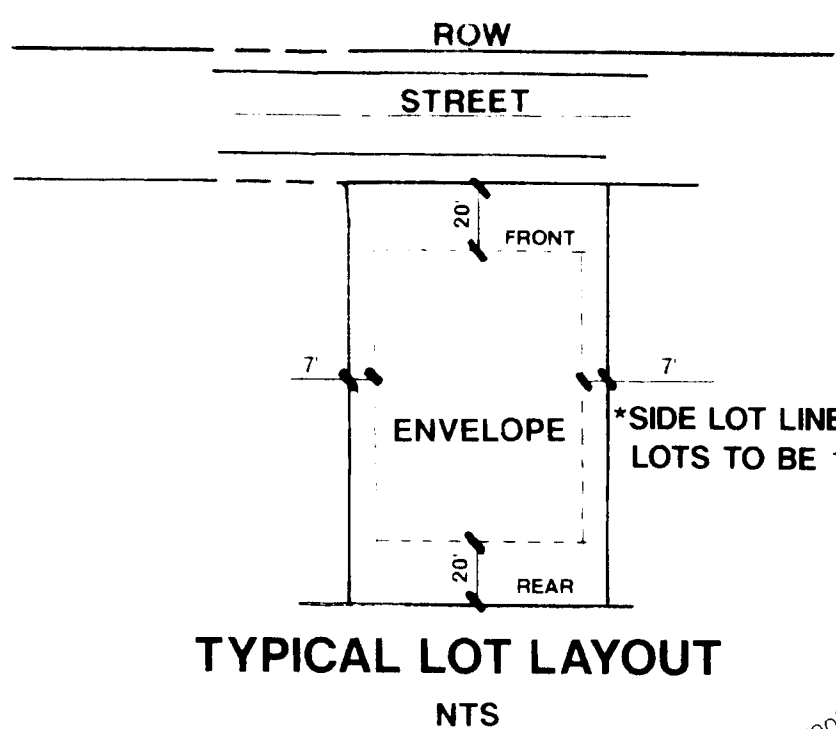
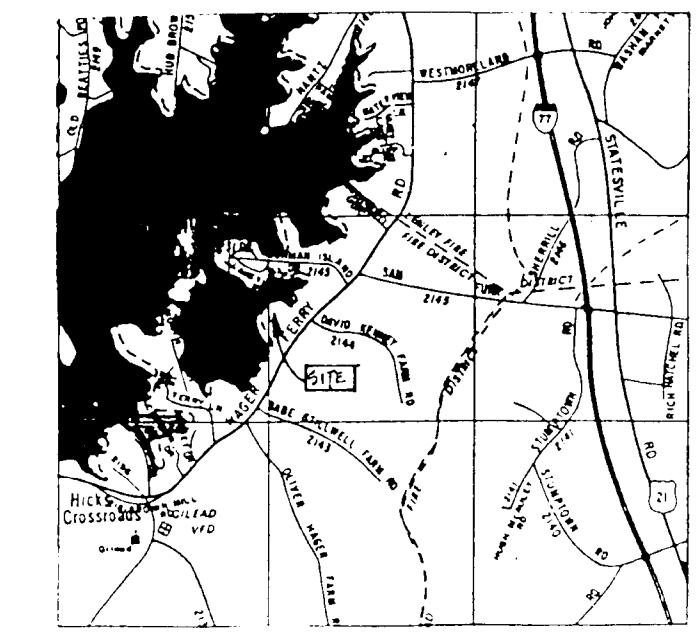
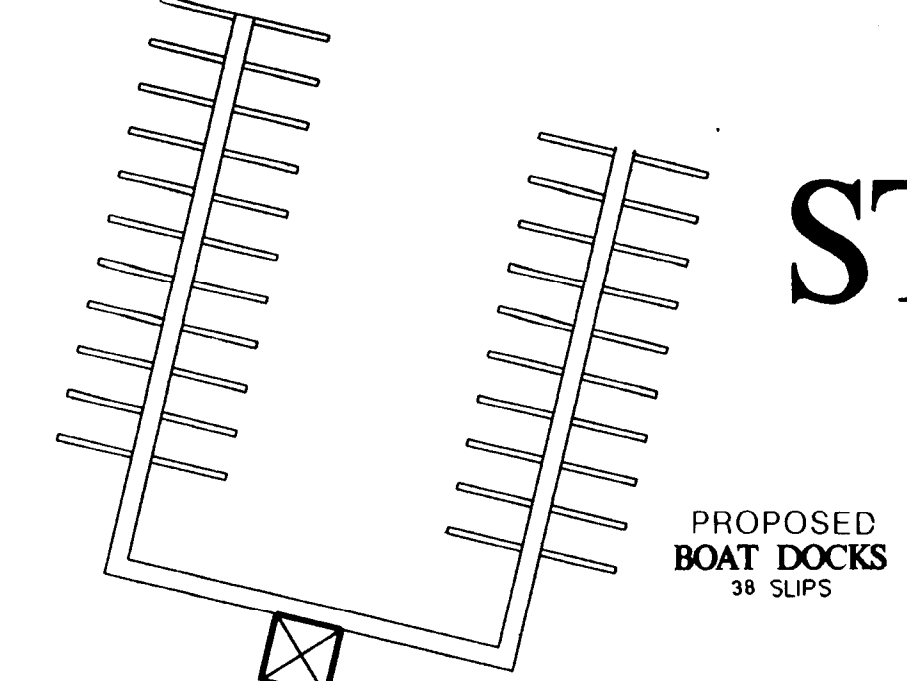


