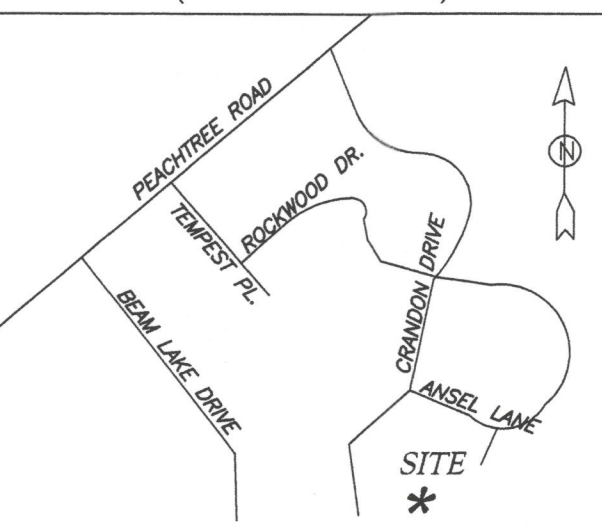


VICINITY MAP
(NOT TO SCALE)



REZONING PETITION # 01-91

CURRENT ZONING: R4
REQUESTED ZONING: R6 CD

CONDITIONS:

1. MAXIMUM DENSITY SHALL BE 5 DWELLING UNITS PER ACRE.
2. 18% COMMON OPEN SPACE TO BE PROVIDED, AND WILL INCLUDE CENTRALIZED PLAYGROUND PARK AND AREAS OF EXISTING TREES ALONG PORTIONS OF PERIMETER.
3. REAR SETBACK SHALL BE 40' ON PERIMETER UNLESS AGAINST C.O.S.
4. FINAL STUB STREET LOCATION ON SOUTHWEST PORTION OF PROPERTY SHALL BE COORDINATED WITH DEVELOPER OF ADJACENT PROPERTY.
5. BUILDER SHALL PLANT ONE LARGE MATURING TREE IN EACH FRONT YARD AT TIME OF HOME LANDSCAPING PRIOR TO C.O.
6. SWIM BUFFERS TO BE PROVIDED ALONG CREEK.
7. PEDESTRIAN SCALE LIGHTING TO BE PROVIDED ALONG PUBLIC STREETS.
8. MAXIMUM NUMBER OF LOTS SHALL BE 167. (166 R6-CD LOTS & 1 R-4 CLUSTER LOT)
9. MINIMUM PLAYGROUND AREA = 220'x194' & SHALL CONTAIN IMPROVEMENTS AS APPROXIMATELY SHOWN ON THE ENCLOSED DETAIL.
10. SHOULD ADJACENT LAND NOT BE DEVELOPED TO PROVIDE CONNECTION THROUGH BEAM LAKE ROAD TO PEACHTREE PRIOR TO 100 HOMES BEING BUILT, DEVELOPER WILL INSTALL TURN LANE ON PEACHTREE AT CRANDON DRIVE.

NOTES:

