

**Conditional Plan Notes:**

1. Rezoning is requested from RR to R-PUD based on this conditional plan. The development data summary is as follows:

**DEVELOPMENT DATA SUMMARY**

RESIDENTIAL	QUANTITY	ACRES	DENSITY
Single Family	110	40.00	2.75
Cluster Homes	185	44.70	4.14
Multi-Family	300	17.75	16.90
<b>TOTAL RESIDENTIAL</b>	<b>595</b>	<b>102.45</b>	
<b>COMMERCIAL</b>	<b>30,000</b>	<b>4.20</b>	<b>16.40</b>
<b>COMMON DEDICATED OPEN SPACE</b>			
GREENBELT/RECREATION		17.15 ACRES	
PRIVATE WATER TREATMENT PLANTS		5.80 ACRES	
MOUNTAIN ISLAND LAKE		11.30 ACRES	
<b>TOTAL SITE AREA</b>		<b>140.90</b>	

**DEVELOPMENT DENSITY COMPUTATIONS**

TOTAL SITE AREA	140.90 ACRES	= 6,137,604 SF
STREET ALLOWANCE (16%)		- 982,016 SF
NET SITE AREA		5,155,588 SF
NON-RESIDENTIAL USE		- 182,952 SF
NET RESIDENTIAL		4,972,636 SF
CONVENTIONAL LOT AREA REQUIREMENT		9,000 SF
		552.51 - 553 D.U.

**DENSITY BONUS**

COMMON OPEN SPACE	34.25 ACRES
NET RESIDENTIAL AREA (140.9A - 4.2A)	136.70 ACRES
DENSITY BONUS	25% = 8%
BONUS UNITS	553 D.U. x 8% = 44.24

MAXIMUM D.U. PERMITTED	597
TOTAL D.U. REQUESTED	595

2. The development will have covenants and restrictions governed by a Homeowners Association. These documents will be prepared to incorporate the conditional site plan in its entirety as approved by the Mecklenburg County Commission and will have other bylaws as required for the effective administration of the Homeowners Association as needed and as required by local and state law.

3. One or more identification signs shall be allowed. Signage shall be allowed for the development in accordance with the Mecklenburg County Zoning Ordinance, except in commercial area designated (B-1) shall have signs as governed by the Mecklenburg Zoning Ordinance for Neighborhood Business District.

4. The development shall include one or more recreational amenities located within a common dedicated open space (see conditional site plan). These amenities may include the following:

- Community club house
- Tennis Courts
- Jogging/exercise trail
- Bike trail
- Swimming pool
- Lighthouse (may exceed 40' height limit)
- One or more picnic gazebos
- Lake (interior to site)

5. A wharf only (no dock slips) shall be constructed in one area for a maximum length of 600 linear feet.

The following wharf limitations shall be included in the Homeowners Agreement:

- No in-water refueling.
- No boat to be left unattended at dock longer than 48 hours.
- Boats leaking fuel or oil shall be removed from water immediately.
- Maintenance of hull or underwater parts may not be performed at the wharf.
- A sign shall be placed on the wharf to state rules (a) through (d) above, and will read "Mountain Island Lake is the drinking water supply for Charlotte, Gastonia, and Mount Holly."

6. A Recreational Vehicle (RV) parking area(s) will be provided within the development to store not less than eighty-five (85) recreational vehicles to include motor homes, campers, camper trailers, boats on trailers, boat trailers, school buses (if any) and all vehicles other than private cars and small private vans. The RV storage areas will be effectively screened from adjoining properties with earthen berms or landscaping to visually screen the entire area(s).

7. The development will be served by private water treatment plants (designated as community water supply on the plan) connected to wells providing water of the quantity and quality as allowed and permitted by the North Carolina State Health Department and by the Mecklenburg County Department of Environmental Health.

8. Fire protection will be provided by a hydrant distribution system connected to the private water supply or by connection to a lake supply.

9. The development will be served by a private wastewater treatment plant with permitting by the North Carolina State Health Department, and with the approval of the Mecklenburg County Department of Environmental Health. This wastewater treatment plant shall be located on adjoining property and shall discharge down stream from Mountain Island Lake Dam.

The sewer collection system (piping) shall be designed and constructed to meet the standards of the Charlotte-Mecklenburg Utility Department. Construction drawings shall be reviewed and approved by Charlotte-Mecklenburg Utility Department prior to construction.

