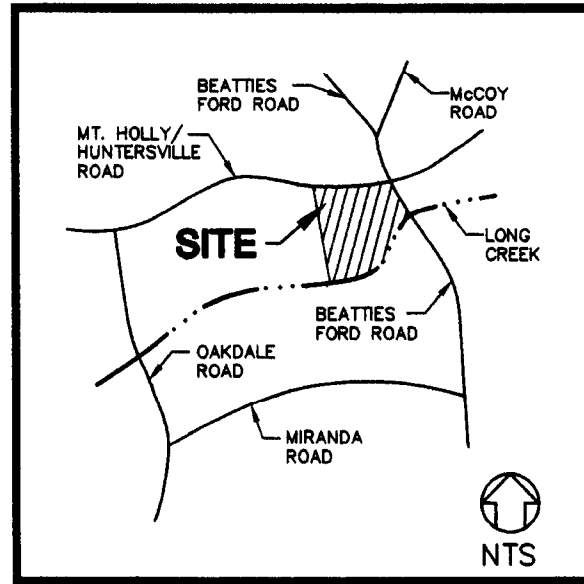


VICINITY MAP



APPROVED BY COUNTY COMMISSION

DATE 8-17-99

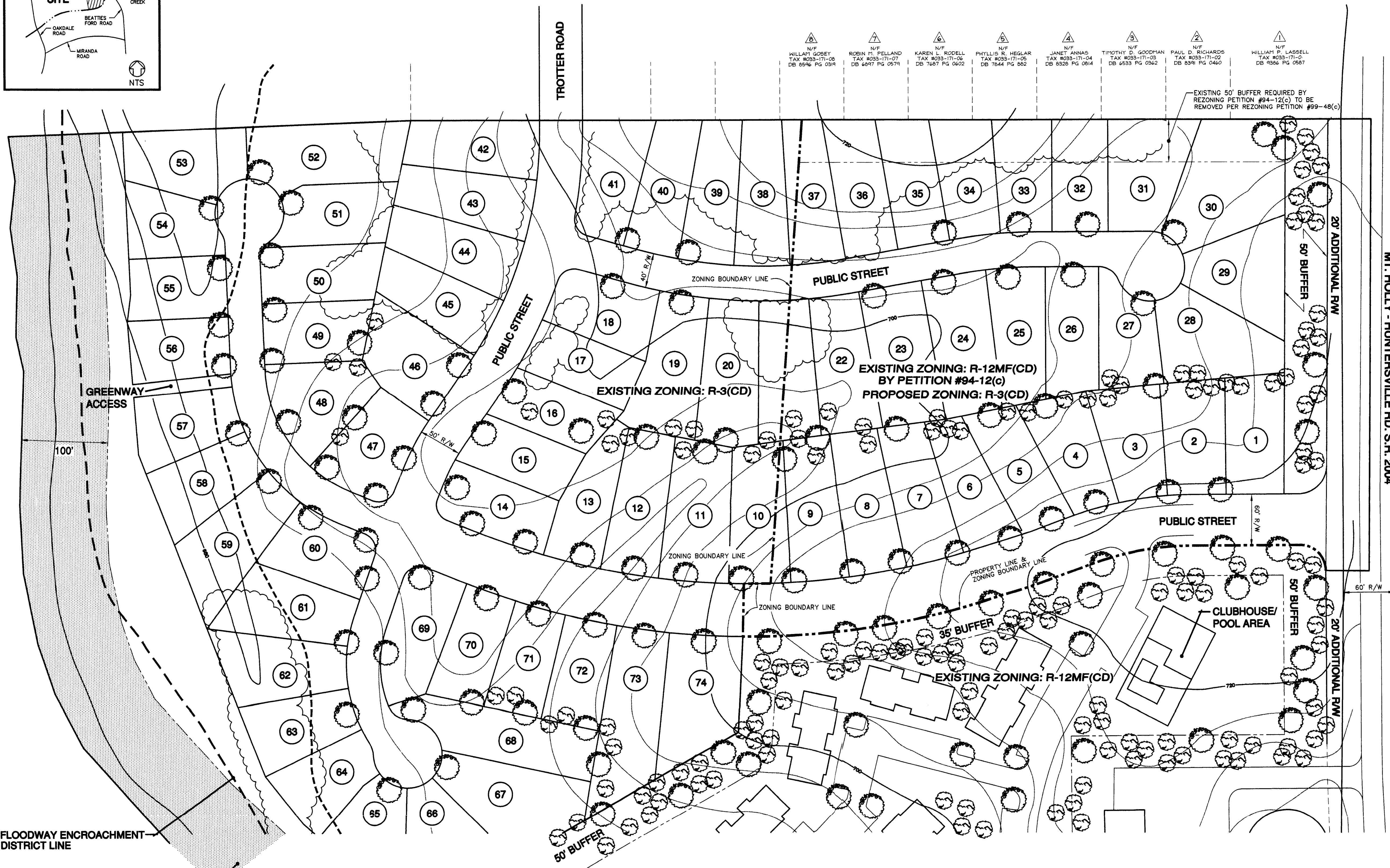
CONDITIONAL NOTES

1. This plan is a portion of the site previously rezoned per Petition #94-12(c). All conditions and requirements of Petition #94-12(c) remain in effect unless noted otherwise on this plan.
2. 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 constraints, etc.
3. The development will comply with all minimum Mecklenburg County standards dealing with off-street parking, signage, screening, fire department regulations, and buffers.
4. 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 Mecklenburg County and/or N.C.D.O.T. sight distance requirements. Buffer areas shall be clearly marked or barricaded 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.
5. The petitioner agrees to dedicate 35 feet of land from the centerline of Beatties Ford Road (5 feet of additional R.O.W.) and 50 feet of land from the centerline of Mt. Holly-Huntersville Road (20 feet of additional R.O.W.). The dedication shall occur prior to the issuance of any building permit for the development.
6. Access points may vary somewhat from that depicted on the plan. All access points shall be reviewed and approved by applicable agencies at the time final plans are prepared.
7. The petitioner agrees to dedicate to Mecklenburg County the area shown on the plan for public greenway purposes. The dedication to the Mecklenburg County Park and Recreation Dept. shall occur prior to the issuance of any building permit. The area to be dedicated shall be measured approximately 75 feet and 100 feet from the top of the creek bank, as shown on the plan.
8. 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.
