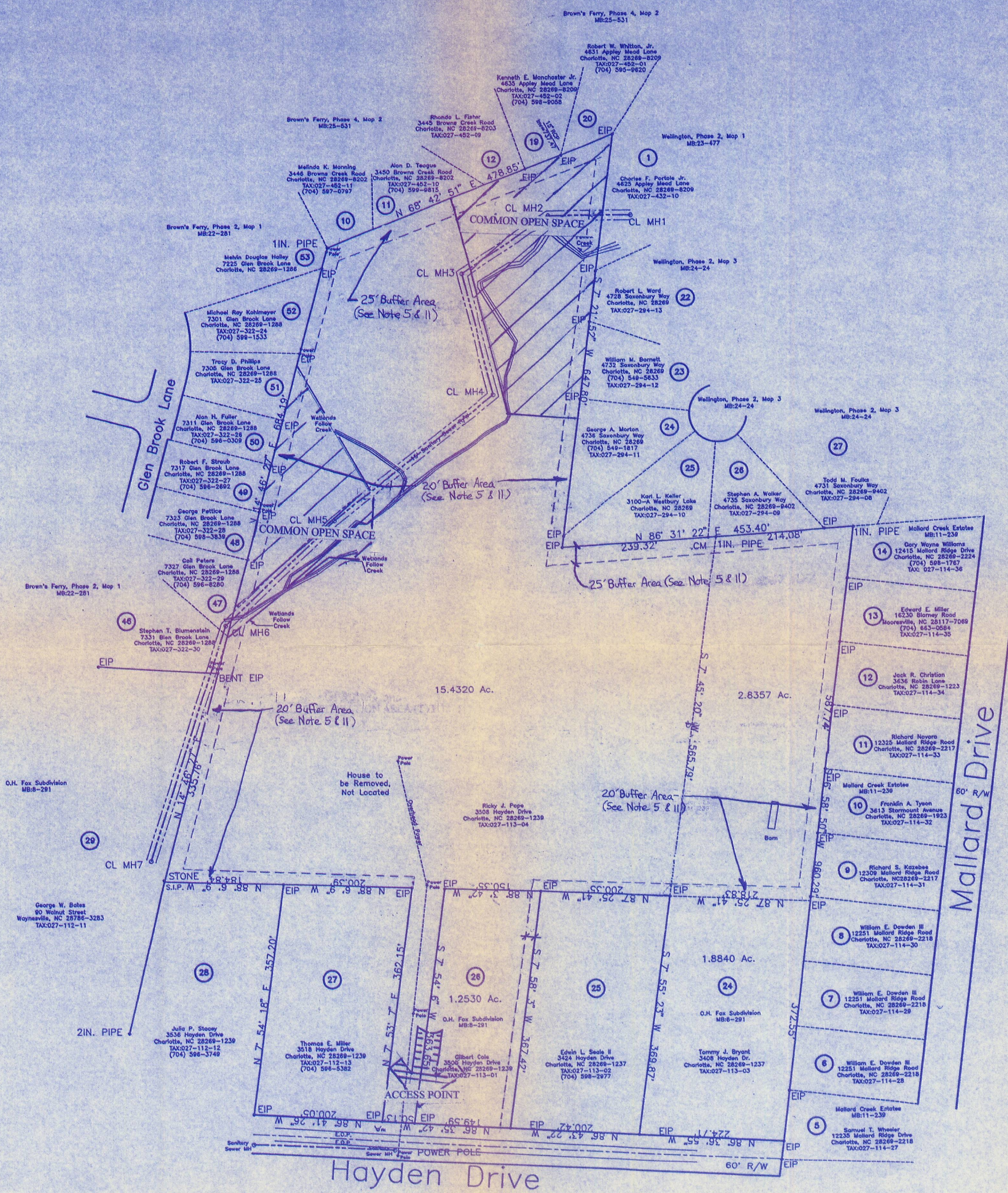


LEGEND  
 E.I.P. EXISTING IRON PIN  
 E.C.M. EXISTING CONCRETE MONUMENT  
 S.I.P. RE-SET IRON PIN  
 \_\_\_\_\_ PROPERTY LINE  
 \_\_\_\_\_ ADDITIONER PROPERTY LINE BY DEED OR PLAT  
 P.D.E. PUBLIC DRAINAGE EASEMENT  
 CLOSURE EXCEEDS 1" IN 10,000'  
 No USGS Horizontal Control Within 2000'

