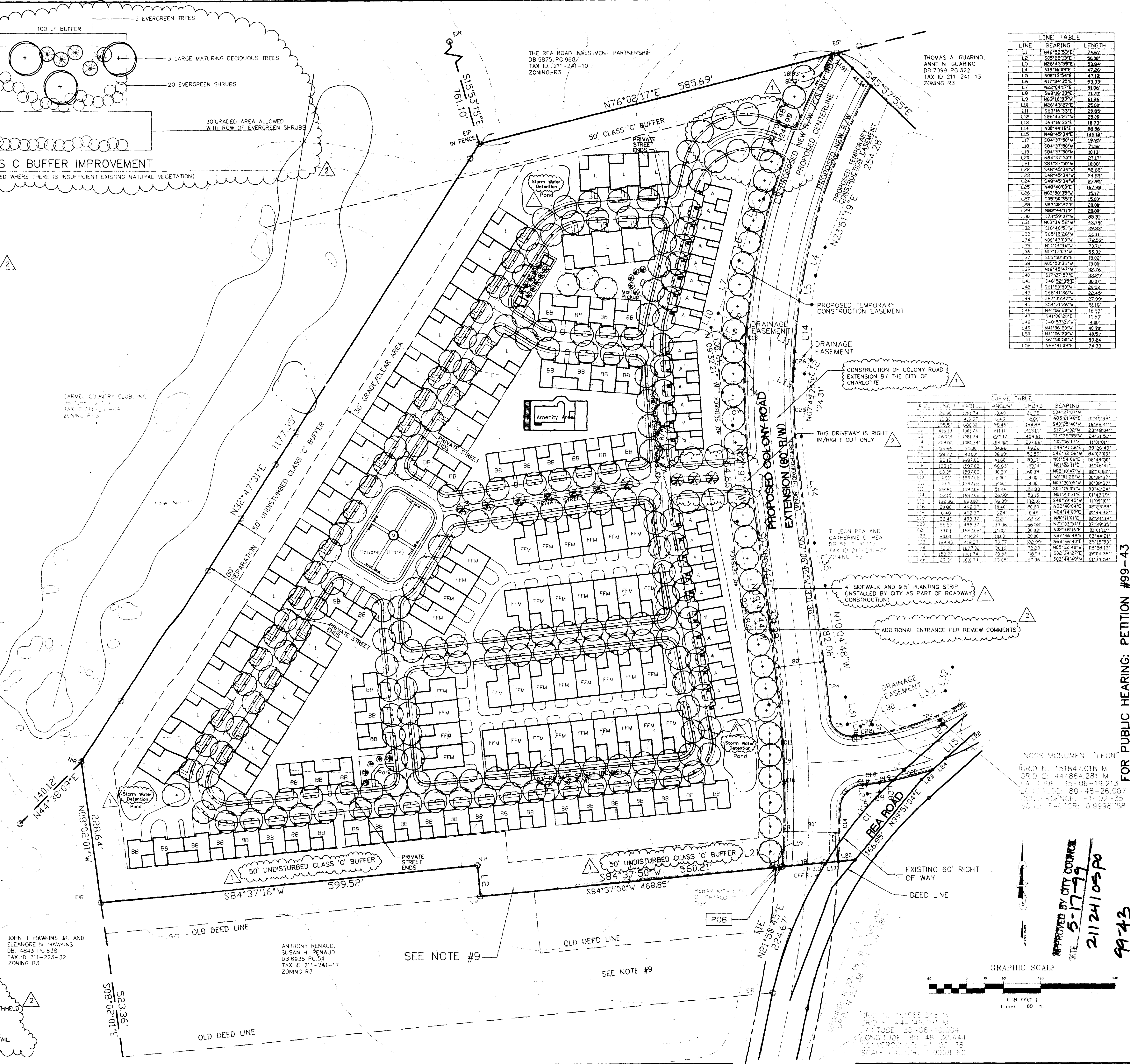


**SITE DEVELOPMENT DATA:**  
 TAX PARCEL#: 211-241-05 (P0)  
 23.353 ACRES NET (TO NEW COLONY ROAD R/W)  
 CURRENT ZONING: R-3  
 PROPOSED ZONING: R-8MF(CD)  
 PROPOSED USE: ATTACHED TOWNHOMES FOR SALE  
 TOTAL NUMBER OF PROPOSED UNITS: 147  
 6.29 DU/ACRE  
 -FRONT SETBACK 40'  
 -REAR YARD 50'  
 -SIDEYARD 20'

- NOTES:**
1. THE PROPOSED SITE PLAN REPRESENTS A FIRM CONCEPT OF DEVELOPMENT WITH RESPECT TO THE ARRANGEMENT OF BUILDINGS, PARKING AND CIRCULATION AREAS. HOWEVER, THERE MAY BE MINOR ALTERATIONS TO THE SIZE AND SHAPE OF BUILDINGS, THE PRECISE ARRANGEMENT OF PARKING, CIRCULATION AND DRIVEWAYS AND THE LAYOUT OF BUILDING LOCATIONS DEPENDING UPON FINAL DESIGN AND CONSTRUCTION/ENGINEERING PLANS.
  2. THE PROPOSED DEVELOPMENT SHALL CONSIST OF 154 TOWNHOUSE-FOR-SALE RESIDENTIAL UNITS, ARRANGED IN A SERIES OF BUILDINGS AS SHOWN. ALL BUILDINGS SHALL BE A MAXIMUM OF TWO STORIES IN HEIGHT AND SHALL BE CONSTRUCTED PRIMARILY OUT OF BRICK, ALTHOUGH SOME ARCHITECTURAL FEATURES MAY HAVE OTHER VENEER FINISHES AS REQUIRED. EACH TOWNHOME SHALL HAVE A MINIMUM OF 400 SF OF PRIVATE OPEN SPACE SOLD WITH EACH UNIT.
