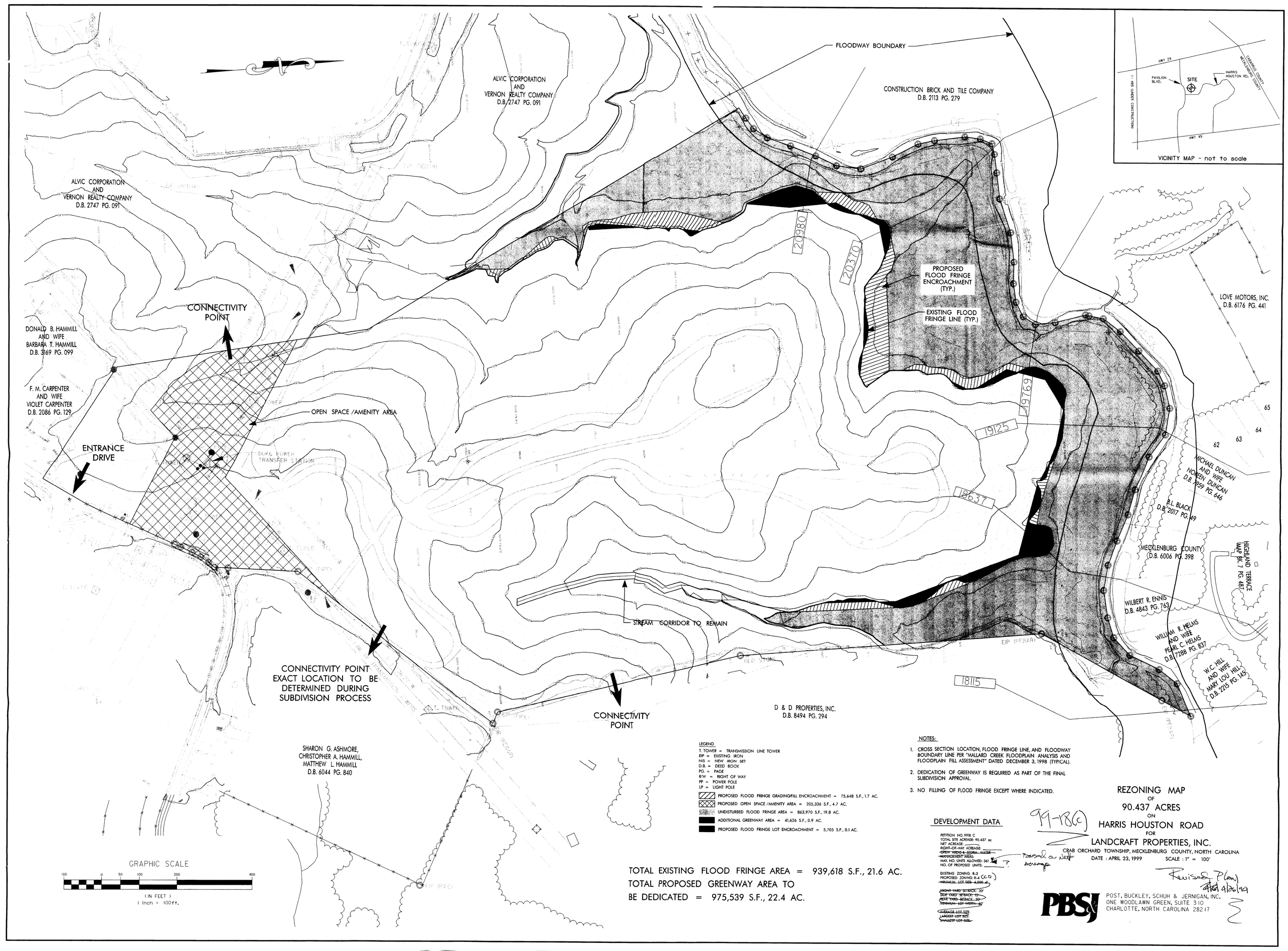


LEGEND

T. TOWER = TRANSMISSION LINE TOWER
EIP = EXISTING IRON
NIS = NEW IRON SET
D.B. = DEED BOOK
PG. = PAGE
R/W = RIGHT OF WAY
PP = POWER POLE
LP = LIGHT POLE

PROPOSED FLOOD FRINGE GRADING/FILL ENCROACHMENT = 75,648 S.F., 1.7 AC.
PROPOSED OPEN SPACE /AMENITY AREA = 205,336 S.F., 4.7 AC.
UNDISTURBED FLOOD FRINGE AREA = 863,970 S.F., 19.8 AC.
ADDITIONAL GREENWAY AREA = 41,626 S.F., 0.9 AC.
PROPOSED FLOOD FRINGE LOT ENCROACHMENT = 5,705 S.F., 0.1 AC.

TOTAL EXISTING FLOOD FRINGE AREA = 939,618 S.F., 21.6 AC.
TOTAL PROPOSED GREENWAY AREA TO BE DEDICATED = 975,539 S.F., 22.4 AC.

NOTES:

1. CROSS SECTION LOCATION, FLOOD FRINGE LINE, AND FLOODWAY BOUNDARY LINE PER "MALLARD CREEK FLOODPLAIN ANALYSIS AND FLOODPLAIN FILL ASSESSMENT" DATED DECEMBER 3, 1998 (TYPICAL).
2. DEDICATION OF GREENWAY IS REQUIRED AS PART OF THE FINAL SUBDIVISION APPROVAL.
3. NO FILLING OF FLOOD FRINGE EXCEPT WHERE INDICATED.