Notes:  
 No USGS horizontal Control Within 2000'  
 This Property May be subject to any easements and/or Rights-of-Way. Area computed by DMD.  
 Current Zoning: \_\_\_\_\_  
 Requested Zoning: \_\_\_\_\_



APPROVED BY CITY COUNCIL  
 DATE 11-15-99

**For Public Hearing  
 Petition No. 99-108**

Revised 10-21-99

**TECHNICAL DATA NOTES**

1. Total Site Acreage:	Pope Tract	15.4320
	Cole Tract	1.2530 Ac.
	Portion of Bryant Tract	2.8357 Ac.
	Total Site Acreage to be Rezoned	19.5207 Ac.

- Existing Zoning: R-3
- Proposed Zoning: R-4 Cluster (CD)
- Passive woods totaling at least two acres will be provided bordering the existing creek. No grading or clearing of these areas will be allowed except that if storm water detention is required as provided in Note 9 below, it will be permitted so long as the wooded area excluding the detention area is at least two acres. These areas will be common open space owned and maintained by a homeowners association
- Along those property boundaries on the south, east and west of the site, the 20' of the site closest to the perimeter of the site will be deed restricted so that no grading or removal of existing trees greater than 1 1/2" caliper will be permitted either by the initial developer or by subsequent owners of the lots so restricted. Along the north boundaries of the site, this deed restricted area will be 25' rather than 20'. Any utilities crossing this area will be installed at an angle of not less than 75 degrees.
- The site will comply with S.W.I.M. buffers.
- One large-maturing deciduous tree will be installed in each front yard directly behind the sidewalk approximately 60' on center. Along the single loaded entrance drive, large-maturing deciduous trees will be installed 60' on center immediately behind the sidewalk on the side without lots.
- This petition is for tax parcels 027-113-04, 027-113-01, and the rear 2.8357 acres of 027-113-03. The site has 200' of frontage on Hayden Drive, and this will be the only point of the site's access to Hayden Drive.
- Petitioner will provide a detailed engineering study, completed by a professional engineer licensed in North Carolina, which shows that the downstream drainage system is sufficient to convey the increase in flow due to the increase in the number of homes from that permitted under the existing R-3 zoning (58 homes) to that permitted under the proposed R-4 Cluster (CD) zoning (78 homes) and will remain in compliance with current standards. If the downstream drainage system is insufficient, the petitioner will provide storm water detention for the 25, 50, and 100-year storm events such that the post development run-off rates do not exceed those permitted by the existing zoning's (R-3) land cover.
- The following agencies must be contacted prior to construction regarding wetland and water quality permits:  
 401/404 Permit NCDENR-Raleigh office (919) 733-1786  
 401/404 Permit US Army Corps of Engineers (704) 271-4854
- The deed-restricted buffer area referred to in Paragraph 5 above, in which no grading or removal of trees greater than 1 1/2" caliper will be permitted, will be included in individual lots; and the rear yard of those lots will be calculated from the exterior property line so that the buffer area will be included in the rear yard of the lot.

Survey of:  
**Ricky J. Pope**  
 Property  
 DB:4066-882  
 Located in Mallard Creek Township, Mecklenburg County, NC.

