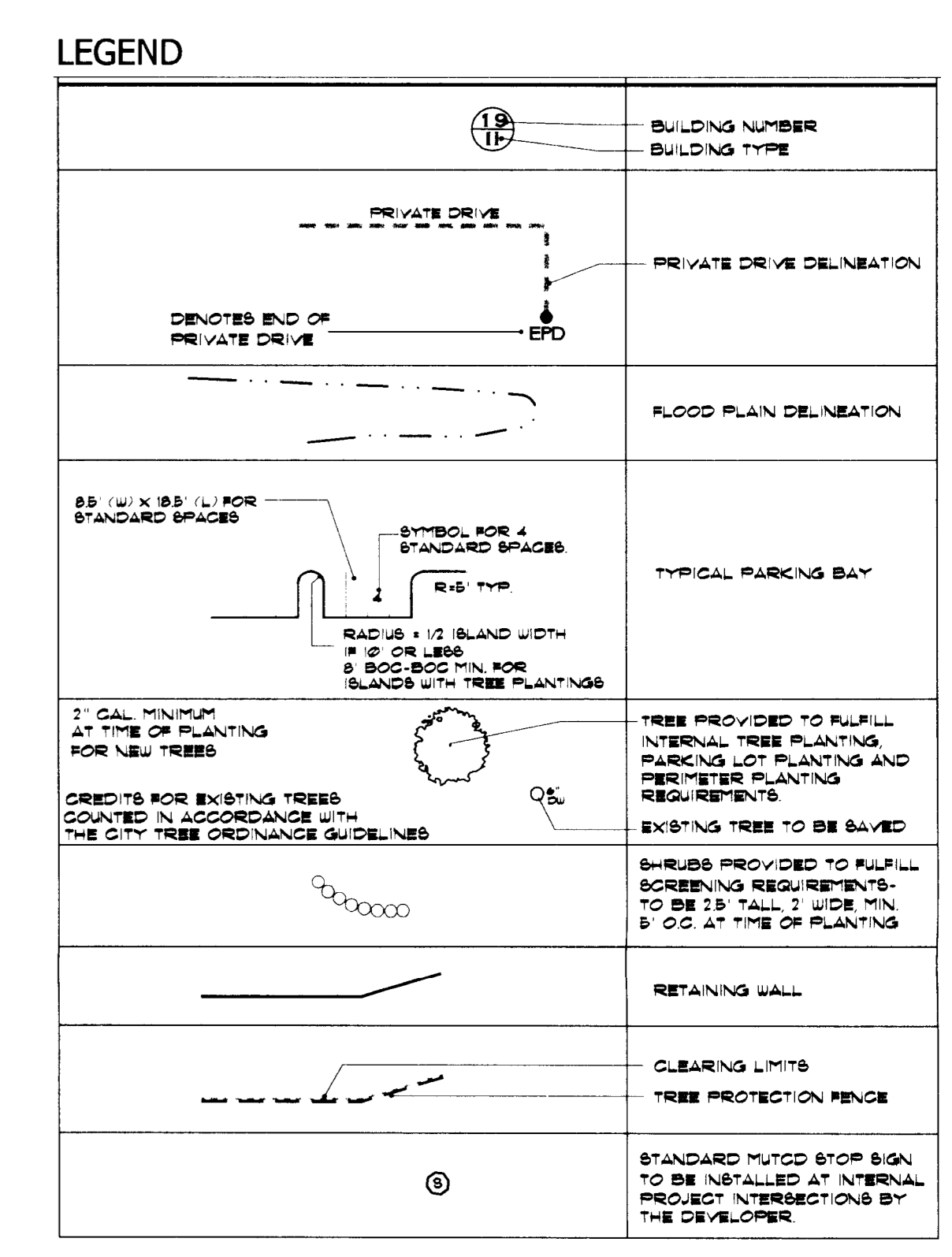


SITE TABULATION

SITE AREA	3855 AC
INCLUDES 133 AC TO BE DEDICATED TO W. SUGAR CREEK ROAD	
ZONING	B-2 (C)
PARKING REQUIRED	738 @ 15' UNIT
HIC SPACES REQUIRED	11 @ 2% OF TOTAL
PARKING PROVIDED	21
NUMBER OF BUILDINGS	482
STANDARD SPACES	741
HANDICAP SPACES	26 (4 VAN ACCESSIBLE)
ATTACHED GARAGES	36
DETACHED GARAGES	48
TOTAL PARKING RATIO	881 @ 180 UNIT
INCLUDING DRIVEWAYS	881 @ 173 UNIT