STERLING POINT

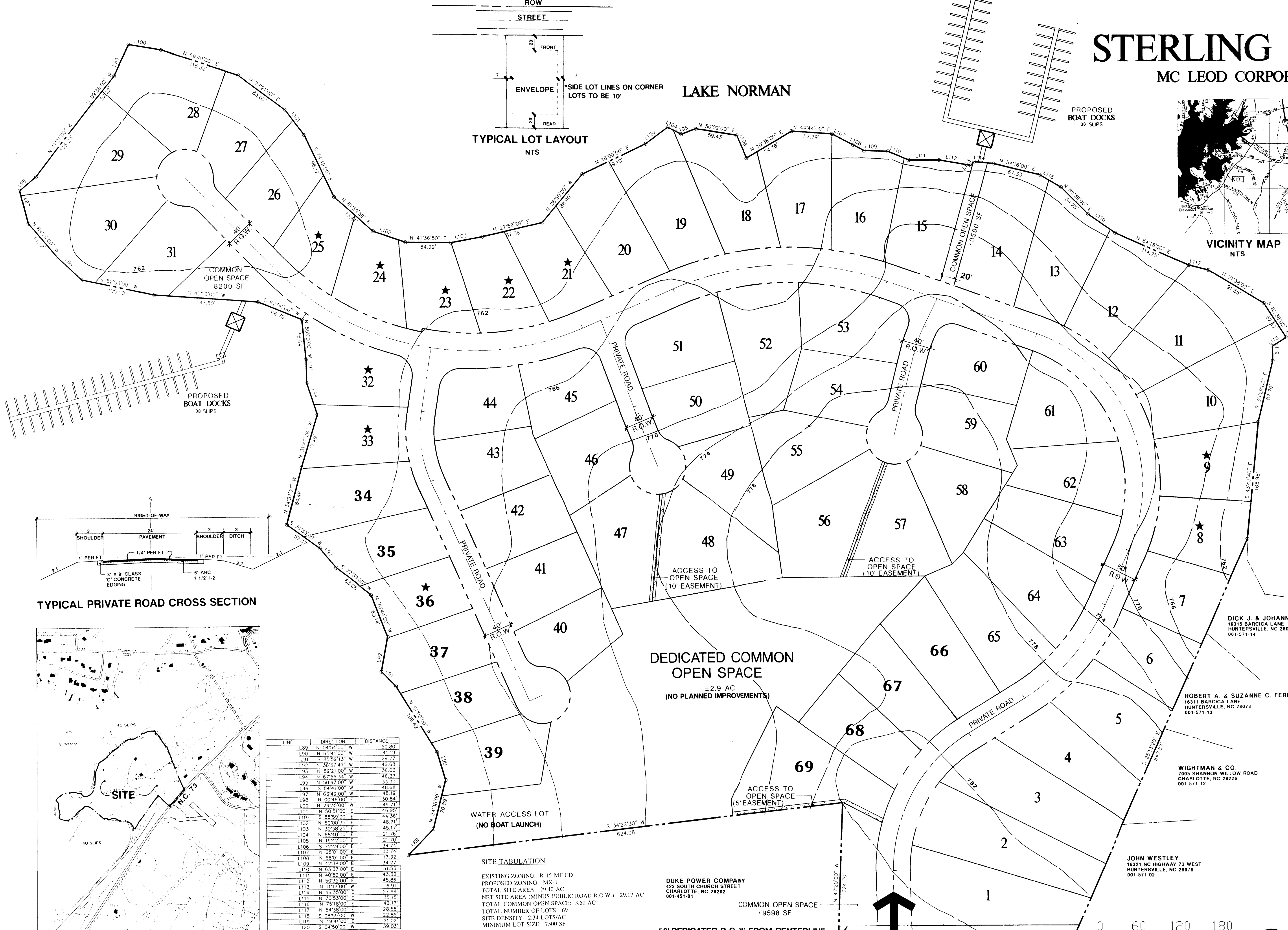
MC LEOD CORPORATION



LAKE NORMAN

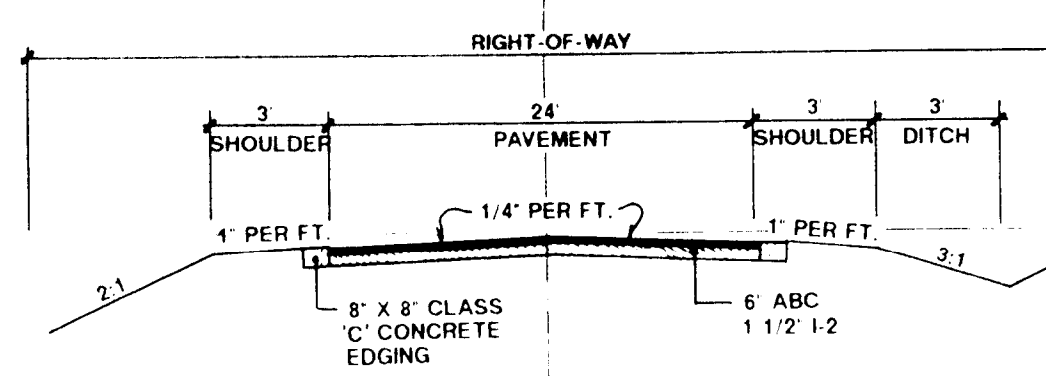


VICINITY MAP NTS

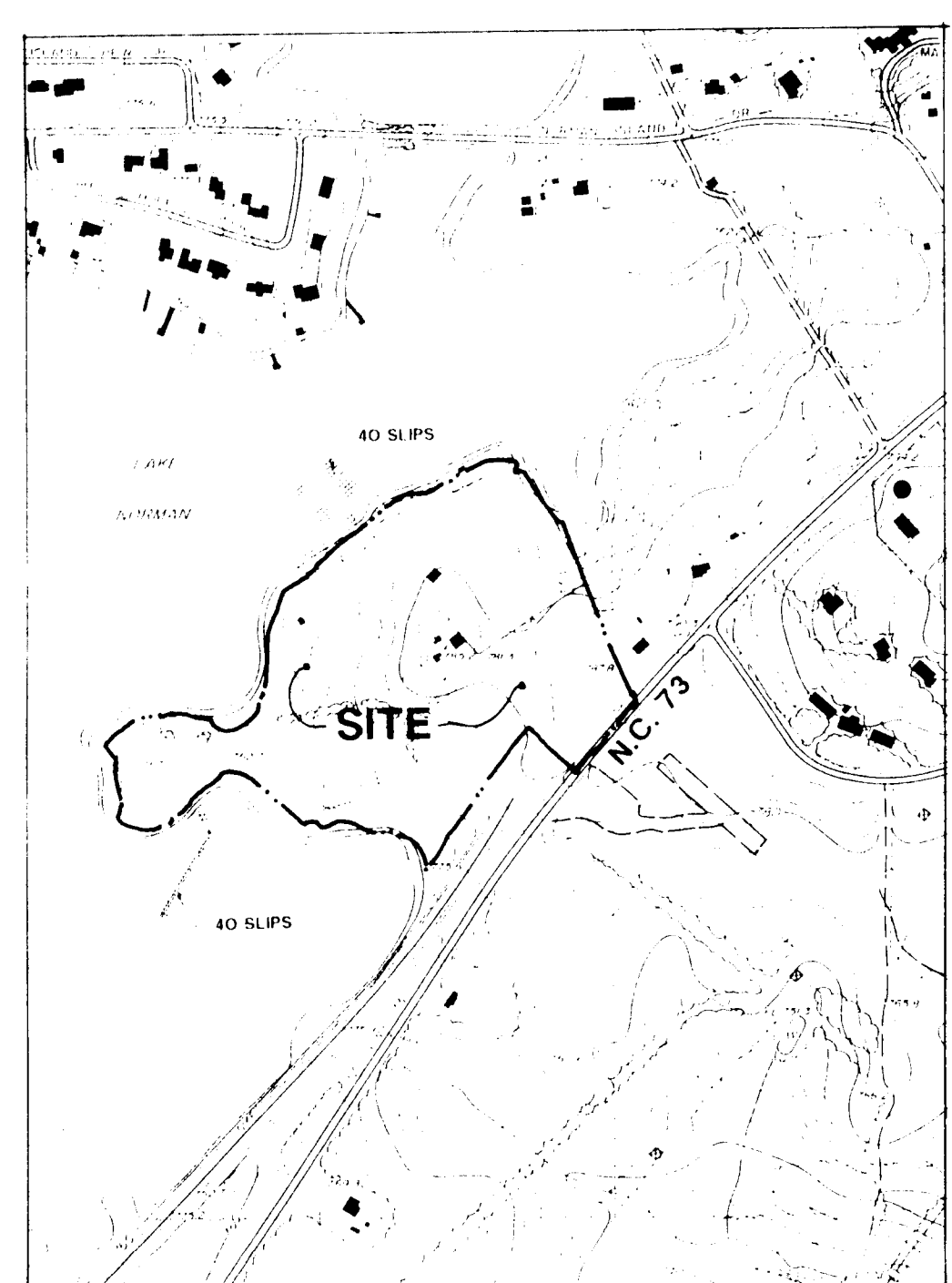


NOTES:

- This Technical Data Sheet is intended to show the general character and scale of the proposed subdivision, and is subject to minor lot adjustments when the final plat is drawn.
- All development standards for the MX-1 District will be met except where noted on this Technical Data Sheet.
- Roadway access/entry location off N.C. Hwy. 73 will be subject to approval by the Mecklenburg County D.O.T. and the N.C. D.O.T.
- The project shall comply with Mecklenburg County Ordinances for building standards, signage, roadway design/construction, stormwater management, and screening.
- Areas designated as permanent common open space/water access lot will be privately owned and maintained by Homeowners Association.
