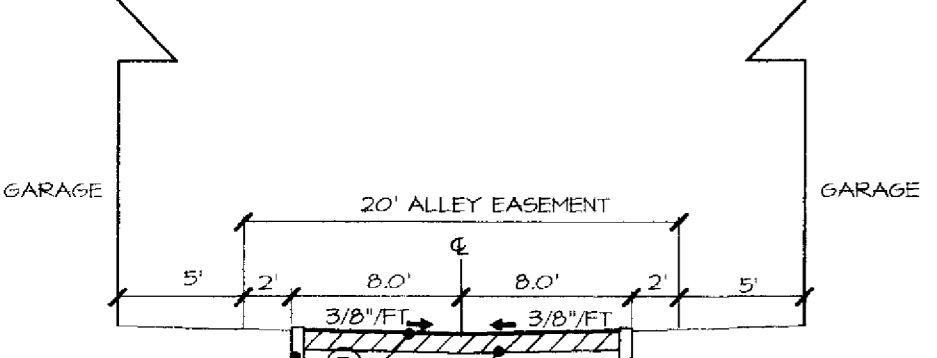
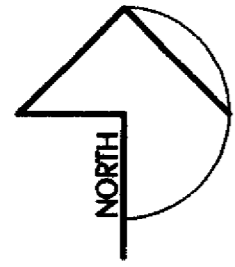
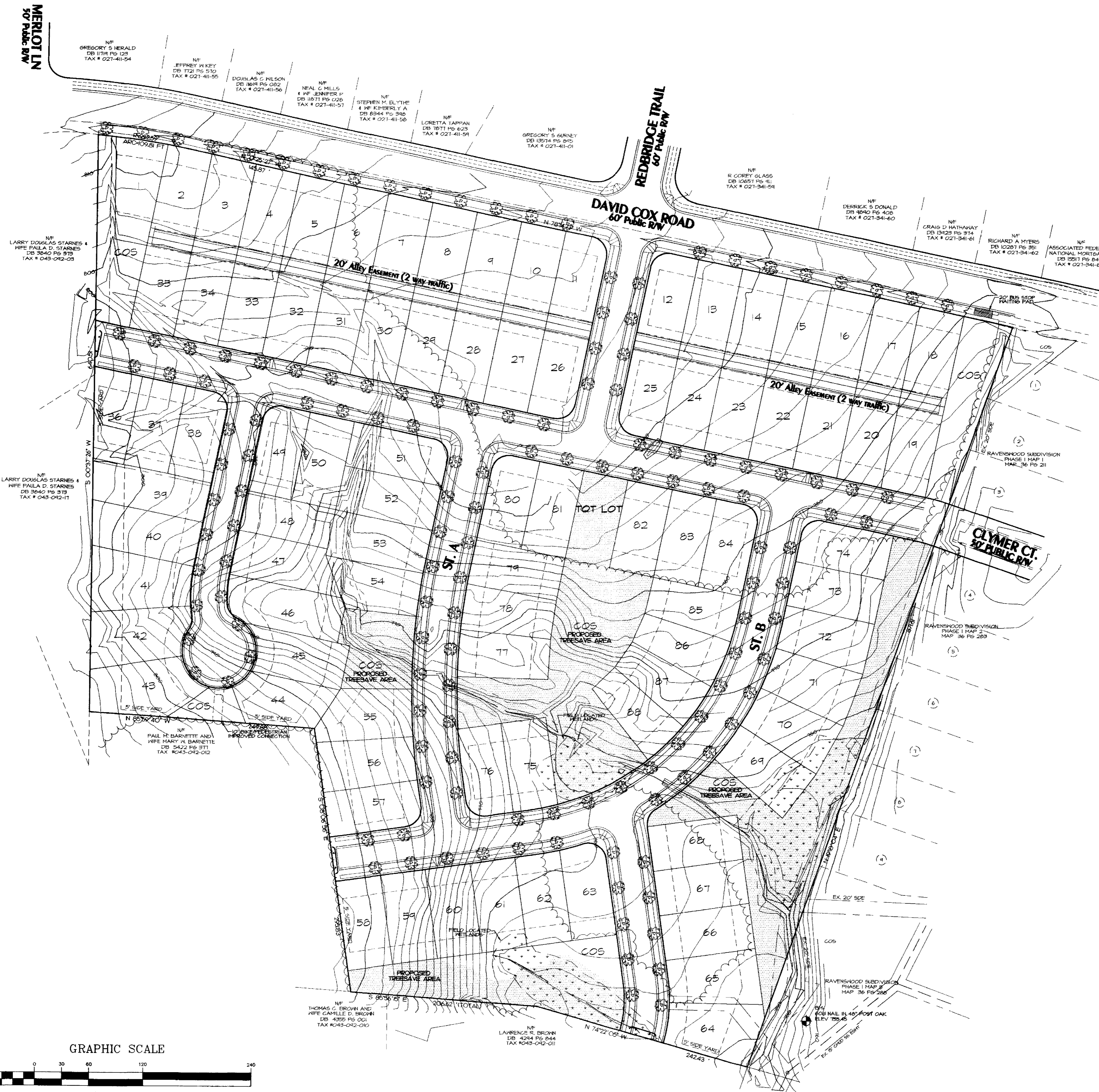


