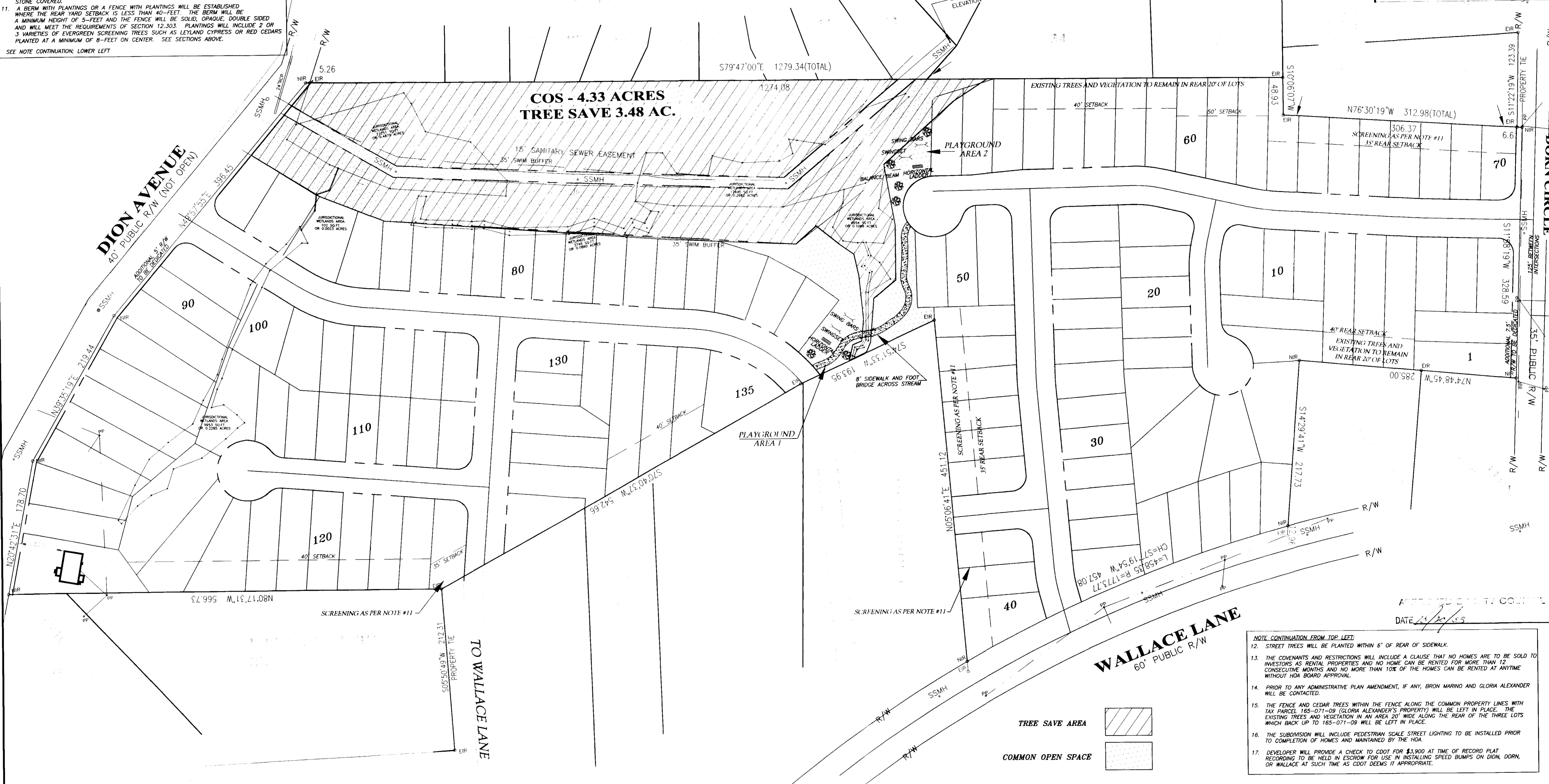
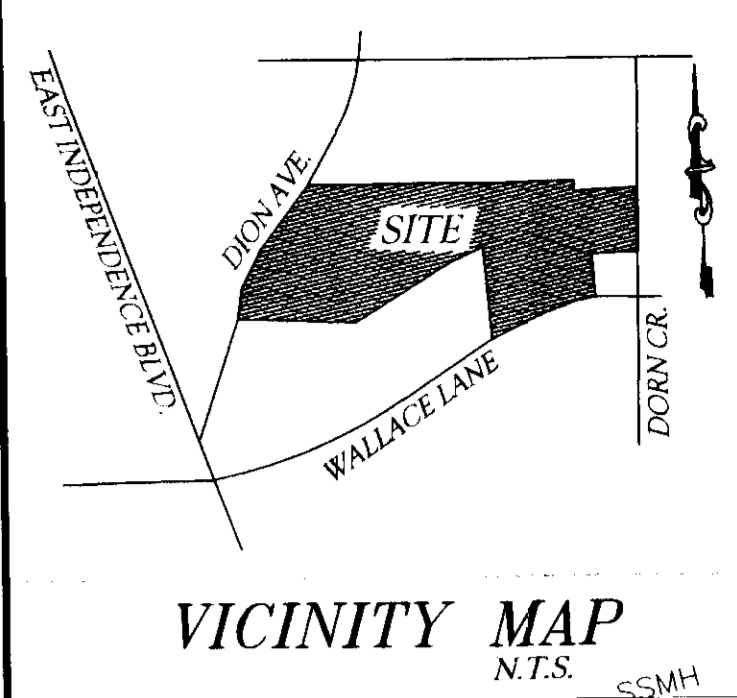