- Building setback for lots adjoining Lake Norman will be 30 feet from the 760 foot contour line (lake front property line).
- Streets will be designed with open swales to filter stormwater runoff (see typical roadway cross-section).
- Streets will be privately owned, built, maintained and built to Mecklenburg County Standards for private roads.
- ★ 9. Lots 8, 9, 21, 22, 23, 24, 25, 32, 33, and 36 will permit a 10 foot setback from the private roadway right-of-way.
- Lots will not have individual boat slips; two boat dock locations are provided as shown on the plan.
- PUBLIC WATER & SEWER WITH A PRIVATE INTERNAL SYSTEM WILL BE PROVIDED. THE FUTURE BUYERS INDIVIDUAL DEEDS WILL ACKNOWLEDGE THE PRIVATE INTERNAL WATER SYSTEM AND INDICATE THAT THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE SYSTEM.
- ALL STREETS ARE PRIVATE & WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE FUTURE BUYERS INDIVIDUAL DEEDS WILL ACKNOWLEDGE THE PRIVATE STREET SYSTEM & INDICATE THAT THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ITS MAINTENANCE.



TYPICAL PRIVATE ROAD CROSS SECTION



LINE	DIRECTION	DISTANCE
L89	N 04°54'00" W	50.80
L90	N 65°41'00" W	41.19
L91	S 85°39'15" W	29.27
L92	N 38°37'47" W	49.68
L93	N 89°21'00" W	36.03
L94	N 67°55'34" W	46.37
L95	N 60°47'00" W	33.30
L96	S 84°41'00" W	48.68
L97	N 63°49'00" W	48.19
L98	N 00°46'00" E	30.84
L99	N 24°35'00" W	49.71
L100	N 50°51'00" E	46.95
L101	S 85°59'00" E	44.36
L102	N 60°00'00" E	48.71
L103	N 30°38'25" E	45.17
L104	N 68°40'00" E	21.76
L105	N 19°42'00" E	21.70
L106	S 72°49'00" E	34.74
L107	N 68°01'00" E	33.74
L108	N 68°01'00" E	17.32
L109	N 42°39'00" E	34.27
L110	N 63°37'00" E	31.53
L111	N 40°52'00" E	43.33
L112	N 50°32'00" E	45.86
L113	N 11°17'00" W	6.91
L114	N 46°35'00" E	27.88
L115	N 70°53'00" E	35.15
L116	N 75°18'00" E	46.17
L117	N 54°38'00" E	28.58
L118	S 08°59'00" W	22.85
L119	S 49°41'00" E	21.92
L120	S 04°50'00" W	39.03

