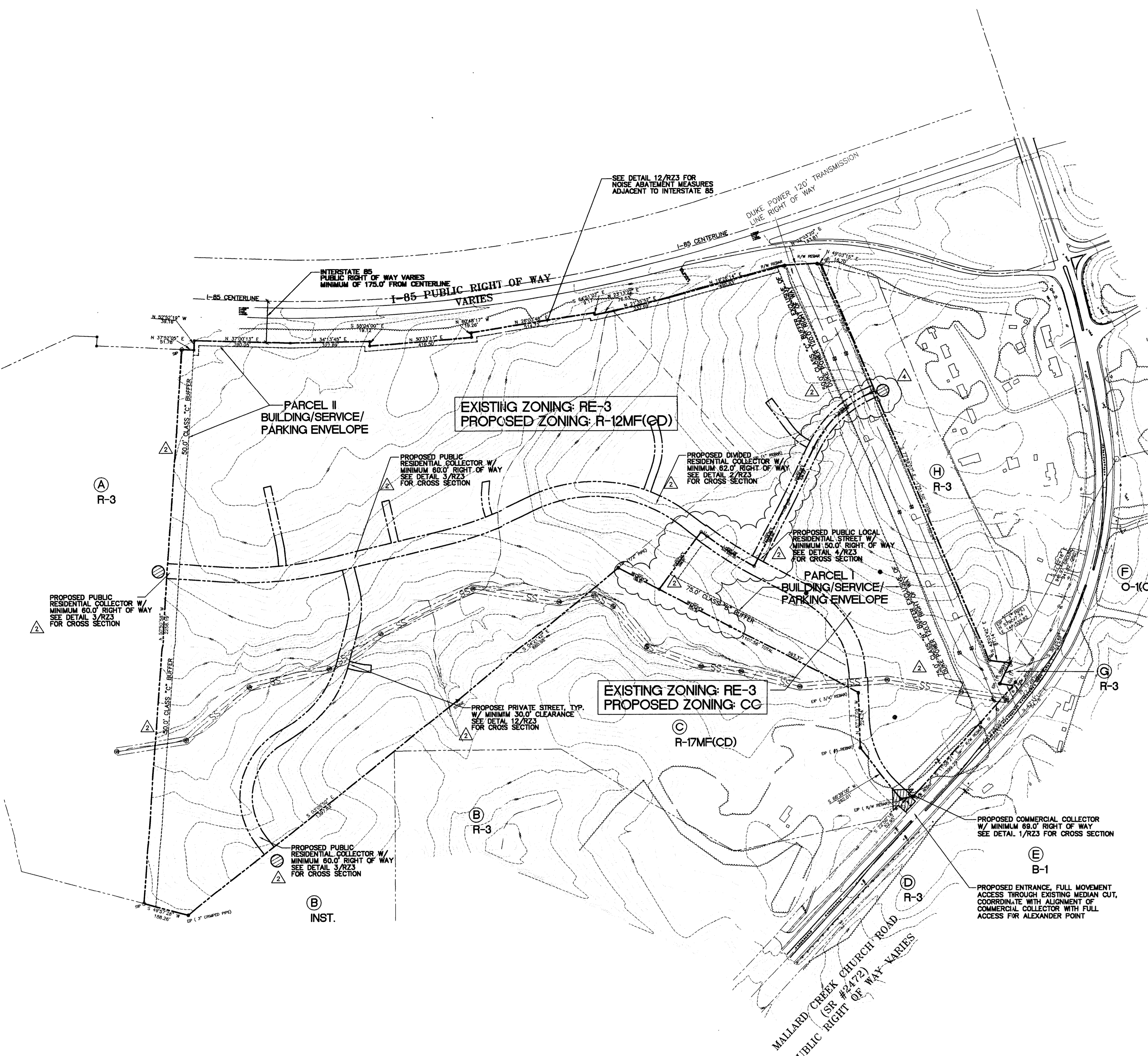
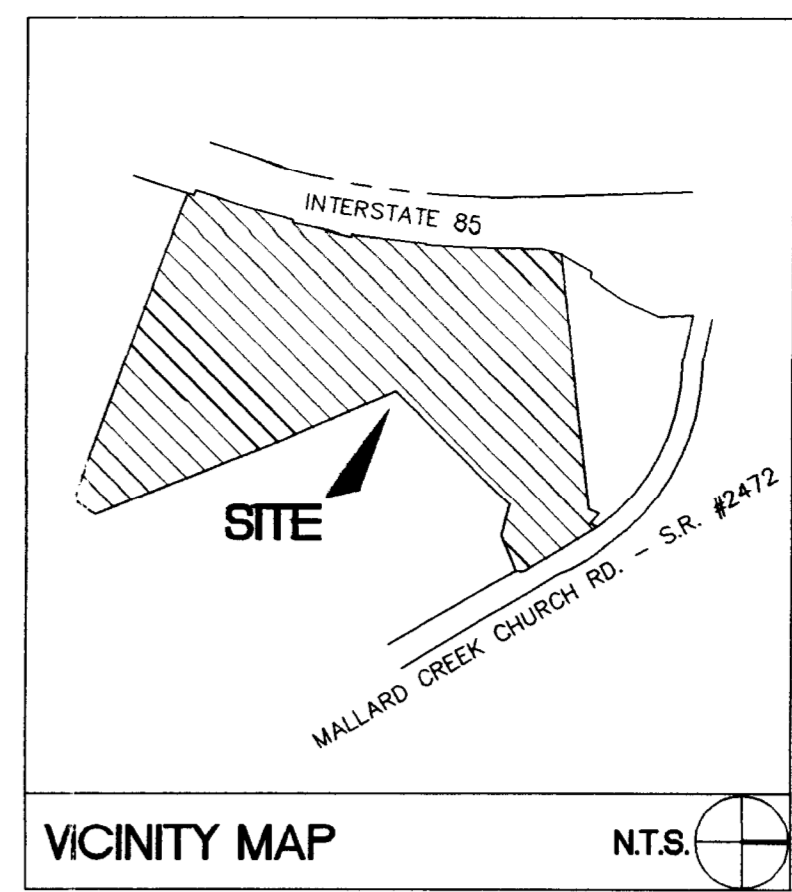


