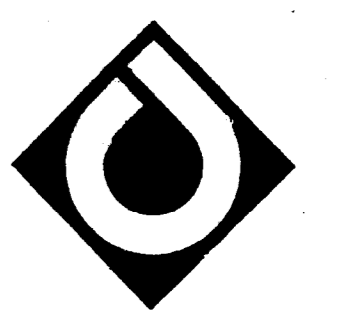


Blue



Cole Jenest

Land Planning
Landscape Architecture

88-49(c)

~~CROOKLAND~~
~~LAND~~
~~COMPANY~~

CONDITIONAL
SITE PLAN

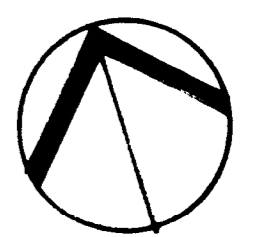
Also:

SEE ADMINISTRATIVE APPROVAL

DATED: 02/18/92
BY: MARTIN R. CRAMTON, JR.

RADBOURNE

APPROVED BY COUNTY COMMISSION
DATE 10/17/88



0 100 200 500
1" = 200'

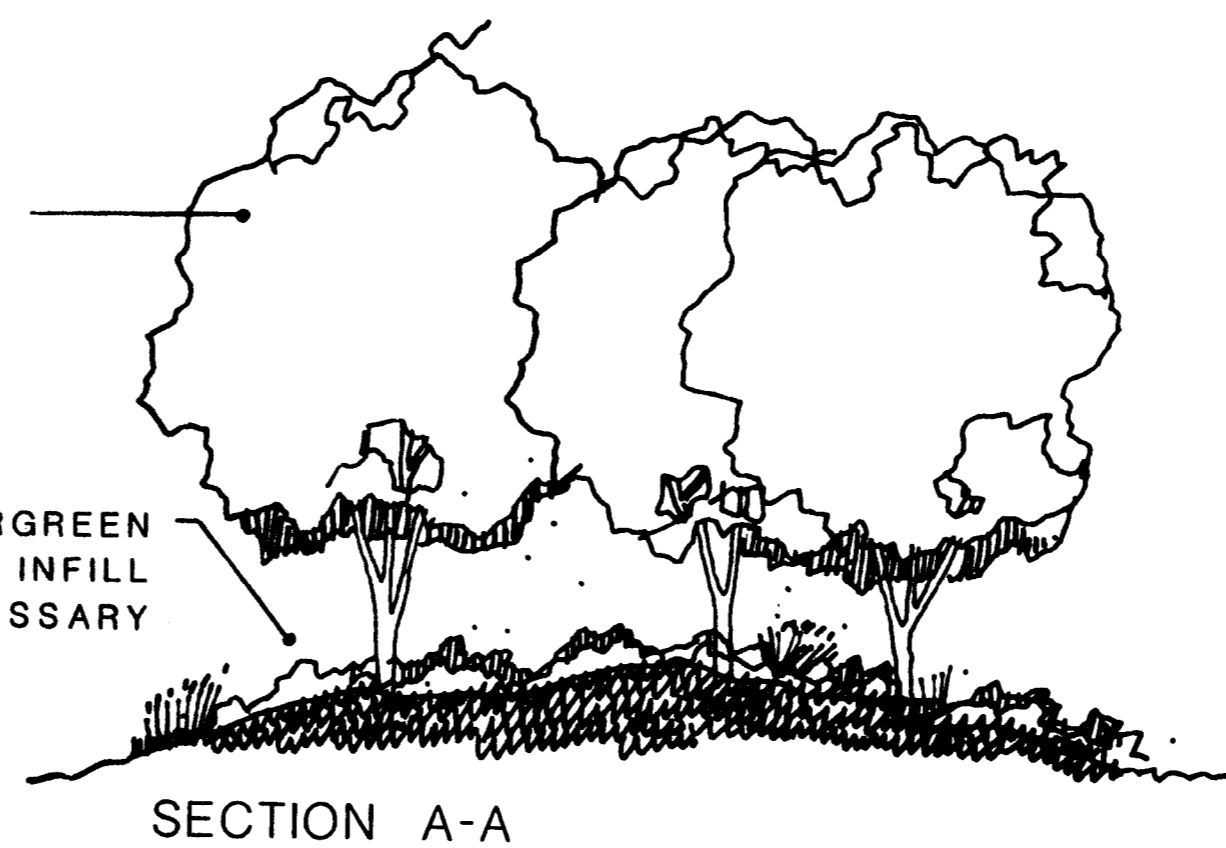
REVISED 9-6-88

PLAN NOTES

1. BUFFER FOR W.T. HARRIS BOULEVARD SHALL BE FIFTY (50) FEET. MINIMUM LOT DEPTH ALONG W.T. HARRIS BOULEVARD SHALL BE ONE HUNDRED SEVENTY (170) FEET. LOTS SHALL BE DEED RESTRICTED SUCH THAT NO ACCESSORY STRUCTURES SHALL BE PERMITTED WITHIN THE BUFFER. THE REAR YARDS WHICH ADJUT THE W.T. HARRIS BOULEVARD RIGHT-OF-WAY SHALL BE A MINIMUM OF SEVENTY (70) FEET INCLUSIVE OF BUFFERS.
2. ACCESS FROM W.T. HARRIS BOULEVARD INTO THE PROJECT SHALL BE TREATED AS A GATEWAY ENTRANCE AND SHALL BE DESIGNED TO COMPLEMENT BUFFER AREAS BY INCORPORATING SUCH THINGS AS MEDIANS AND LANDSCAPING.
3. INTERNAL BUFFER RELATIONSHIPS SHALL BE DESIGNED TO INSURE ADEQUATE SCREENING AND PRIVACY BETWEEN ADJACENT DEVELOPMENTS AND BUILDING AREAS. SITE RELATIONSHIPS SUCH AS BUILDING ORIENTATIONS AND ELEVATIONS SHALL BE DESIGNED TO ENHANCE PRIVACY AND SCREENING RELATIONSHIPS.
