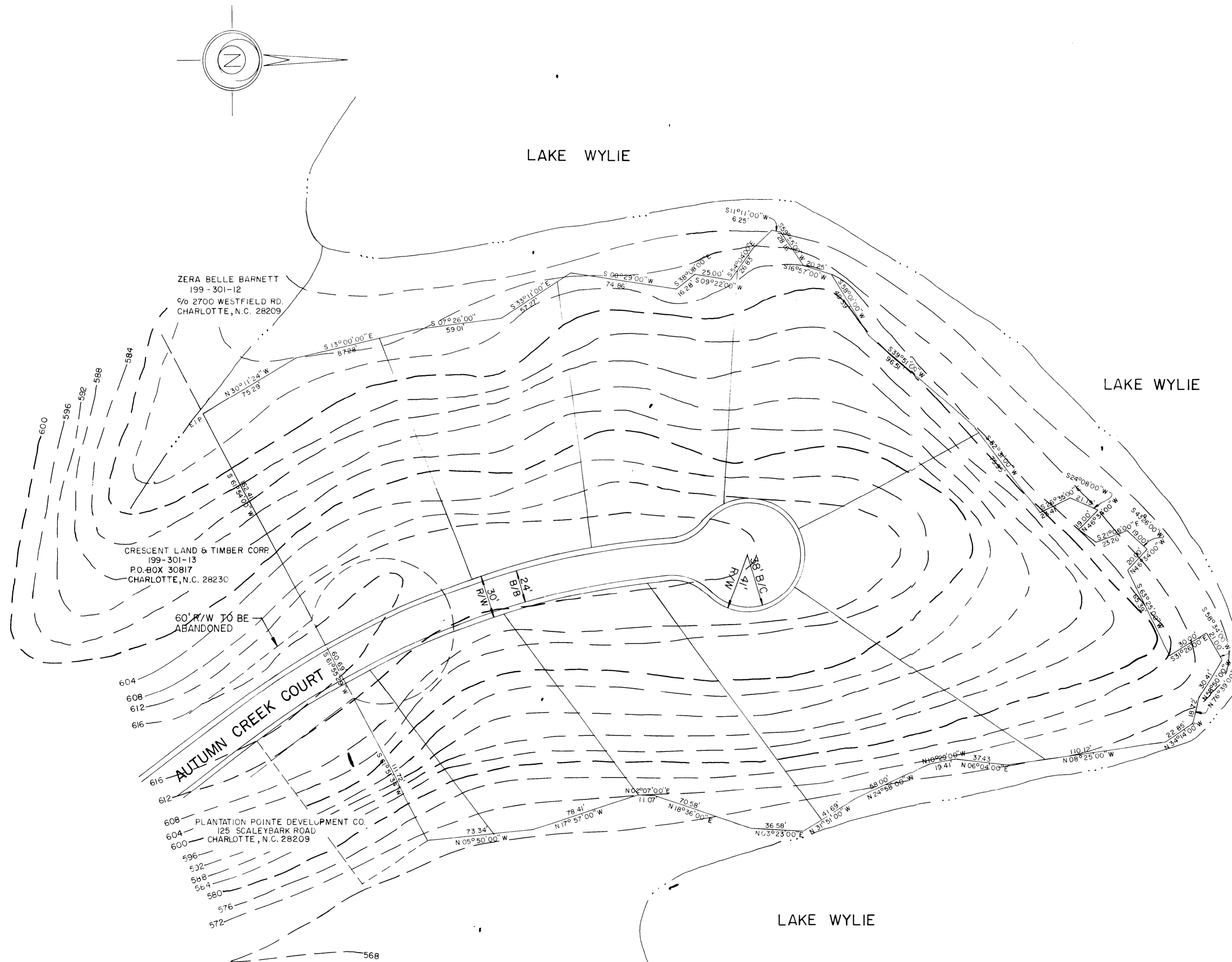


CONDITIONS

1. Minimum lot size to be 9,000 square feet.
2. Internal streets to be private, with 30' private street right-of-way as indicated on plan.
3. Internal streets shall be designed to meet public street standards, except for right-of-way width, which shall be as noted on plan (30' typical).
4. Single-family lots shall meet the following standards:

Minimum front set back (from right-of-way)	20'
Minimum rear yard	10'
Minimum side yard*	8' one side 6' other side 15' at side yard facing street
Minimum lot width at building line	60'
Minimum building separation*	14' in all cases
5. Fences and walls in rear and side yards shall not exceed 6' in height.
6. Final layout of lots, streets and other details are subject to minor modification based on final plan development.
7. Water system shall be privately owned and maintained, utilizing a community well system.
8. Sewage collection system shall be privately owned and maintained, utilizing a private sewage treatment facility located on-site as shown on plan.
9. Off-street parking shall be provided in accordance with Mecklenburg County ordinance requirements for single-family development.
10. Individual boat docks shall be allowed at each waterfront lot.
11. 2'-0" concrete valley curb and gutter shall be installed on all streets.

Revisions
 7-3-88 ADDED NOTES



'APPROVED BY CITY COUNCIL'
 DATE 8/9/88

88-39(e)
Plantation Pointe Development Company

SITE DATA

TOTAL SITE AREA	4.088 ACRES
EXISTING ZONING	R-R
PROPOSED ZONING	R-20MF (INNOVATIVE)
TOTAL NUMBER OF LOTS	
PROPOSED	9 LOTS

Project
RIVERPOINTE

PROPOSED REZONING
 PLAN

FOR PLANTATION POINTE
 DEVELOPMENT COMPANY

Date
 5/24/88
 Scale
 1" = 40'
 Sheet

1 OF 1

NOTES:
 THIS PROJECT IS PART OF THE ADJOINING RIVERPOINTE TRACT ZONED R-20MF (INNOVATIVE).
 EXISTING WOOLWINE ROAD WILL BE ABANDONED.
 AUTUMN CREEK COURT WAS ABBREVIATED AS AUTUMN CK. CT. ON PREVIOUSLY APPROVED PLANS.

