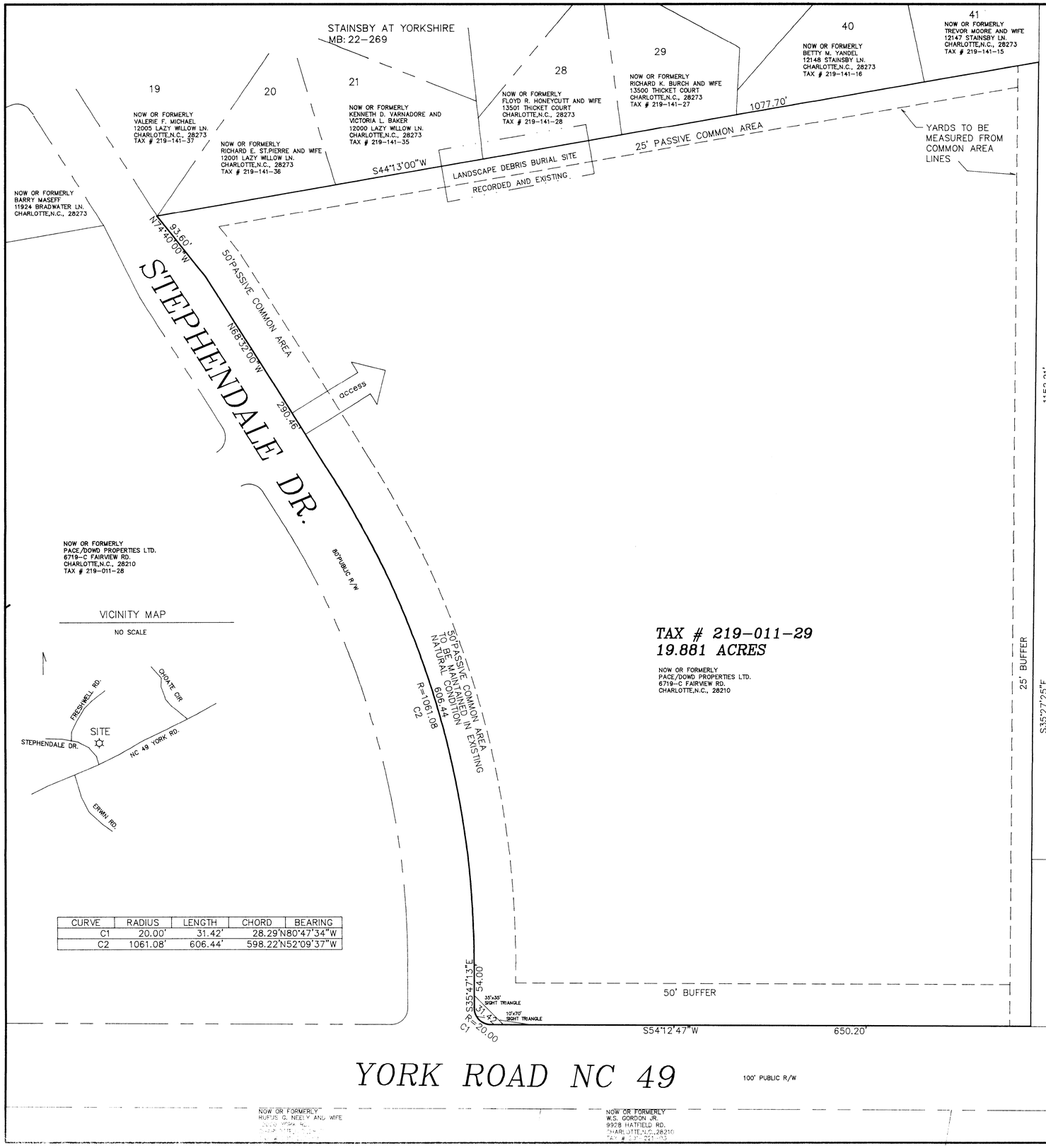

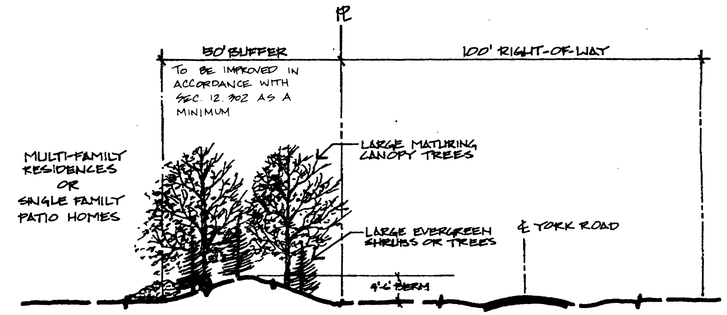

CROSS SECTION

SCALE: 1"=20'

SITE DATA

SITE SIZE 19.881 ACRES
EXISTING ZONING: R-15 MF (CD)
PROPOSED ZONING: R-8 (CD)
PROPOSED USE: SINGLE FAMILY & DUPLEX HOUSING
MAXIMUM NUMBER OF UNITS: 90

DEVELOPMENT NOTES

1. Reverse frontage will be used for the homes located along York Road in order to prevent driveway access to York Road. No private driveways will be permitted to connect directly to York Rd.
2. A 50 foot passive common area shall be provided along the York Road frontage and no development will be permitted to occur within this 50 feet. Within this 50 foot common area, existing vegetation, berms and/or plantings shall be used to create a desirable streetscape.
3. Entrance identification signs will be provided and located in accordance with the Mecklenburg County Zoning Ordinance requirements.
4. The access points into the site will be located approximately as indicated on the site plan; however, their precise location may vary depending on site conditions, and the access points may or may not be aligned with others.
5. The 25 foot buffer area shown on the site plan along the southwesterly side of the property shall be improved in accordance with Section 12.302 and 12.304 of the Mecklenburg County Zoning Ordinance.
6. Stormwater management will be provided in accordance with the Mecklenburg Ordinance requirements.
7. The development will adhere to all dimensional requirements set forth for the R-8 District in the Mecklenburg County Zoning Ordinance.
8. All public streets within the development will be constructed to State standards.
9. The lots will be subject to the Declaration of Covenants, Conditions, and Restrictions of Yorkshire as recorded in Book 5718 on Page 442 of the Mecklenburg County Public Registry, including rights and privileges of the Yorkshire Swim Club facilities.
10. Common open space will be maintained by the Homeowners Association.
11. All new utilities will be underground. Water and sewer by CMUD.

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	20.00'	31.42'	28.29'	N80°47'34"W
C2	1061.08'	606.44'	598.22'	N52°09'37"W

APPROVED BY COUNTY COMMISSION
DATE December 20, 1993 93-304C

NO.	DATE	REVISION	BY
1	10/14/93	FOR PUBLIC HEARING	JEW

SHEET TITLE

REZONING EXHIBIT MAP

PROJECT

YORKSHIRE TRACT B
STEELE CREEK TWSP.,MECK.CO.,NC
OWNER: PACE/DOWD PROPERTIES LTD.

YARBROUGH - WILLIAMS & ASSOCIATES, INC.
PLANNING - SURVEYING - ENGINEERING
801 CLANTON RD. SUITE 110 CHARLOTTE, NC 28217
(704)525-6024

PROJECT NO.
SCALE 1"=60'
DATE 8/27/93
DRAWN BY JEW
CHECKED BY
DRAWING NO.
SHT 1 OF 1 SHTS