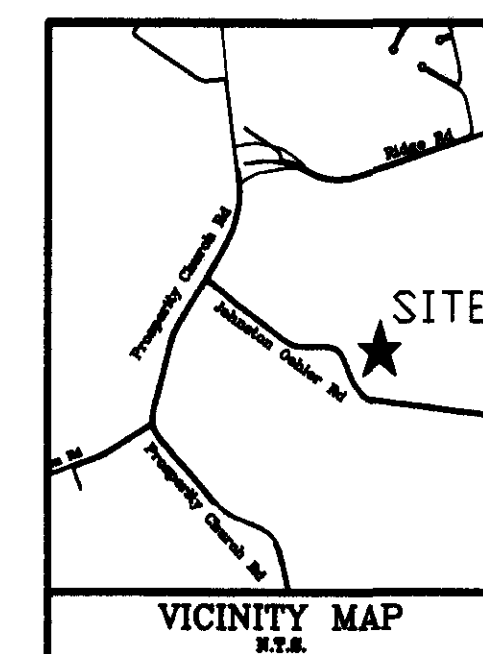


Proposed Future I-485
Approximate Alignment

SITE SUMMARY

EXISTING ZONING: R-3
 PROPOSED ZONING: UR-2(CD)
 PROPOSED USE: TOWNHOMES FOR SALE
 TAX PARCEL #: 029-311-07
 SITE ACREAGE: 10.033 ACRES
 NUMBER OF UNITS: 113 UNITS
 PARKING: 1.5 SPACES PER UNIT, 113 UNITS x 1.5 SPACE = 169.5 --> 170 SPACES REQ'D



REV	DATE	DESCRIPTION
1	02/15/02	ISSUE FOR PERMITS
2	02/15/02	ISSUE FOR PERMITS
3	02/15/02	ISSUE FOR PERMITS
4	02/15/02	ISSUE FOR PERMITS
5	02/15/02	ISSUE FOR PERMITS
6	02/15/02	ISSUE FOR PERMITS

