

VICINITY MAP - NOT TO SCALE

I, CHARLES SCOTT LOGUE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER L-3223, AND SEAL THIS 10TH DAY OF AUGUST, 2006.

CHARLES SCOTT LOGUE L-4212 _____ DATE _____

I, CHARLES SCOTT LOGUE, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

CHARLES SCOTT LOGUE L-4212 _____ DATE _____

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS. CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF _____ DATE _____

I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

GENERAL NOTES

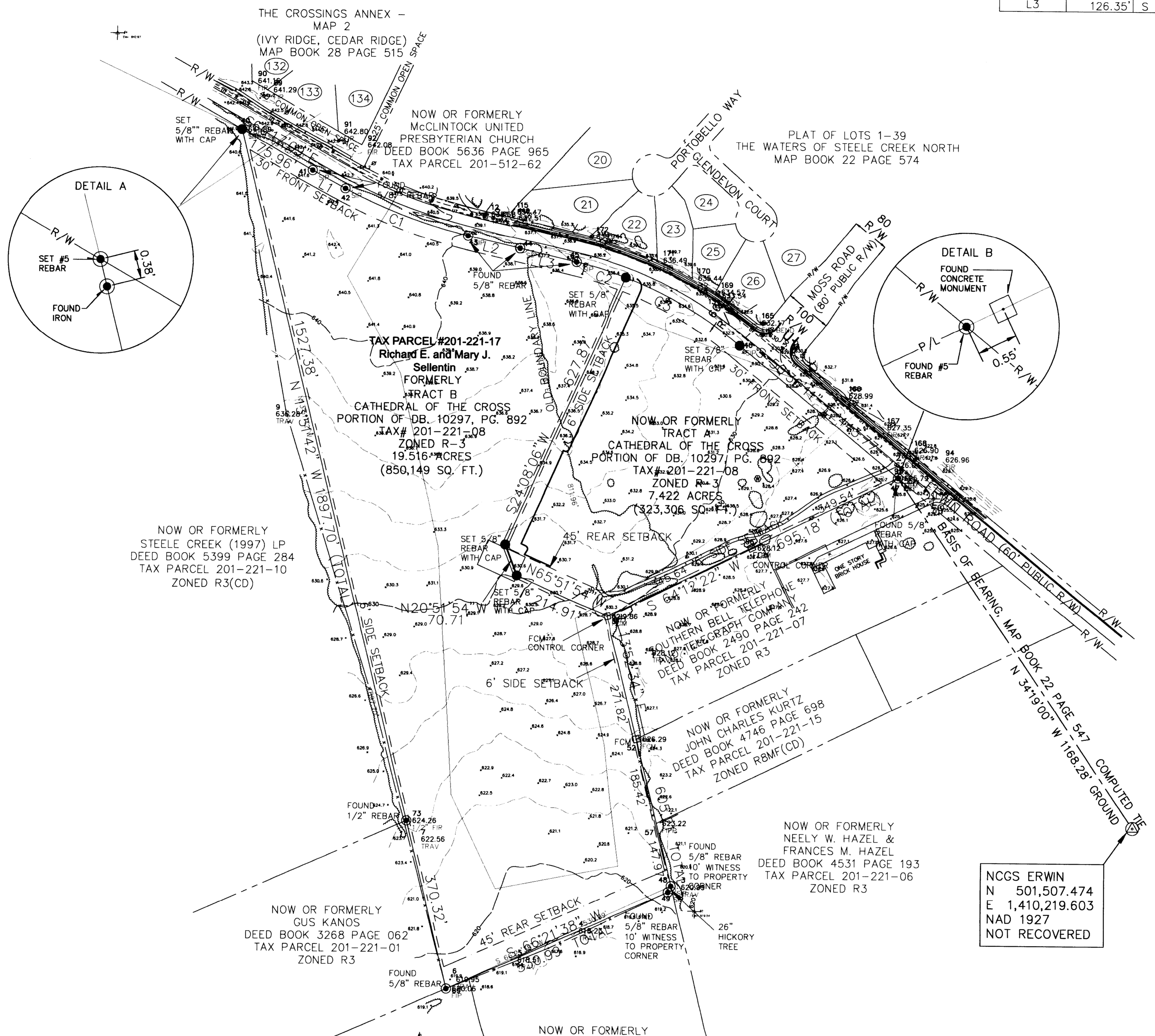
1. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED
2. ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
3. ALL CORNERS MONUMENTED AS SHOWN.
4. SUBJECT PROPERTY ZONING: R-3. SUBJECT PROPERTY SETBACKS ARE:
FRONT YARD - 30'
SIDE YARD - 6'
REAR YARD - 45'
5. SUBJECT PROPERTY MAY BE SUBJECT TO RESTRICTIVE COVENANTS, RIGHT-OF-WAYS, SETBACKS AND/OR RECORDED OR UNRECORDED EASEMENTS NOT SHOWN HEREON.
6. THE SUBJECT PROPERTY IS NOT SITUATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FIRM FLOOD RATE MAP FOR THIS AREA, COMMUNITY PANEL NO. 370159-0243 E, LAST REVISED 02/04/2004.