**TREE LEGEND**

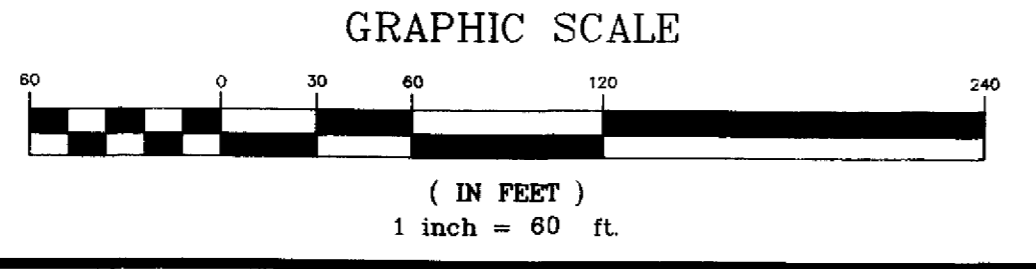
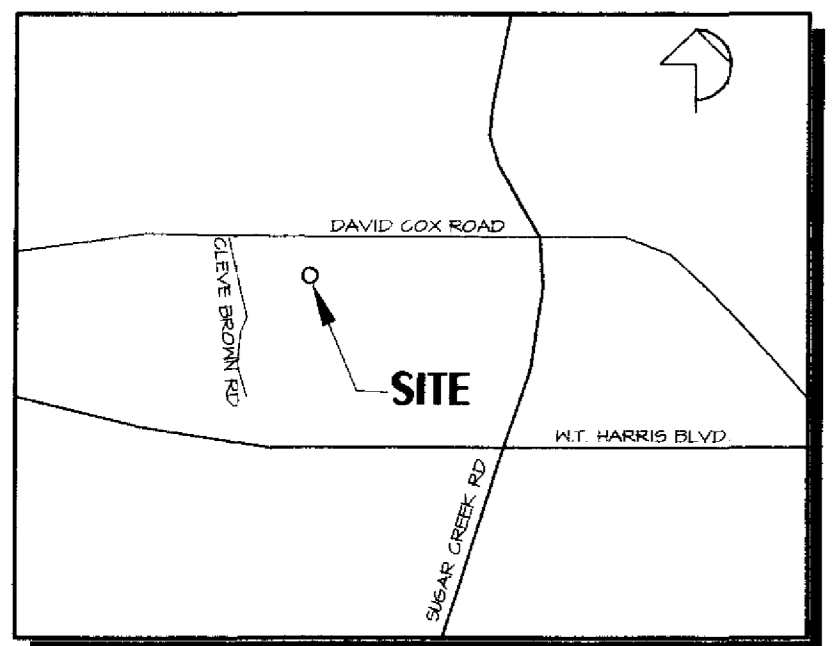
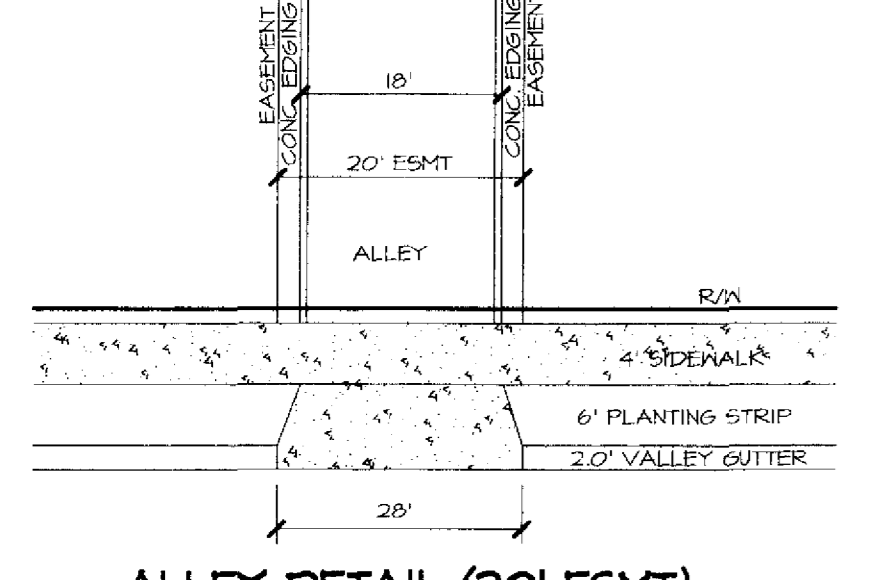
TREESAVE AREAS