# ColeJenest & Stone

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

112 South Tryon Street  
Suite 300  
Charlotte  
North Carolina  
28284  
Tele 704.376.1555  
Fax 704.376.7851



### ADJACENT PROPERTY OWNERS

- (A) 047-431-02 JAMES F. ALEXANDER  
1625 MYERS PARK DR.  
CHARLOTTE, NORTH CAROLINA 28207
- (B) 047-441-01 MARGERY ALEXANDER  
214 NORTH CONWELL ST.  
SEAFORD, DELAWARE 19973  
SARA ALEXANDER  
216 MALLARD CREEK CHURCH RD.  
CHARLOTTE, NORTH CAROLINA 28262
- (C) 047-181-11 MALLARD CREEK PROPERTIES OF CHARLOTTE, LLC.  
P.O. BOX 961  
CHINA GROVE, NORTH CAROLINA 28023-0961
- (D) 047-181-20 DEPT. OF TRANSPORTATION, JOHN L. SHOEMAKER  
716 WEST MAIN ST.  
ALBEMARLE, NC 28001
- (E) 029-031-17 SARAH L. AND MARGARET S. ALEXANDER  
216 MALLARD CREEK CHURCH RD.  
CHARLOTTE, NORTH CAROLINA 28262
- (F) 029-031-16 RICHARD A. BELDEGREEN  
616 MALLARD CREEK CHURCH RD.  
CHARLOTTE, NORTH CAROLINA 28262
- (G) 047-181-09 JONES GROUP THRIFT AND PROFIT SHARING PLAN  
6060 J.A. JONES DR.  
CHARLOTTE, NORTH CAROLINA 28287
- (H) 047-181-07 THE HANKEY COMPANY, INC.  
P.O. BOX 468629  
ATLANTA, GEORGIA 30346

### DEVELOPMENT STANDARDS

- PART I. COMMITMENT:**  
UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE MECKLENBURG COUNTY ZONING ORDINANCE (THE "ORDINANCE") FOR THE CC ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON PARCEL I AND ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12MF ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON PARCEL II.
- PART II. PERMITTED DEVELOPMENT WITHIN THE SITE:**  
PARCEL I - MIXED USE COMMERCIAL CENTER  
UP TO 300,000 SQUARE FEET OF GENERAL RETAIL, OFFICE USES, AND DWELLINGS WHICH ARE PERMITTED UNDER THE ORDINANCE IN A CC ZONING DISTRICT MAY BE DEVELOPED ON PARCEL I.  
PARCEL II - RESIDENTIAL AND RECREATIONAL COMPONENT  
UP TO 915 FOR SALE CONDOMINIUM DWELLING UNITS AND A PRIVATE PAR THREE GOLF COURSE CONTAINING UP TO 36 HOLES WHICH ARE PERMITTED UNDER THE ORDINANCE IN A R-12MF ZONING DISTRICT MAY BE DEVELOPED ON PARCEL II. THE PRIVATE GOLF COURSE IS FOR THE USE OF THE CONDOMINIUM RESIDENTS ONLY AND WILL NOT BE LIGHTED OR USED AT NIGHT.
- PART III. VEHICULAR ACCESS POINT AND CONNECTIVITY:**  
(A) DIRECT VEHICULAR ACCESS TO THE SITE FROM MALLARD CREEK CHURCH ROAD WILL BE LIMITED TO ONE ACCESS POINT WHICH WILL BE LOCATED IN THE GENERAL AREA DEPICTED ON THE TECHNICAL DATA SHEET.  
(B) THE PETITIONER AGREES TO FUND ONE HALF OF THE COST OF INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF THE COMMERCIAL COLLECTOR AND MALLARD CREEK CHURCH ROAD.  
(C) AT LEAST THREE EXISTING LANES, TWO FOR LEFT TURNS AND ONE FOR RIGHT TURNS, WILL BE CONSTRUCTED AT THE ACCESS TO MALLARD CREEK CHURCH ROAD.  
(D) THE CONFIGURATIONS AND ULTIMATE LOCATIONS OF MALLARD CREEK CHURCH ROAD ACCESS, AS WELL AS EACH POINT OF ACCESS PROVIDING CONNECTIVITY TO ADJUTING PROPERTIES, ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL PLANS AND DESIGNS.
- PART IV. DESIGN GUIDELINES:**  
**SECTION 1. YARD RESTRICTIONS**  
ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE APPLICABLE SETBACK, REAR YARD, AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE. IN ADDITION CONNECTIVITY WILL BE PROVIDED TO ADJUTING PROPERTIES IN THE GENERAL AREAS DEPICTED ON THE TECHNICAL DATA SHEET.  
**SECTION 2. OFF STREET PARKING**  
(A) THE PARKING SPACES DEPICTED ON THE SCHEMATIC SITE PLAN (SHEET RZ-2) MAY VARY IN LAYOUT AND LOCATION BUT, IN ALL EVENTS, WILL BE SUFFICIENT TO SATISFY THE MINIMUM OFF STREET PARKING STANDARDS ESTABLISHED UNDER THE ORDINANCE.  
(B) NO PARKING WILL BE PERMITTED WITHIN BUFFER OR SETBACK AREAS.  
(C) IN PARCEL I, NO PARKING WILL BE PERMITTED BETWEEN THE BUILDINGS AND THE STREET.  
**SECTION 3. INTERNAL STREETS**  
(A) THE INTERNAL STREET PATTERN SHOWN ON THE SCHEMATIC SITE PLAN (SHEET RZ-2) IS SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES. HOWEVER, FINAL STREET DESIGN SHALL PROVIDE FOR CONNECTIVITY TO THE PARCELS ADJOINING THE SITE TO THE NORTH, SOUTH, OR EAST.  
(B) STREETS WILL BE CONSTRUCTED IN PHASES AND IN SEQUENCES WITH DEVELOPMENT TAKING PLACE ON THE SITE.  
(C) ALL NON-STANDARD STREET CROSS SECTIONS WILL BE APPROVED BY NCDOT.  
**SECTION 4. LANDSCAPING AND SCREENING**  
(A) SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.  
(B) STREET TREES WILL BE PROVIDED IN THE MEDIAN AND ON BOTH SIDES OF THE COMMERCIAL COLLECTOR, DIVIDED RESIDENTIAL COLLECTOR, AND RESIDENTIAL COLLECTOR AT THE RATE OF ONE LARGE MATURING TREE FOR EVERY 40 LINEAR FEET. SEE DETAILS 1.2.8.3/R23 FOR CROSS SECTIONS.  
**SECTION 5. SIGNAGE**  
(A) A UNIFORM SIGNAGE AND GRAPHIC SYSTEM WILL BE EMPLOYED WITHIN THE SITE.  
(B) ALL SIGNS PLACED ON THE SITE WILL BE ERCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.  
**SECTION 6. STORM WATER MANAGEMENT**  
STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT.  
A DETENTION FACILITY MAY BE SHARED BETWEEN DIFFERENT USES AND ZONING CLASSIFICATIONS. WHERE A DETENTION FACILITY CROSSES BOUNDARIES OF DIFFERENT USES REQUIRING A BUFFER, THE BUFFER MAY BE PROVIDED BY GOING AROUND THE DETENTION FACILITY OR BY OTHER ALTERNATIVE METHODS WHICH PROVIDE THE SEPARATION INTENDED BY THE ORDINANCE, ALL AS INTERPRETED BY THE ZONING ADMINISTRATOR.  
THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:  
401 / 404 PERMIT NCDENR - RALEIGH OFFICE (919) 733-1786  
401 / 404 PERMIT U.S. ARMY CORPS OF ENGINEERS (704) 271-4854