REFERENCES

1. MAP TITLED "BOUNDARY SURVEY OF 26.938 ACRE SITE SITUATED ON ERWIN ROAD" PREPARED BY THE SURVEY COMPANT, INC., DATED AUGUST 31, 1998, LAST REVISED SEPTEMBER 29, 1998, NOT OF PUBLIC RECORD.

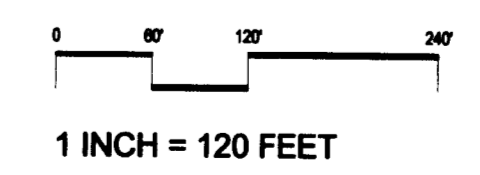
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	1060.00'	285.03'	143.38'	S 69°06'01" E	284.17'	15°24'24"
C2	872.75'	122.04'	61.12'	S 72°47'52" E	121.94'	08°00'43"
C3	872.75'	277.06'	139.70'	S 59°41'51" E	275.90'	18°11'20"

LINE TABLE		
LINE	LENGTH	BEARING
L1	81.42'	S 61°23'49" E
L2	114.46'	S 76°48'14" E
L3	126.35'	S 76°48'14" E



LEGEND

—	PROPERTY LINE SURVEYED
- - -	PROPERTY LINE NOT SURVEYED
- - - -	RIGHT OF WAY LINE
- - - - -	EASEMENT LINE
X	FENCE
●	FOUND PROPERTY CORNERS
●	SET PROPERTY CORNERS
■	CONCRETE MONUMENT
⊙	NCCS CONTROL MONUMENT
⊙	FOUND CONCRETE MONUMENT



1200 West Morehead Street
Suite 204
Charlotte, NC 28208
T 704.374.0918
F 704.342.3808
www.neighborhoodconcepts.com

CONCEPTS

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Neighborhood Concepts, PLLC

Original Survey Done By:
The Survey Company, Inc.
4105-B Stuart Anderson Blvd.
Charlotte, NC 28217
(704) 561-9970
(704) 561-9972 FAX
www.surveycoco.com

Recombination Plat of:
26.938 Acre Tract Situated on Erwin Road
Tax Parcel # 201-221-08
City of Charlotte
Mecklenburg County, N.C.