4. BUFFERS SHALL PRESERVE EXISTING NATURAL VEGETATION. DEVELOPER SHALL HAVE A SURVEY GENERATED OF ALL TREES 12" CALIBER AND GREATER THAT OCCUR WITHIN THE DESIGNATED BUFFER AREAS. BEST EFFORTS WILL BE MADE TO SAVE ALL TREES OF THIS SIZE. IN AREAS WHERE NATURAL VEGETATION IS INSUFFICIENT, PROPER INFILL PLANTING, SUCH AS SUPPLEMENTAL SHRUBS AND/OR BERRIS SHALL BE ADDED TO PROVIDE ADEQUATE SCREENING WITHIN TWO (2) YEARS OF PLANTING. DEVELOPER SHALL CO-ORDINATE WITH THE UTILITY COMPANIES AND MAKE BEST EFFORTS TO INSURE MINIMAL IMPACT TO DESIGNATED BUFFER AREAS. ALL BUFFER AREAS SHALL BE STAKED PRIOR TO COMMENCEMENT OF GRADING ACTIVITY.
5. THE LAKE SHALL BE INCORPORATED AS PART OF THE RECREATION AREAS WITHIN THE COMMUNITY, UNLESS THE DAM DOES NOT CONFORM TO THE SAFETY REGULATIONS OF THE NORTH CAROLINA DAM SAFETY LAW.
6. GREENWAY ACCESS SHALL CONSIST OF APPROPRIATE RIGHT-OF-WAY WIDTHS BETWEEN TWO (2) SINGLE FAMILY LOTS. THE FINAL LOCATION OF THE PATHWAY WILL BE DETERMINED IN THE FIELD BASED ON GRADE REQUIREMENTS FOR HANDICAPPED ACCESS AND EXISTING VEGETATION, AND SHALL NOT EXCEED THIRTY (30) FEET. AT LEAST ONE (1) ACCESS POINT SHALL BE THIRTY (30) FEET IN WIDTH FOR EMERGENCY VEHICLE ACCESS.
7. NO PART OF THE REGULATORY FLOODPLAIN IS WITHIN THE PROPERTY.
8. ALL SIGNAGE WILL CONFORM IN KIND AND QUANTITY TO THE MECKLENBURG COUNTY SIGN ORDINANCE.
9. DEVELOPER SHALL CONSTRUCT LEFT TURN LANES FROM W.T. HARRIS BOULEVARD TO BOTH MAIN ENTRANCES UNLESS DEVELOPER CONVINCES PROJECT AFTER COMMENCEMENT OF THE W.T. HARRIS BOULEVARD WIDENING.