### SITE SUMMARY

PROPERTY OWNERS: FRANK RUSSELL TRUST CO.  
SUCCESSOR TRUSTEE FOR THE JONES GROUP  
THRIFT & PROFIT SHARING PLAN

TAX PARCEL NUMBERS: 047-181-08  
047-181-12  
047-431-01

SITE ACREAGE: 22.91 AC  
PARCEL I: 33.86 AC  
PARCEL II: 16.776 ACRES TOTAL

EXISTING ZONING: RE-3  
PROPOSED ZONING: CC  
PARCEL I: R-12 MF(CD)  
PARCEL II: 99-67C

PETITION NUMBER: 99-67C

PROPOSED USE:  
PARCEL I / COMMERCIAL CENTER  
- RETAIL, OFFICE, AND DWELLINGS  
PARCEL II / MULTI-FAMILY  
- CONDOMINIUMS AND 36 HOLE PRIVATE PAR THREE GOLF COURSE

REQUIRED YARDS:  
PARCEL I / COMMERCIAL CENTER: SETBACK: 35.0'  
COMMERCIAL COLLECTOR: 12.0'  
SIDE YARD: 25.0'  
REAR YARD: 25.0'  
PARCEL II / MULTI-FAMILY: SETBACK: 30.0'  
SIDE YARD: 5.0'  
SIDE YARD ADJACENT TO RESIDENTIAL: 10.0'  
REAR YARD: 40.0'  
REAR YARD ADJACENT TO RESIDENTIAL: 50.0'

PROPOSED DEVELOPMENT:  
MIXED USE CONSISTING OF CONDOMINIUMS, OFFICE, RETAIL, AND TWO (18 HOLE) PRIVATE PAR THREE GOLF COURSES  
PARCEL I: RETAIL - 75,000 S.F.  
OFFICE - 225,000 S.F.  
PARCEL II: CONDOMINIUMS - 61 BUILDINGS @ 15 UNITS/BUILDING = 915 UNITS

### (CONT.)

- SECTION 7. BUFFER AREAS**  
(A) THE BUFFER AREAS ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREOF.  
(B) THE BUFFER AREAS SHALL REMAIN AS OPEN SPACE AND, SUBJECT TO THE PROVISIONS OF PARAGRAPH (C) AND (D) BELOW, WILL REMAIN UNDISTURBED.  
(C) WHERE THERE ARE EXISTING TREES, THE PETITIONER RESERVES THE RIGHT TO CLEAR, GRADE, AND FILL WITHIN THE FIRST 30.0' ON THE INTERIOR SIDE OF THE BUFFER AREA AND, WHERE A BUFFER AREA CONTAINS A SPARSE AMOUNT OF VEGETATION, THE PETITIONER RESERVES THE RIGHT TO GRADE AND CREATE BERMS WITHIN THAT AREA.  
(D) THE PETITIONER RESERVES THE RIGHT, WITHIN ALL PORTIONS OF BUFFER AREAS, TO INSTALL UTILITIES AND PEDESTRIAN PATHS. HOWEVER, UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERSECTION ANGLES MEASURED AT THE PROPERTY LINE WHICH ARE NOT LESS THAN 75 DEGREES.  
(E) NO BUILDINGS, PARKING SPACES, OR MANEUVERING AREAS MAY BE PLACED WITHIN THE BUFFER AREAS.  
(F) WHERE EXISTING TREES AND NATURAL VEGETATION WITHIN THE BUFFER AREAS HAVE BEEN CLEARED TO ACCOMMODATE PEDESTRIAN SIDEWALKS OR PATHS, CONNECTIVE ROADWAYS OR THE INSTALLATION OF UTILITIES, ANY CLEARED, UNIMPROVED PORTION OF THE BUFFER AREA SHALL BE LANDSCAPED WITH TREES AND SHRUBS IN A MANNER WHICH COMPLES WITH SECTION 12.302 OF THE ORDINANCE.  
(G) IN THE EVENT THE ZONING FOR OR THE USES ON ANY ADJACENT PROPERTY SHOULD CHANGE AT SOME POINT IN THE FUTURE SO THAT THE BUFFER REQUIREMENTS UNDER THE ORDINANCE CHANGE OR ARE ELIMINATED, THEN THE BUFFER REQUIREMENTS MAY BE CHANGED ACCORDINGLY.
- SECTION 8. SIDEWALKS**  
A 5' SIDEWALK WITH AN 8.0' PLANTING STRIP WILL BE PROVIDED ALONG THE DIVIDED RESIDENTIAL COLLECTOR AND RESIDENTIAL COLLECTOR. A 6.0' SIDEWALK WITH A 6.0' PLANTING STRIP WILL BE PROVIDED ALONG THE COMMERCIAL COLLECTOR. SEE DETAILS 1.2.3/R23 FOR CROSS SECTIONS.
- SECTION 9. LIGHTING**  
(A) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WITHIN PARCEL I AND PARCEL II WILL BE UNIFORM IN DESIGN.  
(B) EXCEPT FOR PUBLIC STREET LIGHTS, THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED:  
30.0' IN HEIGHT IF WITHIN PARCEL I  
20.0' IN HEIGHT IF WITHIN PARCEL II  
(C) ALL DIRECT LIGHTING INSTALLED WITHIN THE SITE SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS MALLARD CREEK CHURCH ROAD AND ADJUTING PROPERTIES.
- SECTION 10. FIRE PROTECTION**  
ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CITY OF CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS.
- SECTION 11. DESIGN STANDARDS**  
(A) PARCEL I WILL COMPLY WITH SECTION 11.405 (7) OF THE MECKLENBURG COUNTY ZONING ORDINANCE REGARDING REDUCTION OF THE SETBACK TO 12.0'.  
(B) DUMPSTER AREAS, WHERE PROVIDED, WILL BE SCREENED IN ACCORDANCE WITH THE ORDINANCE. EACH DUMPSTER AREA WILL BE ENCLOSED ON ALL FOUR SIDES BY A WOODEN FENCE OR BRICK WALL WITH ONE SIDE BEING A HINGED GATE.  
(C) ARCHITECTURAL COMPATIBILITY OF BUILDINGS WITHIN PARCEL I SHALL BE ASSURED BY THE ESTABLISHMENT OF AN ARCHITECTURAL REVIEW COMMITTEE WITH JURISDICTION OVER ACCEPTABLE MATERIALS AND DETAILS.  
(D) THE RETAIL COMPONENT IN PARCEL I WILL LIMITED TO THE GROUND FLOOR WITH OFFICES AND DWELLINGS ABOVE.  
(E) THE DESIGN OF THE TRANSIT STOPS WITHIN THE DEVELOPMENT WILL BE COORDINATED AND APPROVED BY CHARLOTTE DEPARTMENT OF TRANSPORTATION.  
(F) VARIATION IN THE RESIDENTIAL UNITS WILL BE ACHIEVED THROUGH CHANGES IN ARCHITECTURAL ELEMENTS, FINISH MATERIALS, AND MASSING OF THE BASIC BUILDING UNIT.
- PART V. AMENDMENTS TO REZONING PLAN**  
FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED IN ACCORDANCE WITH THE CHAPTER 6 OF THE ORDINANCE.
- PART VI. BRINING EFFECT OF THE REZONING APPLICATION**  
(A) IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE, AND THEIR RESPECTIVE HEIRS, DEVICES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.  
(B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE HEIRS, DEVICES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE WHO, FROM TIME TO TIME, MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT OF THE SITE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	88.96	N71.38°E/84.6
L2	12.71	S14.00°E/84.6