Scale: 1"=100' May 13, 1999

Prepared By: Baucum-Davis & Associates  
 15100-12 North I-85 Service Road  
 Charlotte, NC 28206  
 Phone: (704) 596-6088  
 Fax: 596-6189

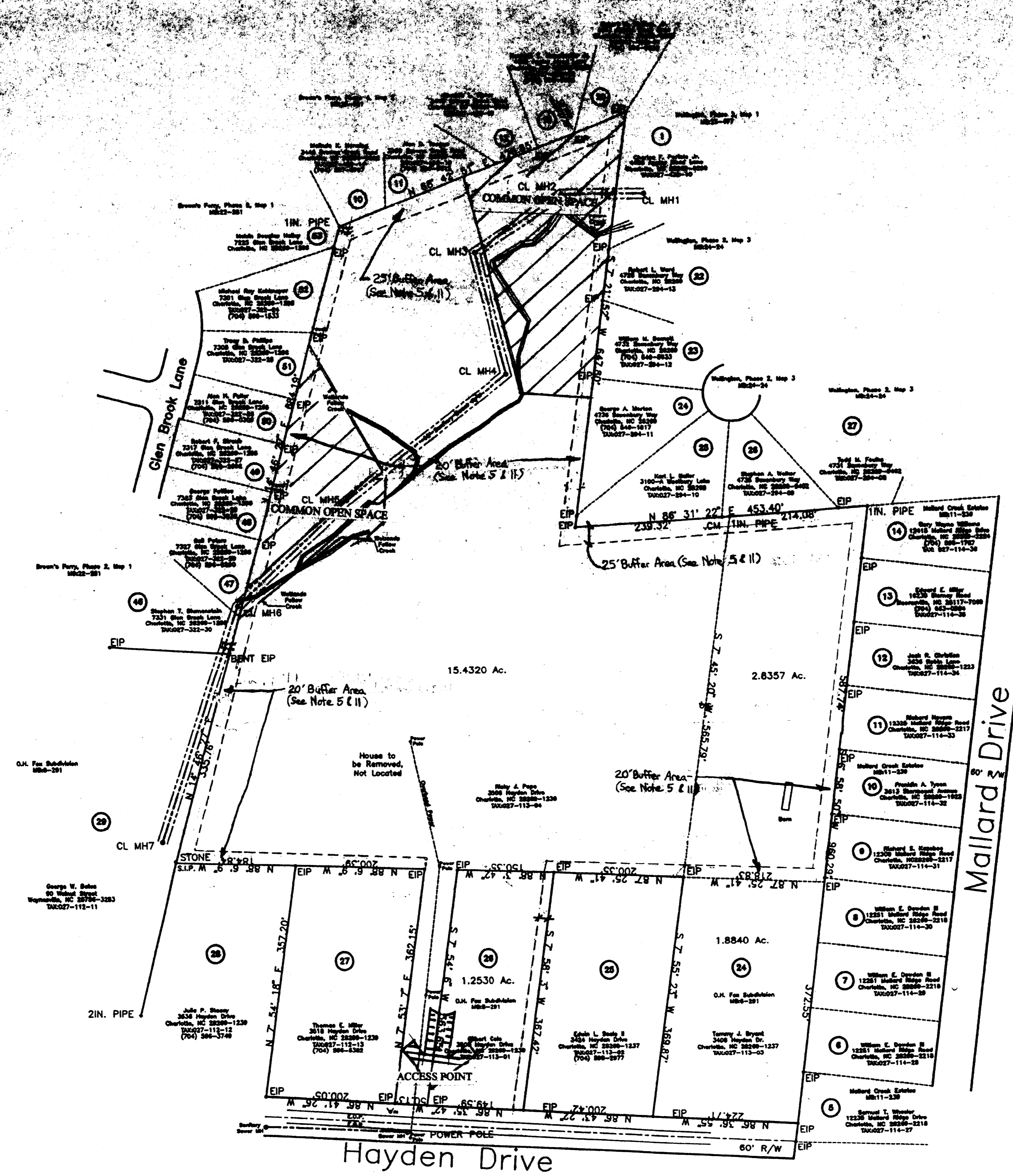
Prepared For: LandCraft Properties, Inc.  
 227 West Trade Street  
 Suite 2370  
 Charlotte, NC 28202  
 Phone: (704) 332-9340