Originally Prepared For:
Lakeview Church
P.O. Box 410987
Charlotte, NC 28241
(704) 504-0442
Contact: Richard Hamm

Original Issue Date:
8/16/2006

NOTE:
Former Tax Parcel # 201-221-08, Tract "B" is now:
Tax Parcel #201-221-17, owned by Richard E. and Mary J. Sellentin

Erwin Road Property
Tax Parcel #: 201-221-17

REV. 1 DATE	_____
REV. 2 DATE	_____
REV. 3 DATE	_____
REV. 4 DATE	_____
REV. 5 DATE	_____
REV. 6 DATE	_____
REV. 7 DATE	_____
REV. 8 DATE	_____

Survey Sheet

For Public Hearing
Petition # 2008-118

Technical Data Sheet
ISSUE DATE: MAY 21, 2008
CREATED: _____
SHEET BY: JW
PROJECT NUMBER: RZ-0
NC 07-008

09-118

DEVELOPMENT DATA

Tax Parcel #: 201-221-17
 Acreage: 19.516 Acres Total
 Existing Zoning: R-3
 Proposed Zoning: INST (CD)
 Parking: 54 Villas-108 spaces provided (2 spaces/unit required)
 140 unit Senior Building- 50 spaces provided (1 space/3 beds required)

DEVELOPMENT NOTES:

Binding Effect of the Rezoning Documents & Definitions

- If this Rezoning Petition is approved, all conditions applicable to development of this site are imposed under these Development Notes and Technical Data Sheet, unless amended in the manner provided under the Ordinance, be binding upon Petitioner and the current and subsequent owners of the site or sites and their successors in interest and assigns.
- Throughout these Development Notes, the term "Petitioner" and "Owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the site who may be involved in any future development thereof.

General Provision

- Unless more stringent standards are established by this Technical Data Sheet or these Development Notes, all requirements established under the Charlotte Zoning Ordinance (the "Ordinance") for the Institutional (INST) zoning district classification shall be followed.
- The development depicted on this plan is schematic in nature, not to be considered as specific development plans, but rather as a preliminary graphic representation of the type of development and layout proposed for the site. Accordingly, subject to the final design, the configuration, placement and size of the building footprints, parcel lines, parking, alleys, and driveways are conceptual in nature and may be altered or modified during development and construction document phases.

Permitted Uses

- The site may be developed for all uses as permitted under the Ordinance by right or under prescribed conditions, along with accessory uses, as permitted in the Institutional Zoning District.

Setbacks, Side Yards and Rear Yards

- The buildings and/or structures to be constructed on this site shall satisfy the setback, rear yard and side yard requirements established under the Ordinance for the Institutional Zoning District.

Buffers and Screening

- Buffers and screening shall conform to the standards specified in Sections 12.302, 12.303 and 12.304 of the Ordinance.

Design and Performance Standards

- All dumpster areas shall be screened with opaque enclosures on all four sides with one side being a hinged opaque gate.
- All mechanical equipment including roof top equipment shall be screened from view from abutting streets and adjoining properties.
- All parking lot lighting shall be capped by design such that direct illumination does not extend past any exterior property line.

Storm Water Management

- A storm water detention will be provided as needed to conform with the standards specified in Sections 12.601, 12.602 and 12.603 of the Ordinance. The Petitioner shall tie-in to the existing storm water system. The Petitioner shall have the receiving system analyzed to ensure that it will not be taken out of standard due to the development.
- No storm water detention will be allowed in buffers or setbacks.

Vehicular Access/Driveways

- Access to the site will be provided by driveway connections to Erwin Road and proposed north/south connector road.
- The Petitioner to design and construct proposed north/south connector road to Charlotte Department of Transportation standards, dedicate and convey 58' right-of-way to the City of Charlotte prior to the issuance of any certificates of occupancy on the site.
- The exact location and design of north/south connector road and all driveway connections is subject to the approval of the Charlotte Department of Transportation.

Signs

- Signage will be permitted in accordance with applicable zoning standards. The exact location of site signs will be determined as part of the detailed construction and landscaping plans for the site.

Parking

- Off-street parking shall meet the minimum standards as established under the Ordinance.

