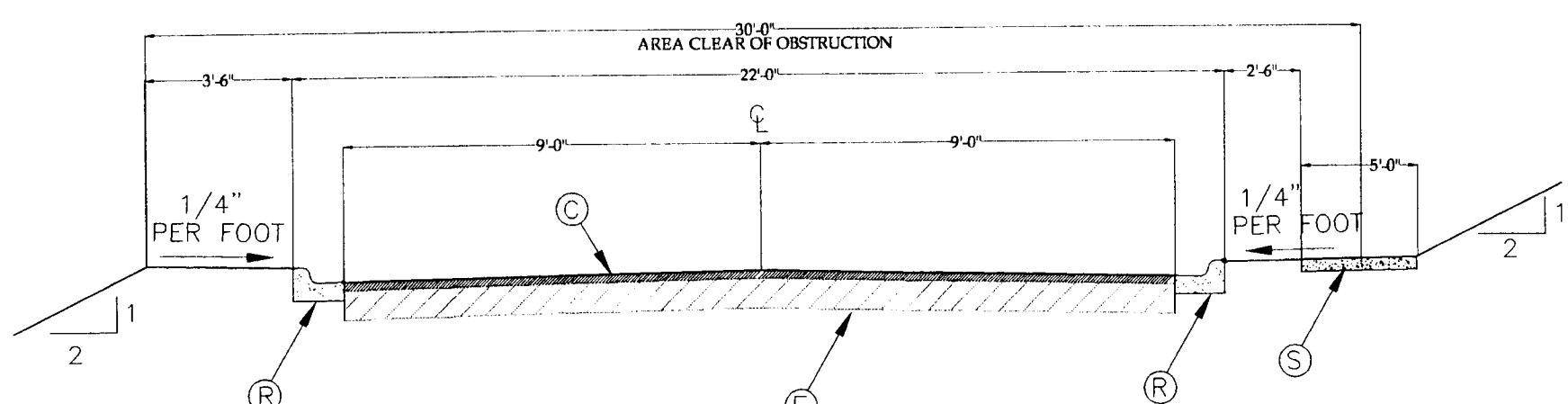


Tom Short Road Property

TYPICAL ROAD CROSS SECTIONS

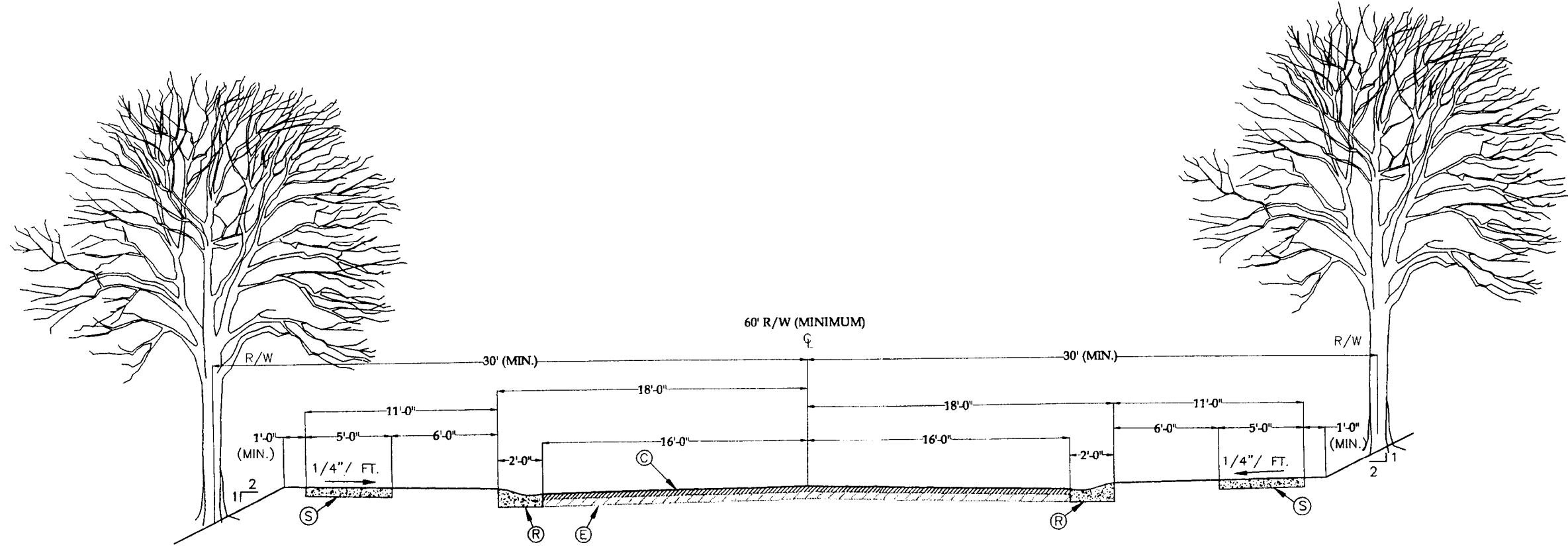
Centex Homes
Mecklenburg County, NC



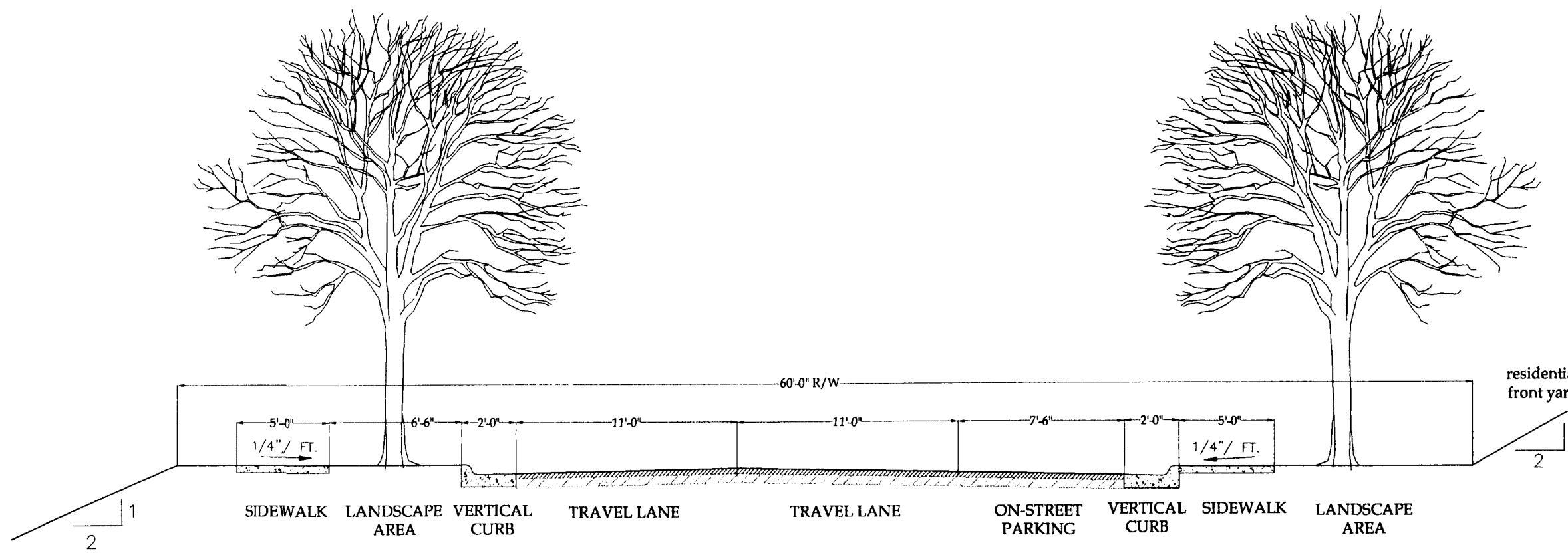
- NOTES:**
1. DETAILS SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROPRIATE CITY/COUNTY STANDARDS.
 2. 2\"/>
- PAVEMENT SCHEDULE:**
1. 1 1/2\"/>