CURVE TABLE		
CURVE	LENGTH	STATUS
C1	31.58	99.50

LEGEND	
B-1	EXISTING ZONING
(A)	ADJACENT PROPERTY OWNERS
(↑)	PROPOSED PRIMARY ACCESS POINT
(○)	PROPOSED FUTURE CONNECTION

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### HERITAGE COMMUNITIES, INCORPORATED

4728 JENN DRIVE  
MYRTLE BEACH, SOUTH CAROLINA  
(843) 449-6200



APPROVED BY COUNTY COMMISSION  
DATE 2/8/99

### TECHNICAL DATA SHEET

1884  
08/09/99 FOR PUBLIC HEARING  
PETITION #99-67C

- Issued
- 03/02/00 - PER PLANNING COMMISSION COMMENTS
- 02/03/00 - PER ENGINEERING COMMENTS
- 01/11/00 - PER PLANNING COMMISSION COMMENTS
- 12/14/99 - PER PLANNING COMMISSION COMMENTS

Revised

SCALE: 1" = 200'

0 100 200 400

RZ1 3

Sheet of 99-67C



# ColeJenest & Stone

Land Planning  
Landscape Architecture  
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Urban Design

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## HERITAGE COMMUNITIES, INCORPORATED

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(843) 449-6200

## MALLARD CREEK GOLF CLUB

## SCHEMATIC SITE PLAN

1884

08/09/99 FOR PUBLIC HEARING  
PETITION #99-67C

◆ Issued

▲ 01/11/00 - PER PLANNING COMMISSION COMMENTS  
▲ 12/14/99 - PER PLANNING COMMISSION COMMENTS

◆ Revised

SCALE: 1" = 100'  
0 50 100 200

RZ2 3

◆ Sheet of

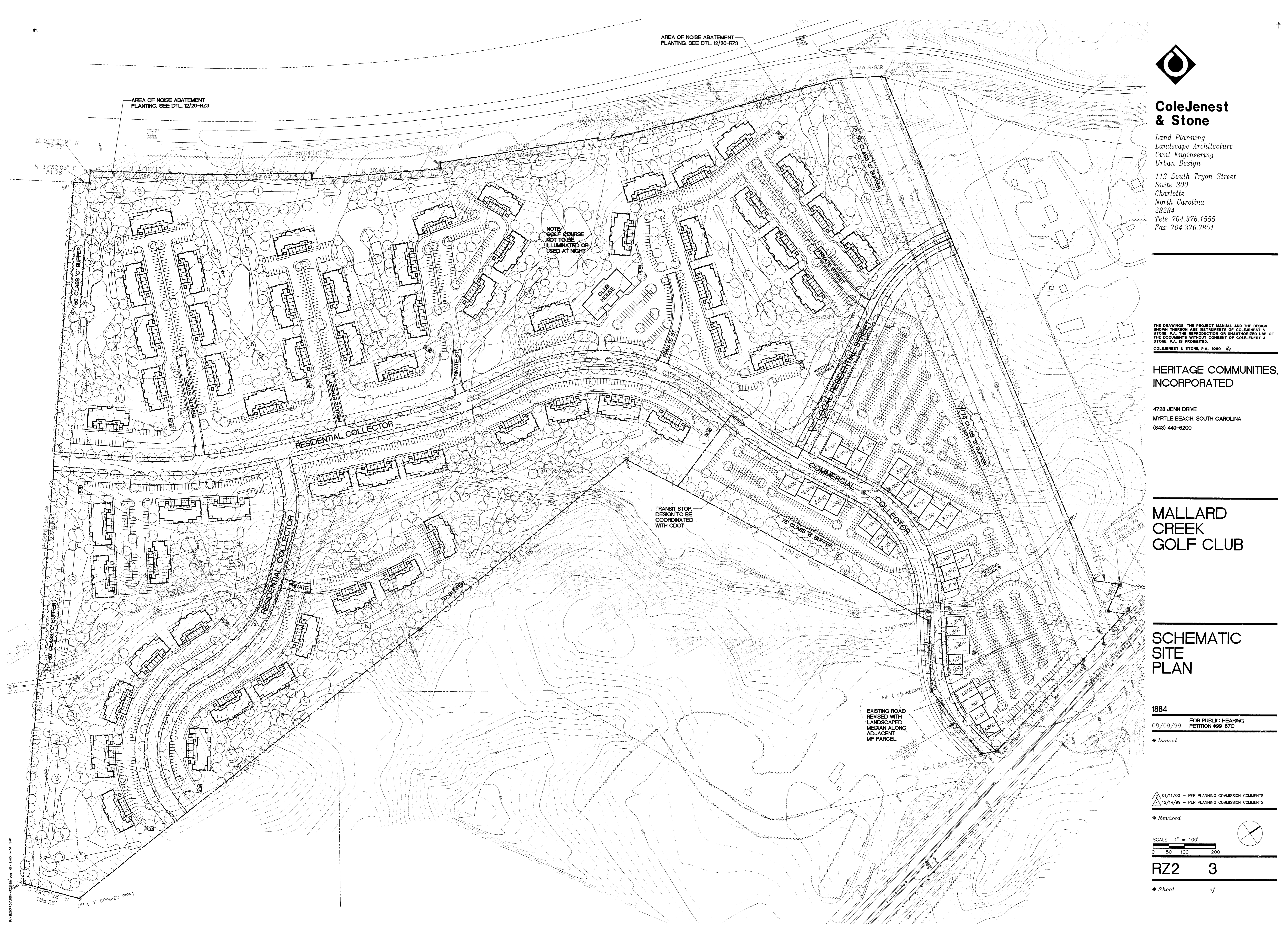
AREA OF NOISE ABATEMENT  
PLANTING, SEE DTL. 12/20-R23

AREA OF NOISE ABATEMENT  
PLANTING, SEE DTL. 12/20-R23

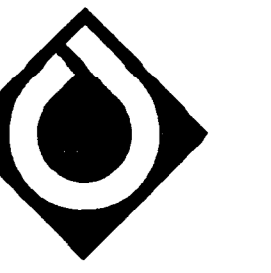
NOTE  
GOLF COURSE  
NOT TO BE  
ILLUMINATED OR  
USED AT NIGHT

TRANSIT STOP  
DESIGN TO BE  
COORDINATED  
WITH CDOT.

