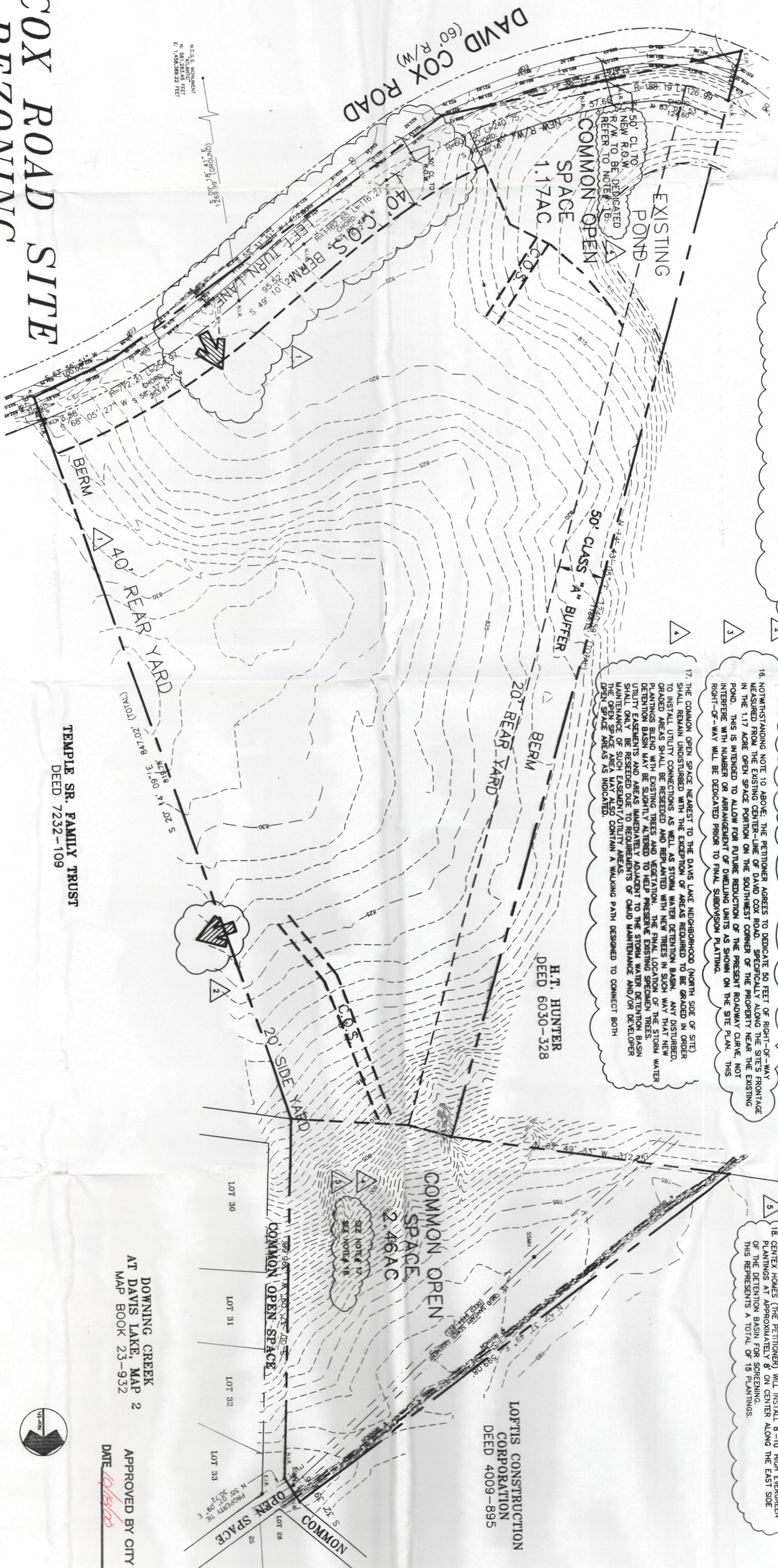
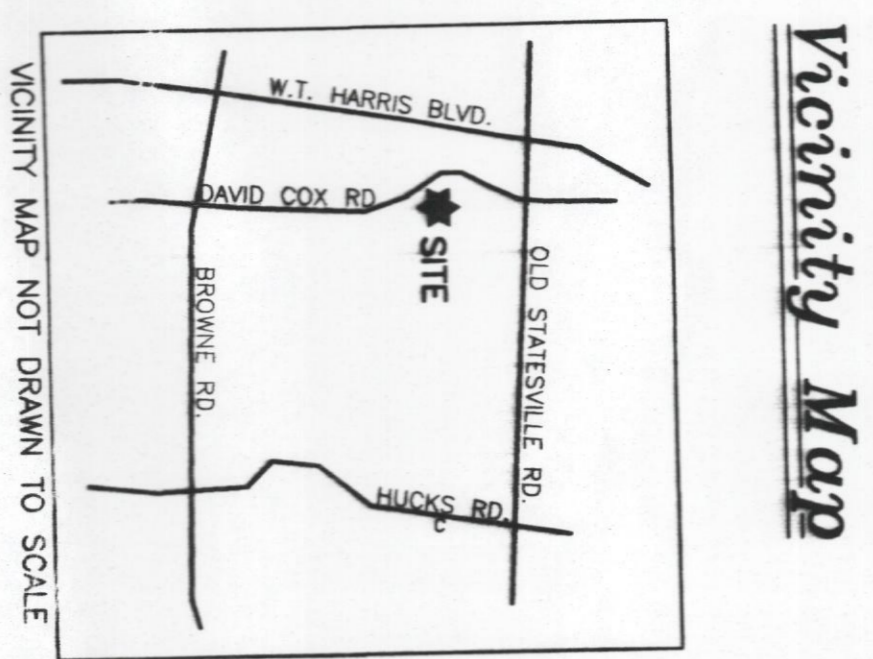