Typical Section of Private Street Roadway #3

Curb and Gutter



Typical Section of Neighborhood Alley Roadway #6

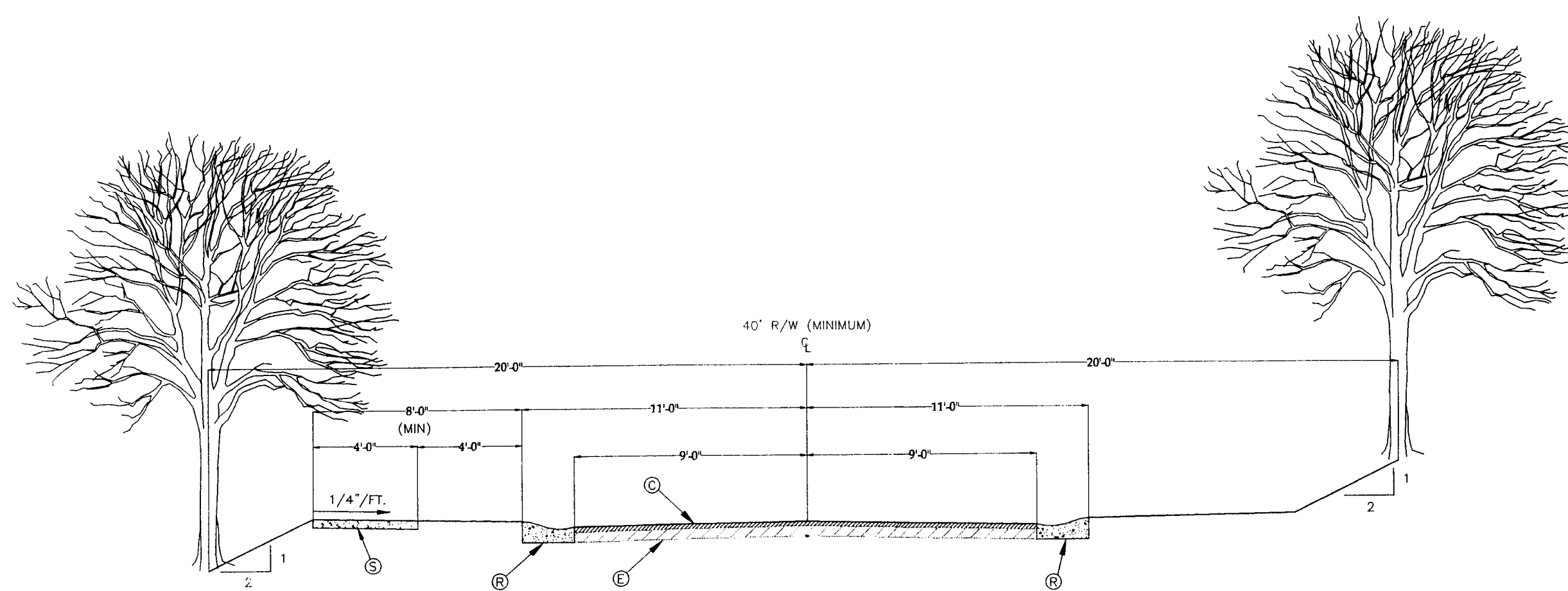


Residential Collector Street for Homes/Alleys Roadway #1a

60' Public R.O.W.

Local Residential Collector Street Section Roadway #1

60' Public R.O.W. with 2'-0\"/>



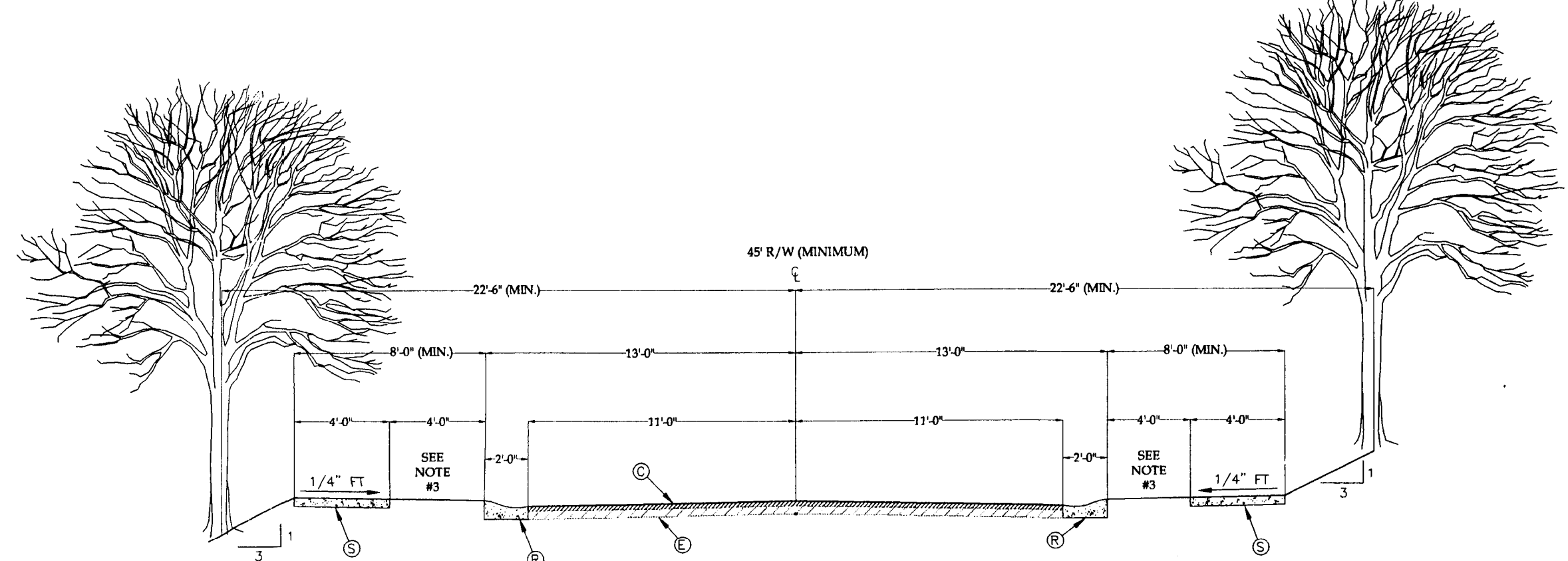
- NOTES:**
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET A MINIMUM OF 4' FROM THE BACK OF CURB.
 2. THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8\"/>
- PAVEMENT SCHEDULE:**
1. 1 1/2\"/>

Local Limited Residential Street Section Roadway #4

40' Public R.O.W.

Tom Short Road Improvements Section Roadway #5 (South of New 3 Lane Ditch Section)

Proposed 70' Public R.O.W.



Local Residential Street Section Roadway #2

45' Public R.O.W.