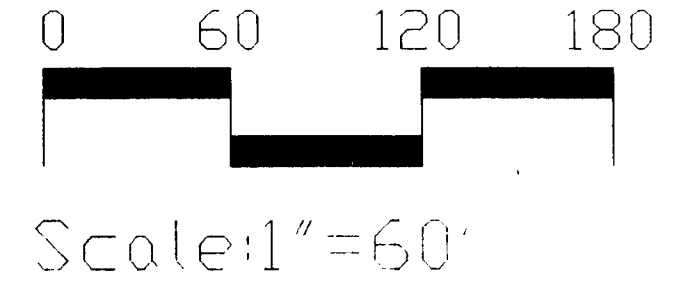
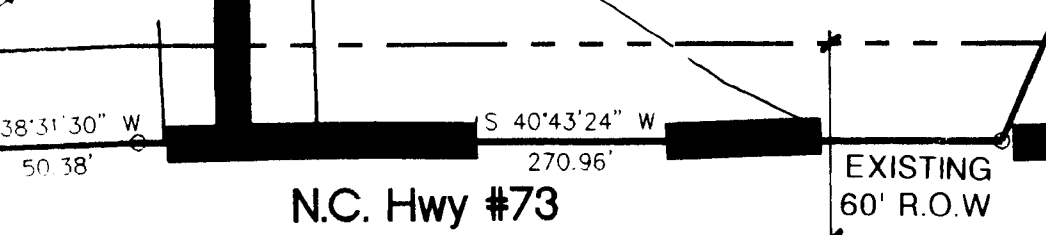
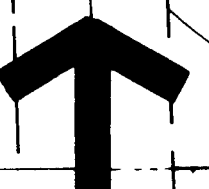
SITE TABULATION

EXISTING ZONING: R-15 MF CD
 PROPOSED ZONING: MX-1
 TOTAL SITE AREA: 29.40 AC
 NET SITE AREA (MINUS PUBLIC ROAD R.O.W.): 29.17 AC
 TOTAL COMMON OPEN SPACE: 3.50 AC
 TOTAL NUMBER OF LOTS: 69
 SITE DENSITY: 2.34 LOTS/AC
 MINIMUM LOT SIZE: 7500 SF

DUKE POWER COMPANY
 422 SOUTH CHURCH STREET
 CHARLOTTE, NC 28202
 901-451-01

COMMON OPEN SPACE
 ±9598 SF

50' DEDICATED R-O-W FROM CENTERLINE



TECHNICAL DATA SHEET

PETITION #92-29(C)

DATE: AUGUST 3, 1992
 PROJECT NO: 92503
 REVISIONS: SEPTEMBER 21, 1992
FOR PUBLIC HEARING
 10-26-92 ELIMINATED 4 BOAT SLIPS
 10-29-92 REVISED NOTES 11 & 12

APPROVED BY COUNTY COMMISSION:
 DATE November 16, 1992

1701 East Boulevard, Charlotte, NC 28203 704-331-0255
 1216 Prince Street, Alexandria, VA 22314 703/549-7784
 225 Hillsborough Street, Raleigh, NC 27603 919/834-6127

Land Design
 Landscape Architecture Land Planning
 Urban Design

SHEET NO: 1 OF 1

KEL-RUSH, INC.
 14430 NC HIGHWAY 73
 HUNTERSVILLE, NC 28078
 909-141-05

JOHN WESTLEY
 18321 NC HIGHWAY 73 WEST
 HUNTERSVILLE, NC 28078
 901-571-02

ROBERT A. & SUZANNE C. FERNSIDE
 16311 BARGICA LANE
 HUNTERSVILLE, NC 28078
 901-571-13

DICK J. & JOHANNA VAN GERVE
 16315 BARGICA LANE
 HUNTERSVILLE, NC 28078
 901-571-14

WIGHTMAN & CO.
 7005 SHANNON WILLOW ROAD
 CHARLOTTE, NC 28226
 901-571-12