PROJECT MANAGER: G. S. SCIENCE GROUP, INC.
 DESIGNER: G. S. SCIENCE GROUP, INC.
 DATE: 02/15/02

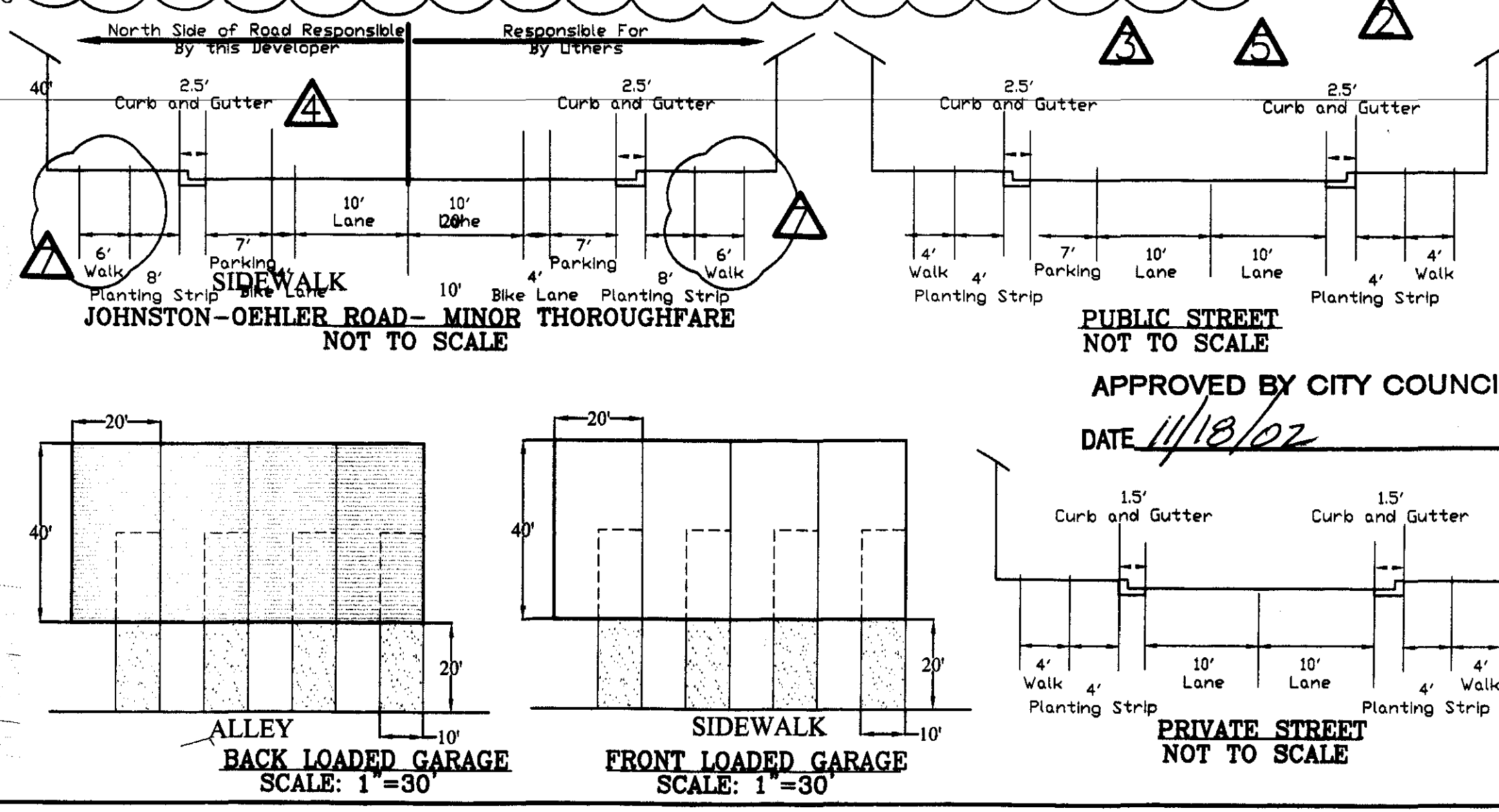
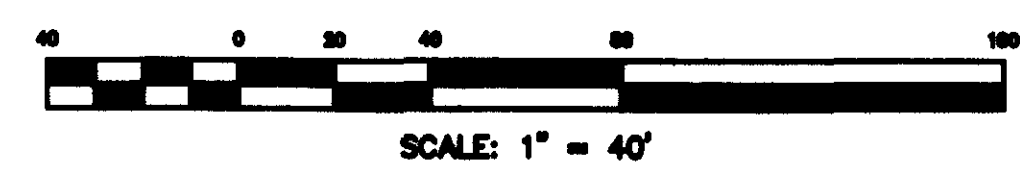
PARKING PROVIDED: 137 SURFACES SPACES
 113 GARAGE SPACES
 TOTAL: 250 SPACES
 (EACH TOWNHOME PARKS 2 SPACES)

MINIMUM SETBACK: 14' FROM B.O.C.
 SIDE YARD: 5 FEET
 REAR YARD: 10 FEET

PLANTING REQUIREMENTS:
 INTERNAL TREES:
 1 TREE / 10,000SQ FT IMPERVIOUS AREA
 76,803SQ FT / 10,000SQ FT = 7.68 --->
 8 TREES REQ'D -- 48 TREES PROVIDED

