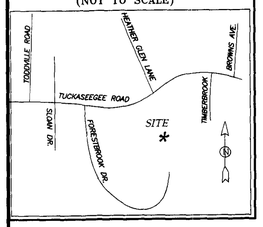
VICINITY MAP
(NOT TO SCALE)



RECEIVED
MAY 28 2002

APPROVED BY CITY COUNCIL
DATE 6/17/02

REZONING PETITION # 02-47

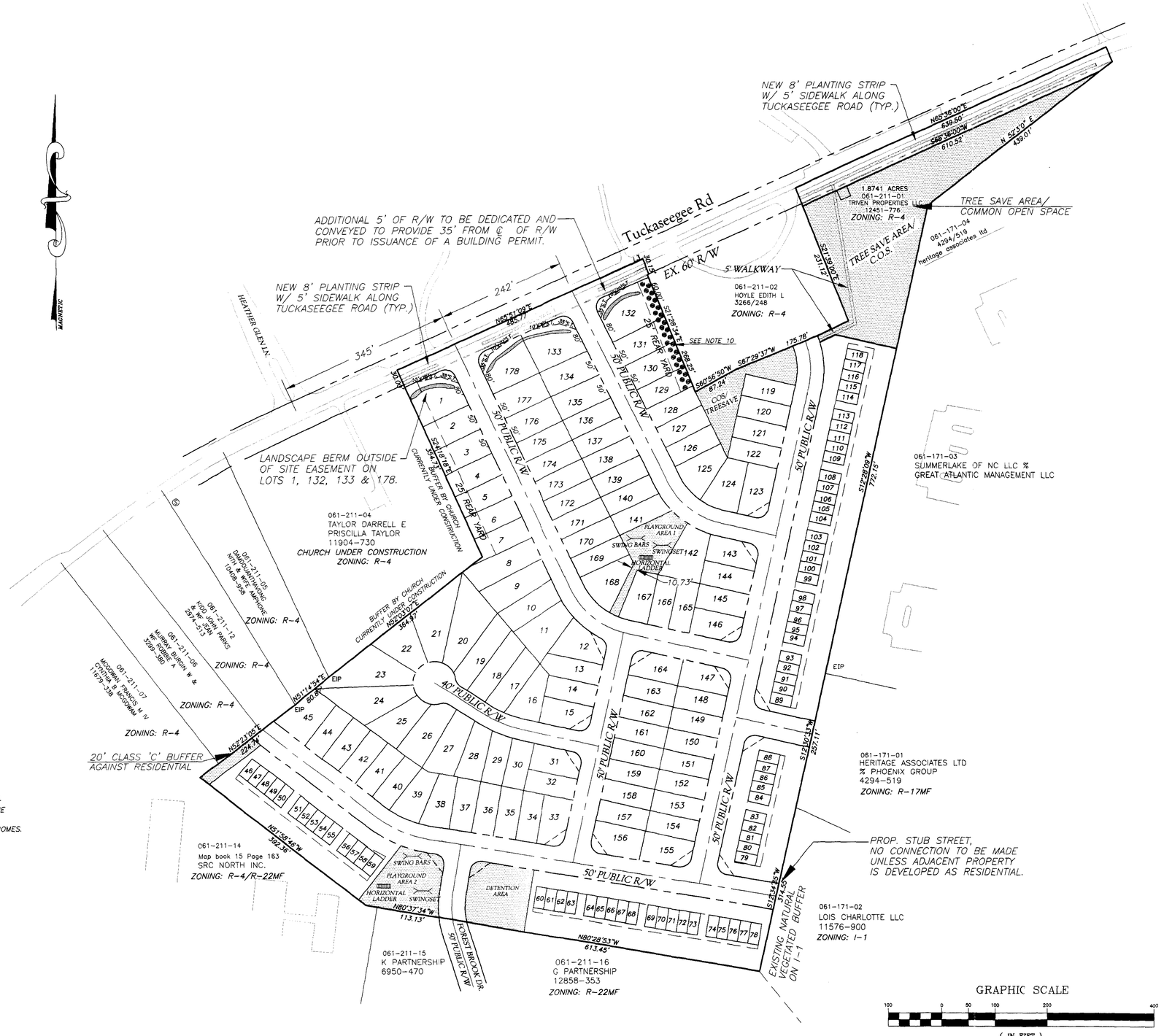
NOTES:

1. PROPERTY OWNER(S): TRIVEN PROPERTIES, LLC
   801 E. MOREHEAD STREET, SUITE 103, CHARLOTTE, NC 28202
   C.N. REID REAL ESTATE LIMITED PARTNERSHIP
   1401 STRAWBERRY LANE, DENVER, N.C. 28037
2. TAX PARCELS #: 061-211-11, 061-211-03, & 061-211-01
3. CURRENT ZONING: R4
4. REZONING REQUESTED: R8-MF (CD)
5. TOTAL ACREAGE (INCLUDING EXISTING R/W): 25.61 ac.
   TOTAL AREA (EXCLUDING R/W ON TUCKASEEGEE): 24.74 ac.
6. TREE SAVE AND C.O.S.
   TOTAL AREA OF SINGLE FAMILY: 19.18 ac.
   AREAS OF EXIST. & PROP. R/W'S (INCLUDES SEWER): 4.75 ac.
   NET AREA FOR TREE SAVE: 14.43 ac.
   TREE SAVE AREA REQUIRED: 1.43 ac. (10%)
   TREE SAVE AREA PROVIDED: 1.45ac. (10.05%)
   PLAYGROUND AREA 1: 10,000 SF
   PLAYGROUND AREA 2: 13,530 SF
   DETENTION AREA: 13,950 SF
   TOTAL COMMON OPEN SPACE: 2.30± ACRES
7. BUS STOP SHELTER & LOCATION TO BE PROVIDED AND COORDINATED WITH CHARLOTTE AREA TRANSIT SYSTEM (CATS).
8. A FIRE HYDRANT SHALL BE PROVIDED WITHIN 750' AS THE FIRE TRUCK TRAVELS FROM MOST REMOTE & ACCESSIBLE POINT ON THE PROPERTY.
9. THERE SHALL BE NO DRIVEWAY CONNECTIONS ALLOWED TO TUCKASEEGEE ROAD.
10. ALONG THE REAR OF LOTS 129 – 132 TWO ROWS OF EVERGREEN TREES OR WAX MYRTLES SHALL BE PLANTED ALONG THE REAR PROPERTY LINE AT 15' ON CENTER.
11. SITE DETENTION SHALL BE PROVIDED FOR THE DIFFERENCE IN RUNOFF BETWEEN THE PROPOSED CONDITIONS & THE FULLY DEVELOPED R-4 CONDITIONS.
12. IF REQUIRED, A DUMPSTER & RECYCLING AREA WILL BE PROVIDED FOR THE TOWNHOMES.
13. NUMBER OF LOTS: 178 (105 SINGLE FAMILY & 73 MULTI-FAMILY)
    MULTI-FAMILY SHALL BE INDIVIDUALLY SOLD TOWNHOMES WITH LAND.
14. FIRST THREE LOTS ON BOTH SIDES OF ENTRY STREETS TO BE DEED RESTRICTED TO 1,400 S.F. MINIMUM LIVING AREA HOMES.
15. MINIMUM LOT SIZE: SINGLE FAMILY = 3500 SF
16. MINIMUM LOT WIDTH: SINGLE FAMILY = 40'
17. SETBACKS:

SINGLE FAMILY	MULTI-FAMILY
FRONT: 20'	FRONT: 30'
SIDE: 3'	SIDE: 10, (20' ADJACENT TO SINGLE FAMILY)
SIDESTREET: 10'	SIDESTREET: 15'
(40' ALONG TUCKASEEGEE RD.)	REAR: 40'
REAR : 20' & AS SHOWN	

18. MAXIMUM BLDG. HT.: 40'

TREE SAVE/C.O.S. AREAS



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTE: SHOULD A LARGER STORM WATER DETENTION AREA BE REQUIRED, DEVELOPER MAY SUBSTITUTE TOWNHOMES FOR SINGLE FAMILY RESIDENTIAL IN AREA OF LOTS 107-164 PROVIDED THE NUMBER OF TOWNHOMES DOES NOT EXCEED 73. AREAS INDICATED AS TOWNHOMES MAY BE DEVELOPED AS SINGLE FAMILY RESIDENTIAL.

"FOR PUBLIC HEARING"

OWNER/DEVELOPERS:
TRIVEN PROPERTIES, LLC.
801 E. MOREHEAD STREET
SUITE 103
CHARLOTTE, NORTH CAROLINA 28202
PHONE: (704) 376-2307

LWE
LATHAM-WALTERS ENGINEERING, INC.
17718-B KINGS POINT DRIVE
CORNELIUS, NORTH CAROLINA 28031
(704) 895-8484 FAX (704) 895-8485

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 18584 JAMES L. WALTERS

Project: REID MEADOWS SUBDIVISION
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
Sheet Title: SKETCH PLAN FOR REZONING

REV. NO	REVISIONS	DATE

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