

SITE DATA:

AREA TO BE REZONED: 4.988 AC.
 EXISTING ZONING: R-3
 PROPOSED ZONING: MX-1

PROPOSED RESIDENTIAL UNITS:
 SINGLE FAMILY ATTACHED
 SINGLE FAMILY

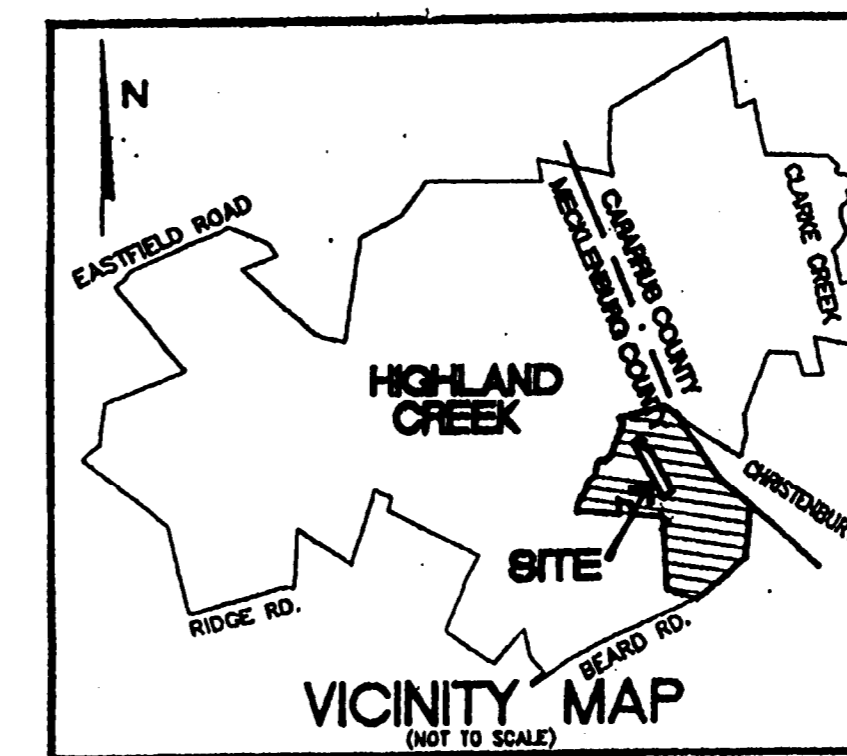
DENSITY OF REZONED PARCEL

OPEN SPACE
 ROAD R.O.W.

*PARCEL TO BE REZONED IS TO BE COMBINED WITH THE ADJOINING MX-1 AREA.

REVISED ZONING
 1.0 AC. 13 UNITS
 1.6 AC. 5 LOTS
 TOTAL UNITS: 18
 3.6 DU/AC.