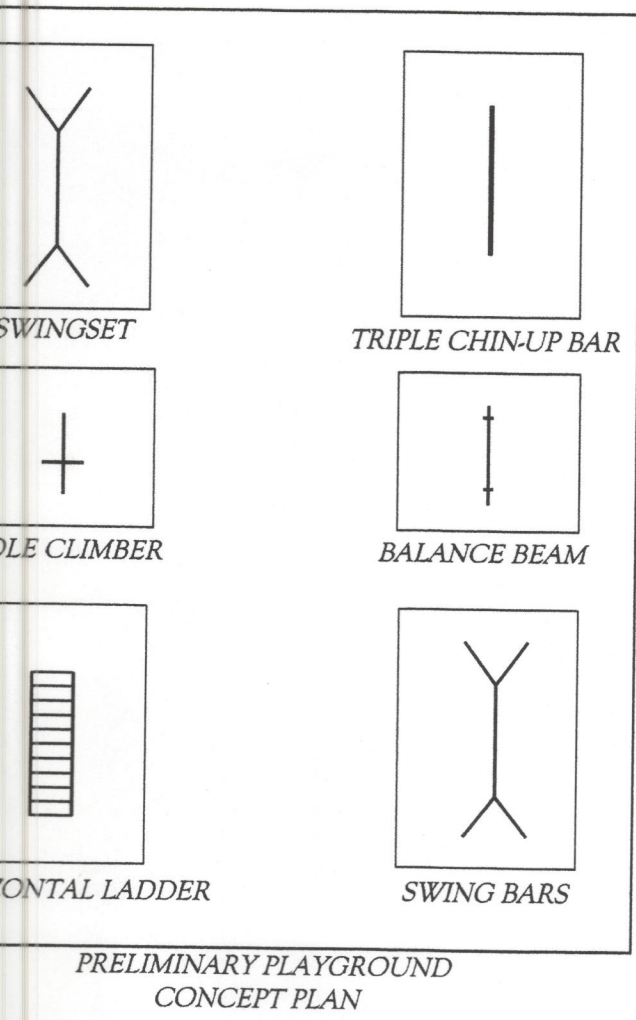
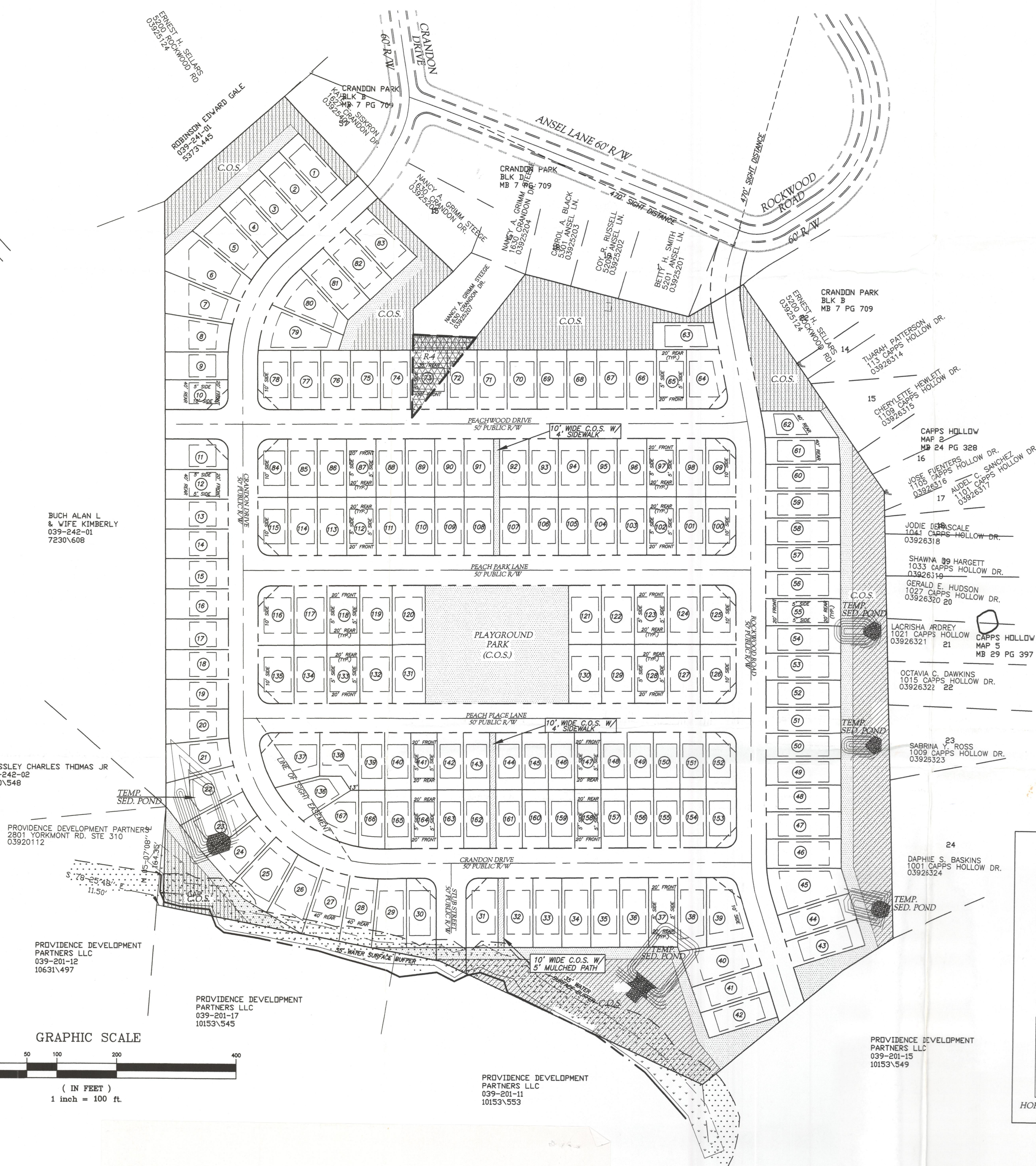
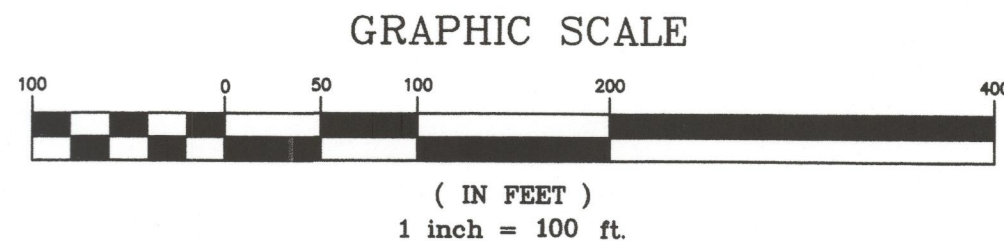
1. PROPERTY OWNER: JOHN G. CLOER
5512 MANNING ROAD, CHARLOTTE, N.C. 28269
2. TAX PARCEL #: 039-252-08
3. CURRENT ZONING: R4
4. PROPOSED ZONING: R6-CD
5. TOTAL ACREAGE: 33.40 AC.
6. COMMON OPEN SPACE REQUIRED: 6.0ac. (18%)
COMMON OPEN SPACE PROVIDED: 6.0ac. (18%)
7. NUMBER OF LOTS: 167
8. MINIMUM LOT SIZE = 4500 S.F.
9. MINIMUM LOT WIDTH = 40 FEET
10. SETBACKS:
FRONT: 20'
SIDE: 5'
SIDESTREET: 10'
REAR (INTERIOR OR AGAINST C.O.S.): 20'
REAR ADJACENT R-4 ZONING: 40'
11. MAXIMUM BLDG. HT.: 30'
12. WATER SURFACE BUFFER: 35'