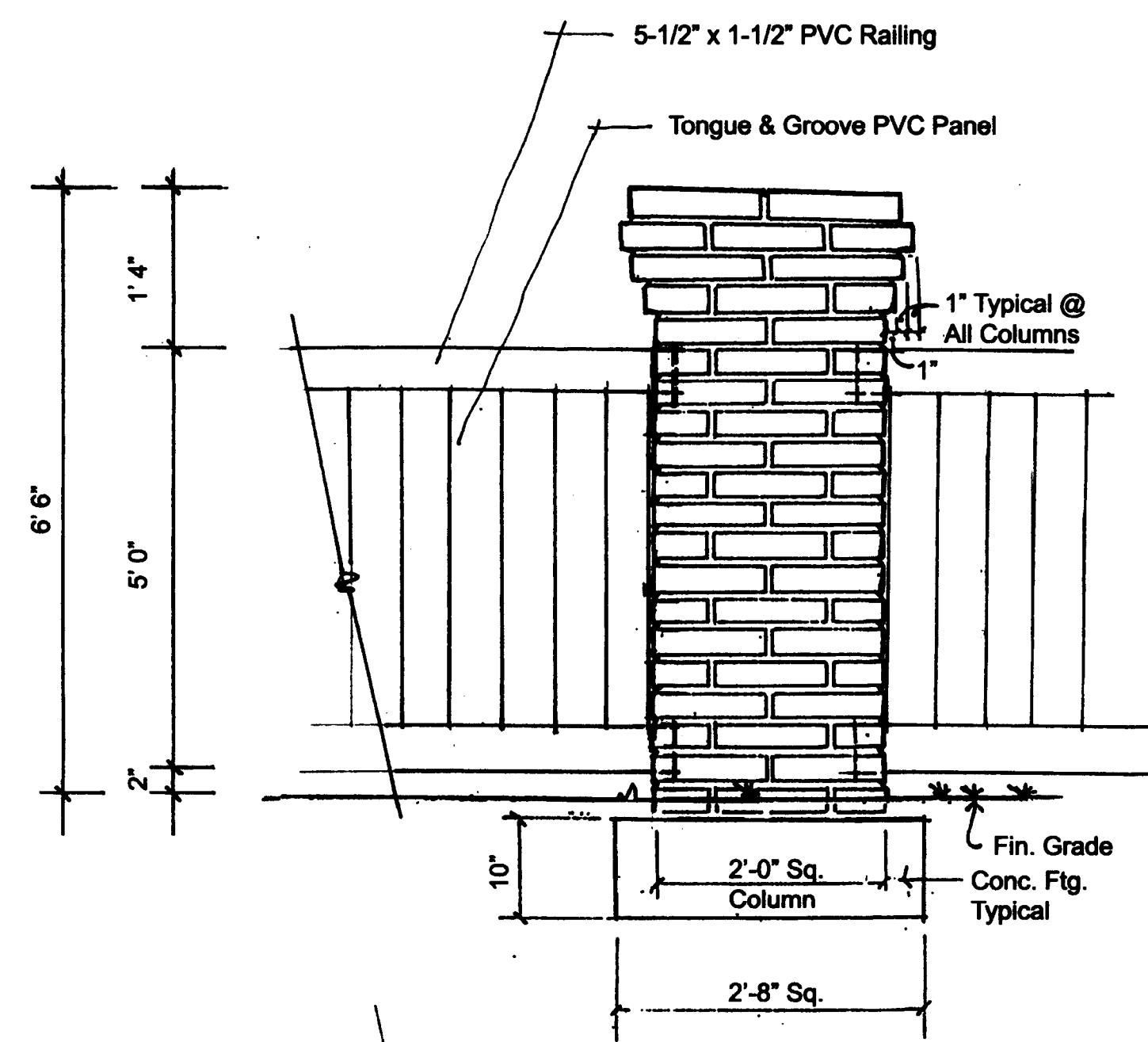
Tree Ordinance Compliance

- It is the intent of the petitioner to preserve existing trees during site development. Existing trees to be preserved will have tree protection fencing placed around their drip lines to prevent disturbances to root zones during all phases of construction.
- Site development procedures to comply with City of Charlotte Tree Ordinance.