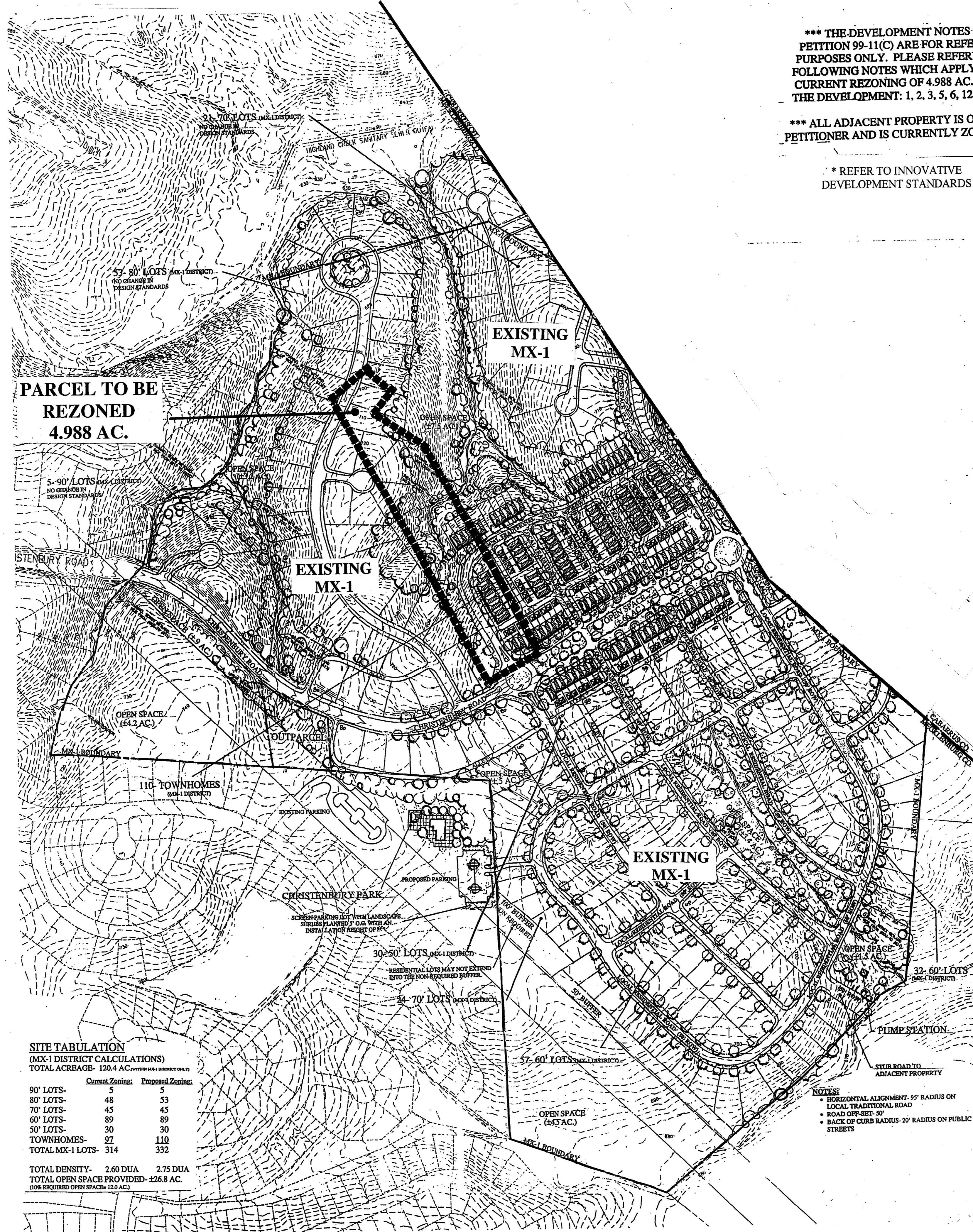
1.8 AC.
 0.6 AC.



*** THE DEVELOPMENT NOTES FROM PETITION 99-11(C) ARE FOR REFERENCE PURPOSES ONLY. PLEASE REFER TO THE FOLLOWING NOTES WHICH APPLY TO THE CURRENT REZONING OF 4.988 AC. WITHIN THE DEVELOPMENT: 1, 2, 3, 5, 6, 12, AND 13.