  3. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL REQUIREMENTS AND REGULATIONS PERTAINING TO SIGNAGE, OFF-STREET PARKING, LANDSCAPING, BUFFERS AND THE CHARLOTTE TREE ORDINANCE.
  4. A 50' CLASS "C" BUFFER SHALL BE ESTABLISHED AS SHOWN ON THE PLAN. THE PORTION OF THE BUFFER ADJACENT TO TAX PARCEL 211-241-17 SHALL REMAIN UNDISTURBED, EXCEPT FOR A UTILITY CROSSING WHICH MAY BE REQUIRED TO SERVICE THE DEVELOPMENT. SOME OF THIS BUFFER IS PRESENTLY UNDER CONTRACT TO BE SOLD TO BECOME PART OF TAX PARCEL 211-241-17. IN THE EVENT THAT OCCURS, THEN THE 50' BUFFER SHALL BE SHIFTED AS SHOWN ON THE PLAN. THE PORTION OF THE 80' SEPARATION ADJACENT TO CARMEL COUNTRY CLUB INC. (211-241-09) MAY BE GRADED UP TO A MAXIMUM OF 30' AROUND THE TOWNHOMES. THIS GRADING IS NECESSARY TO PREPARE THE SITE FOR DEVELOPMENT AS WELL AS TO ENHANCE VIEWS TO THE ADJACENT GOLF COURSE. OTHER GRADING FOR UTILITY CROSSINGS AND CART PATH ACCESS SHALL ALSO BE ALLOWED. THE REMAINING PORTION OF THE BUFFER ADJACENT TO TAX PARCEL 211-241-10 SHALL REMAIN UNDISTURBED, EXCEPT FOR ANY REQUIRED UTILITY CROSSINGS.