9. Petitioner shall provide sidewalk along Mt. Holly-Huntersville Road.
10. The single family portion of this site shall be developed in accordance with the Mecklenburg County Zoning and Subdivision Ordinances, and may be developed as a Cluster Development, provided all requirements of Section 9.205(5) of the Zoning Ordinance are met.
11. Final determination of the phase line between the single family and multi-family portions of the site shall be determined at the time of submission of site construction plans for either phase of the development, and shall be consistent with the graphic depiction shown on this plan.
12. The petitioner shall provide a 5 foot sidewalk with an 8 foot planting strip along Mt. Holly-Huntersville Road.
13. At the time of development, a left hand turn lane at the Mt. Holly-Huntersville entrance will be constructed. The left hand turn lane will be reviewed and approved in accordance with County Engineering and N.C.D.O.T. standards.

DEVELOPMENT DATA

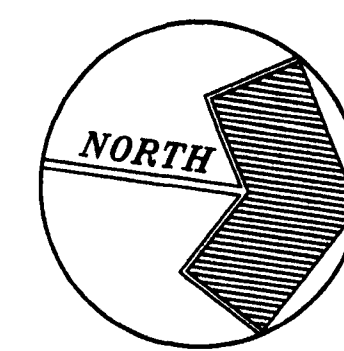
EXISTING ZONING: R-12 MF (CD)
 TOTAL ACREAGE: 7.70 AC.
 RIGHT-OF-WAY AREA: 1.45 AC.
 PROPOSED DEVELOPMENT:

USE	ZONING	AREA
SINGLE FAMILY	R-3 (CD)	7.70 AC.



FLOODWAY ENCROACHMENT DISTRICT LINE

GREENWAY AREA TYP. (SHOWN SHADED)



REVISION SUMMARY #1 - 6/3/99; REVISED PER CMC STAFF COMMENTS

	<p>Mt. Holly-Huntersville Road Property</p>		
	<p>REZONING SITE PLAN PETITION #99-48(c) FOR: RANDY HUMPHREY, INC.</p>		
HARRIS ENGINEERING Engineering Planning • Surveying 1325 Harding Place Charlotte, NC 28204 704.334.1355 704.334.1330 Fax	Job No.: H0898.9 Date: 4/26/99 Scale: 1" = 60'	Proj. Mgr.: WMH Drawn: KPA Checked: WMH	Sheet No. <p style="font-size: 2em; font-weight: bold;">RZ-1</p> Of 1

FOR PUBLIC HEARING