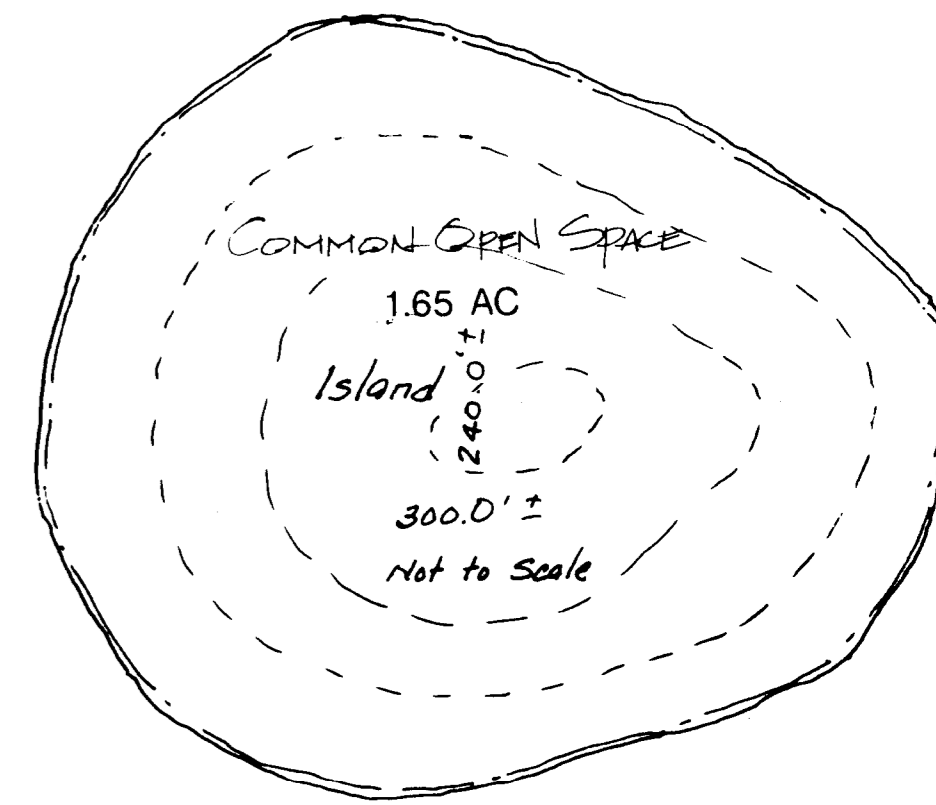
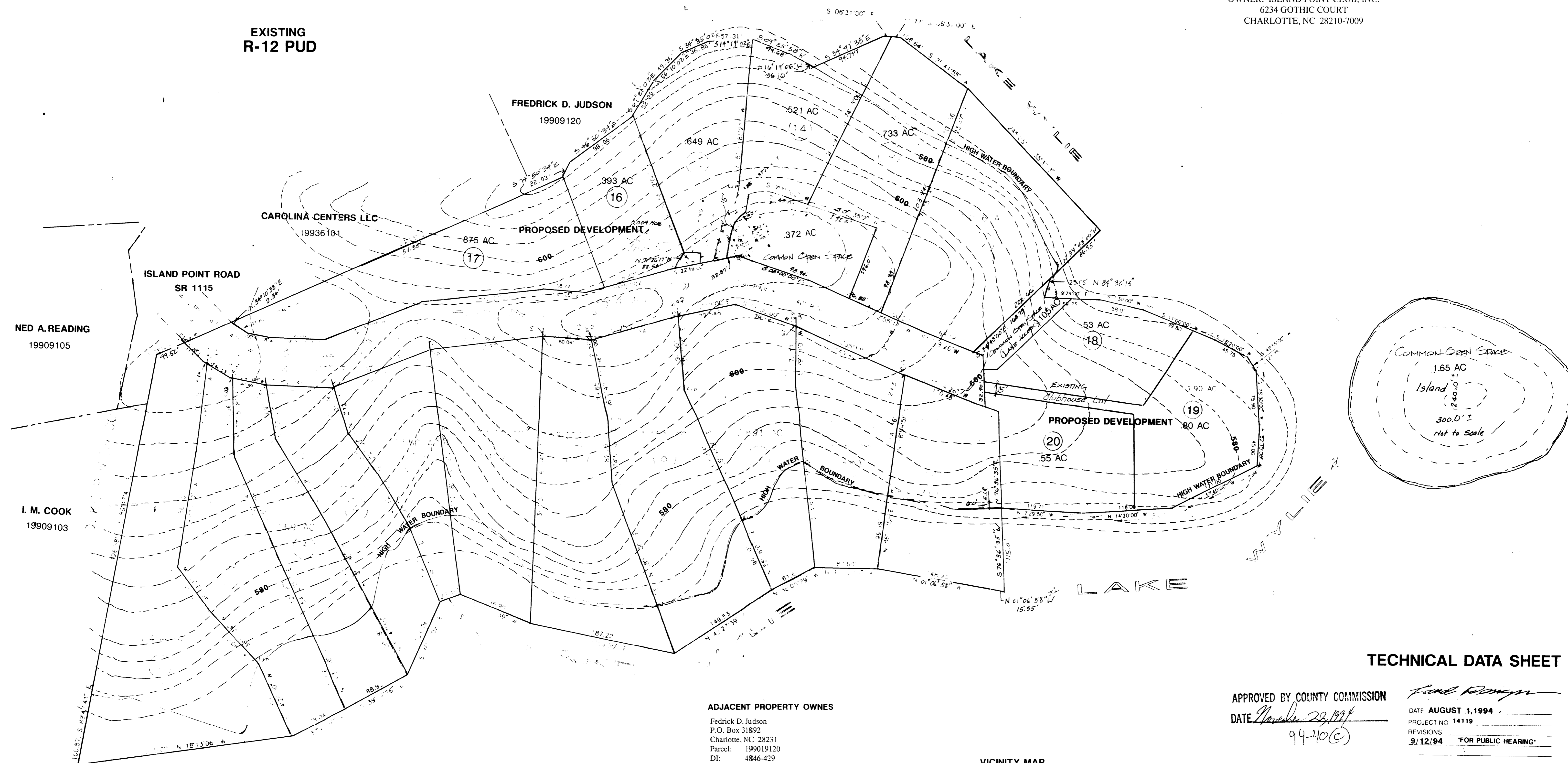