R-12MF(CD)

1. INNOVATIVE DESIGN AND SITE INTEGRATION OF BUILDINGS AND PARKING AS IT RELATES TO EXISTING TOPOGRAPHY AND VEGETATION IS A MAJOR GOAL OF LIFE.
2. TRASH COMPACTOR AREA SHALL BE SCREENED.
3. NO DWELLING UNITS SHALL BE CONSTRUCTED IN THE BUFFER AREA BETWEEN W.T. HARRIS BOULEVARD AND THE LAKE. THIS AREA MAY, HOWEVER, BE UTILIZED FOR PASSIVE AND/OR ACTIVE RECREATION AT THE DISCRETION OF THE DEVELOPER IN WHICH CASE A PEDESTRIAN PATH SHALL CONNECT THE RESIDENTIAL AND OTHER RECREATIONAL AREAS.
4. THE PLANNING COMMISSION STAFF SHALL APPROVE THE DEVELOPMENT PLAN PRIOR TO ISSUANCE OF PERMITS ASSOCIATED WITH CONSTRUCTION OF THE PROJECT AND TO DETERMINE CONSISTENCY WITH THE APPROVED ZONING PLAN AND MECKLENBURG COUNTY ZONING ORDINANCE.
5. ATTACHED AND MADE AVAILABLE IS AN ILLUSTRATIVE SITE PLAN WHICH DELINEATES BUILDING AND CIRCULATION AS REQUIRED BY THE MECKLENBURG COUNTY ZONING ORDINANCE AND IS INTENDED TO ILLUSTRATE A TYPICAL PROJECT.