DAVID COX ROAD SITE REZONING FOR CENTEX HOMES CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

PETITION NO. #00-03 FOR PUBLIC HEARING

8/27/99
REV: 12/14/99
2/18/00
3/1/00
4/10/00
9/28/00



Conditional Notes:

1. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATORY STANDARDS PERTAINING TO THE DEVELOPMENT OF THE SITE.
2. AS GENERALLY DEPICTED ON THIS SITE PLAN, THE PROPOSED DEVELOPMENT SHALL CONTAIN AN AREA DEVOTED TO OPEN SPACE PURPOSES.
3. THE PETITIONER SHALL ESTABLISH THE REQUIRED 50 FT. CLASS A BUFFER AS SHOWN AND SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS. THE SCHEMATIC SITE PLAN SHOWN ON SHEET RZ-2 DEPICTS A POSSIBLE DEVELOPMENT SCENARIO. FINAL LAYOUT MAY VARY UPON FINAL SITE ENGINEERING DESIGN.
4. THE 50 FT CLASS A BUFFER IS NOT INCLUDED IN THE REQUIRED REAR YARD DIMENSION.
5. LOTS ALONG THE EASTERLY PROPERTY LINE SHALL OBSERVE A 40 FT. REAR YARD AS SHOWN.
6. PETITIONER/DEVELOPER SHALL PROVIDE A LEFT TURN LANE AT THE PROPERTY'S ENTRANCE IN ACCORDANCE WITH STANDARDS AND REQUIREMENT OF THE CHARLOTTE DEPT. OF TRANSPORTATION.
7. DAVD COX ROAD ALONG THE PROPERTY'S FRONTAGE SHALL BE IMPROVED TO COLLECTOR STREET STANDARDS FROM CENTURIE TO R/W ALONG PROPERTY FRONTAGE. A 4' WIDE SIDEWALK AND 8' WIDE PLANTING STRIP SHALL BE PROVIDED ALONG DAVID COX RD. FRONTAGE.