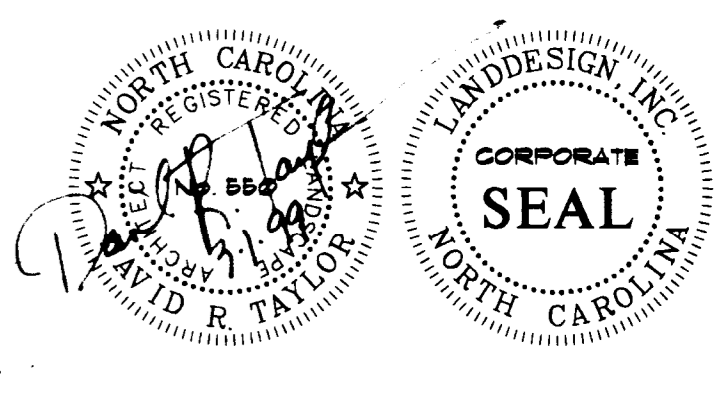
REQUIRED OPEN SPACE 181 AC @ 40%
SITE AREA 3855 AC (1717.789 SF)
IMPERVIOUS AREA 1085 AC (476,850 SF @ 28%)
PERVIOUS AREA 2788 AC (1,145,345 SF @ 72%)
INTERNAL PLANTING REQUIREMENTS
 476,850 SF / 10,000 SF = 47.68 OF 48 TREES
TREES PROVIDED
 TO TREES - EXISTING TREES TO BE SAVED
PRIVATE DRIVE REQUIREMENTS
 LF PROVIDED 268473 LF
 268473 (90%) = 134237 LF MAX PARKING
 PARKING PROVIDED 10688 LF @ 40%

PERIMETER PLANTING REQUIREMENTS
FRONTAGE
 WEST SUGAR CREEK ROAD 1455 LF
 1455 LF / 40 = 36.375 TREES @ 40 CC
EXISTING TREES
 CREDITS FOR 61 TREES SHOWN
 ADDITIONAL LARGE MATURING TREES WITH 7" DIA. CALIPER TO BE PROVIDED IN OPEN AREAS AS SHOWN ABOVE
W. T. HARRIS BOULEVARD WEST 1027 LF
 1027 LF / 40 = 25.675 TREES @ 40 CC
EXISTING TREES
 CREDITS FOR 37 TREES SHOWN
 25 TREES CREDIT SETBACK 8 DENSELY WOODED AND MUST REMAIN UNDISTURBED



BUILDING MIX:

TYPE	QTY	# OF UNITS	TOTAL
TYPE I	3	36	36
TYPE II	2	36	36
TYPE III A	7	24	168
TYPE III B	2	32	64
TYPE IV	1	36	36
TYPE V	3	36	78
TYPE VI	3	12	36
			492