C.O.S. (COMMON OPEN SPACE)

UNDISTURBED C.O.S.

TEMPORARY SEDIMENT POND, TO BE INSTALLED FOR CONSTRUCTION PURPOSES AND REVEGETATED UPON REMOVAL.

BEAM LAKE DRIVE



ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: February 13, 2002
BY: MARTIN R. CRAMTON, JR.
2001-91

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: February 13, 2002
TO: Robert Brandon
Zoning Administrator
FROM: Martin R. Cramton, Jr.
Planning Director
SUBJECT: Administrative Approval for Petition No. 2001-91 by Triven Properties, LLC.

Attached is a revised conditional plan for the above petition. The plan has been revised to allow one additional lot, details for the playground equipment, and show areas within the common open space in which temporary sediment ponds may be installed. Since these changes are minor and do not alter the intent of the original approval, I am administratively approving this plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

OWNER/DEVELOPERS:
TRIVEN PROPERTIES, LLC.
801 E. MOREHEAD STREET
CHARLOTTE, NORTH CAROLINA 28202
PHONE: (704) 370-2507

LWE
LATHAM-WALTERS ENGINEERING, INC.
17718-B KINGS POINT DRIVE
CORNELIUS, NORTH CAROLINA 28031
(704) 886-6664 FAX (704) 886-6465



PEACHTREE HILLS SUBDIVISION
PAW CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA
Sketch Title

Project	Sheet	Date	Revisions

DATE	SCALE
MARCH 2001	1" = 100'
Project Number	DRAWN BY
2001.13	JLM
Sheet	CHECKED BY
1	MSL