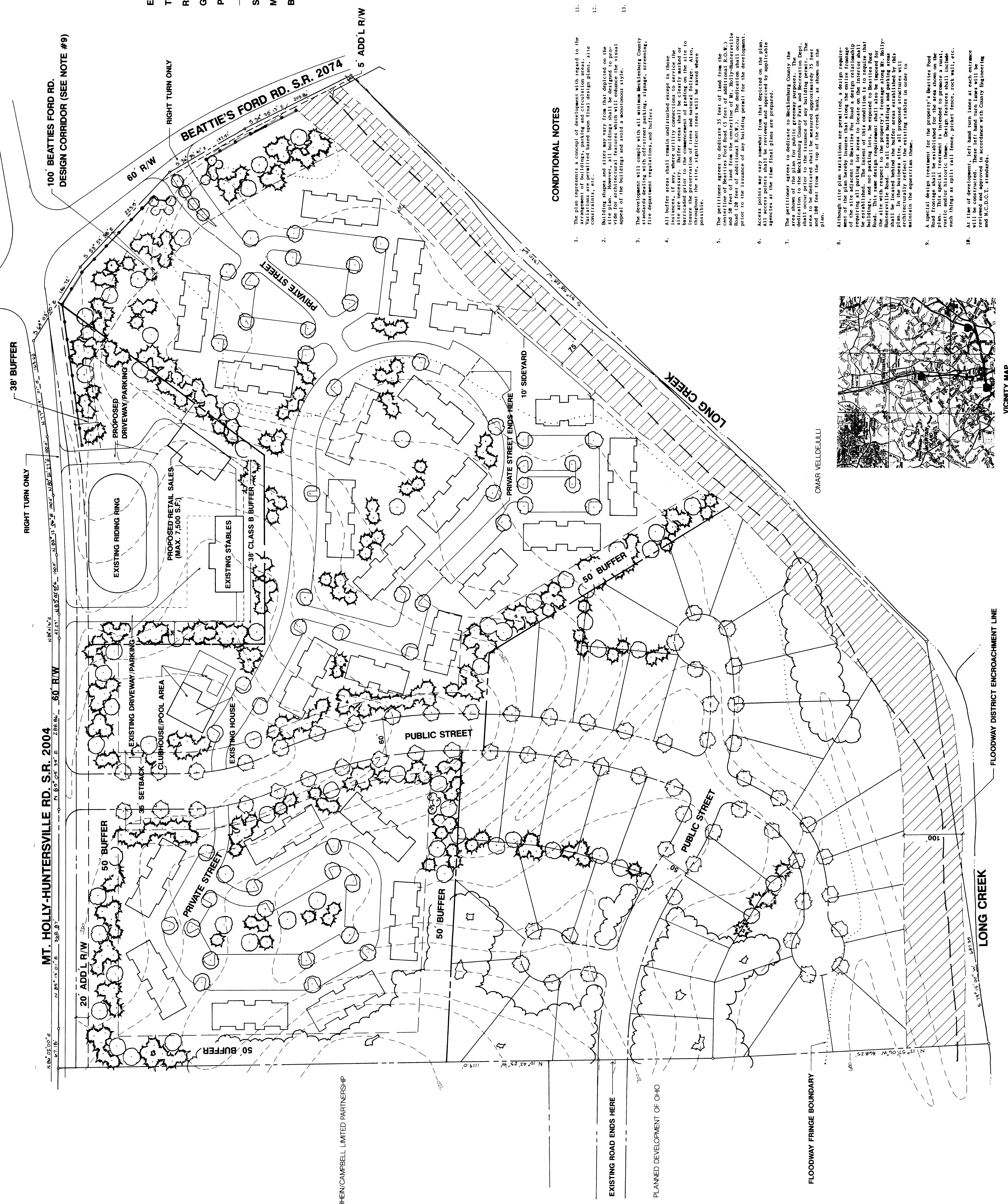


MT. HOLLY-HUNTERSVILLE RD. S.R. 2004

100 BEATTIES FORD RD. DESIGN CORRIDOR (SEE NOTE #9)

**DEVELOPMENT DATA**

EXISTING ZONING	R-12 MF (CD)		
TOTAL ACRES	44.3 AC.		
RIGHT OF WAY AREA	.54 AC.		
GREENWAY AREA	3.97 AC.		
PROPOSED DEVELOPMENT			
USE	ZONING	AREA	MAX. DENSITY
SINGLE FAMILY	R-3 (CD)	16.0 AC.	48 D.U. (3 D.U./AC.)
MULTI-FAMILY	R-12 MF (CD)	25.3 AC.	303 D.U. (12 D.U./AC.)
BUSINESS	B-2 (CD)	3.0 AC.	7,500 S.F.