**GENERAL NOTES**

1. THE CONSTRUCTION OF THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CHARLOTTE ZONING, SUBDIVISION & TREE ORDINANCES AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS, MANUAL.
2. BOUNDARY SURVEY PER SURVEY PREPARED BY SINCLAIR & ASSOCIATES, PLLC.
3. TOPOGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY BY SINCLAIR & ASSOCIATES, PLLC.
4. THE WETLANDS AS SHOWN HAVE BEEN FIELD LOCATED BY ENVIRONMENTAL CONSULTING SERVICE.
5. THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS. SECTION 404 PERMIT US ARMY CORPS OF ENGINEERS. SECTION 404 PERMIT US ARMY CORPS OF ENGINEERS.
6. LOTS SHOWN ARE APPROXIMATE AND MAY CHANGE SLIGHTLY AT TIME OF SUBMITTAL FOR SUBDIVISION APPROVAL.
7. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
8. A 4-FOOT SIDEWALK AND 6-FOOT PLANTING STRIP WILL BE PROVIDED ON BOTH SIDES OF ALL INTERNAL PUBLIC STREETS. SIDEWALKS OUTSIDE OF THE PUBLIC ROW WILL BE PLACED IN A SIDEWALK EASEMENT. A 5-FOOT SIDEWALK WITH AN 8-FOOT PLANTING STRIP PLACED ON DAVID COX RD.
9. STREET TREES WILL BE PROVIDED ALONG BOTH SIDES OF INTERNAL PUBLIC STREETS & ON DAVID COX FRONTAGE WITH 40' O.C. SPACING.
10. THE PETITIONER AGREES TO DEDICATE 50' OF ROW FROM THE CENTERLINE OF DAVID COX ROAD THROUGHOUT HIS FRONTAGE AND IMPROVE HIS SIDE TO COLLECTOR ROAD STANDARDS.
11. THE PETITIONER AGREES TO INSTALL PEDESTRIAN SCALE LIGHTING WITH THIS SUBDIVISION.
12. LOTS 1-15 WILL FRONT ON DAVID COX ROAD AND PROVIDE A WALKWAY FROM THE FRONT DOOR CONNECTING TO THE SIDEWALK ON DAVID COX ROAD.
13. THE PETITIONER AGREES TO INSTALL A TOT LOT IN THE COMMON OPEN SPACE.
14. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEMS. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT THE DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
15. EXTERIOR LOT SIDEYARDS SHALL BE 5' PER CHARLOTTE ZONING ORDINANCE.
16. THE DEVELOPMENT WILL BE PHASED SO THAT NO MORE THAN THE NUMBER OF UNITS THAT COULD BE SHOWN UNDER THE CURRENT R-4 ZONING WOULD BE DEVELOPED UNTIL THE COMPLETION OF THE FOLLOWING PROJECTS: W T HARRIS BLVD/SUGAR CREEK RD (SOUTHBOUND DUAL LEFT-TURN LANE) W T HARRIS BLVD/DAVID COX RD (LEFTOVER), W T SUGAR CREEK RD/DAVID COX RD (TRAFFIC SIGNAL).
17. AS A PART OF THIS SUBDIVISION APPROVAL PROCESS THIS PLAN MAY BE MODIFIED TO ALLOW A CUL-DE-SAC ON EITHER STREET A OR STREET B.



