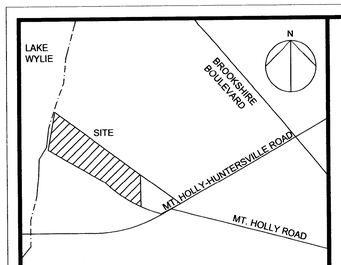


VICINITY MAP

1. PROPERTY IS WITHIN THE LAKE WYLIE CRITICAL AREA (LWCA) WATERSHED. MAXIMUM BUILT UPON AREA IS 50% USING THE HIGH DENSITY OPTION.
2. FINAL APPROVAL OF THE WATER ACCESS LOT IS SUBJECT TO CHAPTER 7.200.9 OF THE SUBDIVISION ORDINANCE. DEVELOPMENT WILL MEET REQUIREMENTS OF CHAPTER 7.200.9 OF THE SUBDIVISION ORDINANCE.
3. IMPROVEMENTS TO THE RIVERSIDE COMMON OPEN SPACE WILL BE A NON-IMPERVIOUS WALKING TRAIL. A SLOTTED DECK FOOTBRIDGE WILL BE ADDED WHERE NECESSARY FOR SAFETY.
4. FITNESS TRAIL TO HAVE A SERIES OF EXERCISE STATIONS PLACED AT INTERVALS ALONG THE LENGTH OF THE TRAIL.

MX-1 LOT DATA
INNOVATIVE STANDARDS

MINIMUM LOT SIZE: 4,500 SF
MINIMUM LOT WIDTH: 45'
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE YARD: 5'
MINIMUM REAR SETBACK: 20' INTERIOR
30' EXTERIOR

CURRENT ZONING
I-1 - INDUSTRIAL (54.517 acres w/100' R/W)

PROPOSED ZONING
MX -1 : SINGLE FAMILY RESIDENTIAL

CURRENT USE
VACANT

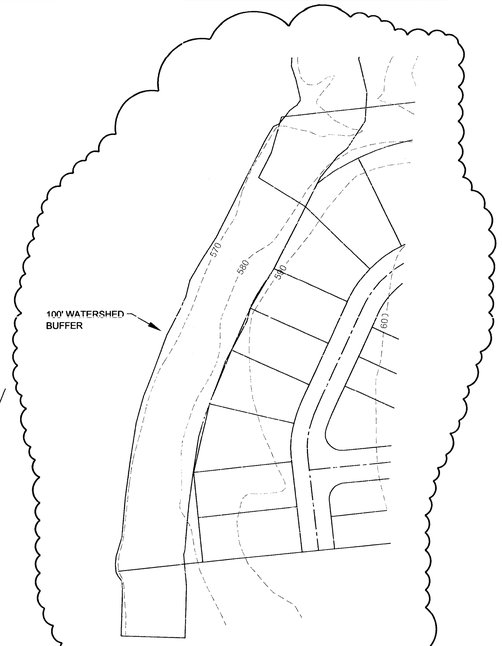
LOTS
11 units (70'x150')
8 units (50'x130')
175 units (45'x100')
194 TOTAL UNITS

DENSITY
3.88 dwelling units/acre

OPEN SPACE
REQUIRED: 4.97 acres (10.0% - 49.69 acres)
PROVIDED: 16.29 acres (32.8%)

TREE PRESERVATION AREA
REQUIRED: 3.80 acres (10% - 37.97 acres)
PROVIDED: 4.01 acres (10.5 %)

PARCEL ID: 03114103



WATERSHED BUFFER

NOTE:
THE PETITIONER WILL NOTIFY THE FUTURE OWNERS OF THE LOTS ALONG THE FUTURE MT HOLLY ROAD EXT. OF THE PLANNED CONSTRUCTION OF THE ROAD. THE NOTE SHALL BE ADDED TO ALL RECORD MAPS FOR ALL LOTS ABUTTING THE PROPOSED RIGHT-OF-WAY.

FOR PUBLIC HEARING
PETITION NO.: 2002-94

2002-94
APPROVED BY CITY COUNCIL
DATE 8/22/02

RECEIVED
SEP 2 0 02

NO.	REVISIONS	BY	CKD.	DATE
1	REVISED PER C.M.P.C. COMMENTS DATED 9-09-02	TC	JE	9-09-02
1	REVISED PER C.M.P.C. COMMENTS DATED 7-30-02	BG	JE	8-14-02

ZONING EXHIBIT
HUNTERSVILLE INVESTMENT, LLC
503 PAWLEY DRIVE
CHARLOTTE, NC 28214
704/822-8262

COOPER ENVIRONMENTAL
ENGINEERS GEOLOGISTS SCIENTISTS
2300 SARDIS ROAD NORTH
SUITE Q
CHARLOTTE, NC 28227
(704) 845-2000

Job No.: 21348
Date: 6-24-02
Scale: 1" = 100'
Drawn: SG
Checked: JE
Sheet: 1 of 1 Sheets

Z.1-R2