 TAX PARCEL NUMBER: 109-151-08



- LEGEND**
- R/W = Right-of-way
 - = Telephone Pedestal
 - △ = Cable Pedestal
 - = Drop Inlet
 - = Utility Pole
 - ☆ = Light Pole
 - = R/W Monument

Development Standards
 Rezoning Petition No. 97-35

GENERAL PROVISIONS
 All development standards established under the Charlotte Zoning Ordinance (the "Ordinance") for the R-12 MF District shall be followed unless higher standards are established under these Development Standards and the Technical Data Sheet.

The building configurations, placements, number of sub-parcels and buildings, parking areas, road alignments and driveway locations shown on the accompanying Schematic Site Plan, (Sheet 2 of 2) 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 Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations.

PERMITTED USES
 A planned condominium and/or townhouse project consisting of no more than 206 dwelling units and such permitted accessory uses as the developer may elect to provide.

SETBACKS, SIDE YARDS AND REAR YARDS

1. All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the R-12 MF District.
2. A 50 foot setback will be established along W.T. Harris Boulevard, which may not be reduced in width through use of a wall or berm.
3. No building shall be erected closer than 10' to the "Undisturbed Buffer" area established along the Eastern Boundary of the site.
4. No grading or clearing shall occur in the setback along Trysting Road, except as required for necessary utilities. Utility installations along the Trysting Road setback may only cross at interior angles measured at property lines which are not less than 75 degrees and, to the extent possible, paths cleared for such utility lines shall be replanted with materials which are the same as or similar to the types of materials that are in place within the area involved.

BUFFER AREAS

1. Buffer areas established on the Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance, subject however to the provisions of Section 12.304 thereof and to the provisions of Paragraphs 2, 3, 4 and 5 of this section.

2. Buffer areas are to remain as open space, except to the extent necessary to accommodate access points, berms, walls, fences, grading, drainage pipes or channels, utility lines and facilities, pedestrian pathways, and bicycle pathways. However, not withstanding any provision to the contrary contained in the next preceding sentence, the buffer along the Eastern Boundary of the Site labeled "Undisturbed Buffer" may only be used to accommodate walls, fences, drainage pipes or channels, utility lines and facilities, pedestrian pathways and bicycle pathways.

3. Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees and, to the extent possible, paths cleared for such utility lines shall be replanted with materials which are the same as or similar to the types of materials that are in place within the buffer area involved.

4. In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading, signs and the installation of utility construction, the cleared, unimproved areas will be landscaped as required by Section 12.302 of the Ordinance.

5. The buffer along the Eastern Boundary of the site labeled "Undisturbed Buffer" may not be reduced beyond the 50' width established on this technical data sheet, other buffers may be reduced per the requirements of the zoning ordinance.

Existing 60' Access Easement and Entrance Drive

In order to provide better circulation at the access point to East W.T. Harris Boulevard, petitioner agrees to the following conditions. Conditions marked with an asterisk (*) are contingent upon petitioner receiving approval to relocate existing 60' access easement:

- *1. Petitioner will relocate existing entrance drive and access easement to the approximate location shown on the schematic site plan. This relocated entrance drive may have a center line radius of 150' minimum. Petitioner reserves right to adjust layout shown, provided that a minimum 150' center line radius is maintained.
2. Entrance drive will be built to the typical sections 10.03, 10.04, 10.08 and/or 10.09 (dated 7/24/95), of the Charlotte-Mecklenburg Land Development Standards Manual, except that no sidewalk is required.
3. This road will be built as a private drive, but a 60' right-of-way will be reserved for future dedication to the City of Charlotte. This right-of-way dedication will occur no later than such time that the property with deed book 8792 page 817 along the south boundary constructs a public street which ties in to this entrance drive.
4. A 30' setback will be enforced immediately off the future 60' right-of-way. Storm water detention may occur in this setback.

LANDSCAPED AREAS AND SCREENING

1. Screening and landscaped islands shall conform with the standards and treatments specified in Sections 12.208 and 12.303 of the Ordinance.

2. Landscaped areas within the Site will be planted and improved in sequences which are keyed to the development taking place on the Site.

3. Community dumpster areas, if provided, will be screened with enclosure and gates from public streets and from adjacent properties in a manner which satisfies or exceeds the requirements of the Ordinance.

STREETSCAPE
 Berming and landscape plantings will be installed within 50 foot landscaped area along W.T. Harris Boulevard as indicated on the Technical Data Sheet.

ACCESS POINT (DRIVEWAY)
 1. The number of vehicular access points to W.T. Harris Boulevard will be limited to one and it will be located in the general area depicted on the Technical Data Sheet. The configuration and ultimate location of this driveway and access point 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 NCDOT and CDOT.