*** ALL ADJACENT PROPERTY IS OWNED BY PETITIONER AND IS CURRENTLY ZONED MX-1.

* REFER TO INNOVATIVE DEVELOPMENT STANDARDS

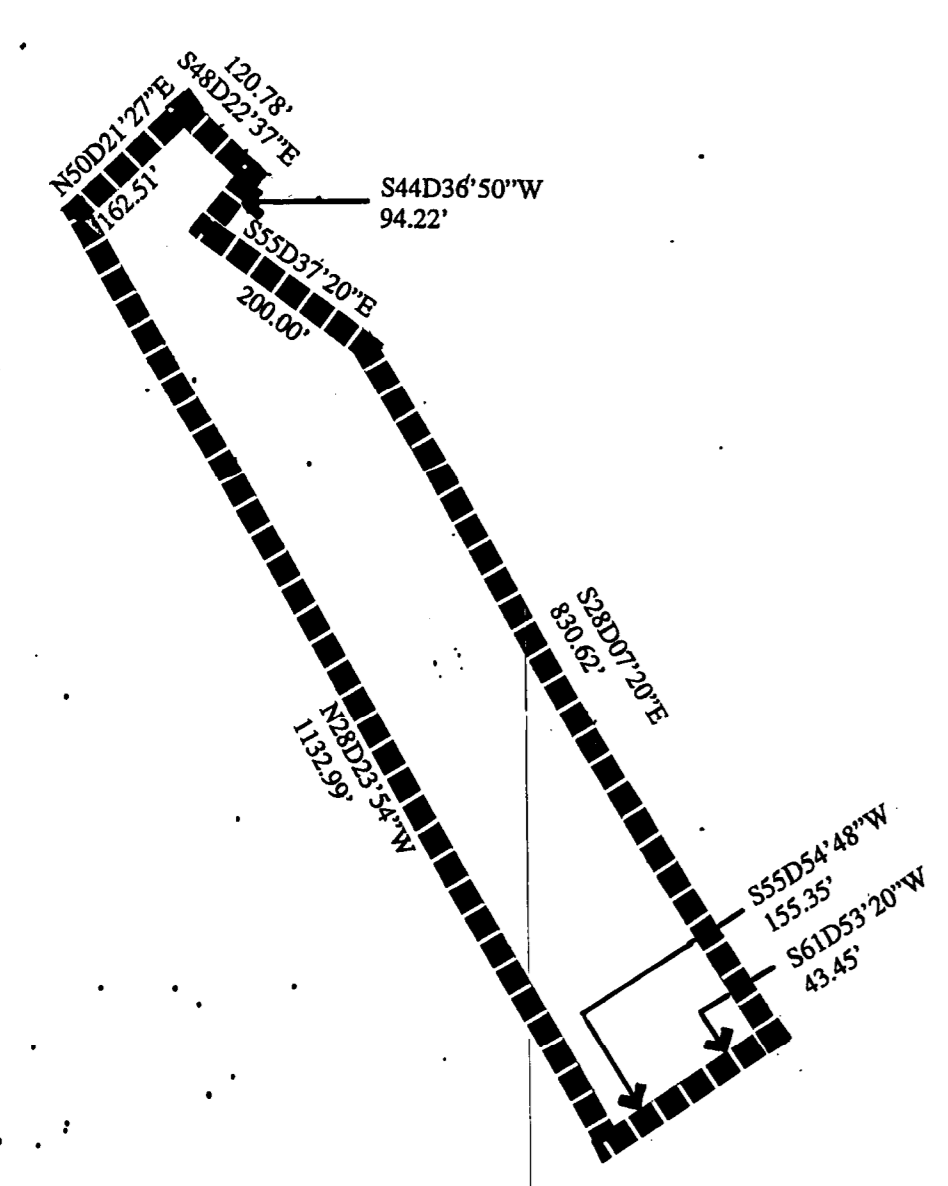


PARCEL TO BE REZONED 4.988 AC.

SITE TABULATION (MX-1 DISTRICT CALCULATIONS)
 TOTAL ACREAGE: 120.4 AC. (TOTAL AREA WITHIN DISTRICT)

Current Zoning	Proposed Zoning
90' LOTS - 5	5
80' LOTS - 48	53
70' LOTS - 45	45
60' LOTS - 89	89
50' LOTS - 30	30
TOWNHOMES - 27	110
TOTAL MX-1 LOTS - 314	332

TOTAL DENSITY - 2.60 DUA 2.75 DUA
 TOTAL OPEN SPACE PROVIDED - 126.8 AC.
 (10% REQUIRED OPEN SPACE = 12.0 AC.)