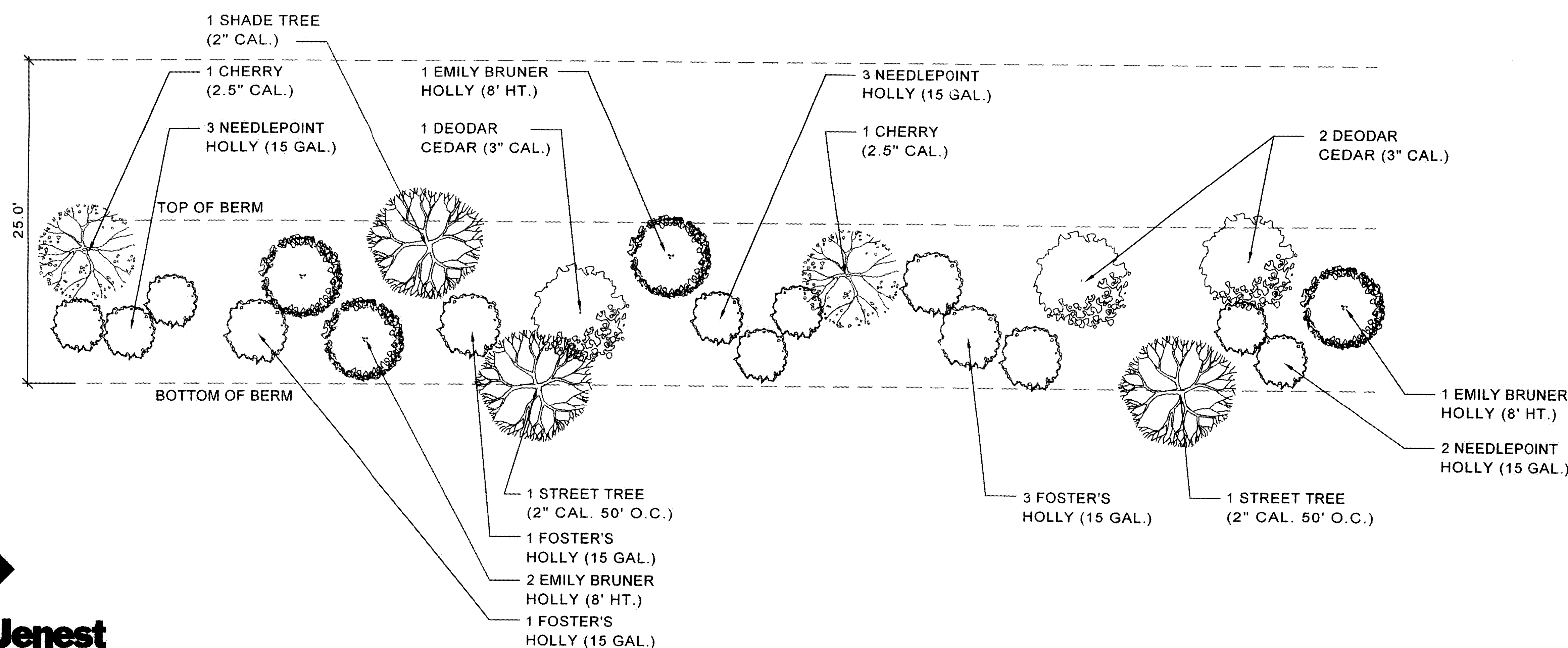
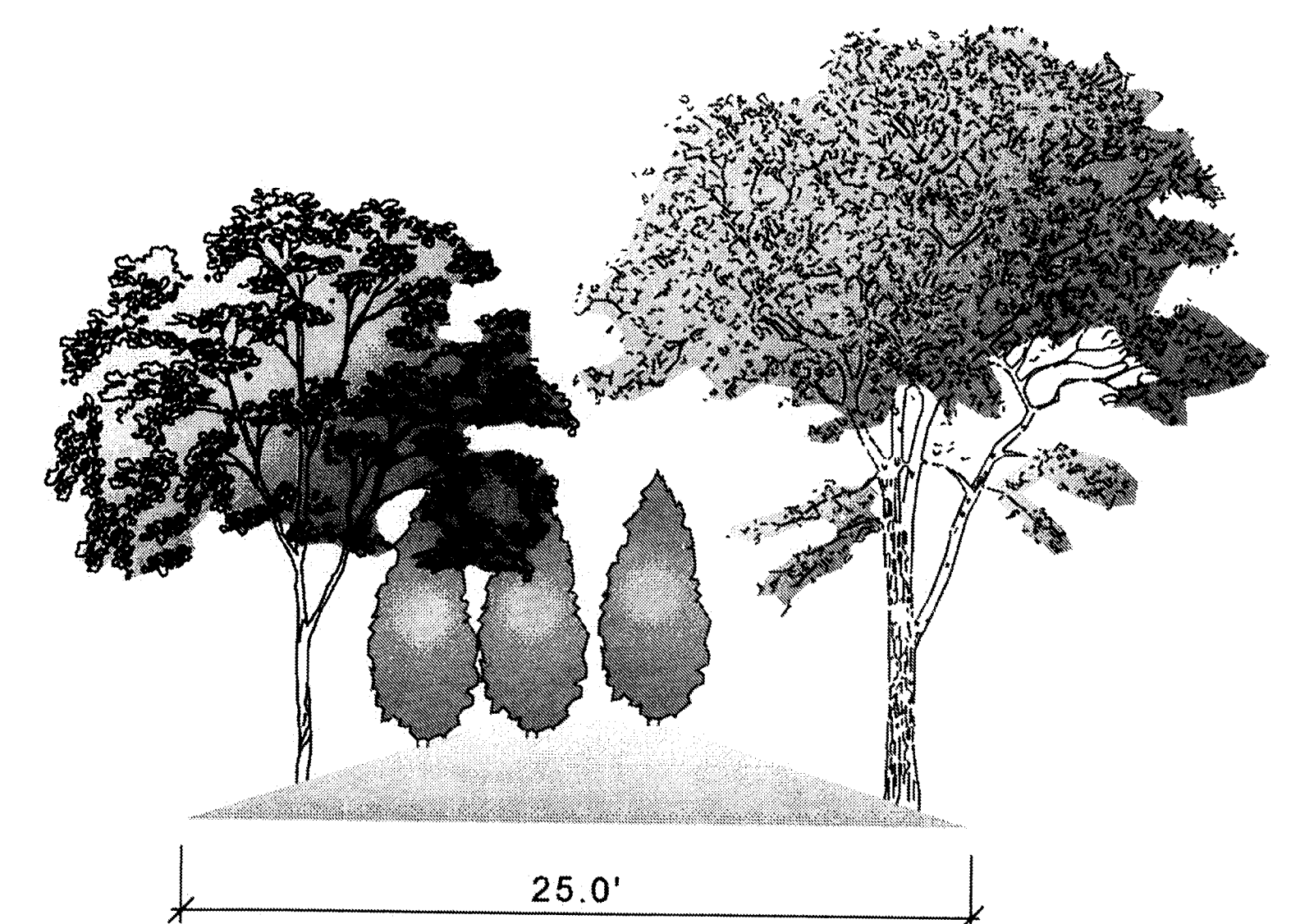
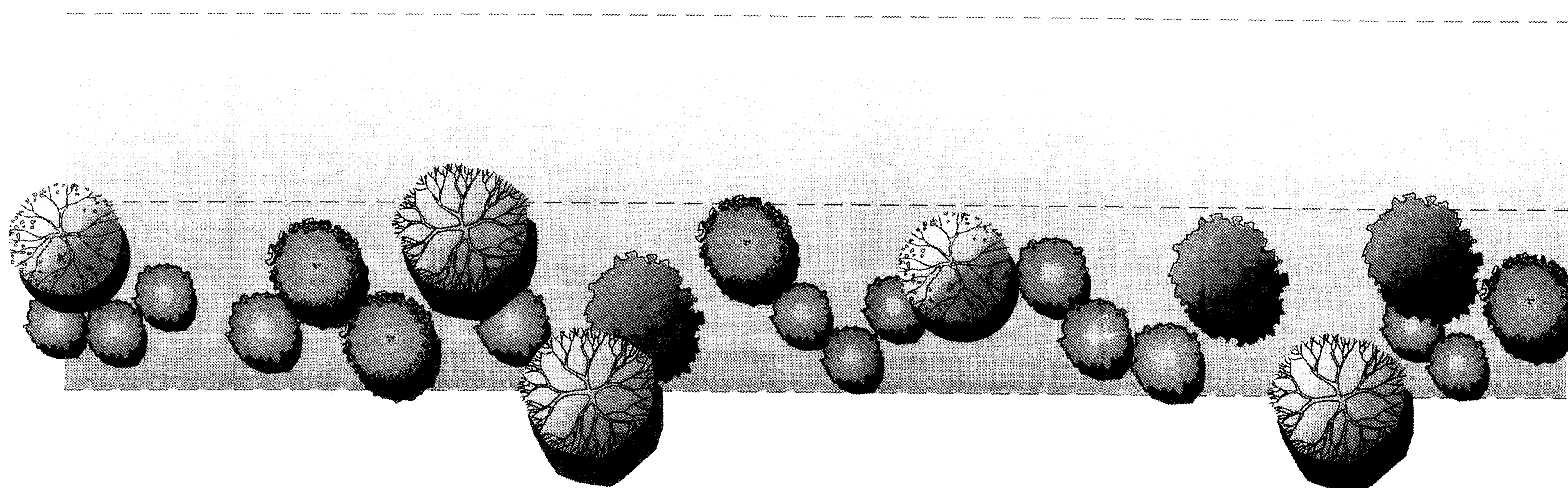


223 North Graham Street
Charlotte, NC 28202
Phone: 704.333.0325
Phone: 704.346.7777
Fax: 704.332.3446
Fax: 704.346.8835

ATTACHED TO ADMINISTRATIVE APPROVAL
DATE: July 27, 2004
BY: DEBRA D. CAMPBELL

Scale: N.T.S.
Date: 10/29/03
Project Number: 1003469
Revision 1: 10/28/03
Revision 2: 03/05/04
Revision 3: 6/16/04
Revision 4: 6/16/04
Revision 5: 6/24/04
Revision 6: 7/20/04
Revision 7: 7/20/04

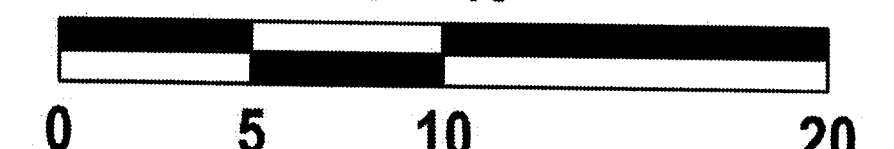
SHEET 4 OF 5



Tom Short Road Property - Petition 2004-014
Centex Homes

Proposed 100' Berm Section

Project No. 3040 Issued 04.15.04 SCALE: 1"=10'



