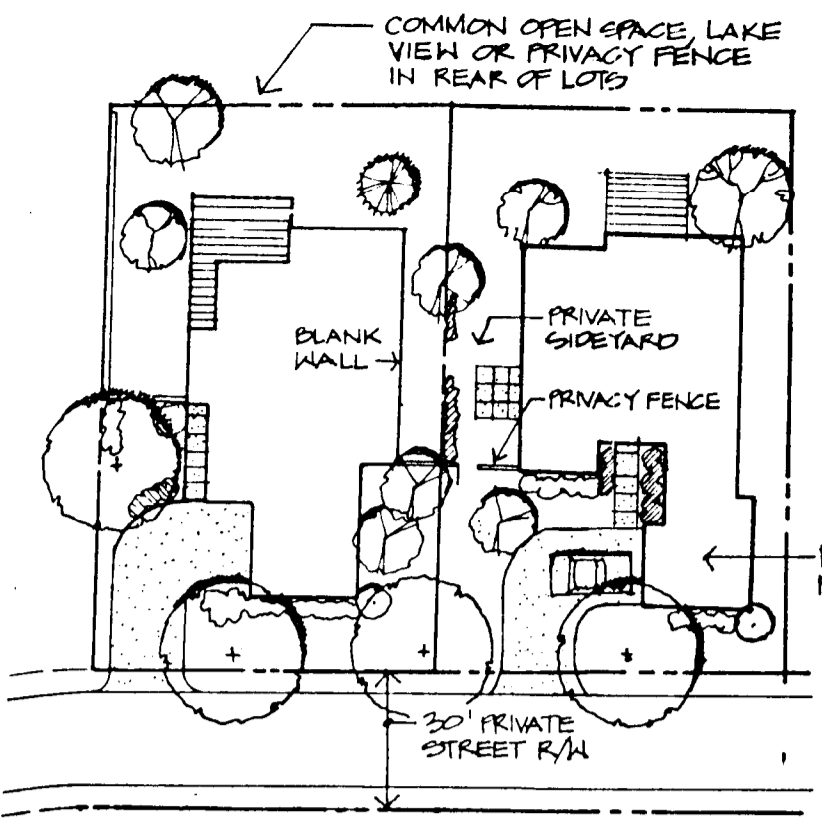


DEVELOPMENT STANDARDS PROPOSED

1. Minimum lot size to be 5,000 sq. ft.
2. Internal streets to be private with 30' private right-of-way and shall meet all county requirements for fire access and private street design.
3. Detached dwellings to have the following standards:  
 Minimum Front Yard 5' setback  
 Minimum Rear Yard 10' setback  
 Minimum Side Yard 0' setback one side  
 Minimum Building Separation 5' setback other side  
 Minimum Building Separation 14' in all cases.
4. Fences and walls in rear and side yards shall not exceed 6' in height.
5. Final layout of lots, circulation, and other details are subject to minor modification based on final plan development.
6. Access points shown are subject to modification based on final plan development, but will be provided in accordance with applicable local and state transportation department requirements.
7. Proposed signage to be located and designed in accordance with Mecklenburg County zoning ordinance requirements.
8. On-Site sewer and water systems will be private and will connect to public utility systems. *SEE NOTE 8B(1).*
9. Boat docks will be provided in clusters at general locations shown on plan, with one docking slip per lot, and will be designed in accordance with applicable requirements from local, state, and federal agencies having jurisdiction.
10. Common open space to be owned and maintained by a homeowner's association to be established for this development.