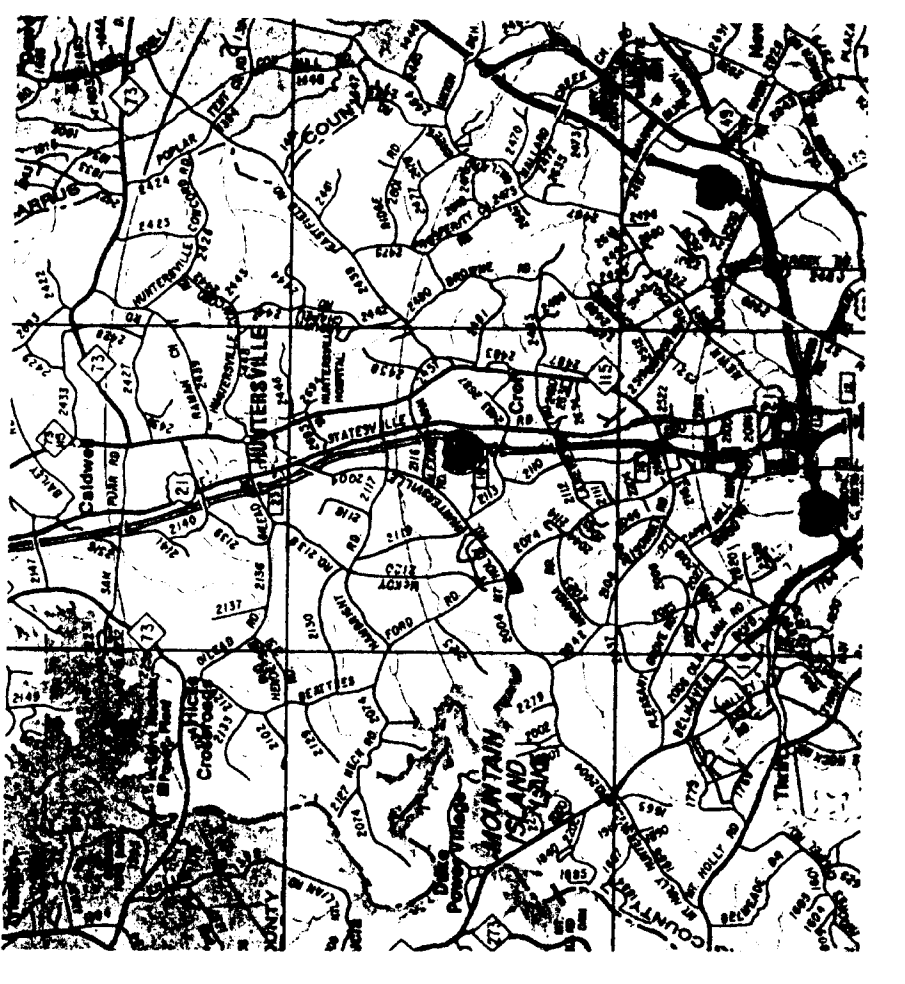
**CONDITIONAL NOTES**

- 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.
- Buildings and site sizes may vary from that depicted on the plan for architectural features which will enhance the visual appeal of the buildings and avoid a monotonous style.
- The development will comply with all minimum Mecklenburg County standards dealing with off-street parking, signage, screening, fire department regulations, and buffers.
- All buffer areas shall remain unimproved except in those instances, if any, where utility connections to service the site are necessary. Buffer areas shall be clearly marked or bermed prior to the commencement of grading on the site to prevent erosion. Significant trees to be saved shall be marked throughout the site; significant trees will be saved where possible.
- The petitioner agrees to dedicate 35 feet of land from the edge of Beattie's Ford Road (5 feet of additional R.O.W.) to the public utility for water service. 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. Access points shall be reviewed and approved by applicable agencies at the time final plans are prepared.
- The petitioner agrees to dedicate to Mecklenburg County the area shown on the plan for public utility purposes. The dedication to the Mecklenburg County Park and Recreation Dept. shall be made in accordance with the standards of the Department. The area to be dedicated shall be measured approximately 75 feet and 180 feet from the top of the creek bank, as shown on the plan.
- Although site plan variations are permitted, a design requirement shall be to provide a minimum 10-foot wide easement for the site adjacent to Beattie's Ford Road to accommodate utility easements for water, sewer, and gas. The dedication shall be established prior to the commencement of grading on the site to prevent erosion. This same design requirement shall also be shown for the site with respect to the property's frontage along Mt. Holly-Huntersville Rd. S.R. 2004. The dedication shall be measured from the property line. In the business site, all proposed structures will architecturally reflect the existing structures in order to maintain the equestrian theme.
- A special design treatment for the property's Beattie's Ford Road frontage shall be provided to enhance the equestrian theme. This special treatment is intended to promote a rural, rustic and/or historic theme. Design features shall include such things as split rail fence, picket fence, rock wall, etc.
- All lines of development, left hand turn lanes at each entrance to the site, and all other features shall be reviewed and approved in accordance with County Engineering and N.C.D.O.T. standards.

**REZONING SITE PLAN**

for TIM AND MICHELLE MASUD

MECKLENBURG COUNTY, N.C.  
 APPROVED BY COUNTY COMMISSION  
 DATE April 13, 1999  
 REVISIONS  
 \* FEB 14, 1998: AS PER CMT COMMENTS,  
 \* PER PUBLIC HEARING,  
 \* PER PUBLIC HEARING,  
 \* PER PUBLIC HEARING,  
 \* PER PUBLIC HEARING,  
 \* PER PUBLIC HEARING,  
 \* PER PUBLIC HEARING,  
 \* PER PUBLIC HEARING,  
 Proj. No. \_\_\_\_\_ Date: DEC. 23, 1993 Scale: 1"=50'  
 Drawn by: BBB  
**Environmental Design, P.A.**  
 Landscape Architecture  
 Civil Engineering  
 Hydrologic Design  
 P.O. BOX 308, DAVENPORT, NC 27838  
 (704) 895-5020 FAX (704) 895-5478



VICINITY MAP