SHEET 5 OF 5

ATTACHED TO ADMINISTRATIVE APPROVAL
DATE: July 27, 2004
BY: DEBRA D. CAMPBELL

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: July 27, 2004

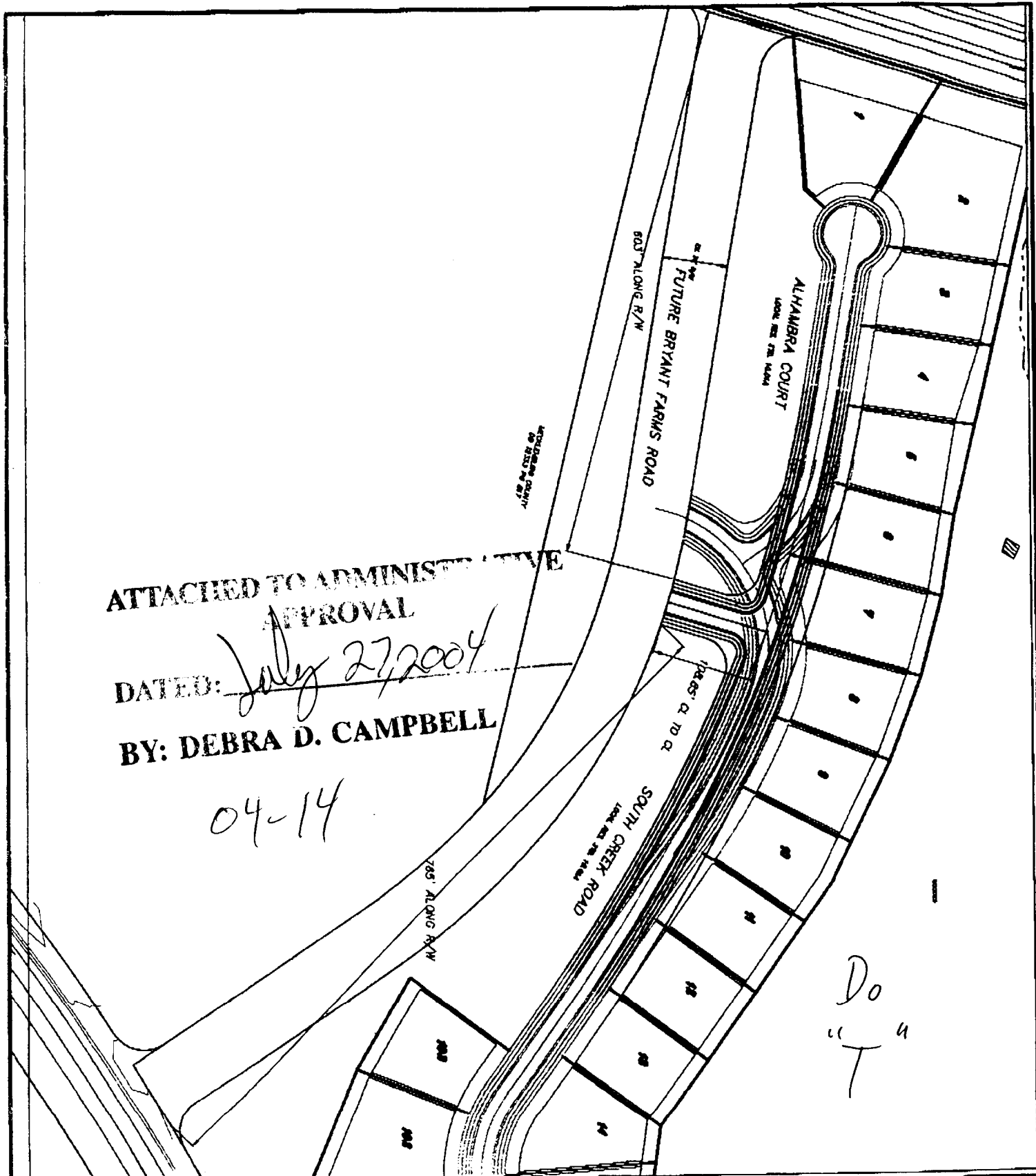
TO: Robert Brandon
Zoning Administrator


FROM: *Debra Campbell*
Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2004-14 by Centex Homes.

Attached are revised plans for the above petition. The plans have been revised to make minor changes to the street layout and access points. This approval also incorporates a sketch of the future "T" connection to future Bryant Farms Road. Since these changes are minor and do not alter the intent of the approved plan I am administratively approving these revised plans and sketch. Please use these plans and sketch when evaluating requests for building permits and certificates of occupancy.

Note all other conditional notes and zoning ordinance requirements still apply.



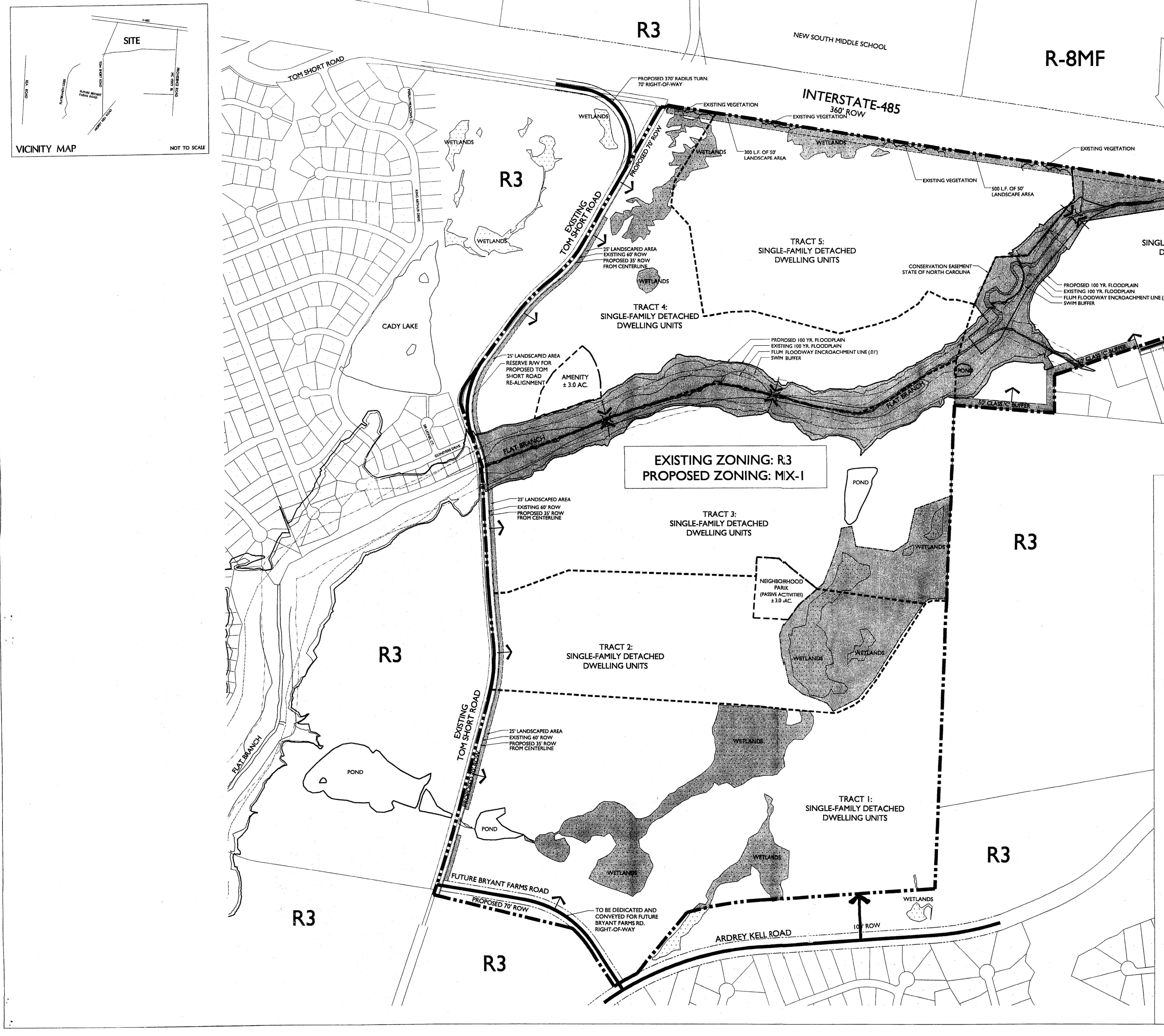
PROJECT NO	SHEET TITLE	 ESP ASSOCIATES, P.A. engineering • surveying • planning P.O. Box 7030, Charlotte, NC 28241 10916 Southern Loop Boulevard Pineville, NC 28134 (704) 583-4349
SCALE	TRAFFIC CIRCLE	
DATE		
DRAWN BY	PROJECT	
CHECKED BY	STONE CREEK RANCH SUBDIVISION	
1 OF 1 SHT	MECKLENBURG CO, NC	

Tom Short Road Property

Technical Data Sheet

Centex Homes

Mecklenburg County, NC



SITE TABULATION:

TOTAL SITE AREA: 4401.07 AC.
TOM SHORT ROAD R.O.W.: ± 3.87 AC.
TOTAL SITE AREA (Less Road R.O.W.): ± 397.2 AC.