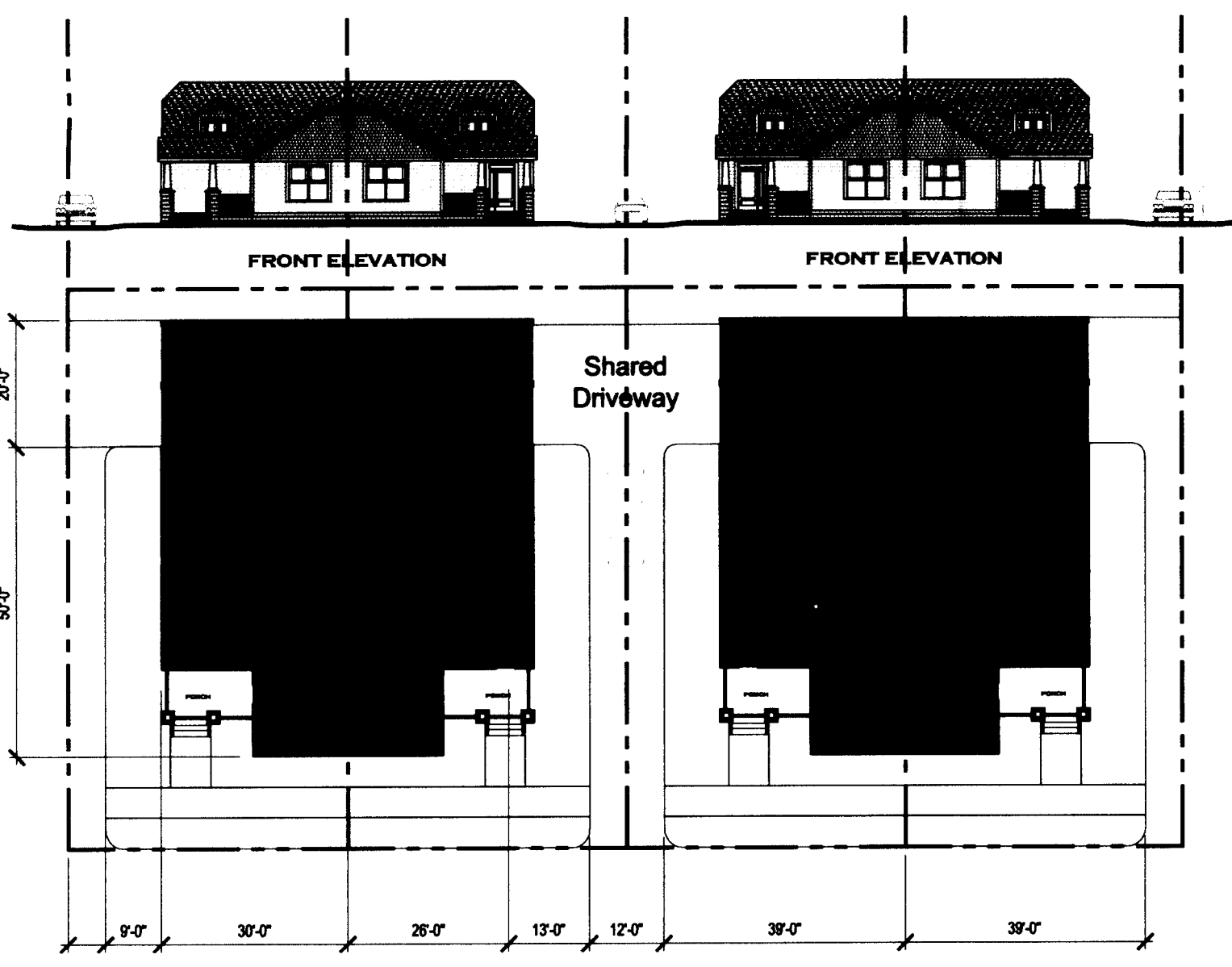