LIGHTING
 1. A uniform lighting system will be employed throughout the Site.
 2. All lighting within the Site except street lights which may be erected along W.T. Harris Boulevard shall be designed such that direct illumination does not extend past exterior 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 sources of light, the intent being to eliminate glare towards adjacent streets and properties.
 3. Lighting fixtures will not exceed 20 feet in height, except for street lights along W.T. Harris Boulevard.

PARKING
 1. The parking spaces depicted on the Schematic Site Plan may vary but in all events will be sufficient to satisfy the minimum off street parking standards established under the Ordinance.
 2. No parking will be permitted within buffer areas and setback areas.

SIGNS

1. A master signage and graphics system will be adopted and implemented throughout the Site.
 2. All signs erected within the Site will comply with the provisions of Chapter 13 of the Ordinance.
 3. No identification signage will be placed on Trysting Road.

FIRE PROTECTION
 Adequate fire protection in the form of fire hydrants will be provided to the City Fire Marshal's specifications. Fire hydrants will be located within 750 feet, as the fire truck travels, of the most remote and accessible point of all buildings.

DESIGN STANDARDS
 1. Landscaped islands will be provided in parking areas to provide large expanses of pavement and will be designed to meet the City of Charlotte's Tree Ordinance.
 2. No unit constructed on the Site may exceed 2 stories or be more than 40' tall. The measurement of height will be taken from the finished 1st floor. If basement homes are constructed, the basement finished floor will be considered a subfloor and will not count as the finished first floor. In any event, the provisions Section 9.305.7 of the Ordinance will be satisfied.

3. All parking will be screened from public streets and abutting properties in accordance with the requirements of the Ordinance.

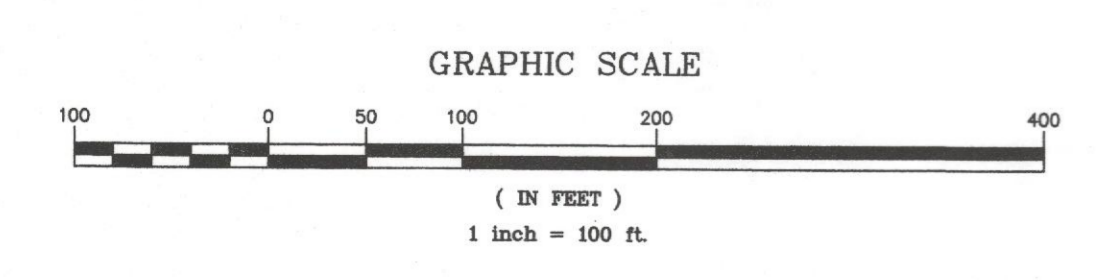
STORM DRAINAGE
 Storm drainage and detention systems will be provided in accordance with requirements of the City of Charlotte Stormwater Department. Storm detention storage areas will not be placed in buffer areas or setbacks, except that Stormwater Detention Storage areas may be placed in the 30' setback/landscape area in the southwest corner of the property (existing 60' access easement & Entrance Drive).

AMENDMENTS TO REZONING PLAN
 Future amendments to the Technical Data Sheet and these Development Standards may be applied for by then owner or owners of the parcels involved in accordance with Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION
 1. If the petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet 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 the current and subsequent owners of the Site, their respective heirs, and devisees, personal representatives, successors in interest and assigns.
 2. Throughout this Rezoning Petition, the terms "Petitioner", "owner" or "owners", shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the owners.

DEVELOPMENT DATA
 TOTAL SITE AREA: 20.66 ACRES
 CURRENT ZONE DISTRICT = R-3
 PROPOSED ZONE DISTRICT = R-12MF
 MAXIMUM # UNITS PROPOSED = 206 UNITS
 UNITS WILL BE A MAXIMUM OF 2 STORIES AND A MAXIMUM OF 40' HEIGHT (AS MEASURED FROM THE FINISHED FIRST FLOOR)

BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY PATTERSON SURVEYING, P.A. WITH REFERENCE TO BOUNDARY INFORMATION BASED ON DEED BOOK 283 PAGE 481 AS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.



DATE	ACTION	ENGINEERING GROUPE PROJECT STATUS
3/30/97	REV. PER CMPC COMMENTS (BY PORTRAIT HOMES)	DATE: 1-9-97
3/12/97	REV. PER CHARLOTTE-MECKLENBURG PLANNING COMMISSION COMMENTS	SCALE: 1"=100'
1/22/97	REV. PER CLIENT'S COMMENTS	DESIGNER: S.O.
		DRAFTSMAN: C.R.
		FILE NO. M-389
		SHEET 1 OF 2