EXISTING ROAD  
REVISED WITH  
LANDSCAPED  
MEDIAN ALONG  
ADJACENT  
MF PARCEL



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# ColeJenest & Stone

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Urban Design

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## HERITAGE COMMUNITY INCORPORATED

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MYRTLE BEACH, SOUTH CAROLINA  
(843) 449-6200

## MALLARD CREEK GOLF CLUB

## DETAILS

1884  
08/09/99 FOR PUBLIC HEARING PETITION #99-67C

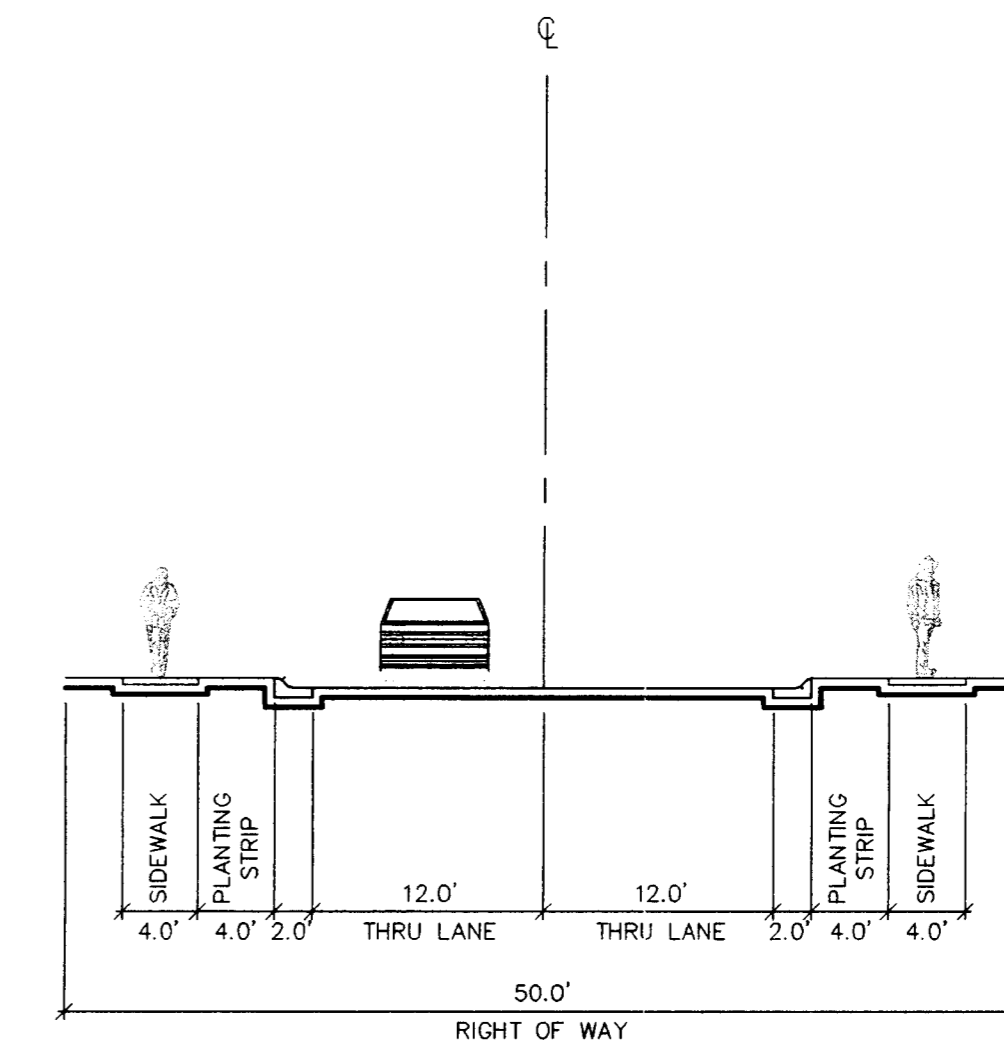
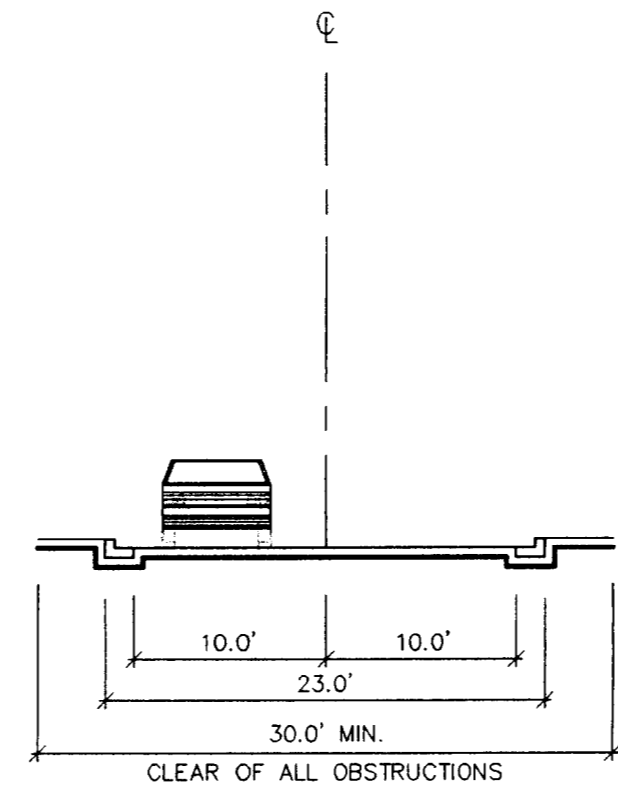
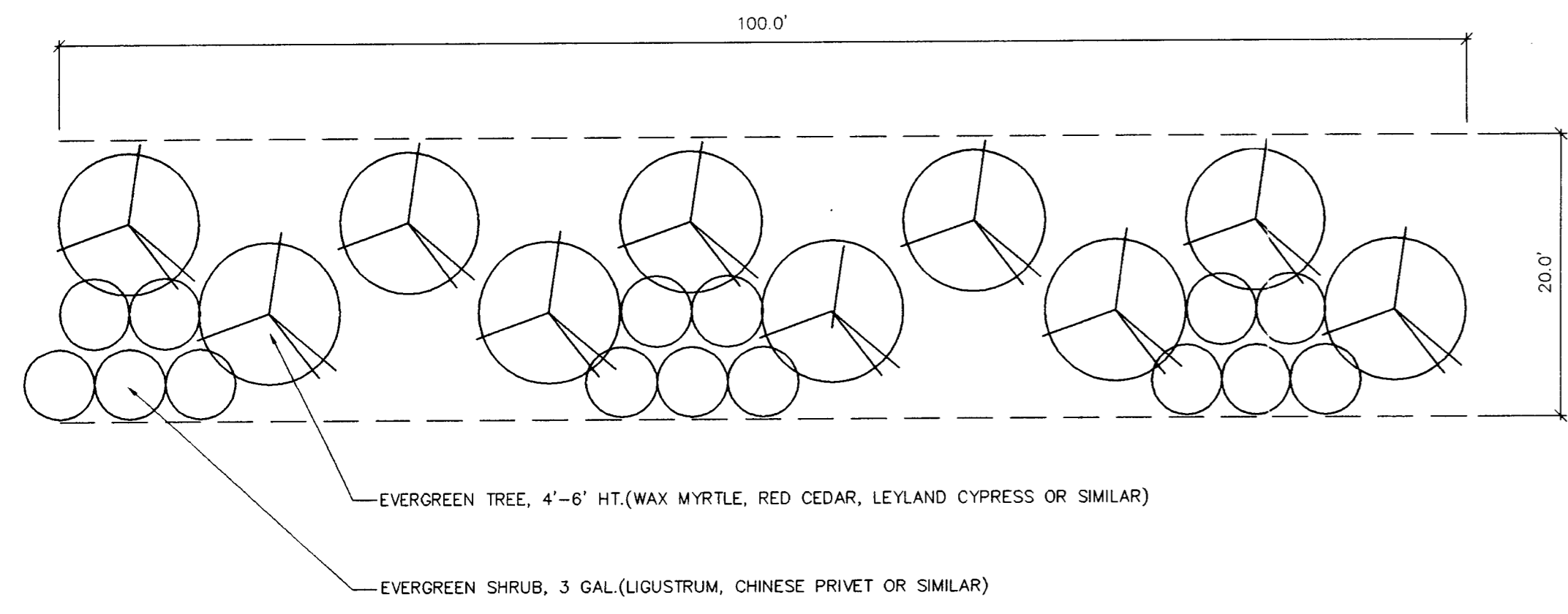
◆ Issued

