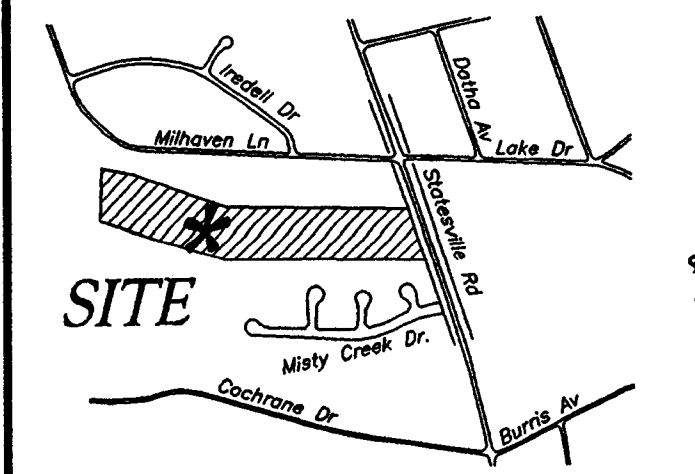
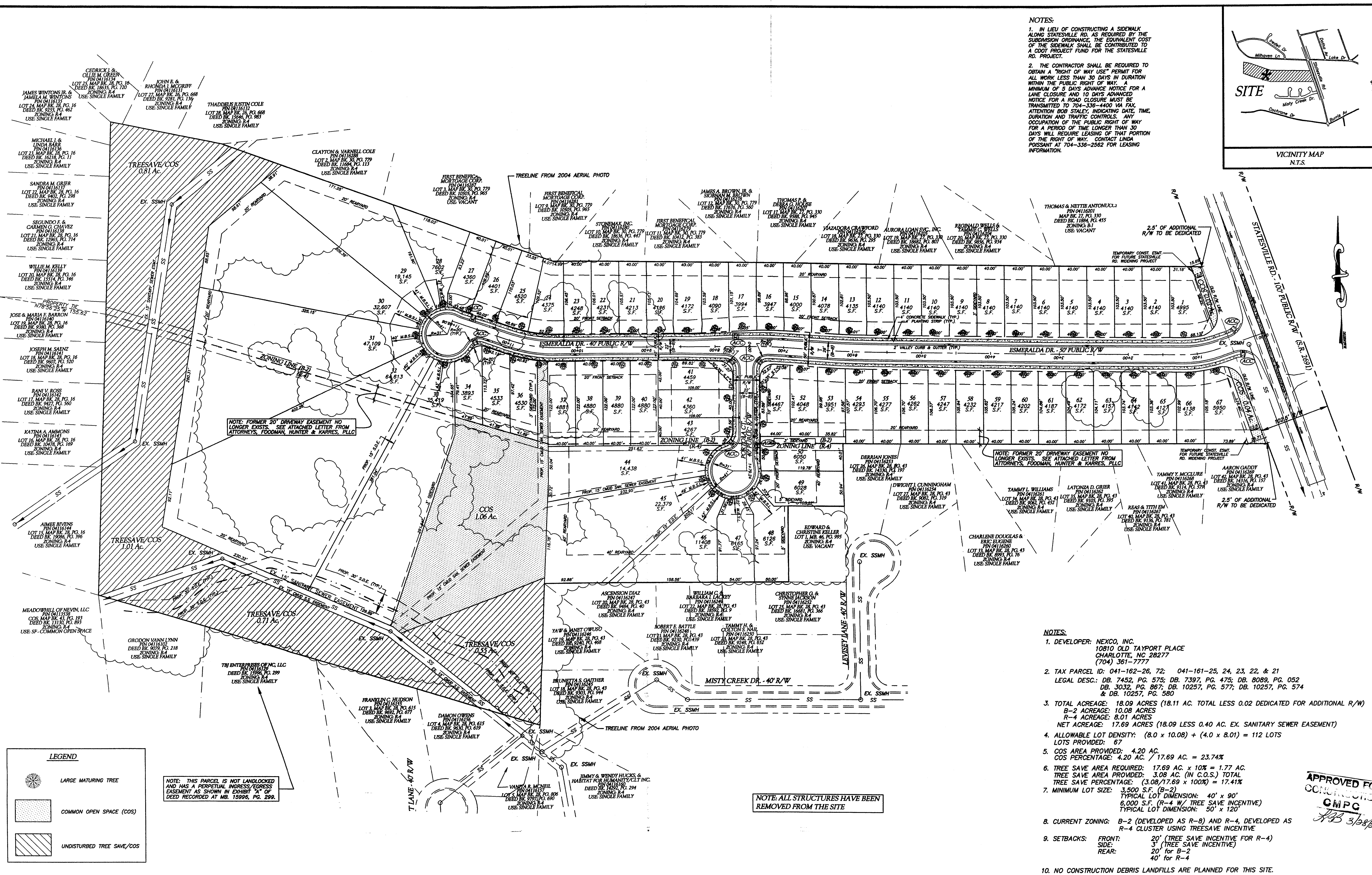


NOTES:

1. IN LIEU OF CONSTRUCTING A SIDEWALK ALONG STATESVILLE RD. AS REQUIRED BY THE SUBDIVISION ORDINANCE, THE EQUIVALENT COST OF THE SIDEWALK SHALL BE CONTRIBUTED TO A CDDT PROJECT FUND FOR THE STATESVILLE RD. PROJECT.
2. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN A "RIGHT OF WAY" PERMIT FOR ALL WORK LESS THAN 30 DAYS IN DURATION WITHIN THE PUBLIC RIGHT OF WAY. A MINIMUM OF 5 DAYS ADVANCE NOTICE FOR A LANE CLOSURE AND 10 DAYS ADVANCED NOTICE FOR A ROAD CLOSURE MUST BE TRANSMITTED TO 704-336-4400 VIA FAX, ATTENTION: BOB STALEY, INDICATING DATE, TIME, DURATION AND TRAFFIC CONTROLS. ANY OCCUPATION OF THE PUBLIC RIGHT OF WAY FOR A PERIOD OF TIME LONGER THAN 30 DAYS WILL REQUIRE LEASING OF THAT PORTION OF THE RIGHT OF WAY. CONTACT LINDA POSSANT AT 704-336-2562 FOR LEASING INFORMATION.



VICINITY MAP
N.T.S.



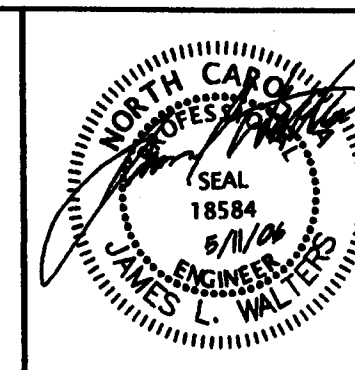
NOTES:

1. DEVELOPER: NEXCO, INC.
10810 OLD TAYPORT PLACE
CHARLOTTE, NC 28277
(704) 361-7777
2. TAX PARCEL ID: 041-162-26, 72; 041-161-25, 24, 23, 22, & 21
LEGAL DESC.: DB. 7452, PG. 575; DB. 7397, PG. 475; DB. 8089, PG. 052
DB. 3032, PG. 867; DB. 10257, PG. 577; DB. 10257, PG. 574
& DB. 10257, PG. 580
3. TOTAL ACREAGE: 18.09 ACRES (18.11 AC. TOTAL LESS 0.02 DEDICATED FOR ADDITIONAL R/W)
B-2 ACREAGE: 10.08 ACRES
R-4 ACREAGE: 8.01 ACRES
NET ACREAGE: 17.69 ACRES (18.09 LESS 0.40 AC. EX. SANITARY SEWER EASEMENT)
4. ALLOWABLE LOT DENSITY: (8.0 x 10.08) + (4.0 x 8.01) = 112 LOTS
LOTS PROVIDED: 67
5. COS AREA PROVIDED: 4.20 AC.
COS PERCENTAGE: 4.20 AC. / 17.69 AC. = 23.74%
6. TREE SAVE AREA REQUIRED: 17.69 AC. x 10% = 1.77 AC.
TREE SAVE AREA PROVIDED: 3.08 AC. (IN C.O.S.) TOTAL
TREE SAVE PERCENTAGE: (3.08/17.69 x 100%) = 17.41%
7. MINIMUM LOT SIZE: 3,500 S.F. (B-2)
TYPICAL LOT DIMENSION: 40' x 90'
6,000 S.F. (R-4 W/ TREE SAVE INCENTIVE)
TYPICAL LOT DIMENSION: 50' x 120'
8. CURRENT ZONING: B-2 (DEVELOPED AS R-8) AND R-4, DEVELOPED AS R-4 CLUSTER USING TREESAVE INCENTIVE
9. SETBACKS: FRONT: 20' (TREE SAVE INCENTIVE FOR R-4)
SIDE: 3' (TREE SAVE INCENTIVE)
REAR: 20' for B-2
40' for R-4
10. NO CONSTRUCTION DEBRIS LANDFILLS ARE PLANNED FOR THIS SITE.

APPROVED FOR
CONSTRUCTION
CMPC
JLB 3/28/07

REV. NO.	REVISIONS	DATE
5	REVISIONS PER CITY COMMENTS	1/31/07
4	REMOVED ABANDONED EASEMENT	11/20/06
3	REVISION TO LOTLINE 45/46 PER OWNER	11/9/06
2	REVISIONS PER CITY COMMENTS	11/2/06
1	REVISIONS PER CITY COMMENTS	8/23/06

LWE
LATHAM-WALTERS ENGINEERING, INC.
16507-A NORTHCROSS DRIVE
HUNTERVILLE, NORTH CAROLINA 28078
(704) 895-8484 FAX (704) 895-8485



OWNER:
NEXCO, INC.
10810 OLD TAYPORT PLACE
CHARLOTTE, NORTH CAROLINA 28277
704-361-7777

KELLER WOODS SUBDIVISION
5331 STATESVILLE RD., CHARLOTTE, NC 28269
PRELIMINARY SITE PLAN

DATE: MAY 2006
SCALE: 1" = 60'
DRAWN BY: MRH
CHECKED BY: JLB
PROJECT NO: 2005.12
2