The following conditions shall be met or exceeded. The design of the private wastewater treatment plant will incorporate the following components and flexibility in order to ensure adequate reliability:

- Flow equalization.
- Standby Power sufficient for aeration and pumping requirements with the following safety features which will include: 48 hours of fuel storage capacity, power failure alarm, automatic dislaser and automatic switch gear.
- Provide for "dual path" treatment plant components.
- Provide for operational plant flexibility, e.g. adjustable RAS rate, and flow splitting.
- Provide a positive clarifier scum control.
- Provide a separate sludge digester.
- Construction of a building for lab space that will accommodate a laboratory bench, phone, toilet, desk and file space. This building will be similar in architecture to the dwelling units and will be located outside of the required 50' setback area.
- Provide aeration capacity equal to 125% of the required capacity with one unit out of service. Blowers to have variable speed drives.
- Plant shall have positive means of disinfection by either ozonation, chlorinating or ultra violet, with a back up system provided.

- The wastewater facility will NOT be turned over to the Homeowner's Association, but will be conveyed to a private utility company in order to allow proper regulation of the plant's operation, via the Mecklenburg County Environmental Health Department, the Division of Environmental Management, the Division of Health Services, and the North Carolina Utilities Commission. This plant will be inspected 5 days a week with one of the days being Saturday.
- The plant shall be fenced and primary operating components, e.g. blowers, pumps, clarifiers and controls, shall be protected from vandalism.
- A list of spare parts will be provided by the Engineer and be maintained at the plant site, and shall accompany the final plans.
- A sign shall be posted on the exterior of the plant fencing and shall be visible from the parking lot, and shall state:  
"This plant discharges treated sewage to the Catawba River (spillway of Mountain Island Lake Dam).  
This plant is Owned and Operated by \_\_\_\_\_  
Phone \_\_\_\_\_, 24 hours a day."  
This sign shall be a minimum of 24" x 24".

10. A Feasibility Study will be conducted and presented to the Mecklenburg County Environmental Health Department concerning the practicality and feasibility of this waste water plant serving the "Douglas" property and the property identified on the "adjoning property map as "Crescent Land and Timber".

- 11. Vehicular access to the site shall be provided by a single entry at N.C. Highway 16. Access shall be provided to any unsubsdivided property without access in accordance with the conventional subdivision review process.
- 12. All vehicular streets will be planned in accordance with Mecklenburg County Street Design criteria.

13. Detention basins shall be provided with a length to width ratio of approximately 2 to 1 at each of the dominant swales in the site to equalize the ten year design storm over a 24 hour period. The inlet area shall be armored against scour and the outlet weirs shall be protected so that floating debris cannot exit over the weir. Provisions for dewatering shall be made so that dredging and other maintenance can be done efficiently and provided for within the Homeowners Association covenants and restrictions.

14. Erosion control shall be provided during construction to meet the North Carolina Department of Natural Resources Standards and to meet all Mecklenburg County Engineering Standards.

15. The earthen dam and on-site lake, if any, shall be designed to meet the standards of the North Carolina Department of Natural Resources.

- 16. Parking shall be provided in accordance with the Mecklenburg County Zoning Ordinance as specified for each use designation, see conditional notes for:  
- Single Family Residential  
- Single Family Cluster Residential  
- Multi-family Residential  
- Commercial

17. Landscaped and/or bermed buffers shall be provided as shown on the conditional site plan. No parking, or structures may be placed within a buffer area. The buffer area is in addition to setbacks, sideyards and rear yards required elsewhere.

18. Building, parking, and utility areas are shown for illustrative purposes only. The development shall not be restricted by placements shown.

19. Utilities and Utility easements may be located as needed and as required.

- 20. Each lot shall have a 60' frontage on a public street with a 50' right-of-way, (street width 28' back of rolled curb).
- 21. Lots shall conform to the following:

Minimum Lot Area	9,000 SF
Minimum Lot Width	60'
Minimum Setback	25'
Average Setback	30'
Minimum Rear Yard	30'
Minimum Side Yard	6' & 8'

- 22. Buffers shall be provided as shown on the Conditional Plan.
- 23. All dwellings shall be detached.
- 24. All construction shall meet the requirements of the North Carolina Building Code.