PARCEL BOUNDARY

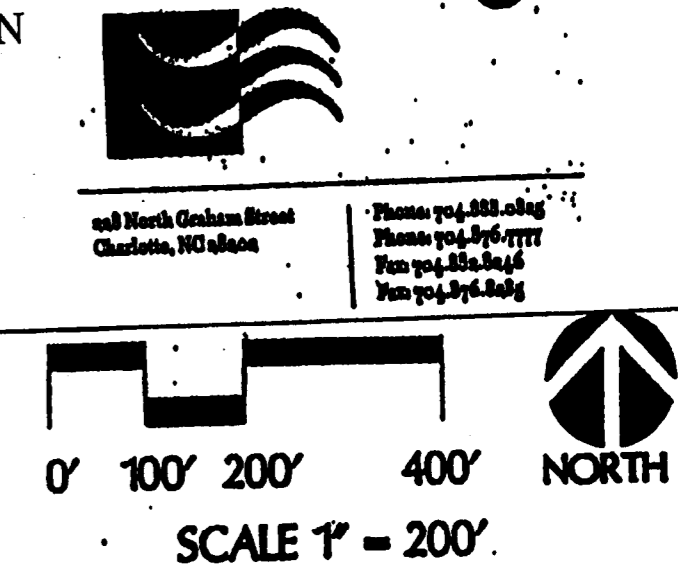
PROPERTY DESCRIPTION
 4.988 Acre Tract / Samuel E. Byers Property
 Lying and being in Mecklenburg County, North Carolina and being more particularly described as follows:
 BEGINNING at an iron rod set (#5 rebar) located S. 88-12-31 E. 568.90 feet from a found railroad spike at the intersection of the center line of Christenbury Road (S.R. #147) and Beard Road (S.R. #245), said point also being the southeastern corner of the property of Westbrook Highland Creek North, LLC (now or formerly) as described in Deed Book 10508, Page 897 in the Mecklenburg County Public Registry (hereinafter the "Registry"), thence, from the point of BEGINNING, S. 81-53-20 W. 43.45 feet to an iron rod set (#5 rebar); thence S. 55-54-48 W. 158.35 feet to an iron pin found (1" pipe) in the boundary line of the property of Westbrook Highland Creek North, LLC (now or formerly) as described in Deed Book 10535, Page 892 in the Registry; thence, with and along the boundary line of the property of Westbrook Highland Creek North, LLC, the following three (3) courses and distances: (1) N. 28-25-54 W. 1,132.89 feet to an iron rod found (#4 rebar); (2) N. 50-21-27 E. 162.61 feet to an iron rod found (#4 rebar); and (3) S. 48-22-37 E. 120.78 feet to an iron rod set (#5 rebar); the northwestern corner of the property of Westbrook Highland Creek North, LLC, thence, with and along the boundary line of the property of Westbrook Highland Creek North, LLC, the following three (3) courses and distances: (1) S. 44-36-50 W. 94.22 feet to an iron rod set (#5 rebar); (2) S. 55-37-20 E. 200.00 feet to an iron rod set (#5 rebar); and (3) S. 28-07-20 E. 830.82 feet to an iron rod set (#5 rebar); the point and place of BEGINNING, containing 4.988 acres, more or less, as shown on that survey entitled "ALTA/ACSM Land Title Survey of Samuel E. Byers Property (Tract 3) 4.988 AC." dated July 23, 1998 and revised February 16, 2001 prepared by McKim & Creed, Jackie G. Duncan, N.C.P.L.S.

- DEVELOPMENT NOTES OF 1999 REZONING PETITION 99-11(C) (REFERENCE ONLY)*****
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. This Proposal is intended to enable the development of a mixed residential community composed of single family detached and attached housing.
 - Signage will be permitted in accordance with applicable Zoning standards.
 - Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
 - Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
 - Buildings will not exceed 40 feet in height.
 - The site may be developed for any use allowed in the MX-1 district in accordance with the standards of that district and the restrictions of this site plan.
 - A stub street, as required by the Subdivision Ordinance, will be created to provide access to an apparently land locked tract. This access may also be extended to provide access to Beard Rd. as other properties develop.
 - The common open space areas which will be developed as part of this site may include such amenities as play structures, play fields, and pathways intended to connect various areas within the community.
 - Sidewalks will be installed on both sides of all cut-de-sacs.
 - All permanent garbage/trash disposal facilities (i.e. dumpsters or compactors if provided) will be screened with a solid enclosure with gates.
 - Focal point structure to be a gazebo, water fountain, sculpture, or other amenity feature.
 - The Mecklenburg / Cabarrus County line is shown in an approximate location.
 - The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:
 - Street right-of-way widths,
 - Street type and construction standards,
 - Minimum lot size,
 - Setbacks and yards,
 - Off street parking,
 - Lot width

PETITION 2001-97
 FOR PUBLIC HEARING



REVISED ZONING PLAN
 PREPARED BY:
 JUNE 22ND, 2001



ORIGINAL ZONING PLAN
 PREPARED BY:
 HADEN STANDIALE
 PLANNERS & LANDSCAPE ARCHITECTS
 MARCH 9, 1999
 (REV. APRIL 30, 1999)

APPROVED BY CITY COUNCIL
 DATE: 7/1/01
 01-97
 6-21-01