

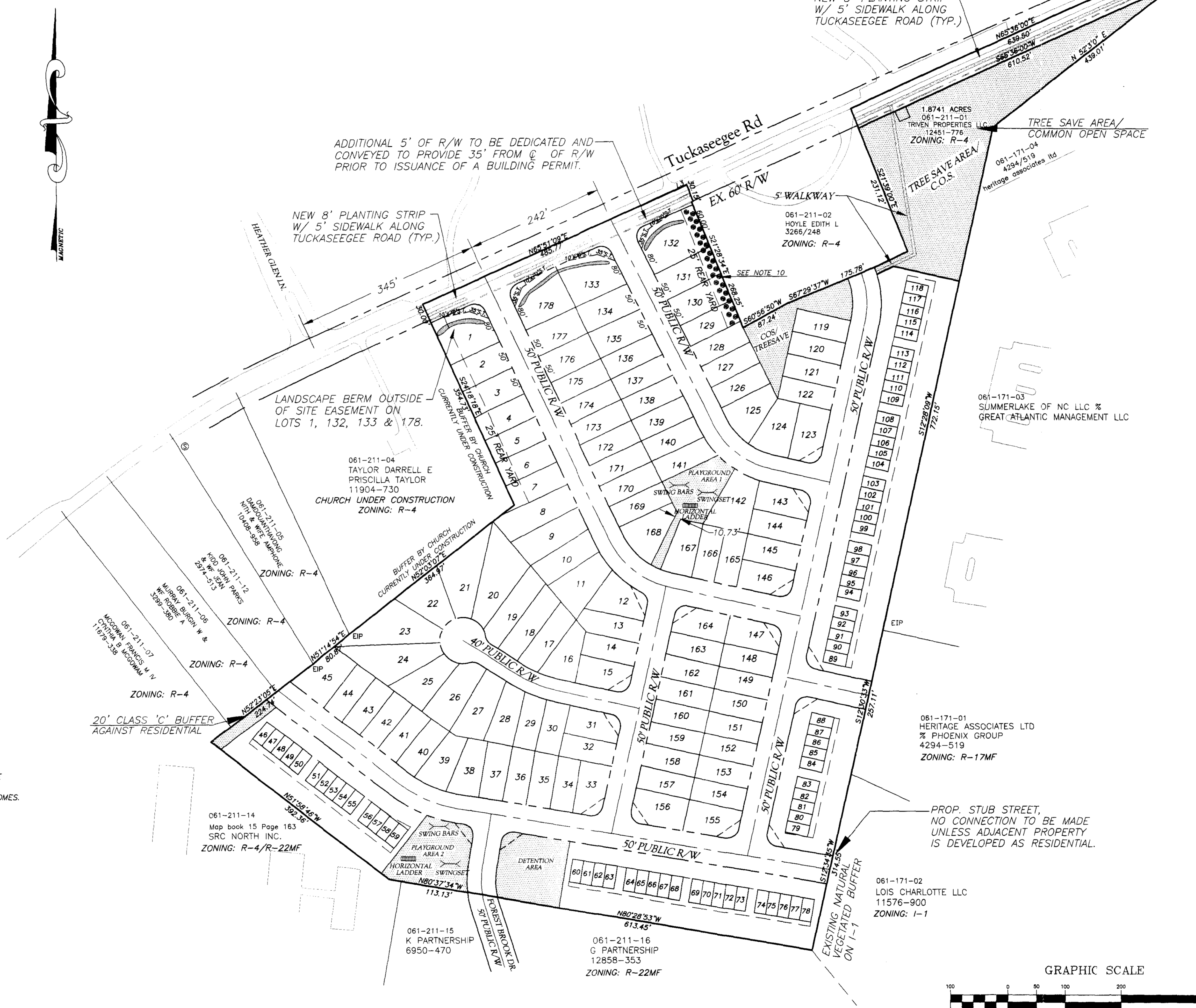
APPROVED BY CITY COUNCIL

DATE 6/17/02

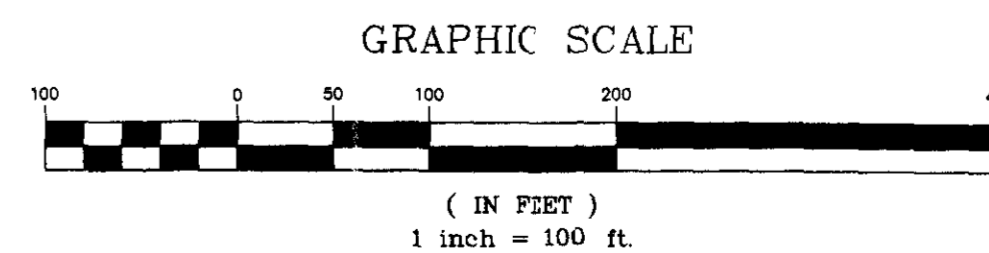
REZONING PETITION # 02-47

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: R-4
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
MINIMUM LOT WIDTH: SINGLE FAMILY = 40'
16. 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
17. MAXIMUM BLDG. HT.: 40'
18. TREE SAVE/C.O.S. AREAS



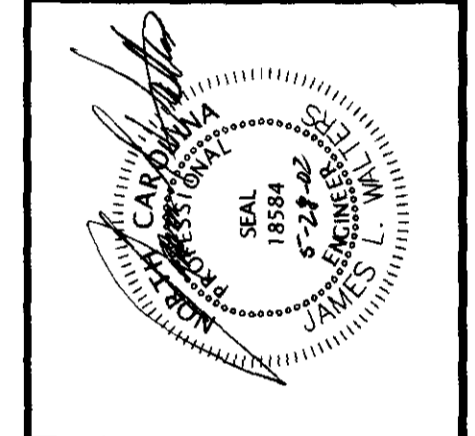
NOTE: SHOULD A LARGER STORM WATER DETENTION AREA BE REQUIRED, DEVELOPER MAY SUBSTITUTE TOWNHOMES FOR SINGLE FAMILY RESIDENTIAL IN AREA OF LOTS 147-164 PROVIDED THE NUMBER OF TOWNHOMES DOES NOT EXCEED 73. AREAS INDICATED AS TOWNHOMES MAY BE DEVELOPED AS SINGLE FAMILY RESIDENTIAL.



"FOR PUBLIC HEARING"

OWNER/DEVELOPERS:
TRIVEN PROPERTIES, LLC.
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SUITE 103
CHARLOTTE, NORTH CAROLINA 28202
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LWE
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(704) 895-8484 FAX (704) 895-8485



Project
REID MEADOWS SUBDIVISION
CHARLOTTE, MCKENLEBURG COUNTY, NORTH CAROLINA
Sheet No.
Sketch Plan for Rezoning

DATE:	MARCH 2001	SCALE:	1" = 100'
Project Number	2001.13	DRAWN BY:	JLM
Sheet	1	CHECKED BY:	MSL
REV. NO.		REVISIONS	