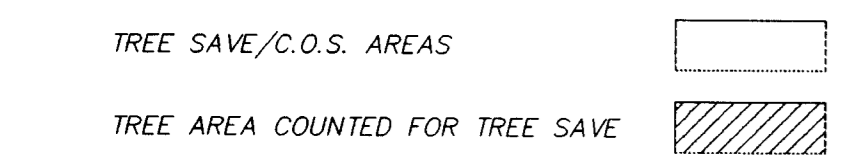


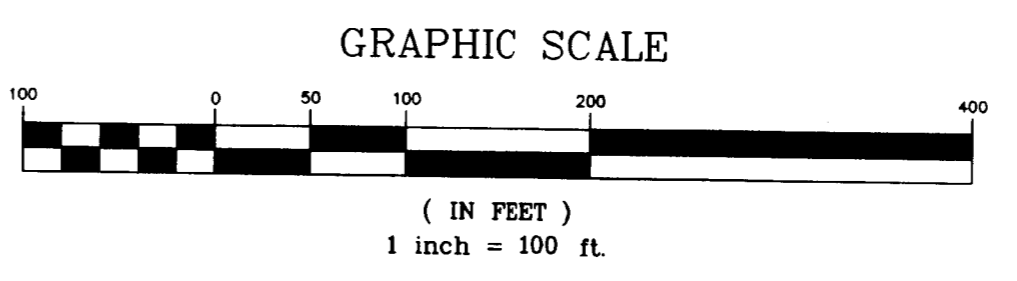
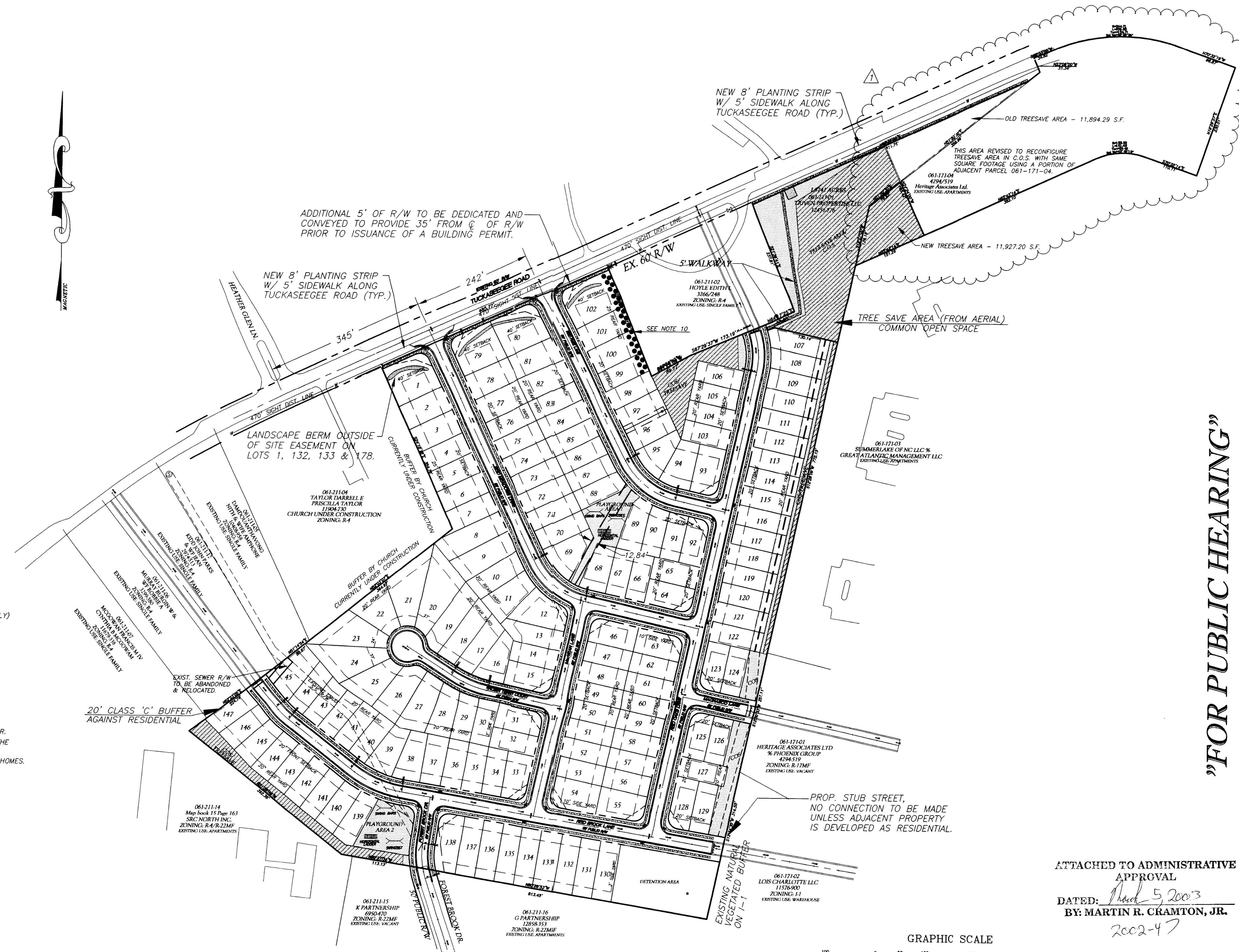
REZONING PETITION # 02-47