EXISTING ZONING: R-3
PROPOSED ZONING: MX-1 (INNOVATIVE)
PROPOSED DENSITY: 3.0 DUA

PROPOSED USES:

SINGLE-FAMILY DETACHED DWELLING UNITS (FOR SALE)
JINGLE-FAMILY ATTACHED DWELLING UNITS (FOR SALE)
MAX. NO. OF TOTAL DWELLING UNITS: 1191
MAX. NO. OF SINGLE-FAMILY ATTACHED DWELLING UNITS (FOR SALE): 334

REQUIRED OPEN SPACE: 39.7 AC. (10%) PROVIDED OPEN SPACE: 70 AC. (17%) (PROVIDED OPEN SPACE TABULATION BASED ON CURRENT SITE PLAN SUBJECT TO CHANGE)

OPEN SPACE CALCULATIONS:

TRACT 1:	TOTAL ACRES: 1108.14 AC.
TRACT 2 and 3:	OPEN SPACE PROVIDED: 112.81%
TRACT 4, 5, and 6:	TOTAL ACRES: 1170.27 AC.
TRACT 4, 5, and 6:	OPEN SPACE PROVIDED: 112.88 AC.
TRACT 4, 5, and 6:	TOTAL ACRES: 1170.27 AC.
TRACT 4, 5, and 6:	OPEN SPACE PROVIDED: 120.4%

For Public Hearing: Petition no. 2004-014

DEVELOPMENT STANDARDS

Section 15.06-01
September 28, 2004
General Administrative Plan Amendment

GENERAL PROVISIONS

The development standards established in this Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MX-1 zoning district classification, unless otherwise established by the Technical Data Sheet and these Development Standards, shall be followed in connection with development taking place on the Site.

PERMITTED USES/MINIMUM LOT WIDTHS

Subject to the requirements set out below, a maximum of 1,191 dwelling units may be constructed on the Site, of which no more than 334 dwelling units may be for sale single family attached dwelling units.

TRACT 1
TRACT 1 may be developed only for sale single family detached dwelling units constructed on lots having a minimum width of 50 feet, and no any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the MX-1 zoning district.

TRACT 2
TRACT 2 may be developed to a maximum of 501 for sale single family detached dwelling units constructed on lots having a minimum width of 50 feet, and no any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the MX-1 zoning district.

TRACT 3
TRACT 3 may be developed to a maximum of 707 for sale single family detached dwelling units constructed on lots having a minimum width of 50 feet and no any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the MX-1 zoning district.

TRACT 4
TRACT 4 may be developed only for sale single family detached dwelling units constructed on lots having a minimum width of 50 feet, and no any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the MX-1 zoning district.

TRACT 5
TRACT 5 may be developed to a maximum of 334 for sale single family detached dwelling units constructed on lots having a minimum width of 50 feet, and no any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the MX-1 zoning district.

TRACT 6
TRACT 6 may be developed to a maximum of 334 for sale single family detached dwelling units constructed on lots having a minimum width of 50 feet, and no any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the MX-1 zoning district.

SETBACKS, SIDE YARDS AND REAR YARDS

All proposed structures shall be constructed on the Site in accordance with the setbacks, side yards and rear yards requirements set out below under the Innovative Development Standards.

COMMON OPEN SPACE AND AMENITY AREAS

A minimum of 70 acres of common open space will be provided on the Site in various locations as generally depicted on the Technical Data Sheet and the Schematic Site Plan.

SCREENING AND LANDSCAPE AREAS

Screening shall conform with the standards and treatments specified in Section 12.20.01 of the Ordinance.

TERMINATION

Development of the Site will comply with the applicable provisions of the City of Charlotte Tree Ordinance, and a minimum of 15% of the existing trees on the Site shall be preserved in accordance with the requirements thereof.

PARKING

Off street parking will satisfy the minimum standards established under the Ordinance.

LIGHTING

1. All lighting shall be installed in accordance with the requirements of the City of Charlotte Lighting Ordinance.

RECORDS

1. All plans and specifications shall be submitted to the City of Charlotte for review and approval.

ACCESS POINTS/BYWAY DRIVEWAYS

1. The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet.

CONSTRUCTION

1. The placement and configuration of all access points are subject to minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required by approval by CDDOT and the North Carolina Department of Transportation (NCDOT).

UTILITIES

1. The location of all utility lines shall be shown on the Site Plan and shall be in accordance with the requirements of the City of Charlotte Utility Ordinance.

WETLANDS

1. The location of all wetlands shall be shown on the Site Plan and shall be in accordance with the requirements of the City of Charlotte Wetlands Ordinance.

ENVIRONMENTAL

1. The location of all environmental resources shall be shown on the Site Plan and shall be in accordance with the requirements of the City of Charlotte Environmental Ordinance.

ARCHITECTURE

1. The architectural style of all buildings shall be in accordance with the requirements of the City of Charlotte Architectural Ordinance.