**CONDITIONAL NOTES FOR SINGLE FAMILY CLUSTER RESIDENTIAL (INNOVATIVE)**

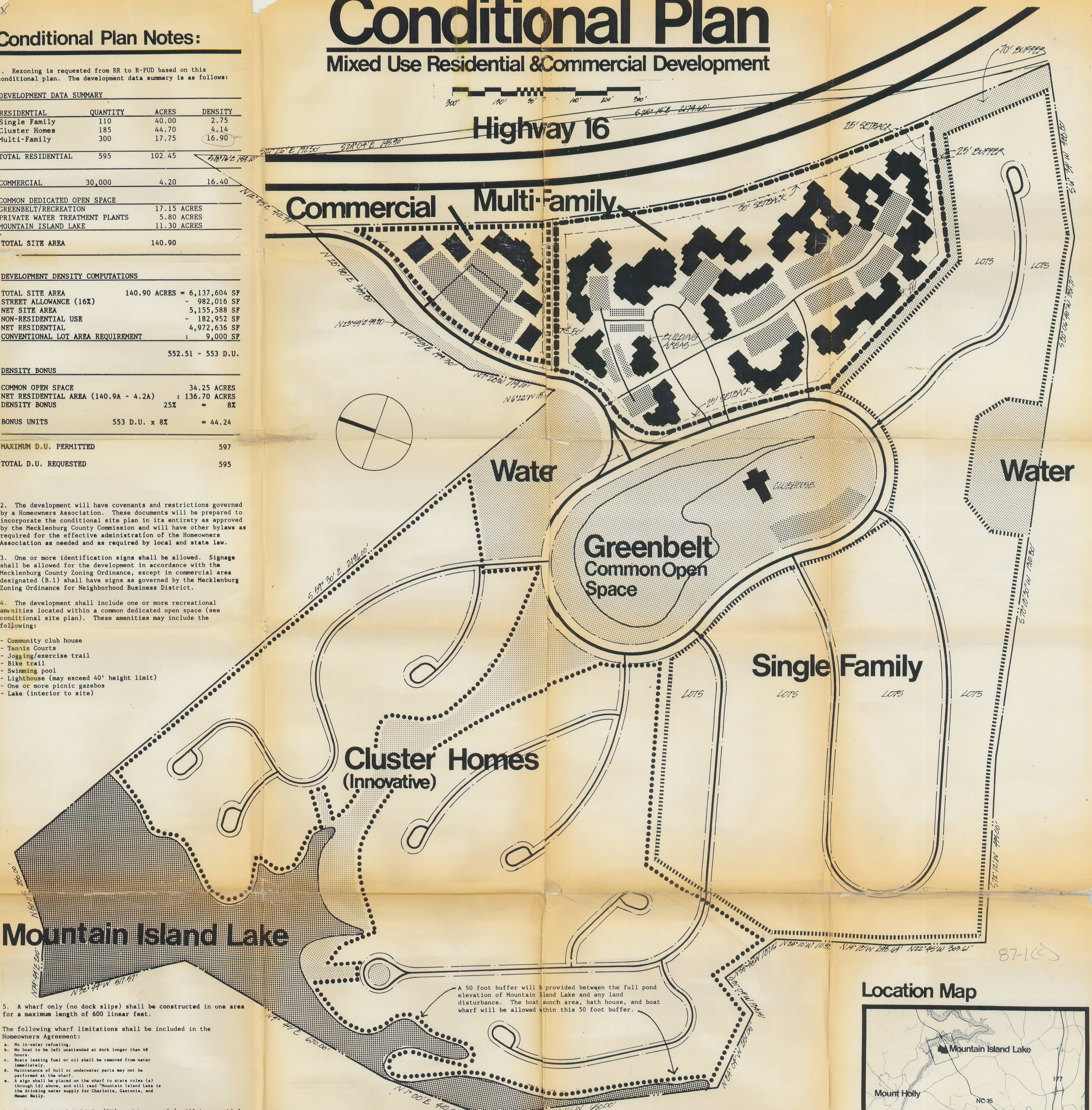
- 1. See development data summary for quantity, density and total acreage of single family cluster residential.
  - 2. Each lot shall have a minimum 25' frontage on a private street with a 30' right-of-way (street to be 24' back of rolled curb).
  - 3. Lots shall conform to the following:
- |                   |          |
|-------------------|----------|
| Minimum Lot Area  | 7,000 SF |
| Minimum Lot Width | 25'      |
| Average Lot Width | 50'      |
| Minimum Setback   | 15'      |
| Minimum Side Yard | 5'       |
| Minimum Rear Yard | 20'      |
- 4. All dwellings shall be detached.
  - 5. All construction shall meet the requirements of the North Carolina Building Code.