MB: 11-239



LEGEND  
 E.I.P. EXISTING 1/2" PIPE  
 C.C.A. EXISTING CONCRETE ALIGNMENT  
 S.L.P. EXISTING 6" S.W.P. PIPE  
 --- PROPERTY LINE  
 --- ADJACENT PROPERTY LINE BY DEED OR PLAT  
 --- P.A.S. POWER PLACEMENT ALIGNMENT  
 --- C.O.S. COMMON OPEN SPACE  
 --- H.C. HAYDEN CREEK  
 --- H.C. HAYDEN CREEK BRANCH, 2000'

NOTES:  
 No USGS horizontal Control Within 2000'  
 This Property May be subject to any  
 easements and/or rights-of-way.  
 Areas shown by S.W.P.  
 Current Zoning  
 Requested Zoning



APPROVED BY CITY COUNCIL  
 DATE 11-15-99

**For Public Hearing  
 Petition No. 99-108**

Revised 10-21-99

**TECHNICAL DATA NOTES**

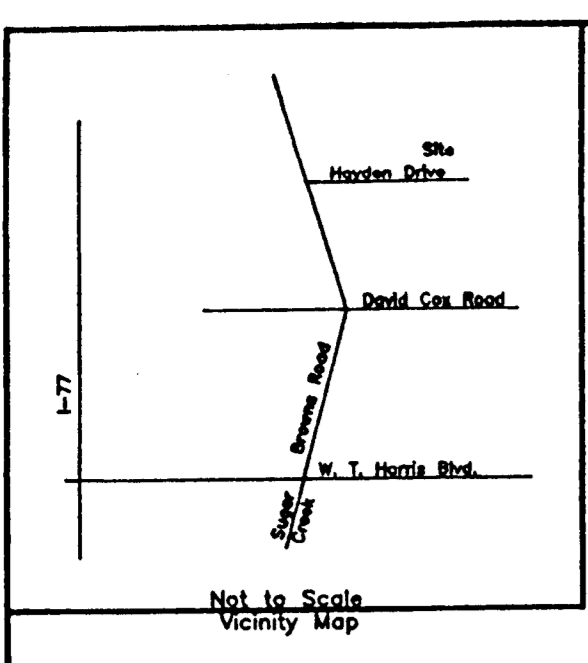
- Total Site Acreage: Pope Tract 15.4320  
 Cole Tract 1.2530 Ac.  
 Portion of Bryans Tract 2.8357 Ac.  
 Total Site Acreage to be Rezonned 19,5207 Ac.
- Existing Zoning: R-3
- Proposed Zoning: R-4 Cluster (CD)