DEVELOPMENT NOTES

- THE PROPOSED SITE PLAN REPRESENTS THE ANTICIPATED ARRANGEMENT OF BUILDINGS AND PARKING/CIRCULATION AREAS. HOWEVER, MODIFICATIONS PERTAINING TO THE SIZE, SHAPE AND ARRANGEMENT OF BUILDINGS, AS WELL AS THE PARKING AND CIRCULATION LAYOUT, ARE PERMITTED AS A MATTER OF RIGHT TO ACCOMMODATE FINAL DESIGN AND ENGINEERING PLANS, SITE CONSTRAINTS, TENANT NEEDS, ETC. AS ALLOWED PER SECTION 6 OF THE ZONING ORDINANCE, ETC.
- THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, EROSION CONTROL, TREE ORDINANCE, ETC.
- MAXIMUM BUILDING HEIGHT SHALL BE 40 FEET.
- TREE PROTECTION AND LANDSCAPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- THE URBAN SPACE SHALL BE IMPROVED BY LANDSCAPING W/ BENCHES, WALKING PATHS AND/OR FOUNTAINS.
- THE PETITIONER SHALL PROVIDE A FIRE HYDRANT, IF ONE DOES NOT PRESENTLY EXIST WITHIN 750' AS THE TRUCK TRAVELS OF THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS.
- THE PETITIONER SHALL DEDICATE AND CONVEY THE 70' RIGHT-OF-WAY FOR PROSPERITY VILLAGE ROAD ASSOCIATED WITH THE SITE. THE PETITIONER AGREES TO ESCROW \$30,000.00 FOR THE CONSTRUCTION OF PROSPERITY VILLAGE ROAD. ESCROW PAYMENT AND THE RIGHT-OF-WAY SHALL BE DEDICATED AND CONVEY PRIOR TO ISSUANCE OF BUILDING PERMITS.
- A 50' SETBACK ADJACENT TO I-485 SHALL BE OBSERVED.
- THE SITE SHALL CONTAIN OPEN SPACE AREAS AS INDICATED. THESE AREAS WILL BE IMPROVED WITH A COMBINATION OF LAWN AND/OR TOTLOT/PLAYGROUND EQUIPMENT OR OTHER OPEN SPACE IMPROVEMENTS SUBJECT TO APPROVAL BY CMPC.
- A SIX FOOT SIDEWALK WITH AN EIGHT FOOT PLANTING STRIP, BIKE LANES AND PARALLEL PARKING SHALL BE PROVIDED ALONG THE SITE'S JOHNSTON OEHLER FRONTAGE.
- NO INDIVIDUAL DRIVEWAYS WILL BE PERMITTED ALONG JOHNSTON OEHLER ROAD.
- A MINIMUM BUILDING SEPARATION OF 10 FEET SHALL BE OBSERVED.
- NO STORM WATER DETENTION FACILITIES WILL BE LOCATED IN BUFFER AREAS OR THE SETBACK ALONG JOHNSTON OEHLER AND PROSPERITY VILLAGE ROAD.
- THE MAXIMUM HEIGHT OF DETACHED LIGHTING WILL BE 20 FEET.
- THE SITE WILL UTILIZE A PRIVATE ROLL-OUT COLLECTION FOR ITS TRASH.
- THE ATTACHED ELEVATIONS ARE HEREBY MADE A PART OF THIS SITE. THE ELEVATIONS ARE INTENDED TO PROVIDE THE GENERAL ARCHITECTURAL STYLE AND DESIGN OF THE ELEVATION SHOWN. MINOR ALTERATIONS ARE PERMITTED WHICH DO NOT SIGNIFICANTLY ALTER THE ELEVATIONS AS SHOWN. THE EXTERIOR BUILDING FACADE WILL BE A MINIMUM OF 6" BRICK. THE END ELEVATION WILL NOT BE A BLANK WALL AND THE END ELEVATION OF UNITS FACING THE THOROUGHFARES SHALL BE BRICK. THE END ELEVATIONS WILL HAVE WINDOWS.
- STREET TREES WILL BE PLANTED 40' ON CENTER ON ALL PUBLIC STREETS (BOTH STREETS.)
- THE LOCATION OF THE PROPOSED ACCESS TO PROSPERITY VILLAGE ROAD IS SUBJECT TO CHANGE PER CDOT & NCDOT DESIGN REQUIREMENTS.
- THE PETITIONER SHALL DEDICATE AND CONVEY RIGHT-OF-WAY MEASURED 35' FROM THE EXISTING CENTERLINE OF JOHNSTON-OEHLER ROAD. THE RIGHT-OF-WAY SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ASSOCIATED WITH THE PROPOSED DEVELOPMENT.