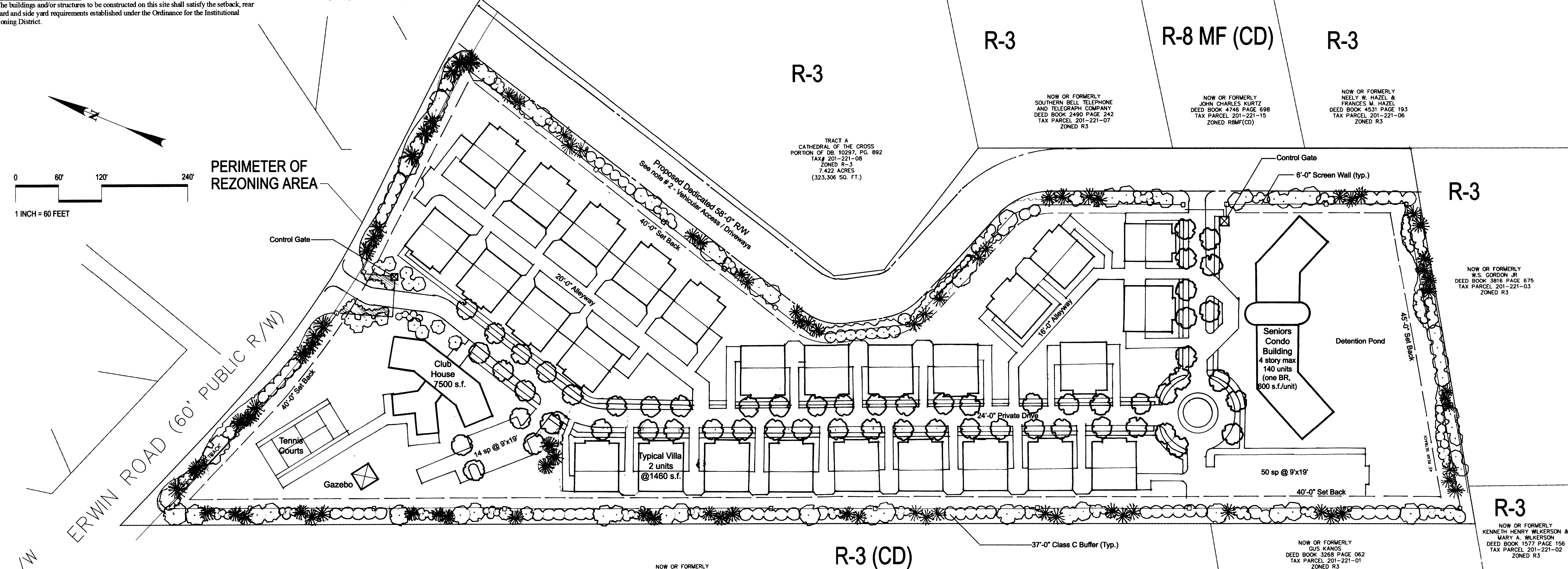