SECTION A-A

DENSITY

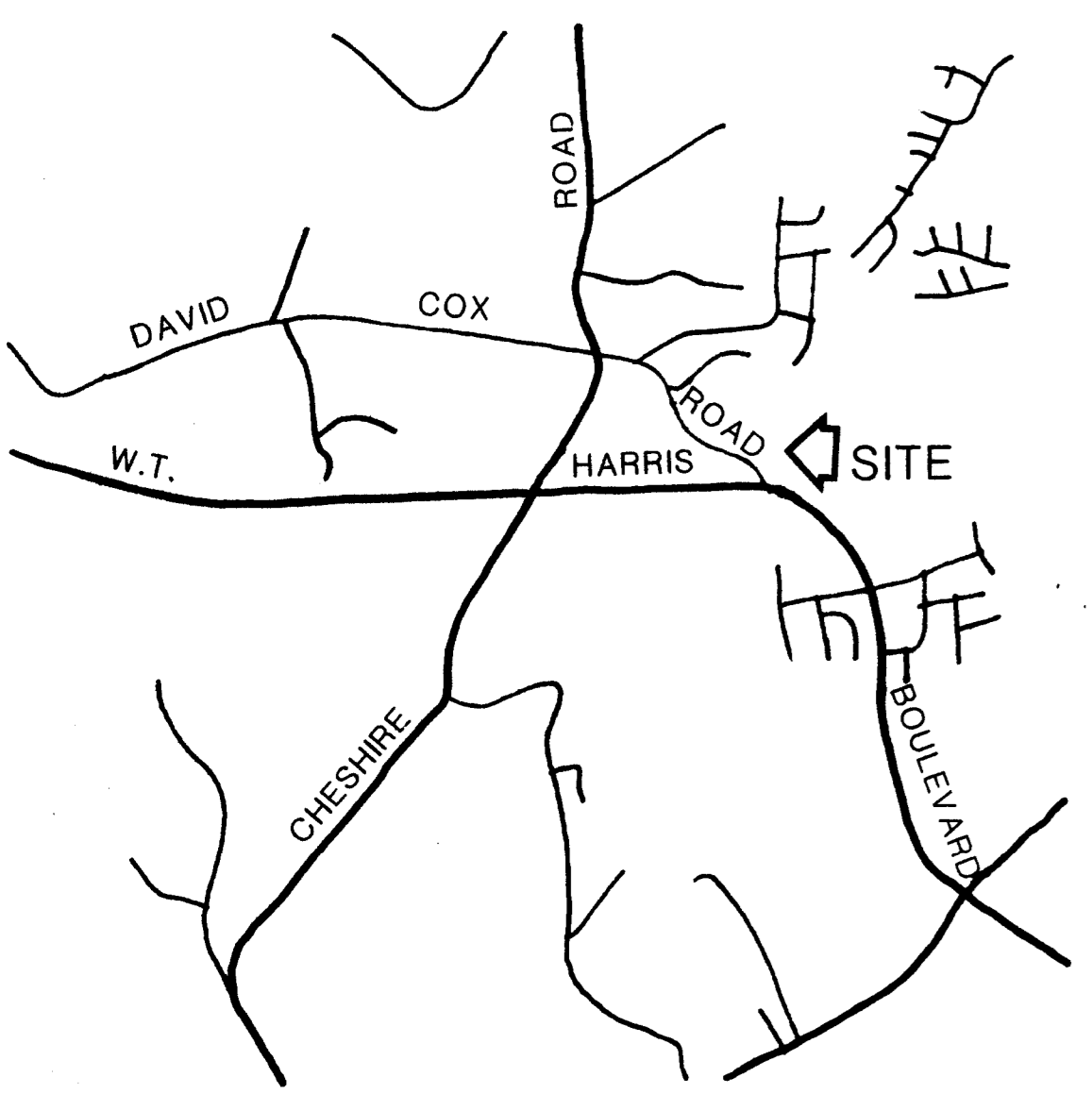
TOTAL
AREA - 152.608 ACRES
UNITS - 495
DENSITY - 3.24 UNITS/ACRE