LARGE MATURING TREES (OAKS OR SIMILAR) MIN. 2" CAL. SHALL BE PLANTED ALONG JOHNSTON-OEHLER AND PROSPERITY VILLAGE ROADS AT 40 FT. O.C.

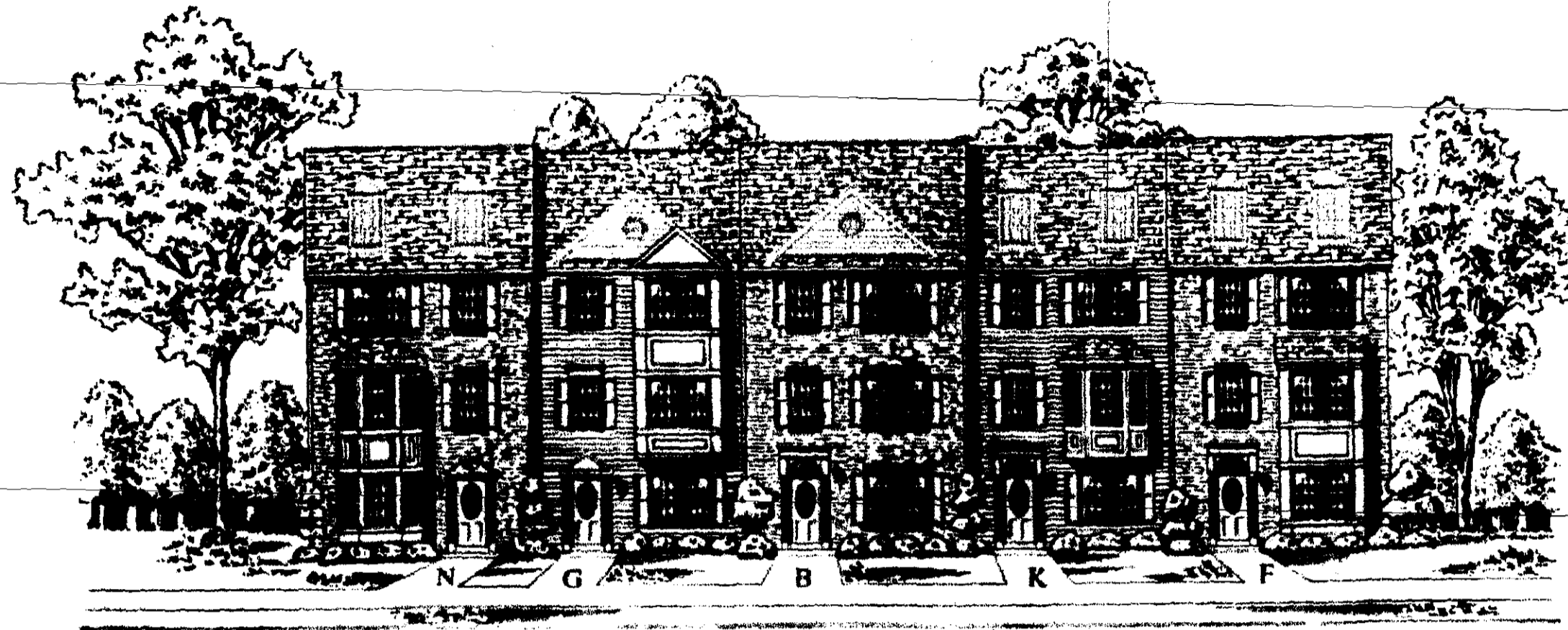
JOHNSTON PROPERTY
CHARLOTTE, NORTH CAROLINA