▲ 01/11/00 - PER PLANNING COMMISSION  
▲ 12/14/99 - PER PLANNING COMMISSION

◆ Revised

RZ3 3

◆ Sheet of



PROPOSED NOISE ABATEMENT ADJACENT TO I-85

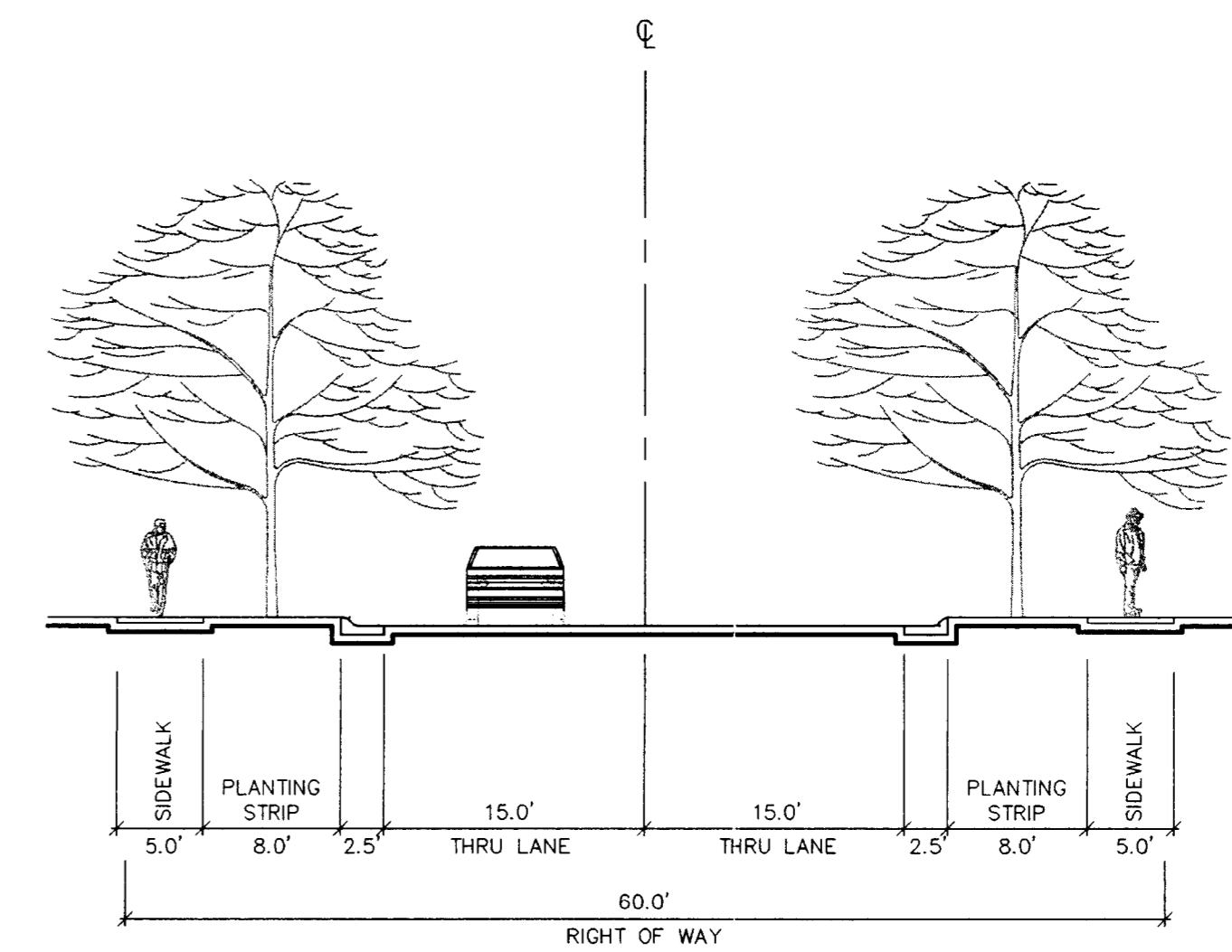
PLAN, TYPICAL 10' SECTION 1'-10" 20

PRIVATE STREET (CMLDS #10.07)

