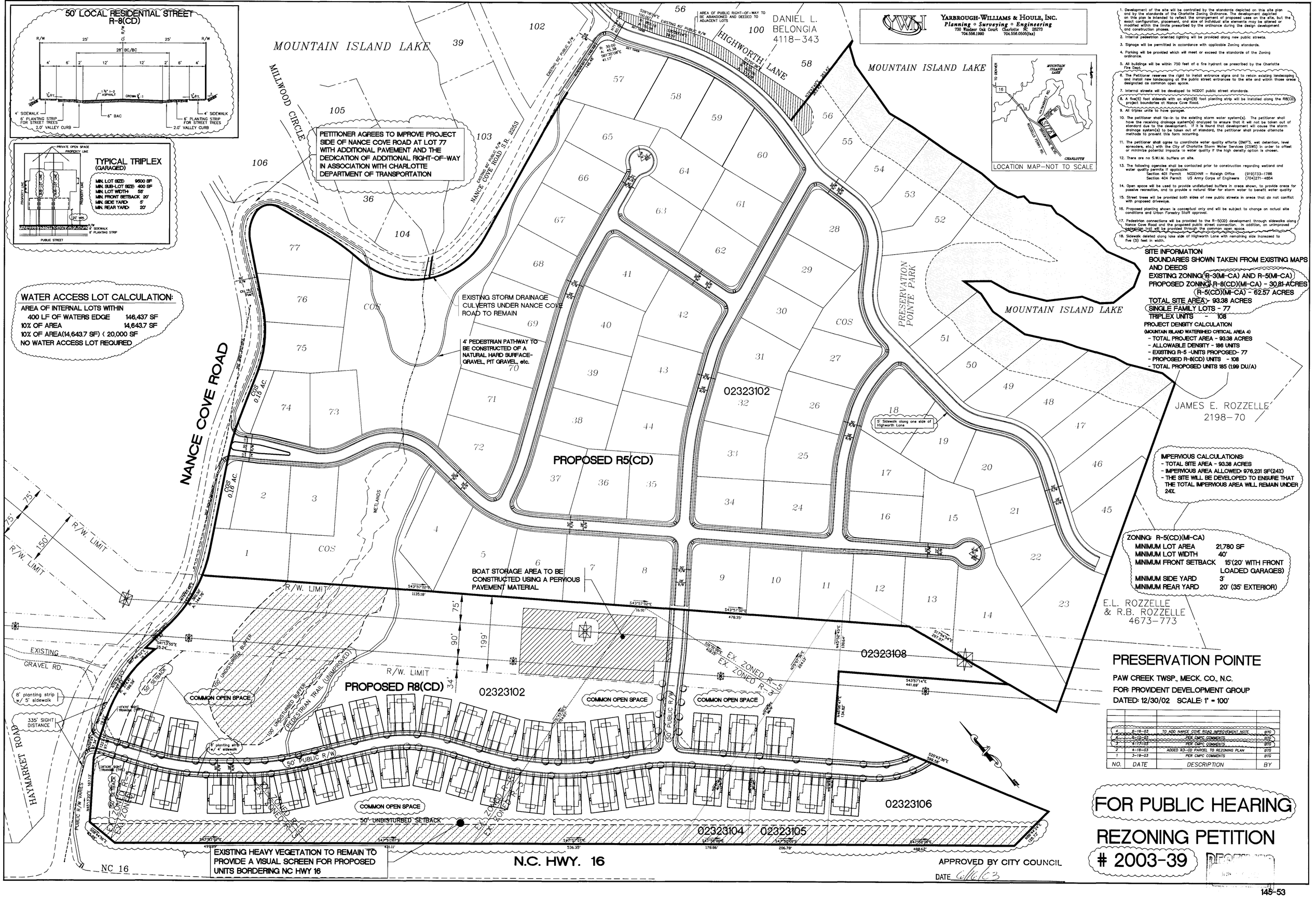

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
2. Internal pedestrian oriented lighting will be provided along new public streets.
3. Signage will be permitted in accordance with applicable Zoning standards.
4. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
5. All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
6. The Petitioner reserves the right to install entrance signs and to retain existing landscaping and install new landscaping at the public street entrances to the site and within those areas designated as common open space.
7. Internal streets will be developed to NCDOT public street standards.
8. A five(5) foot sidewalk with an eight(8) foot planting strip will be installed along the R8(CD) project boundaries at Nance Cove Road.
9. All triplex units to have garages.
10. The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this form occurring.
11. The petitioner shall agree to coordinate water quality efforts (BMP'S, wet detention, level spreaders, etc.) with the City of Charlotte Storm Water Services (CSWS) in order to offset or minimize potential impacts to water quality if the high density option is chosen.
12. There are no S.W.I.M. buffers on site.
13. The following agencies shall be contacted prior to construction regarding wetland and water quality permits if applicable:
    Section 401 Permit NCDEHNR - Raleigh Office (919)733-1786
    Section 404 Permit US Army Corps of Engineers (704)271-4854
14. Open space will be used to provide undisturbed buffers in areas shown, to provide areas for passive recreation, and to provide a natural filter for storm water to benefit water quality
15. Street trees will be provided both sides of new public streets in areas that do not conflict with proposed driveways.
16. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval.
17. Pedestrian connections will be provided to the R-5(CD) development through sidewalks along Nance Cove Road and the proposed public street connection. In addition, an unimproved pedestrian trail will be provided through the common open space.
18. Sidewalk deleted along lake side of Highworth Lane with remaining side increased to five (5) feet in width.

SITE INFORMATION
BOUNDARIES SHOWN TAKEN FROM EXISTING MAPS AND DEEDS
EXISTING ZONING: R-3(MI-CA) AND R-5(MI-CA)
PROPOSED ZONING: R-8(CD)(MI-CA) - 30.81 ACRES
R-5(CD)(MI-CA) - 62.57 ACRES
TOTAL SITE AREA - 93.38 ACRES
SINGLE FAMILY LOTS - 77
TRIPLEX UNITS - 108
PROJECT DENSITY CALCULATION
(MOUNTAIN ISLAND WATERSHED CRITICAL AREA 4)
- TOTAL PROJECT AREA - 93.38 ACRES
- ALLOWABLE DENSITY - 186 UNITS
- EXISTING R-5 -UNITS PROPOSED- 77
- PROPOSED R-8(CD) UNITS - 108
- TOTAL PROPOSED UNITS 185 (1.99 DU/A)

IMPERVIOUS CALCULATIONS:
- TOTAL SITE AREA - 93.38 ACRES
- IMPERVIOUS AREA ALLOWED: 976,231 SF(24%)
- THE SITE WILL BE DEVELOPED TO ENSURE THAT THE TOTAL IMPERVIOUS AREA WILL REMAIN UNDER 24%.

ZONING: R-5(CD)(MI-CA)
MINIMUM LOT AREA 21,780 SF
MINIMUM LOT WIDTH 40'
MINIMUM FRONT SETBACK 15'(20' WITH FRONT LOADED GARAGES)
MINIMUM SIDE YARD 3'
MINIMUM REAR YARD 20' (35' EXTERIOR)

NO.	DATE	DESCRIPTION	BY
4	5-16-03	TO ADD NANCE COVE ROAD IMPROVEMENT NOTE	BTG
5	5-12-03	PER CMPC COMMENTS	BTG
3	4-17-03	PER CMPC COMMENTS	BTG
2	4-16-03	ADDED R3-CD PARCEL TO REZONING PLAN	BTG
1	3-19-03	PER CMPC COMMENTS	BTG