LANDSCAPE

1. The landscape design shall be in accordance with the requirements of the City of Charlotte Landscape Ordinance.

UTILITIES

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LANDSCAPE

1. The landscape design shall be in accordance with the requirements of the City of Charlotte Landscape Ordinance.

Tom Short Road Property

Technical Data Sheet

Centex Homes

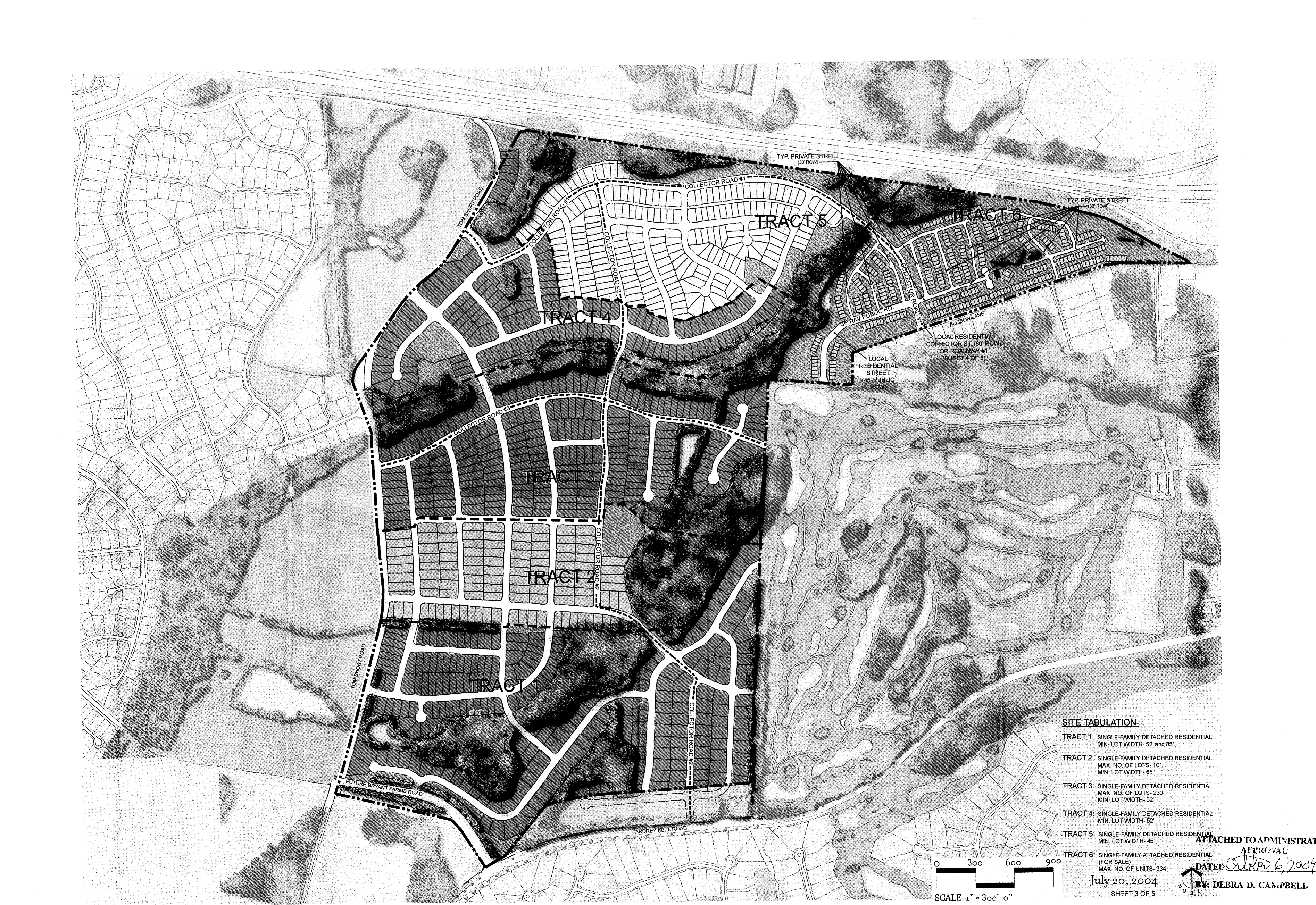
Mecklenburg County, NC

ATTACHED TO ADMINISTRATIVE

APPROVAL # 7.5
DATED: October 6, 2004
BY: DEBRA D. CAMPBELL

DATE: 10/20/04 PROJECT NUMBER: 1003469 REVISION: 6/16/04 REVISION: 6/16/04 REVISION: 7/20/04 REVISION: 6/16/04

SHEET 2 OF 5

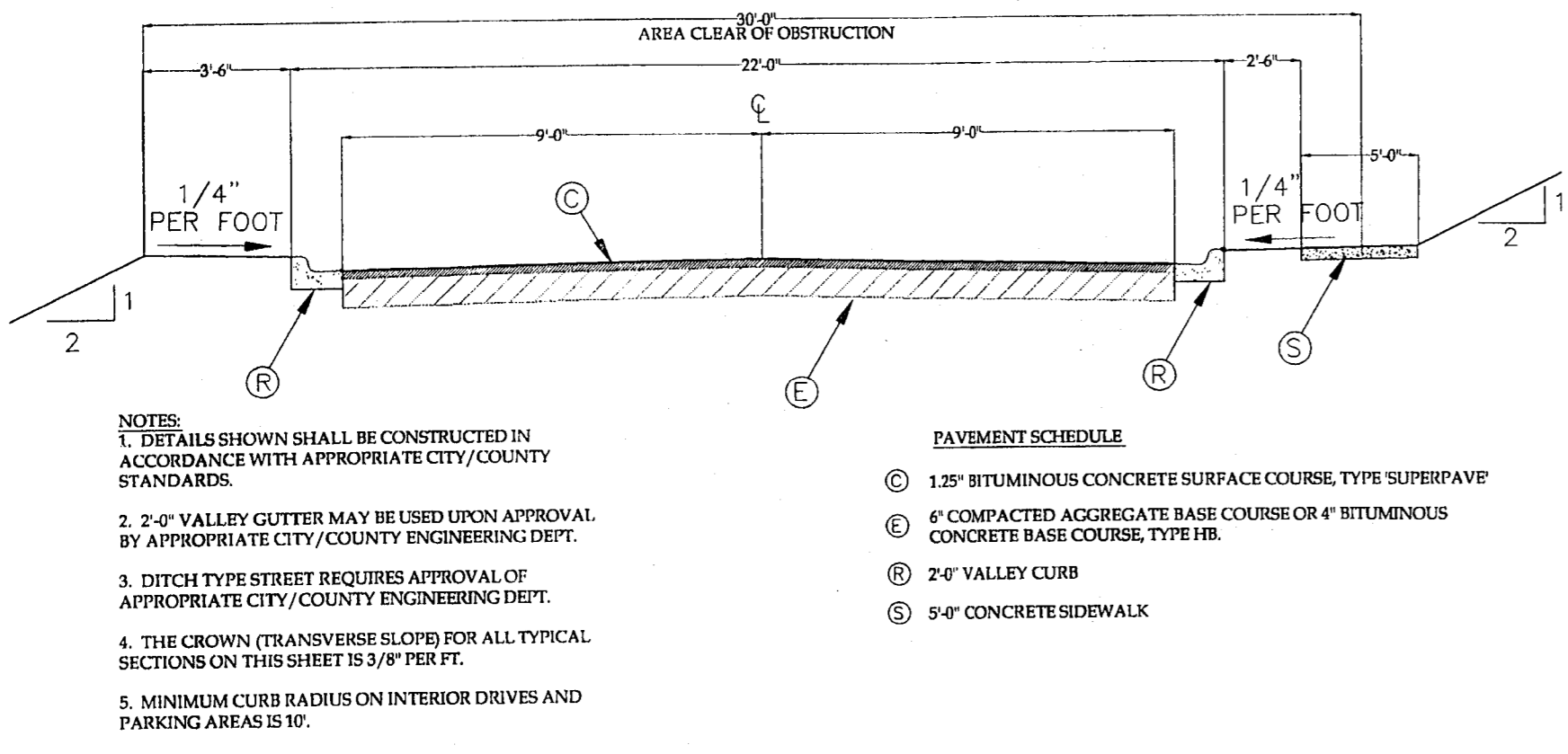


SITE TABULATION:

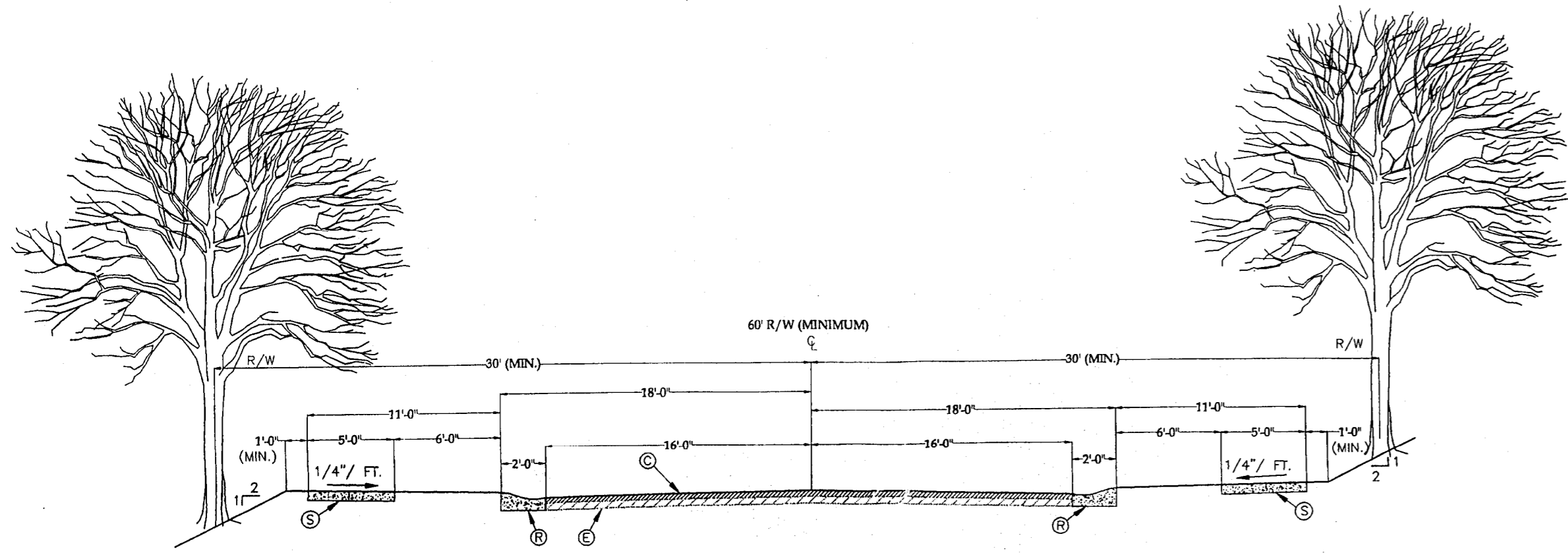
TRACT 1:	SINGLE-FAMILY DETACHED RESIDENTIAL MAX. NO. OF LOTS: 52 AND 85
TRACT 2:	SINGLE-FAMILY DETACHED RESIDENTIAL MAX. NO. OF LOTS: 101 MIN. LOT WIDTH: 52'
TRACT 3:	SINGLE-FAMILY DETACHED RESIDENTIAL MAX. NO. OF LOTS: 230 MIN. LOT WIDTH: 52'
TRACT 4:	SINGLE-FAMILY DETACHED RESIDENTIAL MIN. LOT WIDTH: 52'
TRACT 5:	SINGLE-FAMILY DETACHED RESIDENTIAL MIN. LOT WIDTH: 48'
TRACT 6:	SINGLE-FAMILY ATTACHED RESIDENTIAL MAX. NO. OF UNITS: 334

For Public Hearing: Petition no. 2004-014

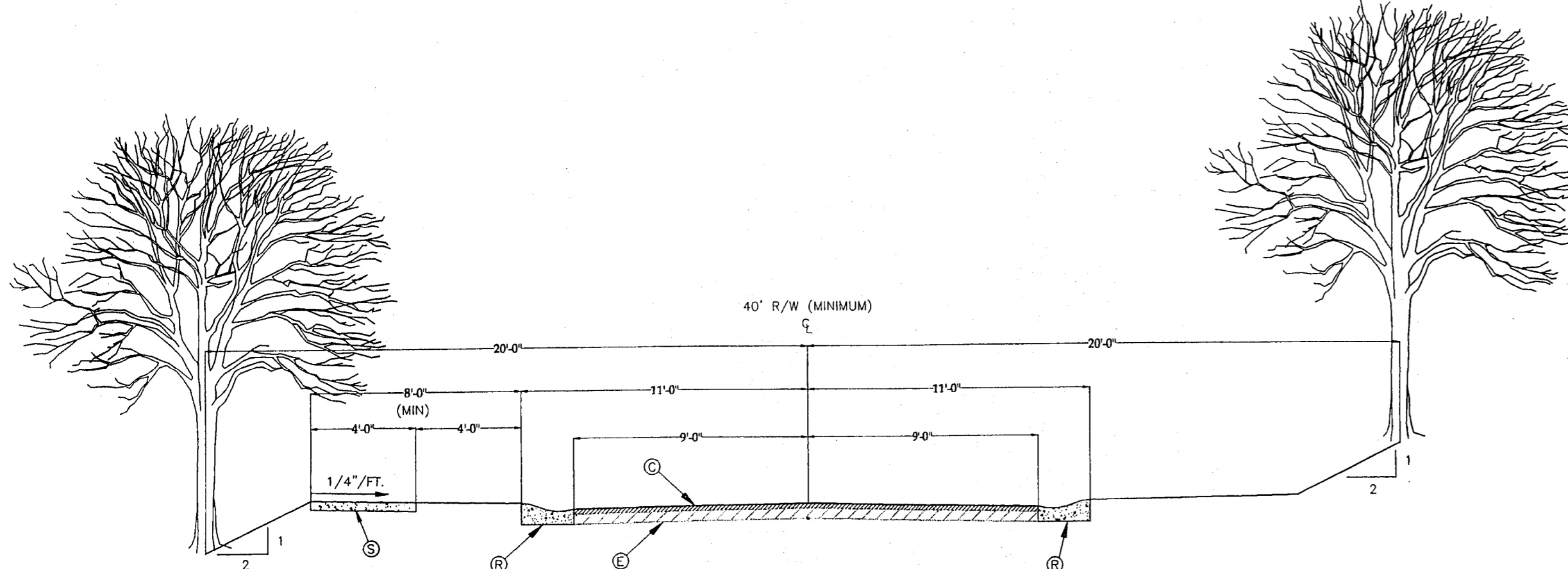
Tom Short Road Property
TYPICAL ROAD CROSS SECTIONS
 Centex Homes
 Mecklenburg County, NC