1'-10" 12

PUBLIC LOCAL RESIDENTIAL STREET (CMLDS #10.01-F)

1'-10" 4



PROPOSED COMMERCIAL DEVELOPMENT

NTS 11

RESIDENTIAL COLLECTOR (CMLDS #10.04)

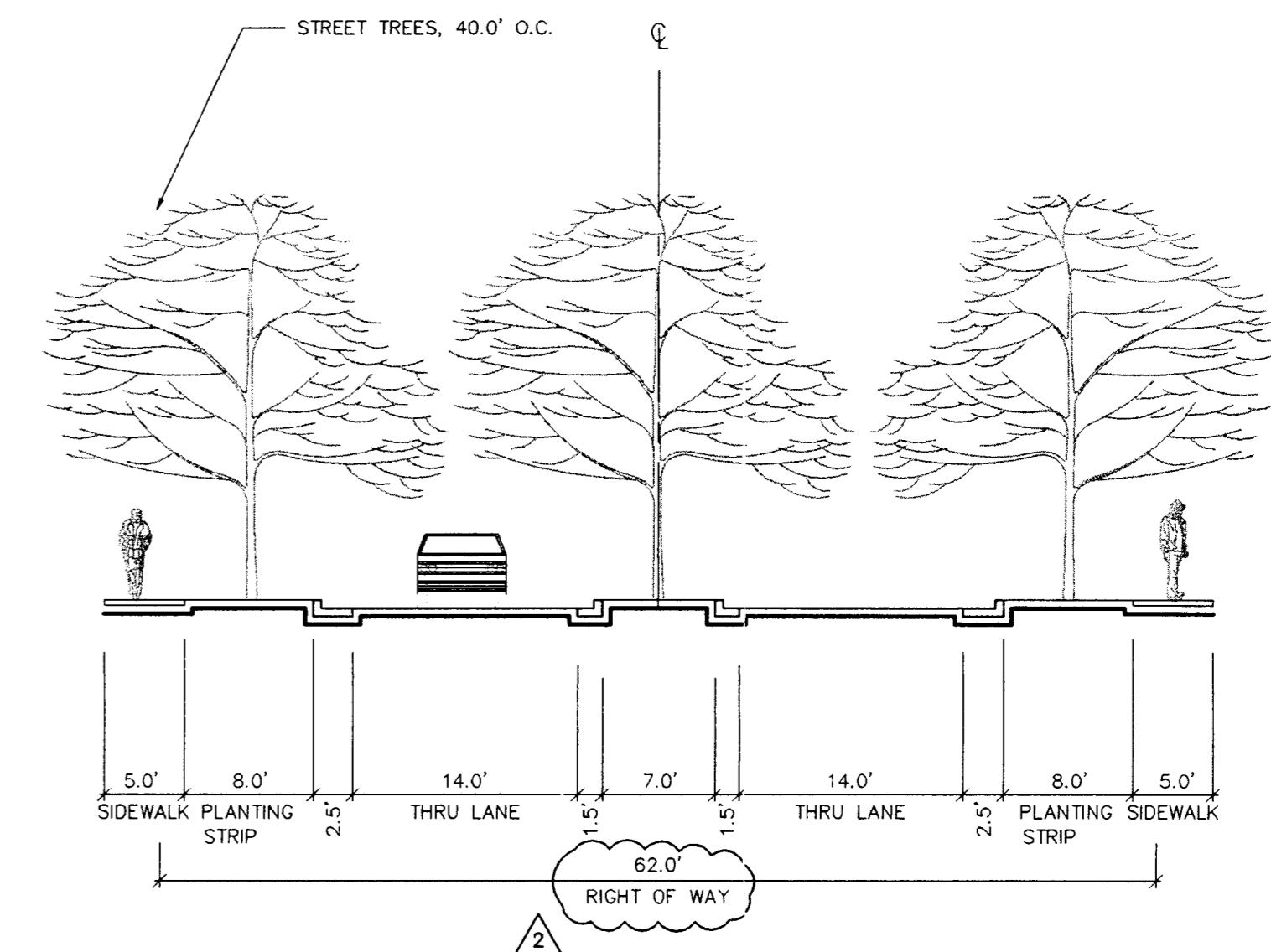
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CHARLESTON LANDING