NOTES:

- 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
- TAX PARCELS #: 061-211-11, 061-211-03, & 061-211-01
- CURRENT ZONING: R-4
- REZONING REQUESTED: R8-MF (CD)
- TOTAL ACREAGE (INCLUDING EXISTING R/W): 25.61 ac.
TOTAL AREA (EXCLUDING R/W ON TUCKASEEGEE): 24.74 ac.
- TREE SAVE AND C.O.S.
TOTAL AREA OF SINGLE FAMILY LOTS: 13.59 ac (EXCLUDES R/W'S & MULTI-FAMILY)
TREE SAVE AREA REQUIRED: 1.36 ac (10%)
TREE SAVE AREA PROVIDED: 1.40 ac (11.15%)
PLAYGROUND AREA 1: 10,000 SF
PLAYGROUND AREA 2: 13,530 SF
DETENTION AREA: 13,950 SF
TOTAL COMMON OPEN SPACE: 2.75± ACRES
- BUS STOP SHELTER & LOCATION TO BE PROVIDED AND COORDINATED WITH CHARLOTTE AREA TRANSIT SYSTEM (CATS)
- A FIRE HYDRANT SHALL BE PROVIDED WITHIN 750' AS THE FIRE TRUCK TRAVELS FROM MOST REMOTE & ACCESSIBLE POINT ON THE PROPERTY.
- THERE SHALL BE NO DRIVEWAY CONNECTIONS ALLOWED TO TUCKASEEGEE ROAD.
- ALONG THE REAR OF LOTS 1-10, TWO ROWS OF EVERGREEN TREES OR WAX MYRTLES SHALL BE PLANTED ALONG THE REAR PROPERTY LINE AT 15' ON CENTER.
- SITE DETENTION SHALL BE PROVIDED FOR THE DIFFERENCE IN RUNOFF BETWEEN THE PROPOSED CONDITIONS & THE FULLY DEVELOPED R-4 CONDITIONS.
- IF REQUIRED, A DUMPSTER & RECYCLING AREA WILL BE PROVIDED FOR THE TOWNHOMES.
- NUMBER OF LOTS: 178 (105 SINGLE FAMILY & 73 MULTI-FAMILY)
MULTI-FAMILY SHALL BE INDIVIDUALLY SOLD TOWNHOMES WITH LAND.
- FIRST THREE LOTS ON BOTH SIDES OF ENTRY STREETS TO BE DEED RESTRICTED TO 1,400 S.F. MINIMUM LIVING AREA HOMES.
- MINIMUM LOT SIZE: SINGLE FAMILY = 3500 SF
- MINIMUM LOT WIDTH: SINGLE FAMILY = 40'
- SETBACKS:
SINGLE FAMILY: FRONT: 20', SIDE: 3', SIDE/STREET: 10', (40' ALONG TUCKASEEGEE RD.), REAR: 20' & AS SHOWN
MULTI-FAMILY: FRONT: 30', SIDE: 10', (20' ADJACENT TO SINGLE FAMILY), SIDE/STREET: 15', REAR: 40', 16' MIN. BLDG. SEPARATION
- MAXIMUM BLDG. HT.: 40'



NOTE: SHOULD A LARGER STORM WATER DETENTION AREA BE REQUIRED, DEVELOPER MAY SUBSTITUTE TOWNHOMES FOR SINGLE FAMILY RESIDENTIAL IN AREA OF LOTS 151-168 PROVIDED THE NUMBER OF TOWNHOMES DOES NOT EXCEED 73. AREAS INDICATED AS TOWNHOMES MAY BE DEVELOPED AS SINGLE FAMILY RESIDENTIAL.



ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: *March 5, 2003*
BY: MARTIN R. CRAMTON, JR.
2002-47

"FOR PUBLIC HEARING"

<p>OWNER/DEVELOPERS:</p> <p>TRIVEN PROPERTIES, LLC. 801 E. MOREHEAD STREET SUITE 103 CHARLOTTE, NORTH CAROLINA 28202 PHONE: (704) 378-2307</p>	
<p>LWE</p> <p>LATHAM-WALTERS ENGINEERING, INC. 17718-B KINGS POINT DRIVE CORNELIUS, NORTH CAROLINA 28031 (704) 886-8484 FAX (704) 886-8486</p>	
<p>REID MEADOWS SUBDIVISION</p> <p>CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA</p>	<p>SKETCH PLAN</p>
<p>Project</p>	<p>Sheet Title</p>
<p>DATE:</p> <p>MARCH 2001</p>	<p>SCALE:</p> <p>1" = 100'</p>
<p>Project Number</p> <p>2001.13</p>	<p>DRAWN BY:</p> <p>JLM</p>
<p>Sheet</p> <p style="font-size: 2em; font-weight: bold;">1</p>	<p>CHECKED BY:</p> <p>MSL</p>
<p>REV. NO.</p> <p>1</p>	<p>DATE</p> <p>2/25/02</p>