9. STREET TREES & MINIMUM 1 TREE PER LOT SHALL BE INSTALLED ALONG THE INTERNAL STREETS. SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF THE STREETS.
10. IN THE EVENT THAT THE RIGHT-OF-WAY FOR DAVID COX ROAD ALONG THE PROPERTY'S FRONTAGE IS LESS THAN 30' AS MEASURED FROM EXISTING CENTERLINE, THEN THE PETITIONER/DEVELOPER SHALL REDEVELOP DEDICATE LAND ALONG THE SITE'S FRONTAGE SUFFICIENT TO ESTABLISH A RIGHT-OF-WAY MEASUREMENT OF 30 FEET AS MEASURED FROM EXISTING CENTERLINE. SUCH DEDICATION, IF ANY, SHALL OCCUR PRIOR TO FINAL SUBDIVISION PLATTING.
11. A TREE ADJACENT SHALL BE PROTECTED IF REQUIRED IN ACCORDANCE WITH STANDARDS AND REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT.
12. DEVELOPMENT OF THIS SITE SHALL ABIDE BY THE PROPOSED S.W.I.M. STREAM REGULATIONS WHERE APPLICABLE. THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:
NOENHUR - RALEIGH OFFICE (919) 733-1788
SECTION 401 PERMIT U.S. ARMY CORPS OF ENGINEERS (704) 271-4884
14. IF STORMWATER RUNOFF EXCEEDS R-4 DENSITY DEVELOPMENT, THEN PETITIONER/DEVELOPER SHALL PROVIDE STORM WATER RETENTION TO PREDEVELOPED CONDITIONS FOR 2 AND 10 YEAR STORMS.
15. PETITIONER SHALL INSTALL A WALKING PATH TO ALLOW RECREATIONAL ACCESS BETWEEN THE TWO COMMON OPEN SPACE AREAS. SAND PATH SHALL BE LOCATED WITHIN THE 50' CLASS A BUFFER.
16. NOTWITHSTANDING NOTE 10 ABOVE, THE PETITIONER AGREES TO DEDICATE 50 FEET OF RIGHT-OF-WAY MEASURED FROM THE EXISTING CENTER-LINE OF DAVID COX ROAD, COMMENCING AT THE SITE'S FRONTAGE IN THE 1.17 ACRE OPEN SPACE PORTION ON THE SOUTHWEST CORNER OF THE PROPERTY NEAR THE EXISTING POND. THIS IS INTENDED TO ALLOW FOR FUTURE REDUCTION OF THE PRESENT ROADWAY CLEARANCE NOT INTERFERE WITH NUMBER OR ARRANGEMENT OF OVERHEAD UTILITIES AS SHOWN ON THE SITE PLAN. THIS RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO FINAL SUBDIVISION PLATTING.
17. THE COMMON OPEN SPACE NEAREST TO THE DAVIS LAKE NEIGHBORHOOD (NORTH SIDE OF SITE) SHALL REMAIN UNDISTURBED WITH THE EXCEPTION OF AREAS REQUIRED TO BE GRADED IN ORDER TO INSTALL UTILITY CONNECTIONS AS WELL AS STORM WATER DETENTION BASIN. ANY DISTURBED, GRADED AREAS SHALL BE RESEEDED AND REPLANTED WITH NEW TREES IN SUCH A MANNER AS TO MAINTAIN VISUAL INTEGRITY WITH EXISTING TREES. PLANTINGS BEING RESEEDING SHALL BE SEEDING TO HELP PRESERVE EXISTING SPECIMEN TREES. UTILITY EASEMENTS AND AREAS IMMEDIATELY ADJACENT TO THE STORM WATER DETENTION BASIN SHALL ONLY BE RESEED DUE TO REQUIREMENTS OF O&M MAINTENANCE AND/OR DEVELOPER MAINTENANCE OF SLOPE EASEMENT/UTILITY AREAS. THE OPEN SPACE AREAS AS INDICATED ON THE SITE PLAN SHALL CONTAIN A WALKING PATH DESIGNED TO CONNECT BOTH COMMON OPEN SPACE AREAS.

Development Data:

TOTAL SITE AREA = 13.7 AC. (EXCLUDING PUBLIC R/W)