DEVELOPMENT DATA

PETITION NO. 99-18 C
TOTAL SITE ACREAGE: 90.437 ac
NET ACREAGE:
RIGHT-OF-WAY ACREAGE:
~~OPEN AREAS & STORM WATER MANAGEMENT AREAS:~~
MAX. NO. UNITS ALLOWED: 361
NO. OF PROPOSED UNITS:

EXISTING ZONING: R-3
PROPOSED ZONING: R-4 (CD)
~~MINIMUM LOT SIZE: 6,000 sf~~

~~FRONT YARD SETBACK: 30'~~
~~SIDE YARD SETBACK: 15'~~
~~REAR YARD SETBACK: 30'~~
~~MINIMUM LOT WIDTH: 60'~~

~~AVERAGE LOT SIZE:~~
~~LARGEST LOT SIZE:~~
~~SMALLEST LOT SIZE:~~

99-18(c)

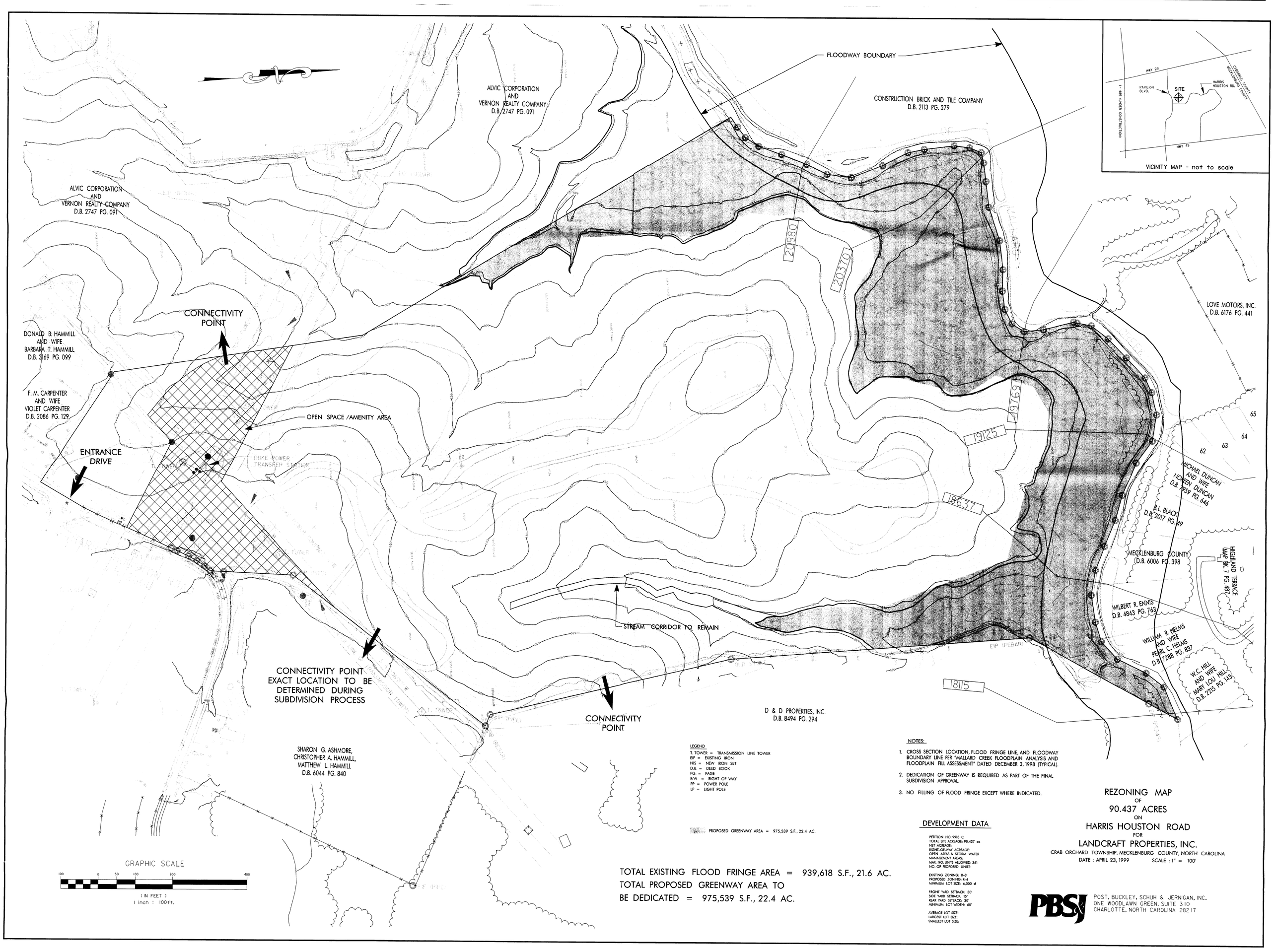
Based on net acreage

REZONING MAP
OF
90.437 ACRES
ON
HARRIS HOUSTON ROAD
FOR
LANDCRAFT PROPERTIES, INC.

CRAB ORCHARD TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA
DATE : APRIL 23, 1999 SCALE : 1" = 100'

Revised Plan
9/26/99

PBSJ
POST, BUCKLEY, SCHUH & JERNIGAN, INC.
ONE WOODLAWN GREEN, SUITE 310
CHARLOTTE, NORTH CAROLINA 28217



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