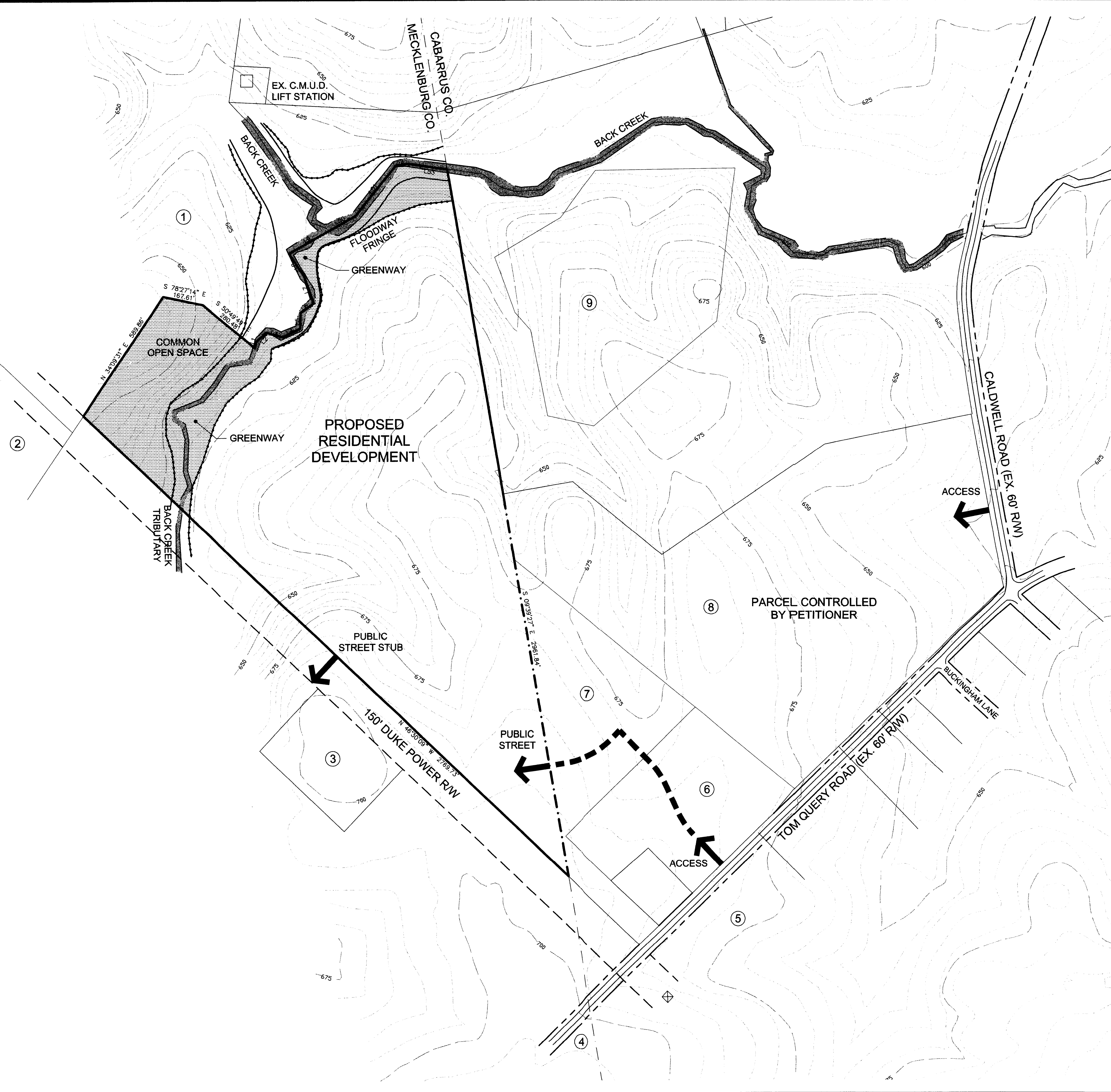
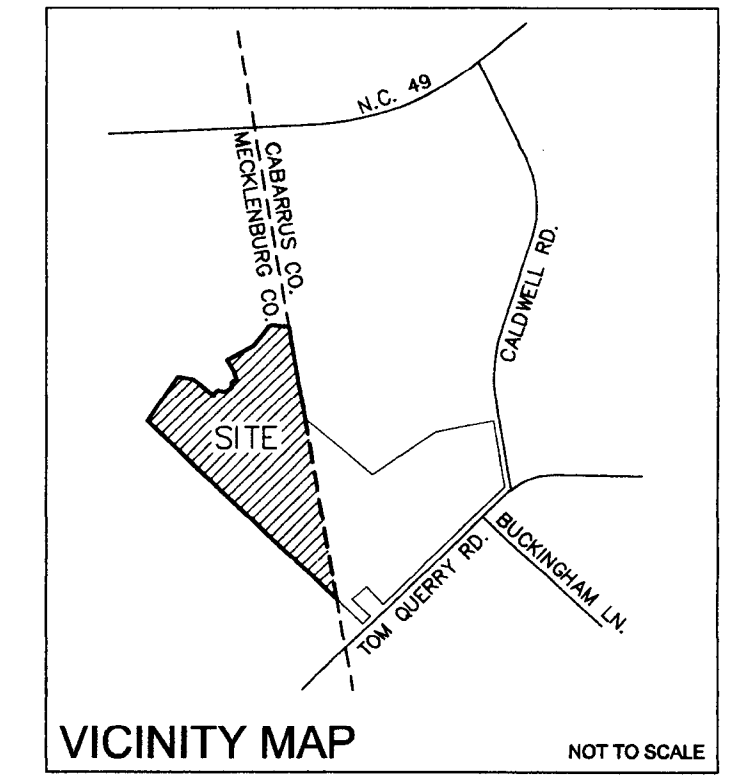