OPEN SPACE = 3.63 AC. = 27% OF TOTAL SITE

EXISTING ZONING = I-1

PROPOSED ZONING = R-8(CD) 58

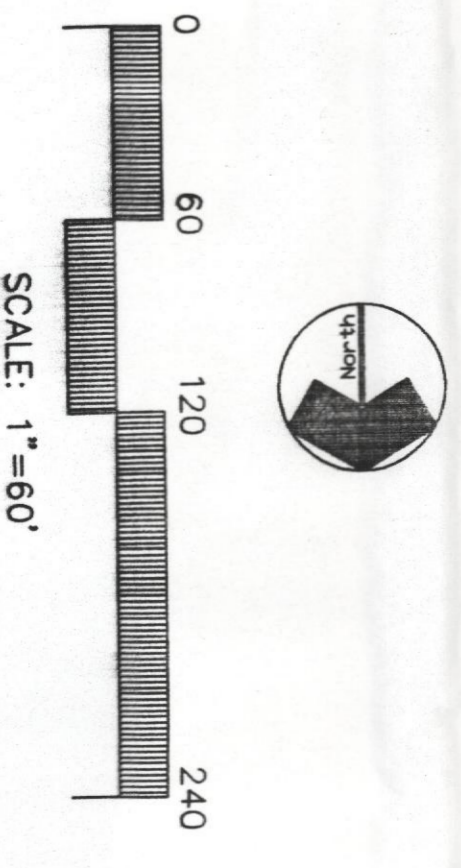
MAXIMUM UNITS PROPOSED = 4.23 DU/AC

MAXIMUM OVERALL DENSITY = 4.23 DU/AC

PROPOSED USE = DUPLEX STRUCTURES FOR SALE

DUPLEX STRUCTURES ON EACH LOT

18. CENTEX HOMES (THE PETITIONER) WILL INSTALL 8'-10' HIGH EVERGREEN PLANTINGS AT APPROXIMATELY 8' ON CENTER ALONG THE EAST SIDE OF THE DETENTION BASIN FOR SCREENING. THIS REPRESENTS A TOTAL OF 18 PLANTINGS.



