

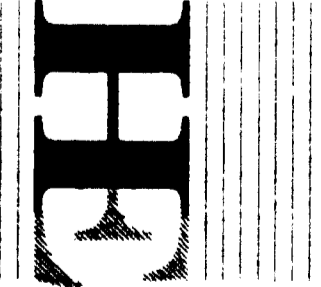
**CONDITIONAL NOTES**

- The plan represents a concept of development with regard to the arrangement of buildings, parking and circulation areas. Variations are permitted based upon final design plans, site conditions, etc.
- Building shapes and sizes may vary from that depicted on the plan. Buildings shall be designed to provide for the architectural features which are the visual appeal of the buildings and avoid a monotonous style.
- The development will comply with all minimum Westchester County standards dealing with off-street parking, signage, screening, fire department regulations, and buffers.
- All buffer areas shall remain undisturbed except in those instances where utility service connections are necessary, or to provide entrance signage and/or monumentation. Existing vegetation can be removed as necessary to meet Westchester County and/or other applicable regulations. Any removal of trees and/or other vegetation shall be replaced prior to the commencement of grading on the site to insure the preservation of trees and natural foliage. Also, throughout the site, significant trees will be saved where possible.
- The petitioner agrees to dedicate 35 feet of land from the entire frontage of Beetles Ford Road (to 5 feet of additional R.O.M.) and 50 feet of additional R.O.W. (20 feet of additional R.O.W.). The dedication shall occur prior to the issuance of any building permit for the development.
- Access points may vary somewhat from that depicted on the plan. All access points shall be reviewed and approved by the applicable agencies of the time final plans are prepared.
- The petitioner agrees to dedicate to Westchester County the area shown on the plan for public greenway purposes. The dedication to the Westchester County Park and Recreation Dept. shall be dedicated shall be measured approximately 75 feet and 100 feet from the top of the creek bank, as shown on the plan.
- Although site plan variations are permitted, a design requirement of the plan hereby ensures that along the entire frontage of the site adjacent to Beetles Ford Road a design relationship requiring the retention of this condition is to require that buildings and not parking lots, be exposed to Beetles Ford Road. This same design requirement shall also be imposed for the site with respect to buildings and parking lots shall be located behind the buffered areas established by this plan. In the business site, all proposed structures will architecturally reflect the existing stables in order to maintain the equestrian theme.
- A special design treatment for the Beetles Ford Road frontage shall be established for the area shown on the plan. This special theme. Design features shall include such things as split rail fence, picket fence, rock wall, etc.
- At time of development, left hand turn lanes at each entrance will be constructed. These left hand turn lanes will be reviewed and approved in accordance with County Engineering and N.C.D.O.T. standards.
- Pavement shall provide sidewalk along Beetles Ford Road and Mt. Holly-Huntersville Road.
- Pavement shall install a median to prevent left hand turns into and out of the driveway on Mt. Holly-Huntersville Road closest to streets of the Westchester County Engineering Department.
- The B-2 (CD) area shall be limited to sales and service of those associated items. Sales of mobile homes, campers and construction trailers shall not be permitted.
- The single family portion of this site shall be developed in accordance with the Westchester County Zoning and Subdivision Ordinances, and may be developed as a Cluster Development, provided all requirements of Section 9.20(5) of the Zoning Ordinance are met.
- Final determination of the phase line between the single family and multi-family portions of the site shall be determined at the time of subdivision. The final subdivision shall be consistent with the graphic depiction shown on this plan. The Proposed Development Area as shown under Development Data shall be revised as necessary.

**DEVELOPMENT DATA**

EXISTING ZONING:	R-12 MF (CD)		
TOTAL ACRES:	44.3 AC.		
RIGHT-OF-WAY AREA:	0.54 AC.		
GREENWAY AREA:	3.97 AC.		
PROPOSED DEVELOPMENT:			
USE	ZONING	AREA	MAX. DENSITY
SINGLE FAMILY	R-4 (CLUSTER)	24.7 AC.	7.0 DU. (8 DU./AC.)
MULTI-FAMILY	R-12 MF (CD)	16.8 AC.	180 DU. (12 DU./AC.)
BUSINESS	B-2 (CD)	3.0 AC.	7500 S.F.

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: *10/11/98*  
 BY: MARTIN R. CLAMTON, JR.



**Harris Engineering Planning & Surveying**  
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 Charleston, SC 29405  
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**Mt. Holly - Huntersville Road Property**

**REZONING SITE PLAN**  
 PETTITON #04-12(3)  
 FOR: TIM AND MICHELLE MASJUD

Job No: H0898  
 Date: 4/23/98  
 Drawn: RBWH  
 Checked: WWH  
 Scale: 1" = 60'

Sheet No: **RZ-1** of 1