**PAVEMENT SCHEDULE**  
 (B) 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE  
 (E) 6" COMPACTED AGGREGATE BASE COURSE  
 (H) CONCRETE EDGE STRIP



**KENNEY DESIGN GROUP, PA**  
 1316 GREENWOOD CUFF  
 CHARLOTTE, NORTH CAROLINA 28204  
 PH: 704/377-6099 FAX: 704/377-6097  
 EMAIL: KENNEY@VNET.NET

- REVISIONS:  
 1. 04/05 REVISED PER NEIGHBORHOOD MEETING  
 2. 07/05 REVISED PER STAFF COMMENTS  
 3. 07/05 REVISED PER STAFF COMMENTS  
 4. 07/05 REVISED TO PER 5' SIDE YARD COMMENTS  
 5. 07/05 ADDED NOTES 16 AND 17

Scale:	1"=60'
Date:	6/16/03
Drawn By:	MIK
Designed By:	MIK
Job No.:	1303

**Public Hearing Map for Rezoning Petition #2003-92**  
**David Cox Road Property**  
 City of Charlotte, Mecklenburg County, North Carolina  
 Landcraft Properties, Inc., 201 N Tryon St., Ste 2650, Charlotte, NC 28202

APPROVED BY CITY COUNCIL  
 DATE 2/16/04  
**'FOR PUBLIC HEARING'**  
 FEB 02 2004

**DEVELOPMENT DATA**  
 TAX PARCEL NO.: 048-092-02  
 EXISTING ZONING CLASSIFICATION: R-4  
 PROPOSED ZONING CLASSIFICATION: R-5 (CD)  
 ZONING JURISDICTION: CITY OF CHARLOTTE  
 PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL (ONLY)  
 TOTAL LOTS ALLOWED BY ZONING: 16,035±80  
 TOTAL LOTS PROVIDED: 84  
 TOTAL LOTS ALLOWED BY 10,000 TREESAVE: 16±5±8  
 TOTAL LOTS PROVIDED: 84  
 SITE DENSITY: 5.5 UNITS/AC.  
 COMMON OPEN SPACE PROVIDED: 218 ACRES (13.60%)  
 TREESAVE AREA PROVIDED: 1.6 ACRES (10.0%)

R-5 LOT DATA (1/4" TREE INCENTIVE)  
 MIN. LOT WIDTH = 40' (50' PER REZONING)  
 MIN. SETBACK = 20'  
 MIN. SIDE YARD = 5' (TREE INCENTIVE) 5' (PERIMETER)  
 MIN. REAR YARD = (20' INTERIOR, 35' PERIMETER)