9880tech.dwg 5-4-99 4:07:55 pm EST



LINE	BEARING & DISTANCE
1	N 20°50'47" E 30.53'
2	N 41°52'39" E 47.42'
3	S 74°54'9" E 78.14'
4	N 60°21'37" E 79.62'
5	N 0°55'41" E 59.02'
6	N 48°19'47" E 70.72'
7	N 191°55' W 116.60'
8	N 31°32'56" W 106.56'
9	N 57°48'58" E 182.15'
50	N 66°43'23" E 133.06'
51	N 37°02'32" E 262.24'
52	N 72°24'21" E 47.93'
53	S 80°47'27" E 175.46'



GENERAL NOTES:

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the R-4 zoning district classification shall be followed in connection with development taking place on the Site.

- 1) The petitioner commits to not filling in the floodplain fringe areas.
- 2) The configuration and exact locations of access points into the Site are subject to minor modifications required to accommodate final Site plan adjustments for wetlands topographic and architectural constraints and are further subject to approval of the North Carolina Department of Transportation.
- 3) If this Rezoning Petition is approved, the Petitioner agrees to dedicate the area depicted on this Rezoning Plan as "Greenway" to Mecklenburg County for greenway purposes within 30 days following receipt of a written request from the Mecklenburg County Parks and Recreation Commission for the dedication. The Petitioner further agrees to give written notice to the County Parks and Recreation Department of its right to request dedication of this area for greenway purposes within 45 days after the approval of this Rezoning Petition. The Petitioner's deed may reserve easements over all or any portion of the area conveyed to the County for drainage purposes, for the construction and use of a pedestrian bridge which connect the Open Space area on the north side of Back Creek depicted on the Rezoning Map with development taking place on the south side of the creek, and for sanitary sewer lines, water lines, telephone lines, and such other utility purposes as it may deem necessary or desirable for the orderly development of the Site.

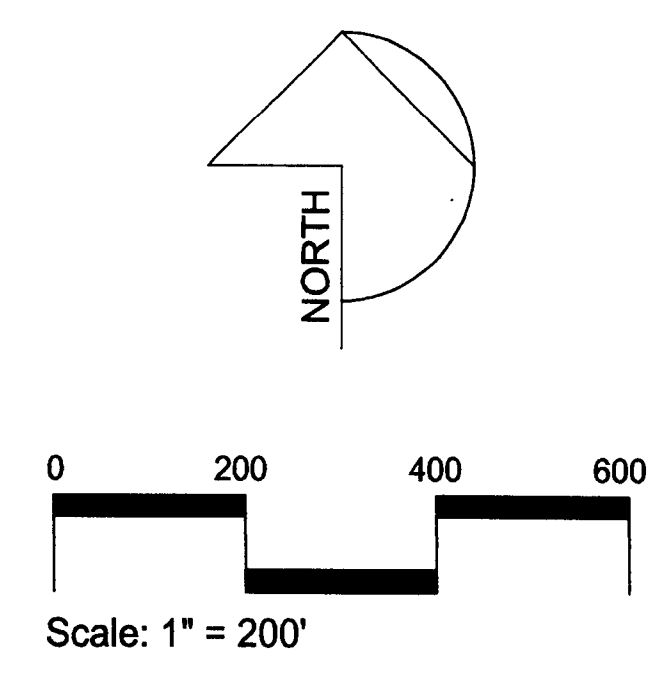
DEVELOPMENT DATA

TOTAL SITE AREA	58.31 AC
EXISTING ZONING	R-3
PROPOSED ZONING	R-4(CD)
MIN. LOT SIZE	6,000 SF
MAX. # LOTS	233

PETITION # 99-26(C)

APPROVED BY COUNTY COMMISSION
DATE 5-11-99
99-26c

05/11/98 po
05/12/01 po



Landscape Architecture
Land Planning
Civil Engineering

TASK DESIGN GROUP, PA

2108 South Boulevard, Suite 100, Charlotte, North Carolina 28203
Phone: 704/529-6500 Fax: 704/522-0882

Revisions:

1.	5/4/99	TEP	REVISE PER CHRC STAFF COMMENTS
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Scale:	1" = 200'
Date:	2/26/99
Drawn By:	TEP
Designed By:	TEP
Job No.:	9880

TECHNICAL DATA SHEET

CALDWELL ROAD PROPERTY
MECKLENBURG COUNTY & CABARRUS COUNTY, NORTH CAROLINA
CROSLAND LAND COMPANY, 141 SCALEYBARK ROAD, CHARLOTTE, NC 28209