RECEIVED
NOV 18 2002

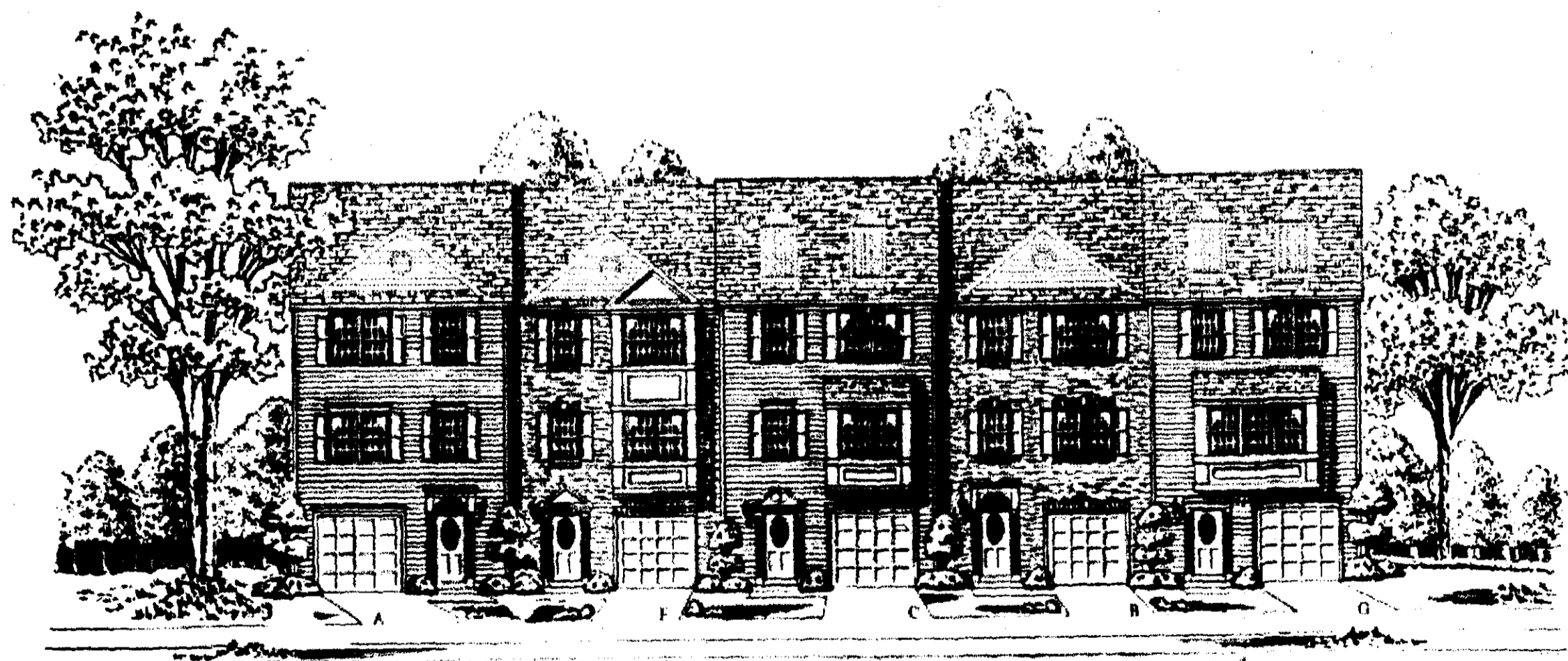
SITE PLAN
"FOR PUBLIC HEARING"
PETITION NO. 2002-85