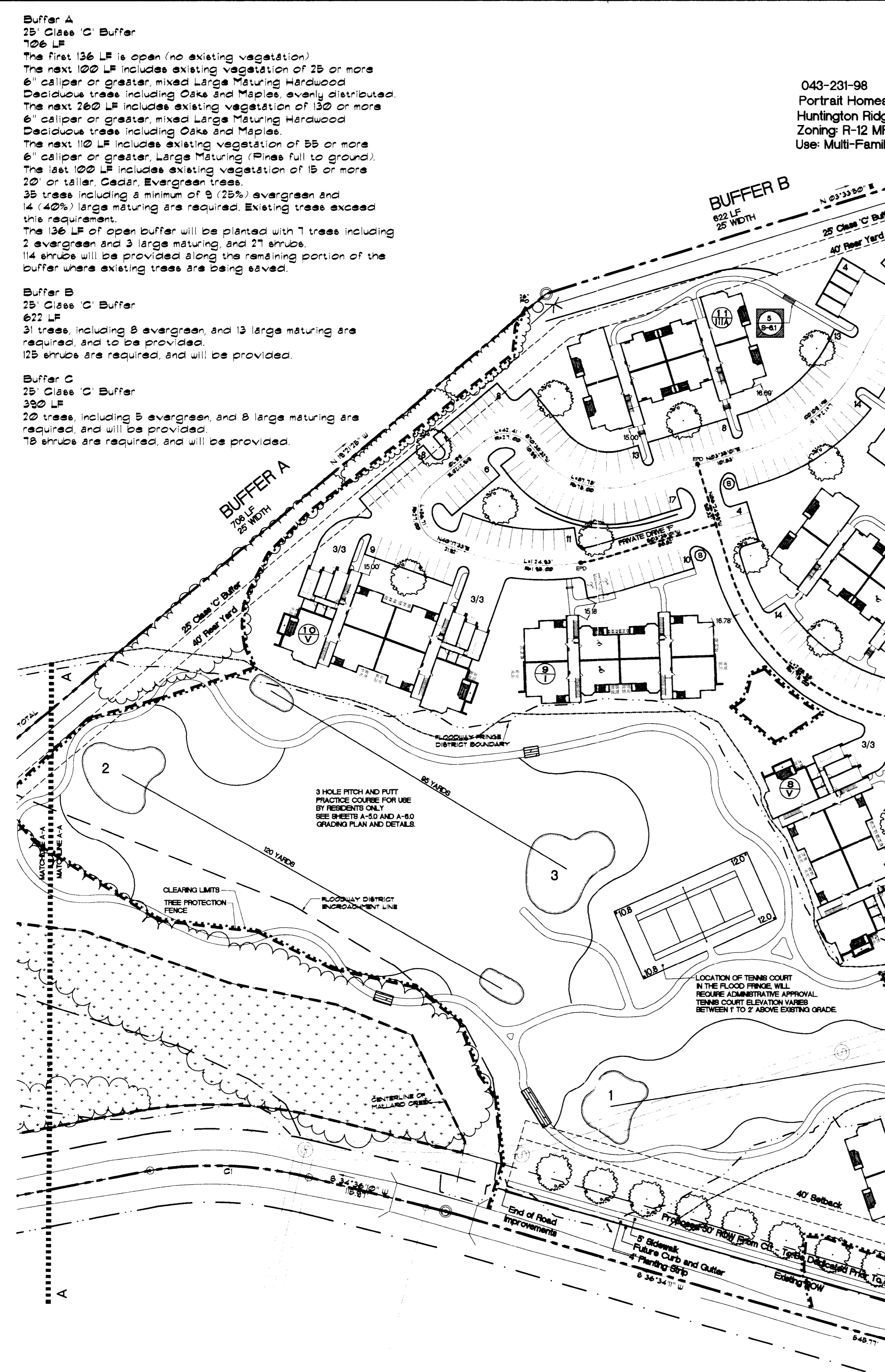


SCALE: 1" = 60'

