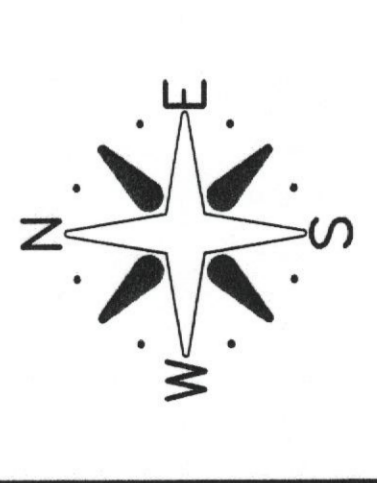


- DEVELOPMENT NOTES:**
1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE MECKLENBURG COUNTY ZONING ORDINANCE AND THE CATAMBA RIVER/LAKE WYLE WATERSHED OVERLAY ORDINANCE.
  2. BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH THE CATAMBA RIVER/LAKE WYLE WATERSHED OVERLAY SECT. 10.008.
  3. STORM WATER DETENTION FACILITIES WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF THE CHARLOTTE/MECKLENBURG STORM WATER SERVICES. NO STORM WATER DETENTION WILL OCCUR WITHIN ANY REQUIRED BUFFER AREA.
  4. SIGNAGE WILL PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
  5. THE SITE MAY BE DEVELOPED FOR SINGLE FAMILY DETACHED HOUSING AS ALLOWED IN THE R-4 ZONING DISTRICT IN ACCORDANCE WITH THE STANDARDS OF THAT DISTRICT AND THE RESTRICTIONS OF THIS PLAN.
  6. ALL DRIVEWAY AND STREET CONNECTIONS ARE SUBJECT TO APPROVAL BY N.C.D.O.T. AND BY MECKLENBURG COUNTY.
  7. THE 100 YEAR FLOOD WAY IS TO BE DONATED TO THE MECKLENBURG COUNTY PARKS AND RECREATION DEPARTMENT.
  8. THE DEVELOPER SHALL PROVIDE FOR FUTURE CONNECTION TO MIRANDA ROAD.
  9. THE DEVELOPER IS TO REFRAIN FROM FILLING IN THE FLOOD WAY FRINGE AREA.
  10. ALL BOUNDARY INFORMATION TAKEN FROM A PLAN BY: LUCAS-FORMAN INCORPORATED, 4000 STEWART ANDREW BOULEVARD, CHARLOTTE, N.C. 28217. THAT MAP WAS DRAWN FROM THE FOLLOWING DEEDS AND AVAILABLE PUBLIC INFORMATION:  
 DB 1433 PG 0250 (PARKER)  
 DB 7156 PG 0335 (GROSS/OST)  
 DB 9310 PG 0454 (HOOVER)

**SITE INFORMATION:**  
 TRACT #1: 43 ACRES  
 TRACT #2: 7.5 ACRES  
 TRACT #3: 15.5 ACRES

**PRESENT ZONING: R-3**  
**PROPOSED ZONING: R-4 (CONDITIONAL)**  
 037071 14 17 18



**99-100**

**LAND DESIGN**  
 ENGINEERING SERVICES INC.  
 1000 HIGHWAY 101, SUITE 200  
 HIGH POINT, N.C. 27605  
 (336) 885-5785 FAX: (336) 885-5784

PROJECT NO.	78051	
DATE	1-14-99	
SCALE	1"=100'	
DESIGNED BY	LLS	
CHECKED BY	RRW	
DATE	1-14-99	
PROJECT TITLE	ZONING PETITION	
REVISION		
NO.	DATE	DESCRIPTION
1.	2-26-99	REVISED PER CHAR. MECK. PLANNING COMM. COMMENTS
PROJECT "SUNSET SUBDIVISION" LONG CREEK TWP, MECKLENBURG COUNTY, N.C. ZONE/PET L.L.S.		