VICTORIAN GARDENS



PROPOSED CONDOMINIUM BUILDING

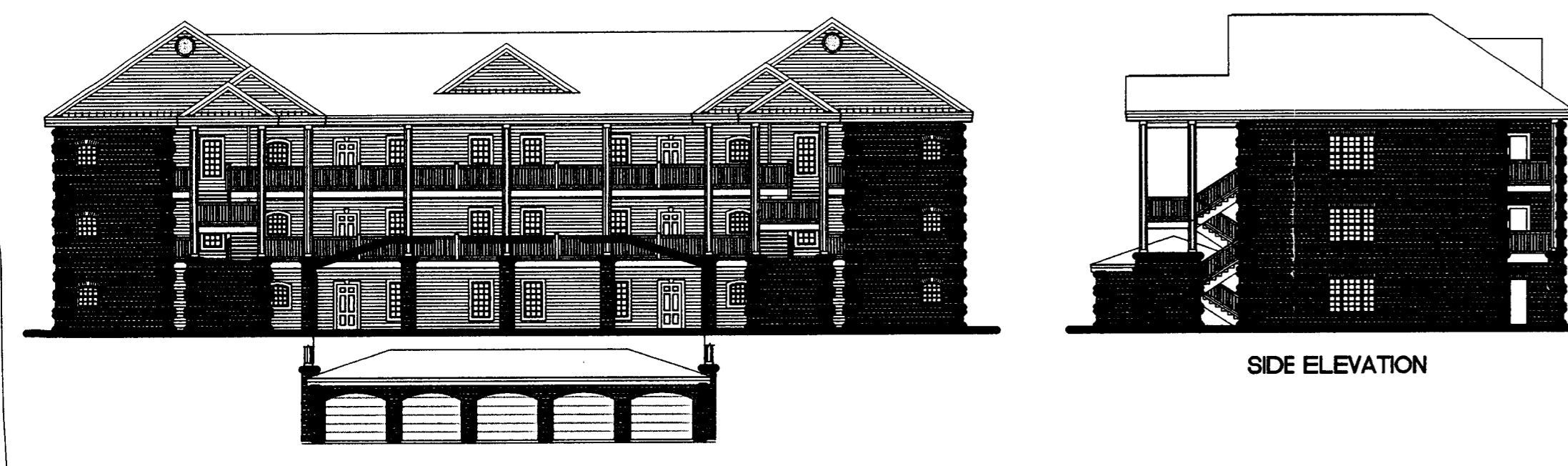
NTS 18

PROPOSED CONDOMINIUM BUILDING

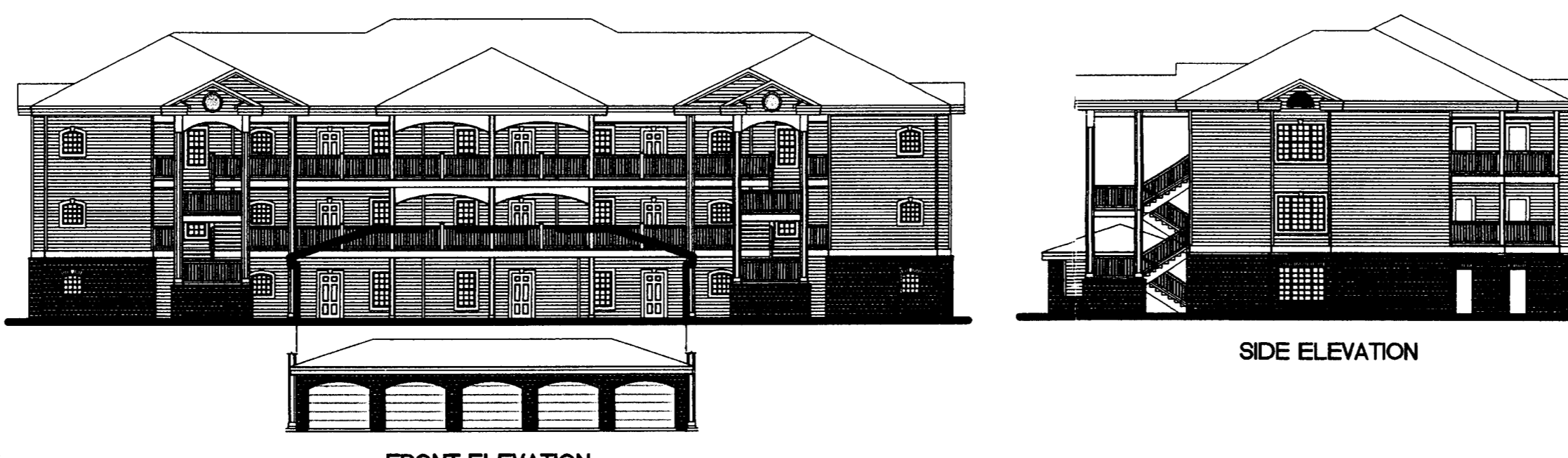
NTS 10

DIVIDED RESIDENTIAL COLLECTOR (CMLDS #10.08)

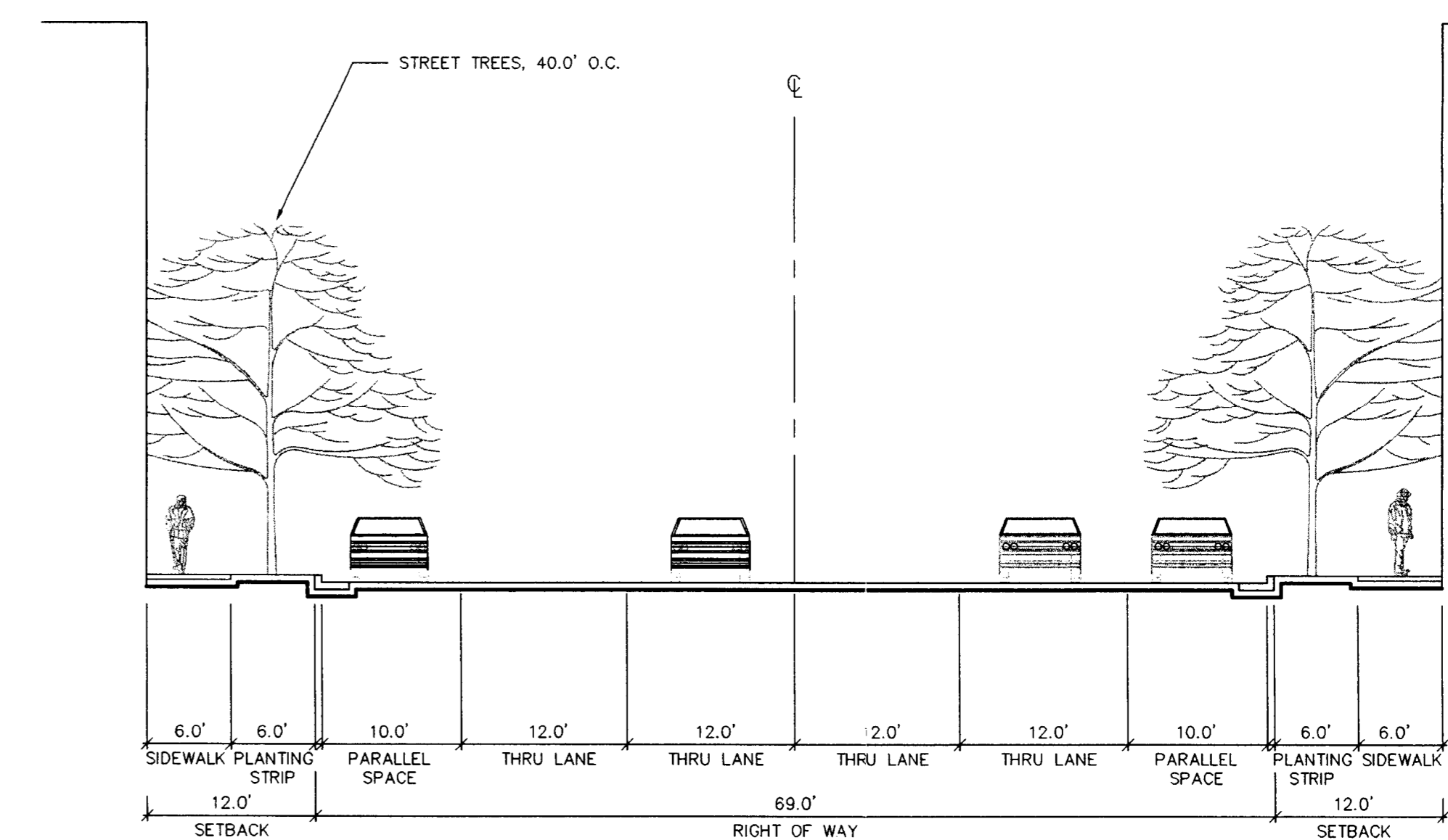
1'-10" 2



COLONIAL ESTATES



MAGNOLIA PLACE



PROPOSED CONDOMINIUM BUILDING

NTS 17

PROPOSED CONDOMINIUM BUILDING

NTS 9

COMMERCIAL COLLECTOR

1'-10" 1

P:\030901\030901\030901.dwg, 10/14/98 5:46