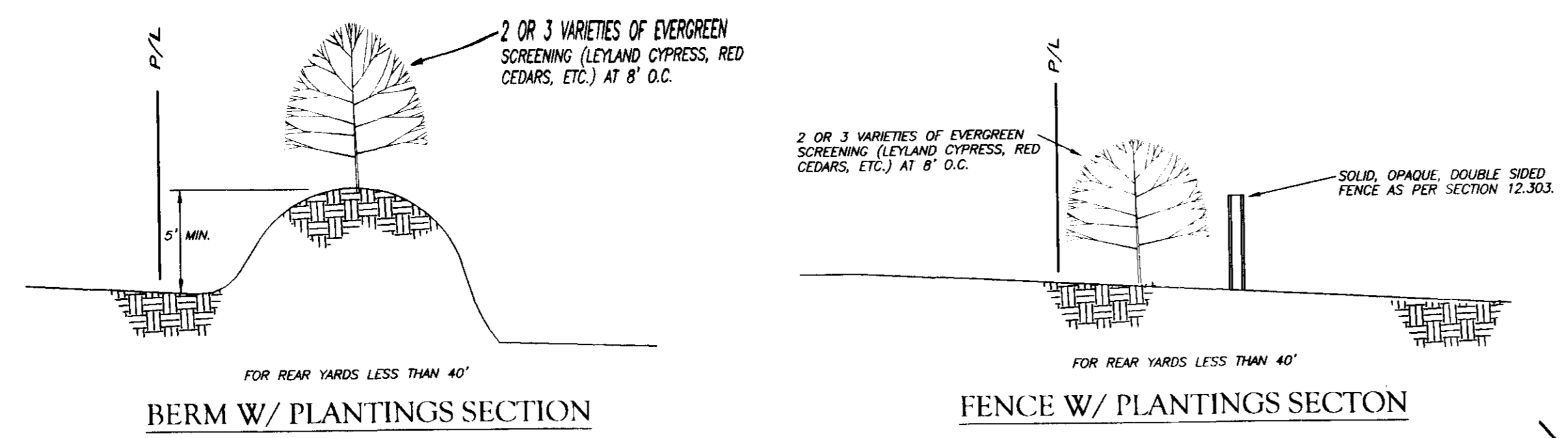
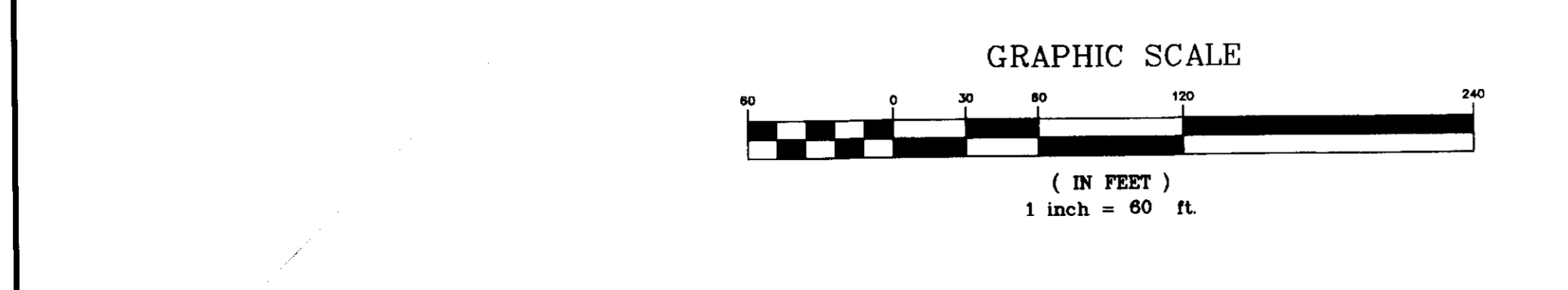