- Passive woods totaling at least two acres will be provided bordering the existing creek. No grading or clearing of these areas will be allowed except that if storm water detention is required as provided in Note 9 below, it will be permitted so long as the wooded area excluding the detention area is at least two acres. These areas will be common open space owned and maintained by a homeowners association.
- Along those property boundaries on the south, east and west of the site, the 20' of the site closest to the perimeter of the site will be dead restricted so that no grading or removal of existing trees greater than 1 1/2" caliper will be permitted unless by the initial developer or by subsequent owners of the lots so restricted. Along the north boundaries of the site, this dead restricted area will be 25' rather than 20'. Any utilities crossing this area will be installed at an angle of not less than 75 degrees.
- The site will comply with S.W.J.M. buffers.
- One large-maturing deciduous tree will be installed in each front yard directly behind the sidewalk approximately 60' on center. Along the single loaded entrance drive, large-maturing deciduous trees will be installed 60' on center immediately behind the sidewalk on the side without lots.
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- Petitioner will provide a detailed engineering study, completed by a professional engineer licensed in North Carolina, which shows that the downstream drainage system is sufficient to convey the increase in flow due to the increase in the number of homes from that permitted under the existing R-3 zoning (78 homes) to that permitted under the proposed R-4 Cluster (CD) zoning (78 homes) and will remain in compliance with current standards. If the downstream drainage system is insufficient, the petitioner will provide storm water detention for the 25, 50, and 100-year storm events such that the post development run-off rates do not exceed those permitted by the existing zoning's (R-3) land cover.
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 401/404 Permit US Army Corps of Engineers (704) 271-4854
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Survey of:  
**Ricky J. Pope**  
 Property  
 DB:4066-882  
 Located in Mallard Creek Township, Mecklenburg County, NC.  
 Scale: 1"=100'  
 May 13, 1999  
 Prepared For:  
 Boucom-Dovle & Associates LandCraft Properties, Inc.  
 5100-12 North J-B Service Road 227 West Trade Street  
 Charlotte, NC 28208  
 Phone: (704) 334-9000  
 Fax: 334-4700  
 Prepared By:  
 Rick J. Pope  
 12281 Mallard Ridge Road  
 Charlotte, NC 28226-2218  
 Phone: (704) 332-1114  
 Fax: 332-1114