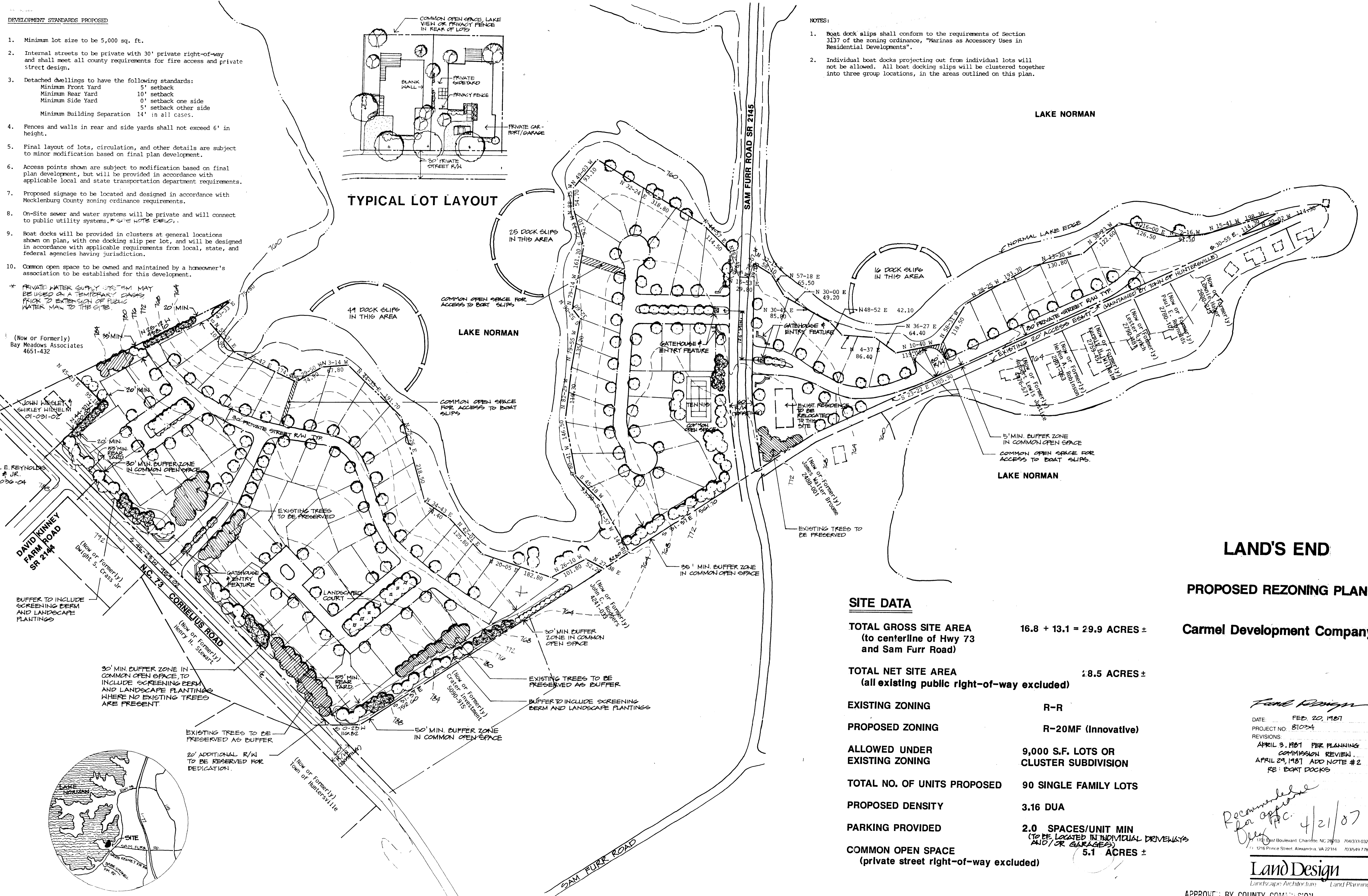
\* PRIVATE WATER SUPPLY SYSTEM MAY BE USED ON A TEMPORARY BASIS PRIOR TO EXTENSION OF PUBLIC WATER MAIN TO THE SITE



TYPICAL LOT LAYOUT

NOTES:

1. Boat dock slips shall conform to the requirements of Section 3137 of the zoning ordinance, "Marinas as Accessory Uses in Residential Developments".
2. Individual boat docks projecting out from individual lots will not be allowed. All boat docking slips will be clustered together into three group locations, in the areas outlined on this plan.



LAND'S END

PROPOSED REZONING PLAN

Carmel Development Company

SITE DATA

TOTAL GROSS SITE AREA (to centerline of Hwy 73 and Sam Furr Road)	16.8 + 13.1 = 29.9 ACRES ±
TOTAL NET SITE AREA (all existing public right-of-way excluded)	18.5 ACRES ±
EXISTING ZONING	R-R
PROPOSED ZONING	R-20MF (Innovative)
ALLOWED UNDER EXISTING ZONING	9,000 S.F. LOTS OR CLUSTER SUBDIVISION
TOTAL NO. OF UNITS PROPOSED	90 SINGLE FAMILY LOTS
PROPOSED DENSITY	3.16 DUA
PARKING PROVIDED	2.0 SPACES/UNIT MIN (TO BE LOCATED IN INDIVIDUAL DRIVEWAYS AND/OR GARAGES)
COMMON OPEN SPACE (private street right-of-way excluded)	5.1 ACRES ±

*Ford Design*  
 DATE: FEB. 20, 1987  
 PROJECT NO. 81024  
 REVISIONS:  
 APRIL 3, 1987 PER PLANNING COMMISSION REVIEW  
 APRIL 29, 1987 ADD NOTE #2 RE: BOAT DOCKS

*Recommended for approval*  
 JPC 4/21/87  
 178 West Boulevard, Charlotte, NC 28203 704/333-0325  
 1716 Prince Street, Alexandria, VA 22314 703/549-7784

**Land Design**  
 Landscape Architecture Land Planning

APPROVED BY COUNTY COMMISSION  
 DATE 5-18-87