ISLAND POINT

MECKLENBURG COUNTY

OWNER: ISLAND POINT CLUB, INC.
6234 GOTHIC COURT
CHARLOTTE, NC 28210-7009

EXISTING
R-12 PUD



TECHNICAL DATA SHEET

APPROVED BY COUNTY COMMISSION

DATE March 23, 1994

94-40(c)

Fred R. ...

DATE AUGUST 1, 1994

PROJECT NO. 14119

REVISIONS
9/12/94 "FOR PUBLIC HEARING"

ADJACENT PROPERTY OWNERS

Fredrick D. Judson
P.O. Box 31892
Charlotte, NC 28231
Parcel: 199019120
DI: 4846-429

Carolina Centers LLC & Charlotte Development
P.O. Box 1003
Charlotte, NC 28201
Parcel: 19936101
DI: 7606-475

Ned A. Reading
& WF, Pamela S.
8637 Island Point Rd.
Charlotte, NC 28278
Parcel: 19909105
DI: 7284-034

I. M. Cook Jr.
& WF, Katherine W.
8623 Island Point Rd.
Charlotte, NC 28278
Parcel: 19909103
DI: 6482-015

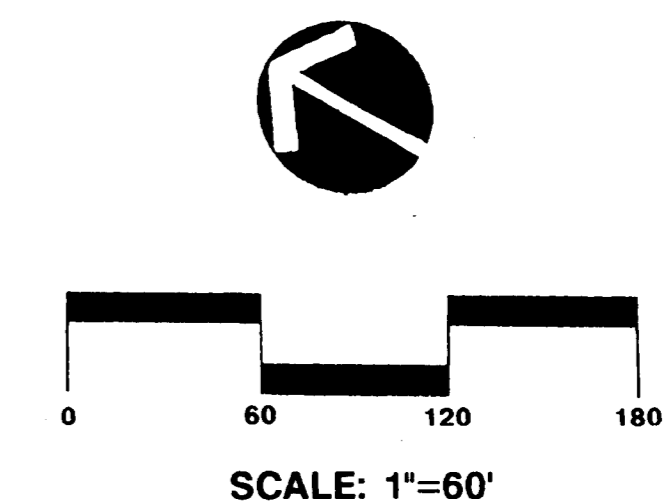
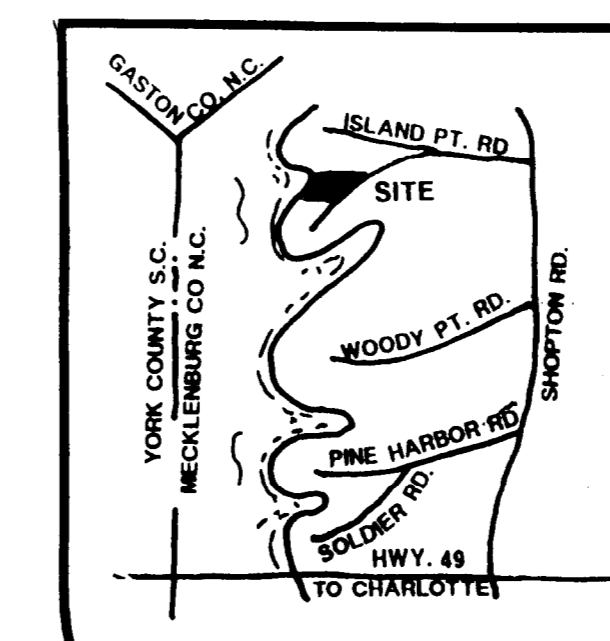
SITE DATA

EXISTING ZONING	R-5
PROPOSED ZONING	MX-1
TOTAL UNITS	20
TOTAL ACRES	19.123 AC
TOTAL OPEN SPACE	2.08 AC
DENSITY	1.05 D.U./A

DEVELOPMENT STANDARDS/NOTES

- The individual lot will have a minimum area of 15,000 SF; with a minimum lot width of 15 feet.
- Entrance to the subdivision will be from Island Point Road (SR 1115); and will be maintained as a private street within the property. A 60 ft. easement will be provided, and the Island Point Club, Inc. will maintain the private road. Private deeds of future owners will recognize the private road status and notify buyers of financial obligation related to private street.
- Detached houses will have a 20 ft. front yard setback; 6 ft. sideyard; 20 ft. rear yard (on inland lots #16 & #17); and 40 ft. lake-front setback from the High Water Boundary.
- Buildings will have minimum 14 ft. separation.
- Common open space will be maintained by Island Point Club, Inc.
- Any additional signage will be located and designed per Mecklenburg County Ordinances.

VICINITY MAP



1701 East Boulevard, Charlotte, NC 28203 704/333-0325
916 Prince Street, Alexandria, VA 22314 703/549-7784
225 Hatteras Street, Raleigh, NC 919/834-6127

LandDesign Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO. _____ OF _____