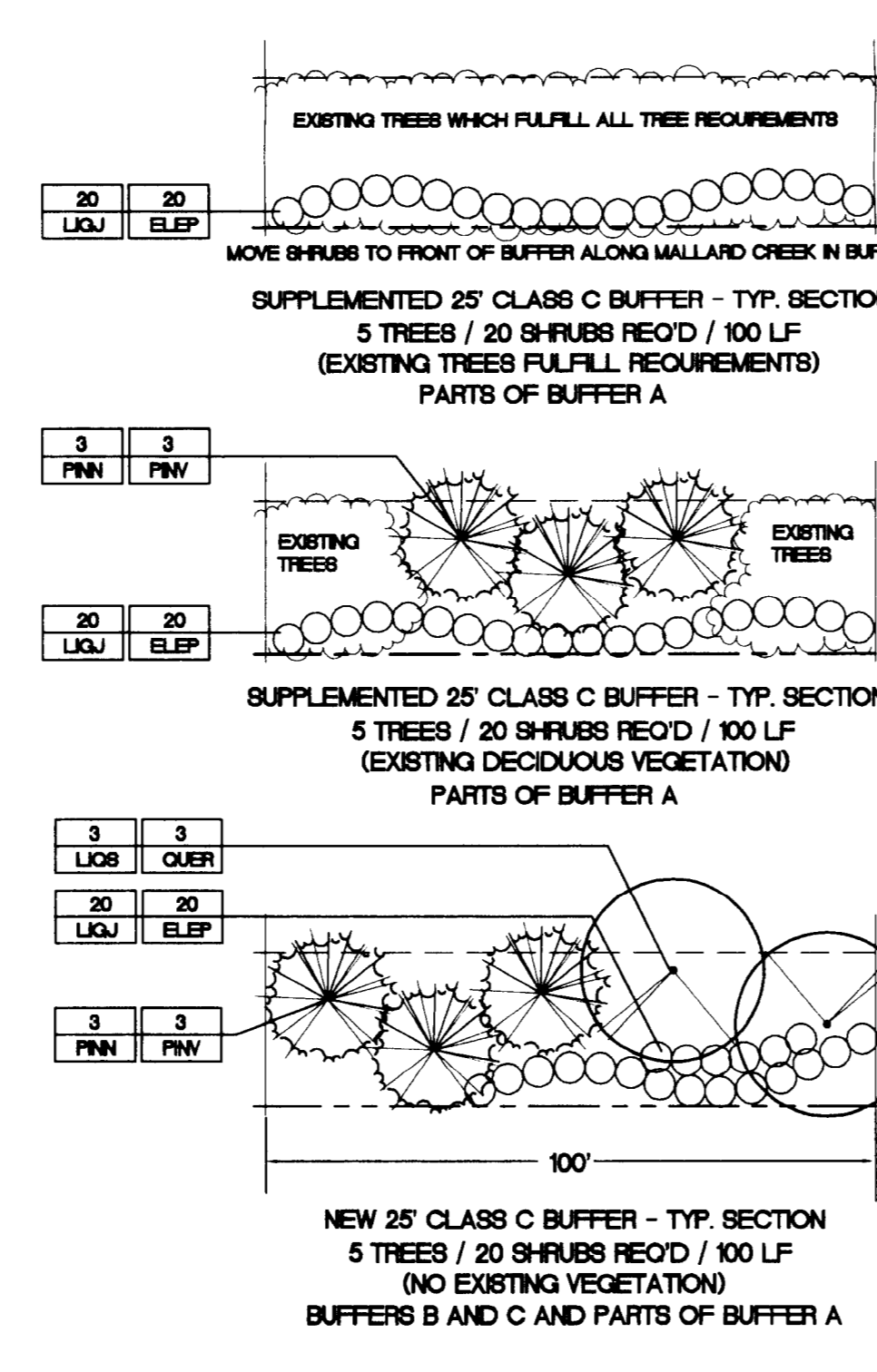
SITE / LANDSCAPE PLAN
Ford Design

DATE: NOVEMBER 25, 1998
 PROJECT NO: 8131
 REVISIONS:
 11-25-98 Site Plan Submittal
 12-29-98 Engineering Submittal
 1-19-99 Site Plan Re-Submittal Per Comments
 2-3-99 Engineering Re-Submittal
 2-4-99 Issued for Preliminary Bidding Only
 2-15-99 Issued for Bidding
 2-19-99 Submitted For Addressing
 3-1-99 Submitted For Administrative Approval
 3-1-99 Final Site Plan Submittal

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: *March 4, 1999*
 BY: MARTIN R. CRAMTON, JR.
 97-33(c)



043-093-05
 N.C.D.O.T.
 Zoning: R-3
 Use: Vacant



PLANT LIST

KEY	PLANT	2" CAL. MIN	6" MIN. HGT.
LJ08	AMERICAN SWEET OLIVE	2" CAL. MIN	6" MIN. HGT.
QOER	RED OAK	2" CAL. MIN	6" MIN. HGT.
PNV	AUSTRIAN PINE	6" MIN. HGT.	8" MIN. HGT.
PNV	VERONA PINE	6" MIN. HGT.	8" MIN. HGT.
COOK	KOUSA DOGWOOD	2" CAL. MIN	30" HGT., 24" SPD. MIN.
ELFP	SILVER THORN ELAEAGNUS	30" HGT., 24" SPD. MIN.	
LJQ	WAX LEAF LIQUISTRUM	30" HGT., 24" SPD. MIN.	

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: March 4, 1999
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 97-33(c) by Summit Properties, Tax Parcels # 043-074-64, 043-093-02 and 043-093-01.

Attached is a site plan for Jefferson Creekside which is developing under the above referenced rezoning petition. The plan has been revised to indicate the area to be dedicated as greenway prior to the issuance of a certificate of occupancy, the location of a tennis court, the elimination of the fence requirement along the southern property line and showing a small area within the 85 foot wide area along W.T. Harris Boulevard that will be disturbed. Since these changes are minor I am administratively approving these requests. Please use this plan when evaluating requests for building permits and certificates of occupancy.