  5. ONE DRIVEWAY ACCESS POINT SHALL BE LOCATED ON COLONY ROAD AS SHOWN ON THE PLAN. THE DRIVEWAY SHALL BE REVIEWED AND APPROVED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) WITH ALL APPLICABLE STANDARDS. THE LOCATION MAY VARY SOMEWHAT FROM THAT SHOWN BASED UPON CDOT REQUIREMENTS AND FINAL DESIGN OF CONSTRUCTION/ENGINEERING PLANS FOR THE SITE.
  6. A POOL/CABANA SHALL BE LOCATED ON THE SITE AS SHOWN.
  7. A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED TO GOVERN THE TOWNHOUSE COMMUNITY AS REQUIRED.
  8. EXISTING TREES 6" OR GREATER IN CALIPER OUTSIDE OF THE CITY'S CONSTRUCTION EASEMENT AND WITHIN THE 40' SETBACK ALONG COLONY ROAD ARE CONSIDERED A SCREENING ASSET AND THUS, SHALL BE PRESERVED. WHERE DESIRABLE OR REQUIRED, ADDITIONAL TREES SHALL BE PLANTED WITHIN THE SETBACK TO SUPPLEMENT EXISTING TREES.
  9. IN THE EVENT THAT THE BUFFER AREAS REFERENCED IN NOTE 4 IS SOLD TO THE ADJOINING PARCEL, THEN THIS 50' AREA MAY BE USED FOR OTHER ZONING/DEVELOPMENT PURPOSES ALLOWED UNDER R-3 AND NOT RESTRICTED TO A 50' BUFFER AS SHOWN ON THIS PLAN.
  10. BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY PREPARED FOR THE CUNNANE GROUP, INC. BY GNA DESIGN ASSOCIATES, INC. DATED 9/10/98. TOPOGRAPHIC INFORMATION DIGITIZED FROM CITY AERIAL TOPO MAP SHEET #370.
  11. THE PETITIONER SHALL PROVIDE A FOUR FOOT WIDE SIDEWALK AS WELL AS A FOUR FOOT WIDE PLANTING STRIPS ALONG BOTH SIDES OF THE INTERNAL PRIVATE STREETS.
  12. STREET TREES PROVIDED EVERY 40 FEET SHALL BE PLANTED ON BOTH SIDES OF THE INTERNAL PRIVATE STREETS.
  13. PATIOS ORIENTED TO A PRIVATE STREET SHALL BE SCREENED BY MEANS OF AN ENCLOSED WALL/GATE AND OR LANDSCAPING.
  14. STORM WATER DETENTION SHALL NOT BE ALLOWED IN THE 50' UNDISTURBED BUFFERS OR IN THE FRONT SETBACK.
  15. NO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING SHALL BE ISSUED UNTIL COLONY ROAD EXTENSION IS OPENED FOR TRAFFIC.
  16. THE MAXIMUM HEIGHT OF EXTERIOR LIGHTING SHALL NOT EXCEED 20 FEET.
  17. GARBAGE PICKUP SHALL BE HANDLED THROUGH A ROLL OUT SYSTEM BY A PRIVATE HAULER.
  18. A FIRE HYDRANT IS REQUIRED WITHIN 750 FEET OF THE MOST REMOTE BUILDING AS THE FIRE TRUCK TRAVELS. IF SUCH HYDRANT DOES NOT EXIST, THEN THE PETITIONER SHALL INSTALL THE REQUIRED HYDRANT.
  19. A 6 FOOT HIGH LANDSCAPED BERM SHALL BE INSTALLED ALONG THE FRONTAGE OF COLONY ROAD EXTENSION.
  20. ALONG THE PROPERTY LINE ADJACENT TO CARMEL PROPERTY THERE SHALL BE ERRECTED A 6-FOOT DECORATIVE FENCE WHICH SHALL BE UNBROKEN BY GATES OR OTHER ENTRANCES. THE ARCHITECTURAL DETAILS OF THE FENCE SHALL BE SUBMITTED TO THE CARMEL BOARD OF DIRECTORS, OR THE DESIGNEE, PRIOR TO CONSTRUCTION FOOT THEIR APPROVAL, WHICH SHALL NOT BE UNREASONABLY WITHHELD. THE PETITIONER SHALL PROVIDE EVIDENCE OF SUCH APPROVAL AT THE TIME OF BUILDING PERMIT APPLICATION.