R-12(CD)
AREA - 124.958 ACRES
UNITS - 270
DENSITY - 2.16 UNITS/ACRE

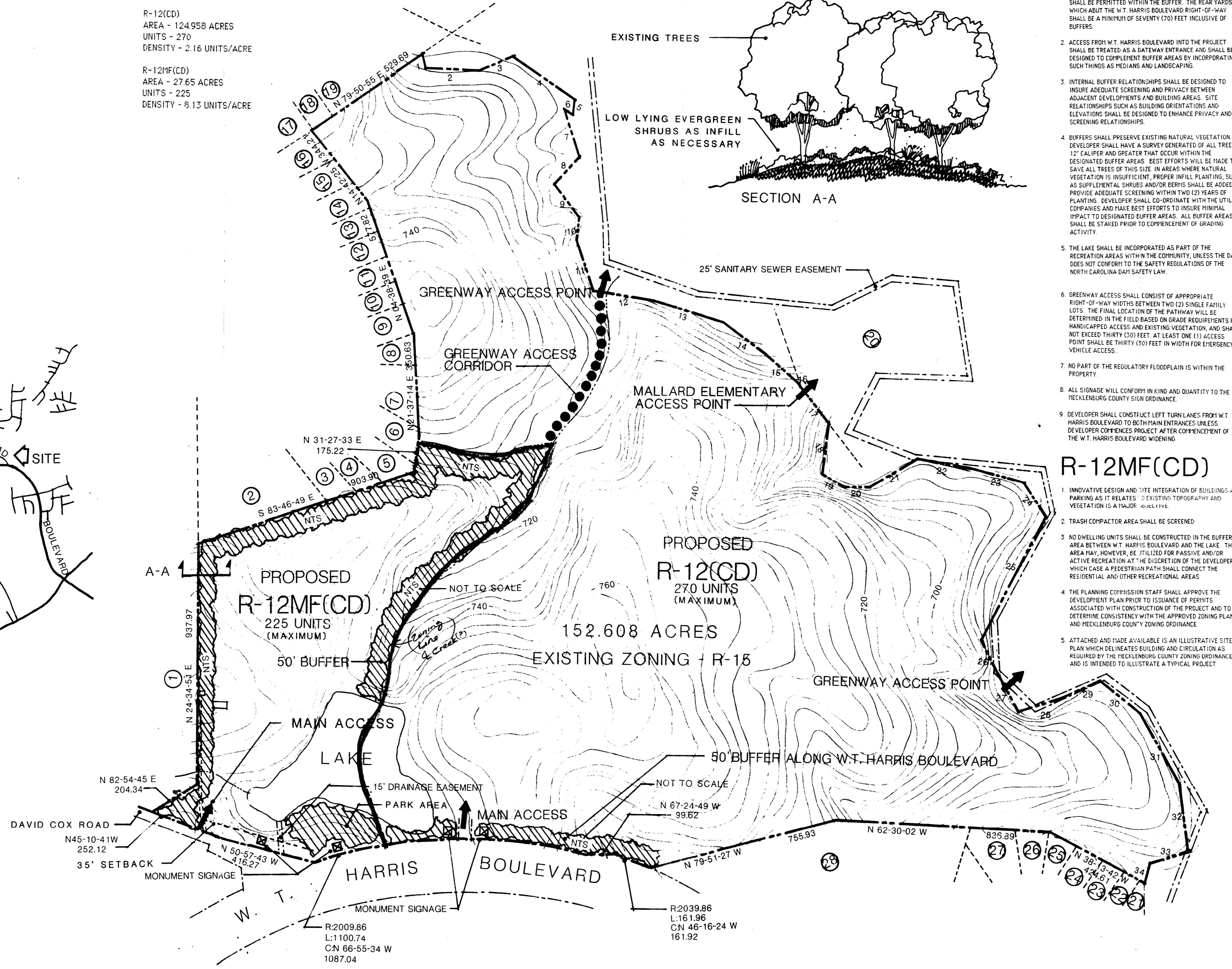
R-12MF(CD)
AREA - 27.65 ACRES
UNITS - 225
DENSITY - 8.13 UNITS/ACRE

BOUNDARIES ALONG GREENWAY

LINE	BEARING	DISTANCE
1	S 08-30-17 W	61.93
2	S 65-24-01 E	210.32
3	S 87-32-01 E	139.81
4	S 31-34-11 E	298.65
5	S 29-42-29 W	57.00
6	N 31-09-53 W	46.00
7	S 06-19-51 W	198.11
8	S 67-29-46 W	146.38
9	S 12-33-44 E	166.08
10	S 29-49-21 W	98.48
11	S 05-37-56 W	199.37
12	S 57-25-12 E	230.47
13	S 48-27-37 E	298.57
14	S 29-26-47 E	202.65
15	S 25-08-33 E	177.70
16	S 02-19-42 E	22.35
17	S 13-36-07 E	175.27
18	S 31-17-54 W	198.59
19	S 34-35-12 E	95.21
20	S 65-17-47 E	105.79
21	N 84-08-43 E	216.21
22	S 55-10-17 E	214.72
23	S 51-04-56 E	215.71
24	S 08-06-13 E	161.23
25	S 52-27-43 W	542.79
26	S 02-11-07 E	149.24
27	S 06-18-29 E	171.85
28	S 84-01-56 E	174.14
29	S 89-29-17 E	160.50
30	S 28-07-07 E	209.58
31	S 16-04-23 W	315.21
32	S 16-04-23 W	280.45
33	N 83-22-17 W	161.63
34	S 39-41-53 W	79.77



VICINITY MAP



BOUNDARY SURVEY USED FOR PREPARATION OF THIS PLAN BY HUGH E. WHITE JR. CAROLINA SURVEYORS, INC. DATED 7-10-88