Revised  
9-30-99

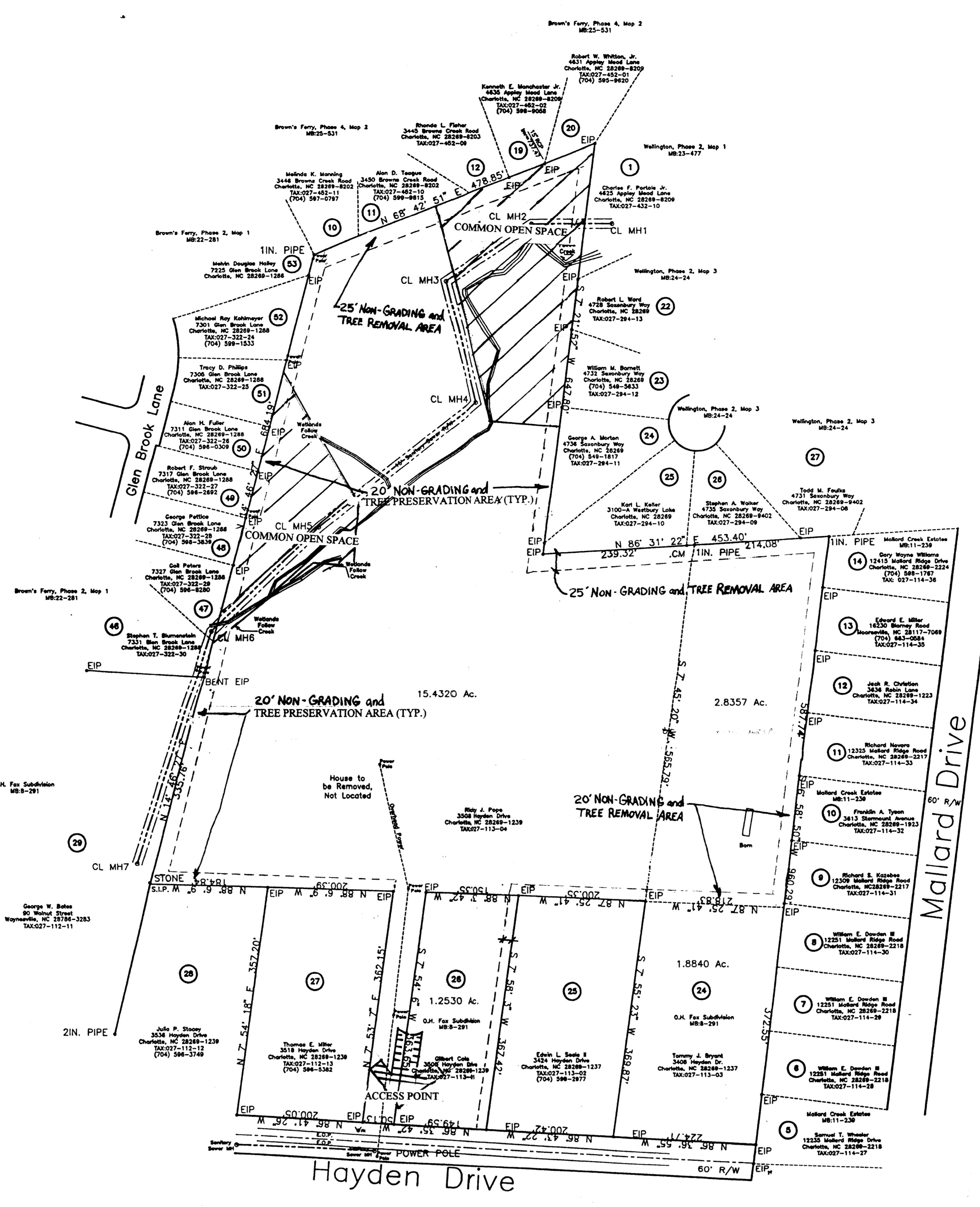


**LEGEND**

- E.I.P. EXISTING IRON PIN
- E.C.M. EXISTING CONCRETE MONUMENT
- S.I.P. RE-SET IRON PIN
- PROPERTY LINE
- ADJACENT PROPERTY LINE BY DEED OR PLAT
- P.D.E. PUBLIC DRAINAGE EASEMENT
- CLOSURE EXCEEDS 1" IN 10,000'
- No USGS Horizontal Control Within 2000'

**Notes**

- No USGS horizontal Control Within 2000'
- This Property May be subject to any easements and/or Rights-of-Way. Areas computed by DMD.
- Current Zoning: Requested Zoning:



**For Public Hearing  
Petition No. 99-108**

Revised 9-29-99

**TECHNICAL DATA NOTES**

- Total Site Acreage: 19.5207 Ac.  
Pope Tract: 1.5230 Ac.  
Cole Tract: 2.8357 Ac.  
Portion of Bryant Tract: 2.8357 Ac.  
Total Site Acreage to be Rezoned: 19.5207 Ac.
- Existing Zoning: R-3
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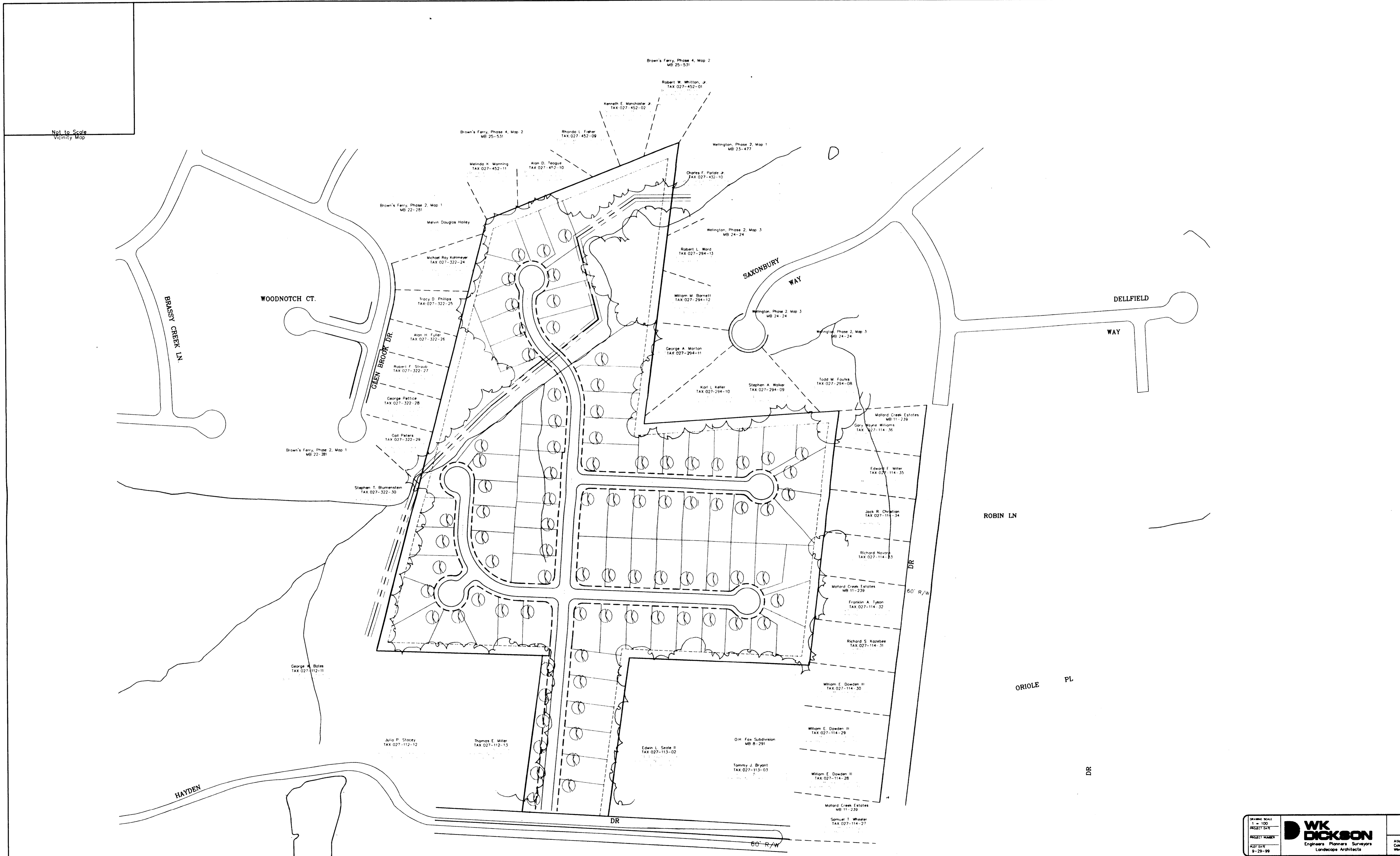
401404 Permit NCDENR-Raleigh office (919) 733-1786  
401404 Permit US Army Corps of Engineers (704) 271-4854

Survey of:  
**Ricky J. Pope**  
Property  
DB:4066-882  
Located in Mallard Creek Township, Mecklenburg County, NC.  
Scale: 1"=100' May 13, 1999

Prepared By: Boucom-Davis & Associates, Inc.  
3100-12 North I-85 Service Road, Suite 2370  
Charlotte, NC 28206  
Phone: (704) 598-6088 Fax: (704) 598-6189

Prepared For: LandCraft Properties, Inc.  
227 West Trade Street  
Suite 2370  
Charlotte, NC 28202  
Phone: (704) 332-9340

LandCraft Properties, Inc.



ILLUSTRATIVE SITE PLAN OF  
**POPES WOOD SUBDIVISION**  
Property  
DB: 4066-882  
Located in Mallard Creek Township, Mecklenburg County, NC.  
Scale: 1"=100' SEPT. 27, 1999

Prepared By: Boucom-Davis & Associates, Inc.  
3100-12 North I-85 Service Road, Suite 2370  
Charlotte, NC 28206  
Phone: (704) 598-6088 Fax: (704) 598-6189

Prepared For: LandCraft Properties, Inc.  
227 West Trade Street  
Suite 2370  
Charlotte, NC 28202  
Phone: (704) 332-9340

WK DICKSON  
Engineers Planners Surveyors  
Landscape Architects