APPROVED BY COUNTY COMMISSION  
DATE 2/23/87  
87-105

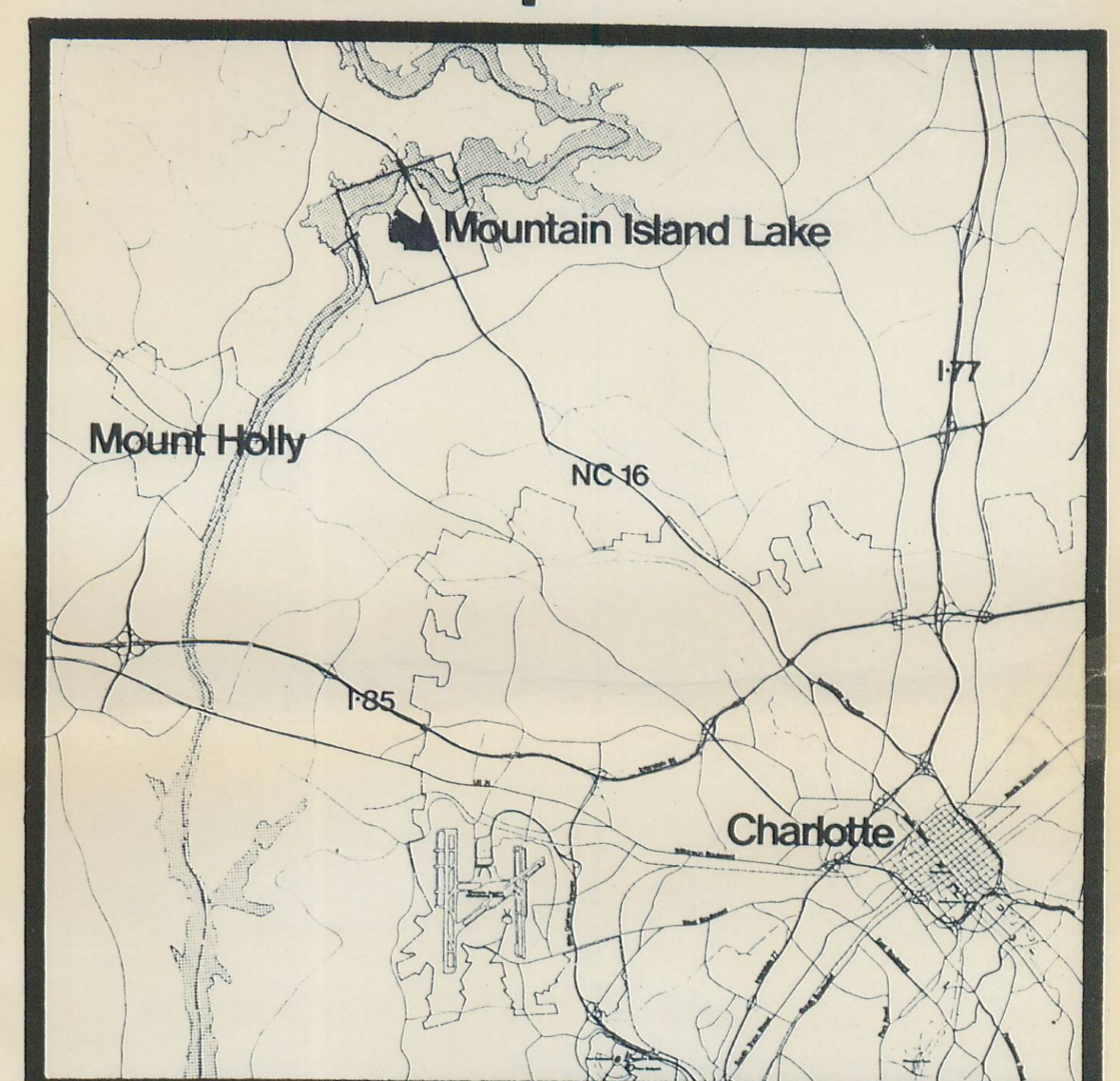
# Conditional Plan

## Mixed Use Residential & Commercial Development

### Highway 16



**Location Map**



**CONDITIONAL NOTES FOR MULTI-FAMILY RESIDENTIAL**

- 1. See development data summary for quantity, density and total acreage of multi-family residential.
- 2. Parking shall be provided to meet the requirements of the Mecklenburg County Zoning Ordinance.
- 3. Vehicular access shall be by means of private drives (30' right-of-way, 24' back of curb as shown).
- 4. No building may be over three (3) stories in height.
- 5. Multi-family development shall conform to the following in addition to buffer areas as shown on the Conditional Plan:  
Minimum Setback at NC Highway 16 50'  
Minimum Setback 25'  
Minimum Unconstructed Open Space 45%  
Maximum Height 40'
- 6. Buffers shall be provided between multi-family and single family as shown on the Conditional Site Plan. No buildings or parking may encroach on buffers.
- 7. All construction shall meet the requirements of the North Carolina Building Code.

**CONDITIONAL NOTES FOR COMMERCIAL AREA**

- 1. See development data summary for quality, and total acreage.
- 2. Vehicular access to commercial area shall be provided from the interior public streets only.
- 3. Parking shall be provided as required by the Mecklenburg County Zoning Ordinance.
- 4. All service and loading areas shall be adequately screened from view by the use of opaque fencing, landscaping and/or earthen berms.
- 5. No construction may be over two (2) stories in height.
- 6. No uses will be permitted other than those allowed for B-1 zoning as defined in the Mecklenburg Zoning Ordinance.
- 7. No part of any commercial building may be constructed until at least 50% of the dwelling units as proposed are constructed.
- 8. All construction shall conform to the requirements of the North Carolina Building Code.

FEB 23 1987

# MOUNTAIN ISLAND LAKE

Mattox Family Trust P.O. Box 66827/Charlotte/North Carolina 28266  
Solanji Construction Company Houston/Texas