VICINITY MAP - NOT TO SCALE

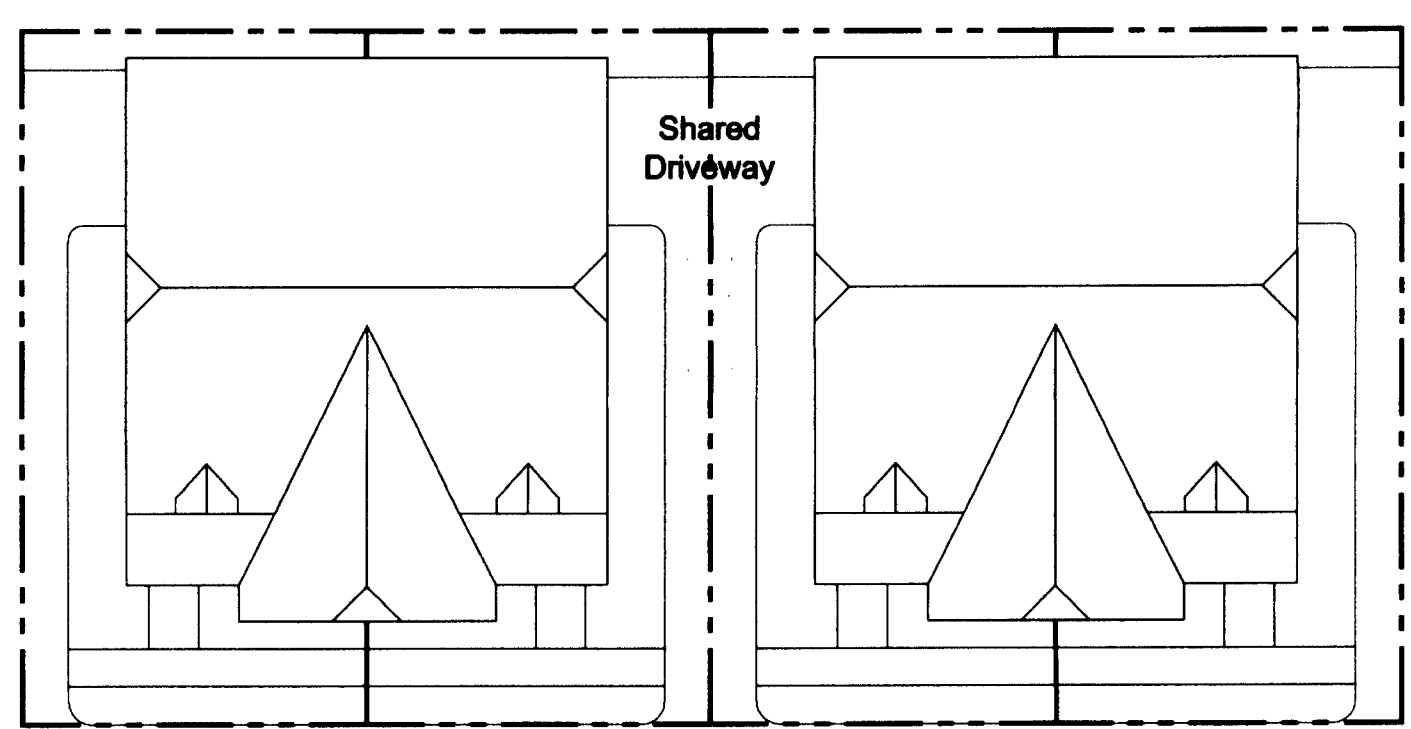
TOTAL AREA SHOWN IS 19.516 ACRES (850,149 SQ. FT.)



Screen Wall Elevation (NTS.)



Typical Duplex Villa Layout (1" = 25 ft.)



Typical Villa Roof Plan Layout (1" = 25 ft.)

Architecture Community Planning Development

1230 West Morehead Street
 Suite 204
 Charlotte, NC 28208
 T 704.374.0916
 F 704.342.2808
 www.neighboringconcepts.com

NEIGHBORING CONCEPTS

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Erwin Road Property
 Tax Parcel #: 201-221-17

REV. 1 DATE	_____
REV. 2 DATE	_____
REV. 3 DATE	_____
REV. 4 DATE	_____
REV. 5 DATE	_____
REV. 6 DATE	_____
REV. 7 DATE	_____
REV. 8 DATE	_____

Rezoning Plan

For Public Hearing
 Petition # 2008-118

Technical Data Sheet

ISSUE DATE: MAY 21, 2008

CHECKED: JW
 SHEET BY: EQ
 PROJECT NUMBER: NC 07-008

RZ-1