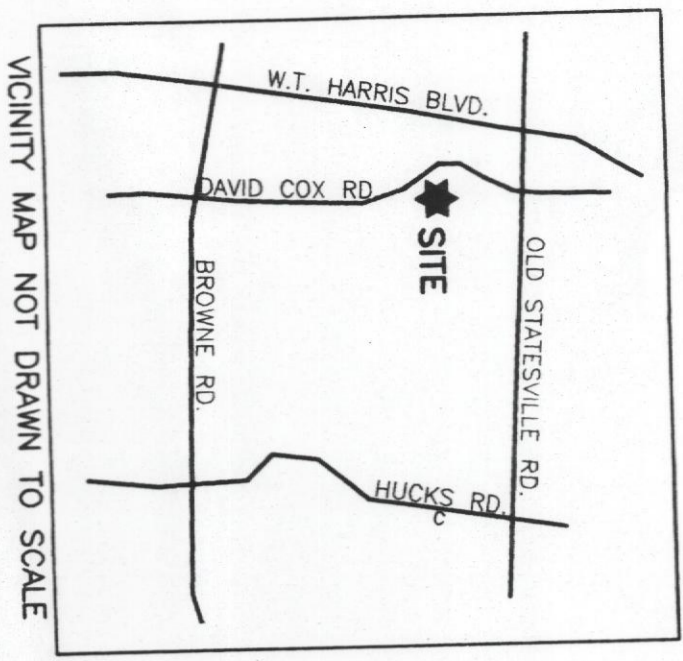
APPROVED BY CITY COUNCIL
DATE 10/28/00



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/333-1204

SHEET NO.
RZ-1

Vicinity Map



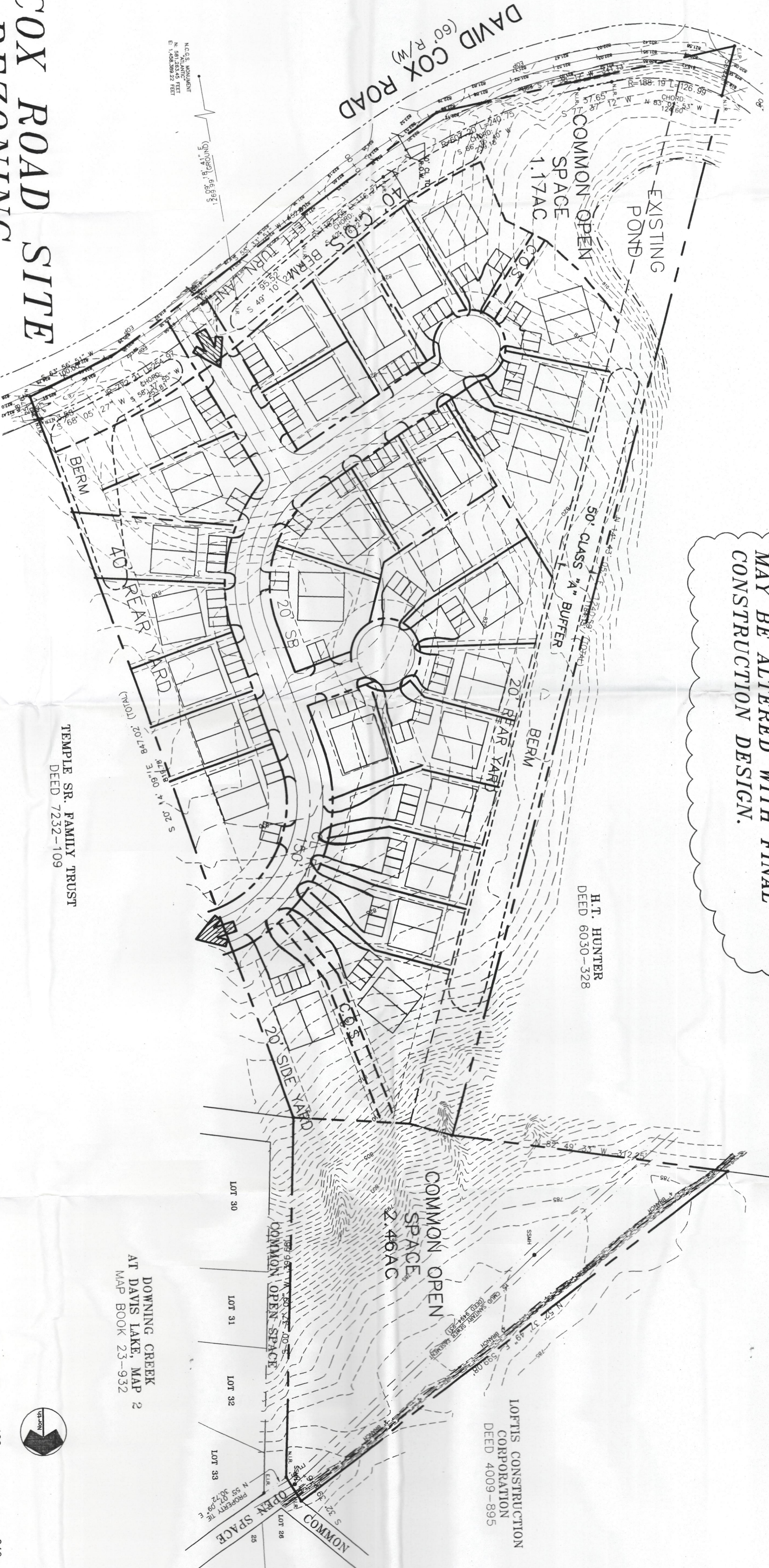
VICINITY MAP NOT DRAWN TO SCALE

**DAVID COX ROAD SITE
REZONING
FOR CENTEX HOMES
CHARLOTTE, NORTH CAROLINA**

SCHEMATIC SITE PLAN
PETITION NO. #00-03
FOR PUBLIC HEARING

REV: 12/14/99
8/27/99

REV: 2/18/00



NOTE:
SCHEMATIC SITE PLAN SHOWN ON THIS PLAN INDICATES A POSSIBLE DEVELOPMENT SCENARIO. FINAL LAYOUT / LOT DEVELOPMENT MAY BE ALTERED WITH FINAL CONSTRUCTION DESIGN.

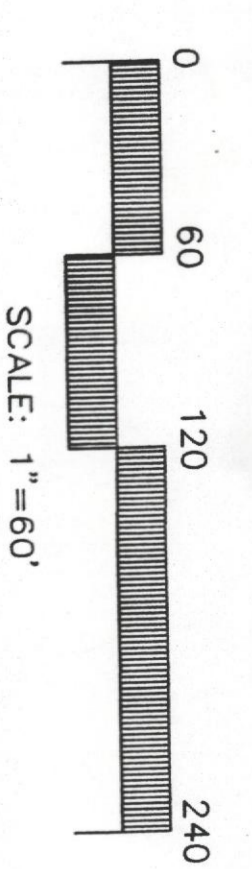
TEMPLE SR. FAMILY TRUST
DEED 7232-109

H.T. HUNTER
DEED 6030-328

LOFTIS CONSTRUCTION CORPORATION
DEED 4009-895

DOWNING CREEK
AT DAVIS LAKE, MAP 2
MAP BOOK 23-932

CHESTNUT KNOLL
AT DAVIS LAKE, MAP 2
MAP BOOK 27-353



SHEET NO.

RZ-2



PR2
DESIGN-PLANNING-RESEARCH

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