

Existing Zoning

| | | |
|--------|-------------|--------------|
| R-12 | 133.0 acres | 322 lots |
| R-12MF | 41.8 acres | 603 units |
| B-1SCD | 5.0 acres | 22,000 sq ft |

Proposed Zoning

| | | |
|--------------------|-------------|--------------|
| R-12CD, R-9CD | 146.2 acres | 377 lots |
| R-15MFCO, R-12MFCO | 50.8 acres | 548 units |
| B-1SCD | 10.0 acres | 22,000 sq ft |

TABULATION

| | acres | du/ac | unit/lot |
|---------------------------|---------|-------|--------------|
| R-9CD SINGLE FAMILY | 80.9 ac | 3.65 | 243 |
| R-12CD SINGLE FAMILY | 65.3 ac | 2.75 | 134 |
| R-12MFCO MULTI FAMILY | 19.3 ac | 14.3 | 277 |
| R-15 MFCO TOWNHOMES | 4.5 ac | 9.3 | 33 |
| R-15MFCO MULTI FAMILY | 27.0 ac | 12.2 | 238 |
| B-1 SCD RETAIL/COMMERCIAL | 10.0 ac | | 22,000 sq ft |

(PROPOSED OPEN SPACE 46.5 acres)
TOTAL REZONE AREA 207.0 acres

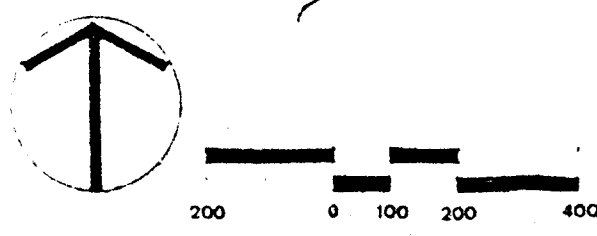
GENERAL NOTES

1. Plans are schematic and subject to detailed site design and review.
2. Utility mains and neighborhood access roads within development parcels shall be installed in accordance with Mecklenburg County Engineering Standards and shall become dedicated public infrastructure.
3. Access points from Old Statesville Road and Hoyt Johnson Road shall be installed in accordance with Mecklenburg County Engineering Standards and are subject to approval based on detailed site planning.
4. All multi-family parcels are an appropriate use in Mecklenburg County zoning standards.
5. Plans which are subject to zoning standards shall conform with Mecklenburg County zoning standards.
6. Entry and exit roads shall be an appropriate use in Mecklenburg County zoning standards.
7. Single-family lots shall be an appropriate use in Mecklenburg County zoning standards.
8. Multi-family parcels adjacent to single-family lots shall be an appropriate use in Mecklenburg County zoning standards.
9. Existing vegetation shall be retained whenever possible to maintain the aesthetic character of the site.
10. All trees to be removed shall be replaced with trees of similar or greater size and shall remain in a natural wooded state with no significant other than utilities and street lighting.
11. Floodway lines indicated along Ina-Creek were determined by the Mecklenburg County Engineering Department.
12. The B-1 SCD shall conform to performance standards set forth in the Mecklenburg County zoning ordinance for setbacks, parking requirements, buffer, screening and circulation. The shopping center diagram is schematic and subject to detailed site design and review.
13. The developer wishes to dedicate to Mecklenburg County that portion of his property along Ina-Creek and the tributaries shown.
14. Existing hardwood trees along Statesville Rd. to remain.
15. Entrance designation at major access points shall be landscaped and designed in such a manner as to provide a high quality image.
16. The developer agrees to dedicate a 5' ft. floodway along Hoyt Johnson Road for future expansion.
17. The developer intends to dedicate flood plain land along Ina-Creek to Mecklenburg County for inclusion in the greenway system. The dedication of this land shall occur as the land is developed.

OFFSITE CONSIDERATIONS

FLOODWAY DISTRICT FRINGE BOUNDARY
100 YR. FLOOD
FLOODWAY DISTRICT ENCROACHMENT LINE

Dedicated Greenway/OFFSITE
(See note # 17)



TECHNICAL DATA SHEET

JAK FARMS

MINTER AND ASSOCIATES, INC. REALTORS

Paul R. Minter
DATE: MAY 16, 1995
PROJECT NO.
REV. 001
1. 01/20/95: Original Submittal
2. 02/20/95: Revision per recommendations of the Planning Dept.
3. 03/20/95: Revision per recommendations of the Planning Dept.
4. 04/20/95: Revision per recommendations of the Planning Dept.
5. 05/10/95: Revision per recommendations of the Planning Dept.

© 1995 Minter Associates, Inc. 045333315
0.2nd Floor Suite 1000 8-2274 10348174
Land Design
Landscape Architecture Land Planning

Gantt/Huberman Associates Architects and Planners

Approved by [Signature]

APPROVED BY COUNTY
DATE: 11-4

85-356