NOTES

- TOTAL ACREAGE: 22.86± ACRES
AREA IN SAN. SWR: R/W: 0.31 AC.
 - ALLOWABLE LOT DENSITY: 6.0 x 22.86 = 137.16 LOTS
TREE SAVE BONUS: 3.48 ACRES x 6 = 20.88 LOTS
 - TOTAL ALLOWABLE LOTS: 158
LOTS PROVIDED: 135
 - COS AREA PROVIDED: 4.30± AC. (4.30/22.86 x 100 = 18.81%)
 - TAX PARCEL ID: 165-071-26, 07, 08, 11, & 12.
 - MINIMUM LOT SIZE: 3,500 S.F.
TYPICAL LOT DIMENSION: 40' x 90'
 - CURRENT ZONING: R-4
PROPOSED ZONING: R-6(CD)
 - SETBACKS: MINIMUM SETBACKS SHALL BE AS PER CHARLOTTE CITY CODE.
FRONT: 20'
SIDE: 5'
SIDE (EXTERNAL): 5'
SIDE STREET: 10'
REAR: 20'
 - THE EXISTING TREES AND VEGETATION WILL BE LEFT IN PLACE ALONG THE REAR 20' OF THE LOTS ADJACENT TO TAX PARCELS 16507144 & 16507145 (MARINO & RANDALL PROPERTIES).
 - ALL HOMES TO HAVE A MINIMUM OF 25% BRICK OR STONE ON FRONT OF HOME. ADDITIONALLY, THE FRONT OF SLAB/FOUNDATION ON FRONT OF HOME SHALL BE BRICK OR STONE COVERED.
 - A BERM WITH PLANTINGS OR A FENCE WITH PLANTINGS WILL BE ESTABLISHED WHERE THE REAR YARD SETBACK IS LESS THAN 40 FEET. THE BERM WILL BE A MINIMUM HEIGHT OF 5 FEET AND THE FENCE WILL BE SOLID, OPAQUE, DOUBLE SIDED AND WILL MEET THE REQUIREMENTS OF SECTION 12.303. PLANTINGS WILL INCLUDE 2 OR 3 VARIETIES OF EVERGREEN SCREENING TREES SUCH AS LEYLAND CYPRESS OR RED CEDARS PLANTED AT A MINIMUM OF 8 FEET ON CENTER. SEE SECTIONS ABOVE.
- SEE NOTE CONTINUATION, LOWER LEFT

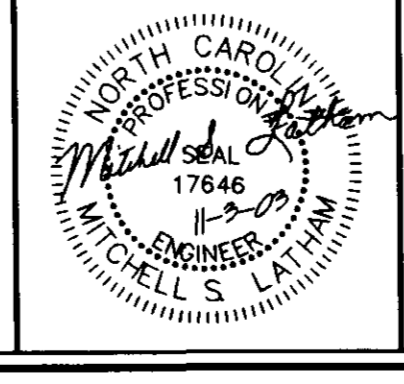


- NOTE CONTINUATION FROM TOP LEFT:
- STREET TREES WILL BE PLANTED WITHIN 6' OF REAR OF SIDEWALK.
 - THE COVENANTS AND RESTRICTIONS WILL INCLUDE A CLAUSE THAT NO HOMES ARE TO BE SOLD TO INVESTORS AS RENTAL PROPERTIES AND NO HOME CAN BE RENTED FOR MORE THAN 12 CONSECUTIVE MONTHS AND NO MORE THAN 10% OF THE HOMES CAN BE RENTED AT ANYTIME WITHOUT HOA BOARD APPROVAL.
 - PRIOR TO ANY ADMINISTRATIVE PLAN AMENDMENT, IF ANY, BRON MARINO AND GLORIA ALEXANDER WILL BE CONTACTED.
 - THE FENCE AND CEDAR TREES WITHIN THE FENCE ALONG THE COMMON PROPERTY LINES WITH TAX PARCEL 165-071-09 (GLORIA ALEXANDER'S PROPERTY) WILL BE LEFT IN PLACE. THE EXISTING TREES AND VEGETATION IN AN AREA 20' WIDE ALONG THE REAR OF THE THREE LOTS WHICH BACK UP TO 165-071-09 WILL BE LEFT IN PLACE.
 - THE SUBDIVISION WILL INCLUDE PEDESTRIAN SCALE STREET LIGHTING TO BE INSTALLED PRIOR TO COMPLETION OF HOMES AND MAINTAINED BY THE HOA.
 - DEVELOPER WILL PROVIDE A CHECK TO CDOT FOR \$3,900 AT TIME OF RECORD PLAT RECORDING TO BE HELD IN ESCROW FOR USE IN INSTALLING SPEED BUMPS ON DION, DORN, OR WALLACE AT SUCH TIME AS CDOT DEEMS IT APPROPRIATE.



REV. NO.	REVISIONS	DATE
6	SETBACKS FOR LOTS 60-62 CHANGED TO 50'	11-3-03
5	ADDITIONAL NOTES ADDED, LOTS REVISED	10-7-03
4	SCREENING NOTES ADDED TO PLAN	9-19-03
3	REVISED AS PER PLANNING COMMENTS	9-11-03
2	REVISED AS PER CDOT COMMENTS	9-2-03
1	NOTES 9 & 10 ADDED	8-19-03

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



OWNER:
TRIVEN PROPERTIES, L.L.C.
2630-F SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28203
(704)376-6242

THOMPSON BROOK SUBDIVISION
CHARLOTTE NORTH CAROLINA
REZONING PLAN
2003-78

DATE: OCT. 7, 2003
SCALE: 1" = 60'
DRAWN BY: MSL
CHECKED BY: MSL
PROJECT NO: 2003.31