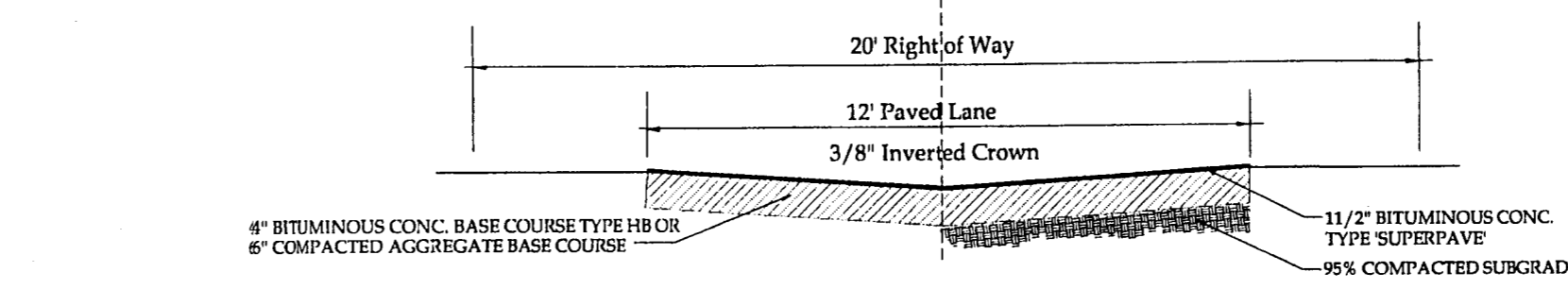
Typical Section of Private Street Roadway #3
 Curb and Gutter



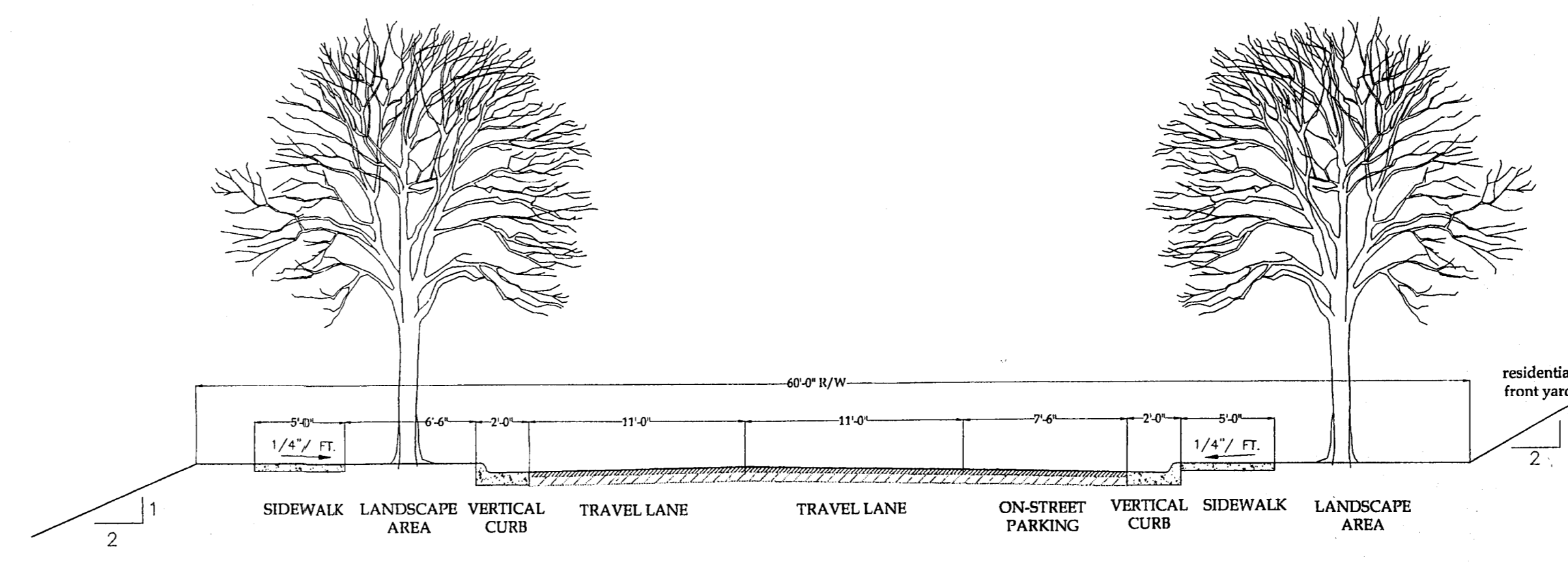
Local Residential Collector Street Section Roadway #1
 60' Public R.O.W. with 2'-0" Valley Curb



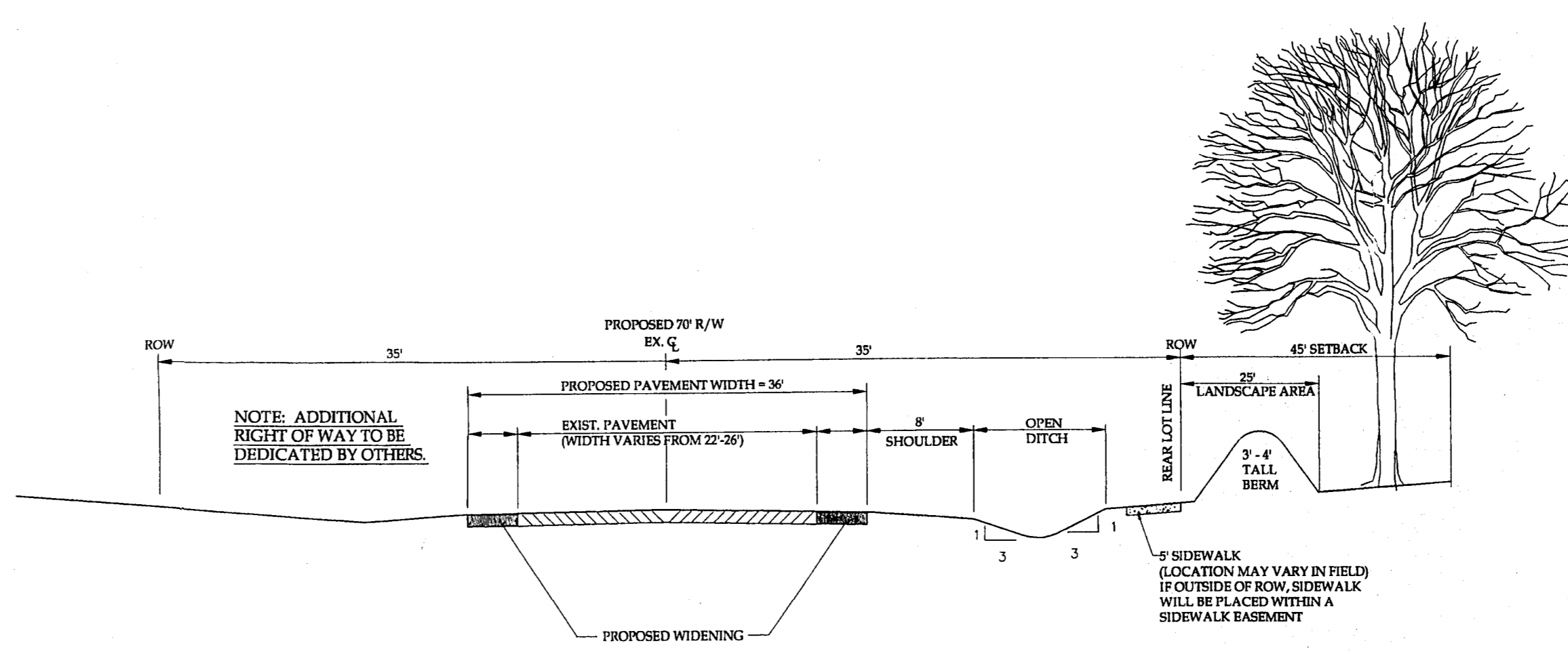
Local Limited Residential Street Section Roadway #4
 40' Public R.O.W.