  21. THE ATTACHED ARCHITECTURAL RENDERING IS PROVIDED TO DEPICT THE OVERALL ARCHITECTURAL STYLE / DESIGN OF THE DWELLING UNITS. NO CHANGES OF DETAIL WHICH ALTER THE OVERALL THEME, SHALL BE PERMITTED.



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N46°52'33"E	74.61
L2	S33°21'00"E	12.47
L3	N26°43'59"E	53.84
L4	N18°16'09"E	47.26
L5	N8°15'47"E	42.89
L6	N1°34'38"E	53.32
L7	N2°04'17"E	31.06
L8	S84°37'50"W	51.77
L9	N18°15'35"E	61.86
L10	N26°43'27"E	25.80
L11	S63°16'33"E	29.85
L12	S84°37'50"W	25.00
L13	S53°16'33"E	8.73
L14	N0°44'18"E	88.96
L15	N48°45'34"E	125.38
L16	S84°37'50"W	10.08
L17	S84°37'50"W	71.16
L18	S84°37'50"W	10.08
L19	S84°37'50"W	10.12
L20	N18°15'35"E	61.86
L21	S48°45'34"E	92.62
L22	S48°45'34"E	24.52
L23	S48°45'34"E	24.52
L24	S48°45'34"E	24.52
L25	N48°40'00"E	167.98
L26	N0°50'35"E	151.77
L27	S03°50'35"E	63.77
L28	N83°02'27"E	20.00
L29	N82°44'11"E	20.00
L30	S73°02'27"E	63.77
L31	N03°34'52"W	43.79
L32	S16°46'51"W	35.33
L33	S65°18'26"W	50.11
L34	N62°43'00"W	125.82
L35	N14°14'34"W	70.71
L36	N1°17'03"W	55.31
L37	N18°15'35"E	61.86
L38	N05°50'35"W	15.00
L39	N18°45'47"W	32.76
L40	S17°33'27"E	33.29
L41	S46°52'36"E	30.07
L42	S61°50'50"W	20.58
L43	S68°41'36"W	28.45
L44	S67°30'00"W	27.99
L45	S54°31'26"W	51.18
L46	N41°06'20"W	16.52
L47	N41°06'20"W	12.66
L48	S48°57'21"W	40.90
L49	N41°06'20"W	40.90
L50	N41°06'20"W	40.90
L51	S61°50'50"W	20.58
L52	N62°41'09"E	74.33

**SUPPLY TABLE**

LINE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	AREA
1	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
2	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
3	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
4	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
5	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
6	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
7	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
8	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
9	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
10	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
11	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
12	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
13	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
14	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
15	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
16	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
17	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
18	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
19	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
20	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
21	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
22	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
23	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
24	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
25	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
26	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
27	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
28	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
29	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
30	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
31	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
32	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
33	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
34	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
35	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
36	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
37	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
38	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
39	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
40	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
41	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
42	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
43	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
44	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
45	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
46	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
47	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
48	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
49	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
50	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
51	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
52	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
53	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
54	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
55	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
56	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
57	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
58	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
59	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
60	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
61	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
62	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
63	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
64	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
65	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
66	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
67	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
68	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
69	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
70	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
71	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
72	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
73	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
74	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
75	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
76	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
77	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
78	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
79	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
80	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
81	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
82	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
83	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
84	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
85	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
86	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
87	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
88	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
89	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
90	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
91	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
92	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
93	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
94	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
95	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
96	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
97	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
98	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
99	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
100	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
101	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
102	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
103	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
104	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
105	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
106	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
107	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
108	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
109	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
110	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
111	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
112	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
113	10.00	0.00	0.00	10.00	N00°00'00"E	0.00
114	10.00	0.00	0.00	10.00	N00°	