C1

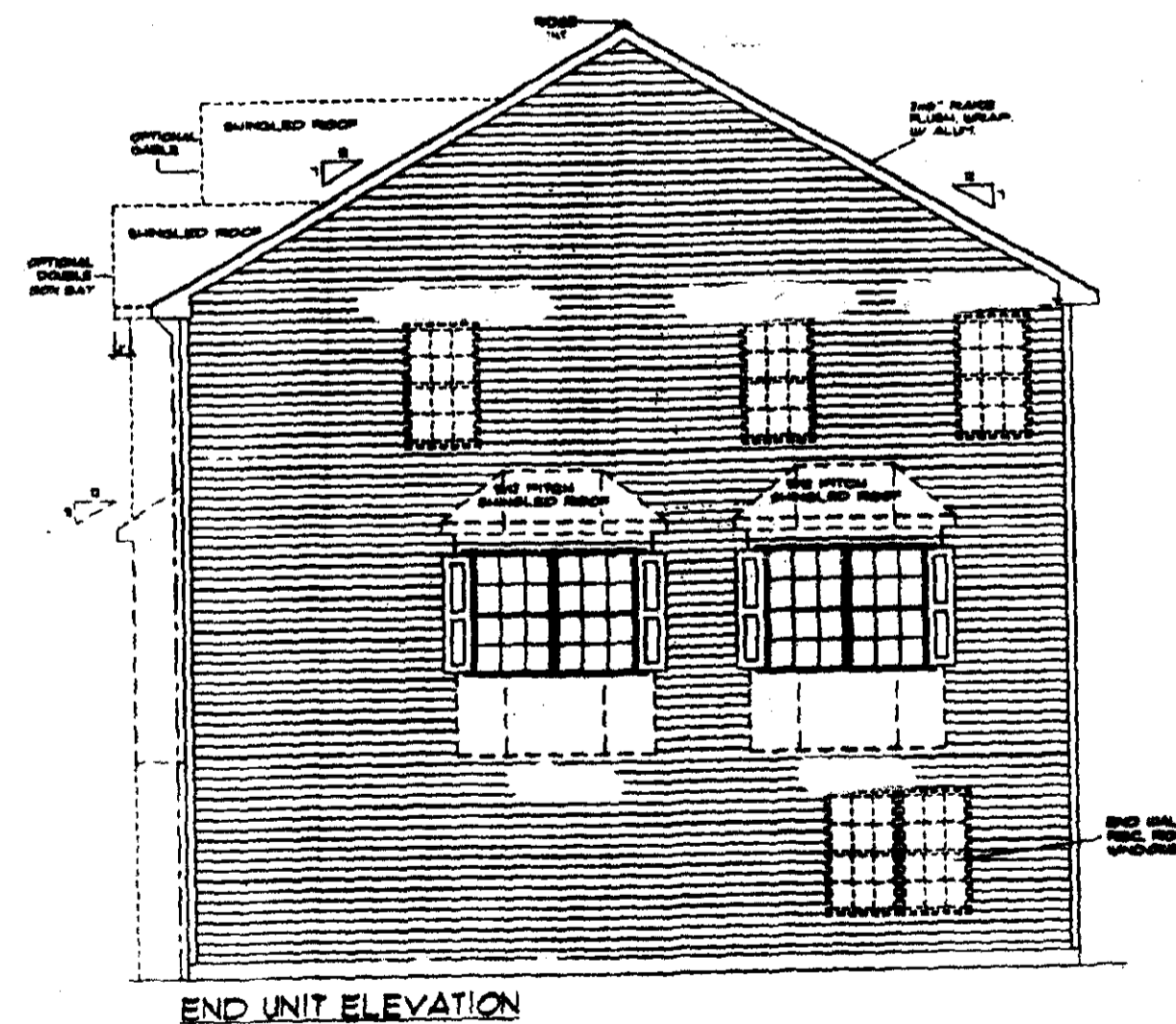
APPROVED BY CITY COUNCIL
DATE 11/18/02



Avondale



Wendover



Rezoning Petition
2002 - 085
For Public Hearing

Note: This Plan is Conceptual in Nature
and Subject to change.

Sheet 3 of 3

Date: 22 April 2002
Project Number: 1002105
Revision 1: 06/20/02
Revision 2: 18 July 2002
Revision 3: July 23, 2002

APPROVED BY CITY COUNCIL

DATE 11/13/02