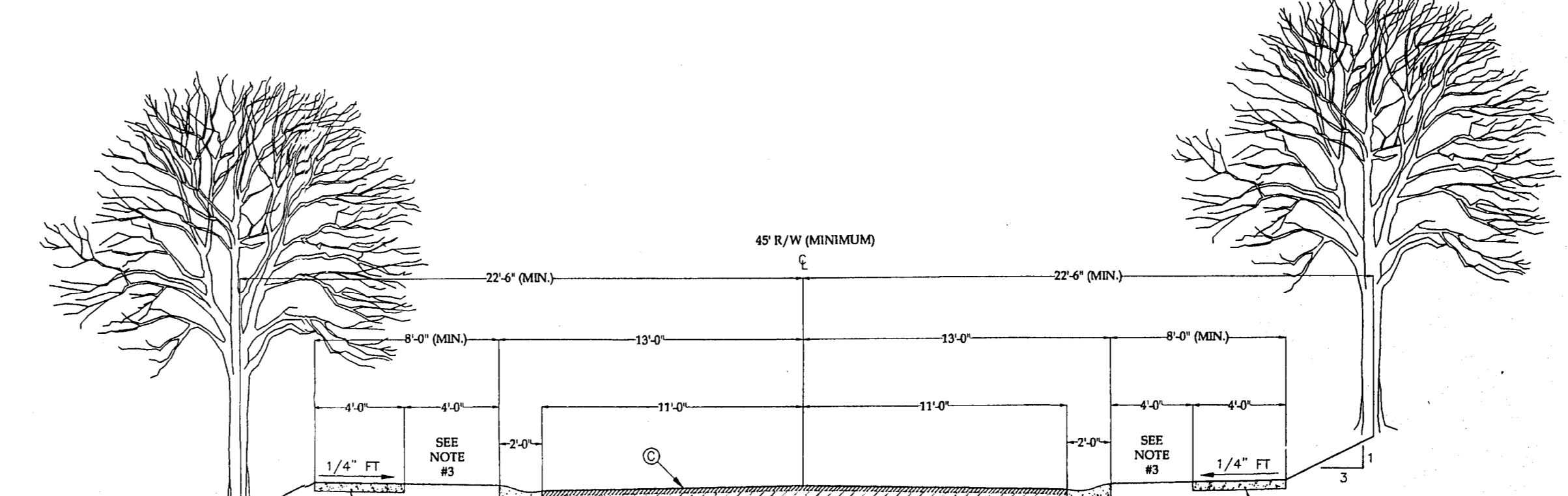
Typical Section of Neighborhood Alley Roadway #6



Residential Collector Street for Homes/Alleys Roadway #1a
 60' Public R.O.W.



Tom Short Road Improvements Section Roadway #5 (South of New 3 Lane Ditch Section)
 Proposed 70' Public R.O.W.

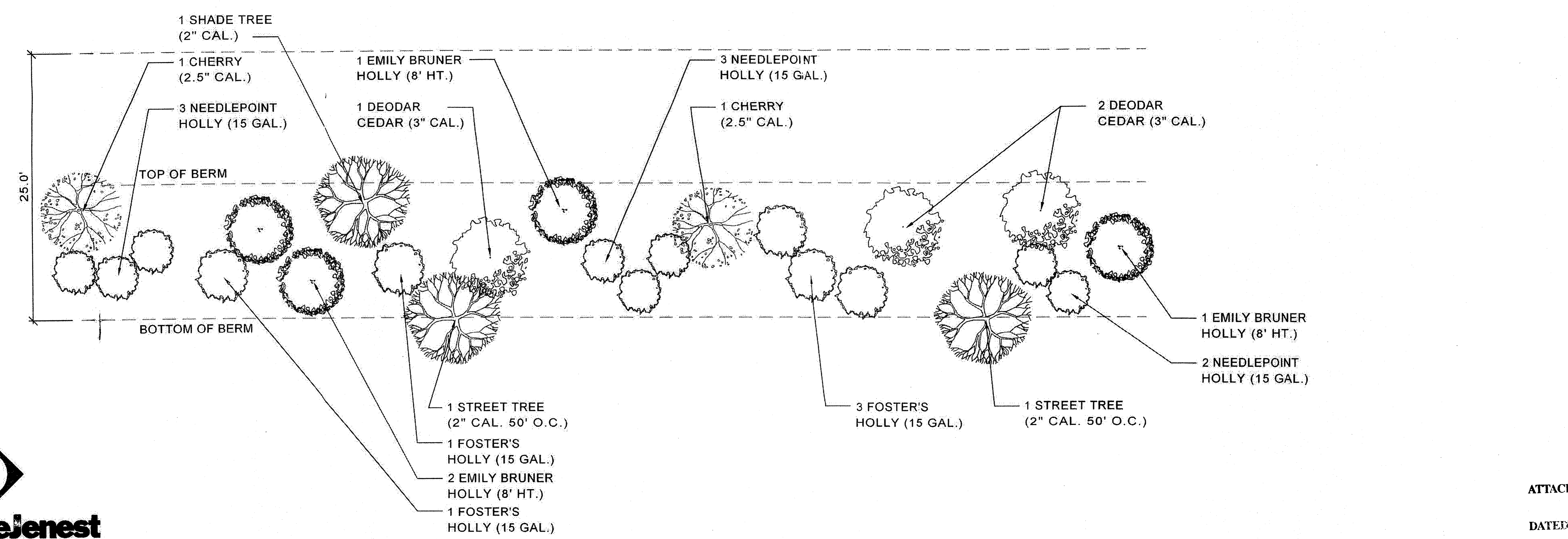
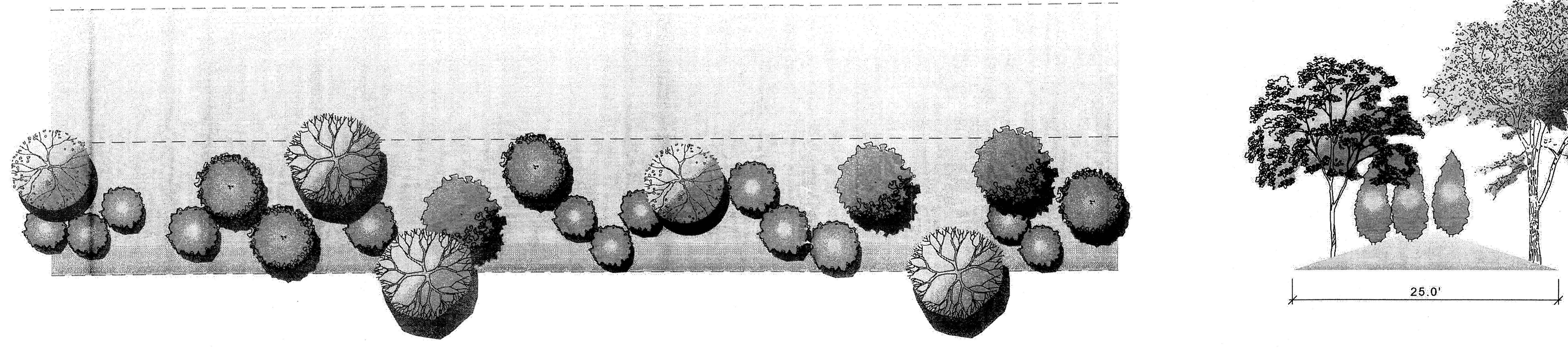


Local Residential Street Section Roadway #2
 45' Public R.O.W.



233 North Graham Street
 Charlotte, NC 28206
 Phone: 704.333.0305
 Fax: 704.333.8235

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: October 6, 2004
 BY: DEBRA D. CAMPBELL
 Date: 10/06/04
 Project Number: 3040
 Revision 1: 10/06/04
 Revision 2: 10/06/04
 Revision 3: 10/06/04
 Revision 4: 10/06/04



Tom Short Road Property - Petition 2004-014
Centex Homes

Proposed 100' Berm Section

Project No. 3040 Issued 04.15.04 SCALE: 1"= 10'
 0 5 10 20

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: October 6, 2004
 FROM: Debra Campbell, Planning Director
 TO: Robert Brandon, Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 2004-14 by Centex Homes.
 Attached are revised plans for the above petition. The plans have been revised to allow a single-family dwelling and accessory structures on tract 3 until this tract is developed. Since this change is minor and does not alter the intent of the approved plan I am administratively approving these revised plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.
 Note all other conditional notes and zoning ordinance requirements still apply.

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: October 6, 2004
 BY: DEBRA D. CAMPBELL