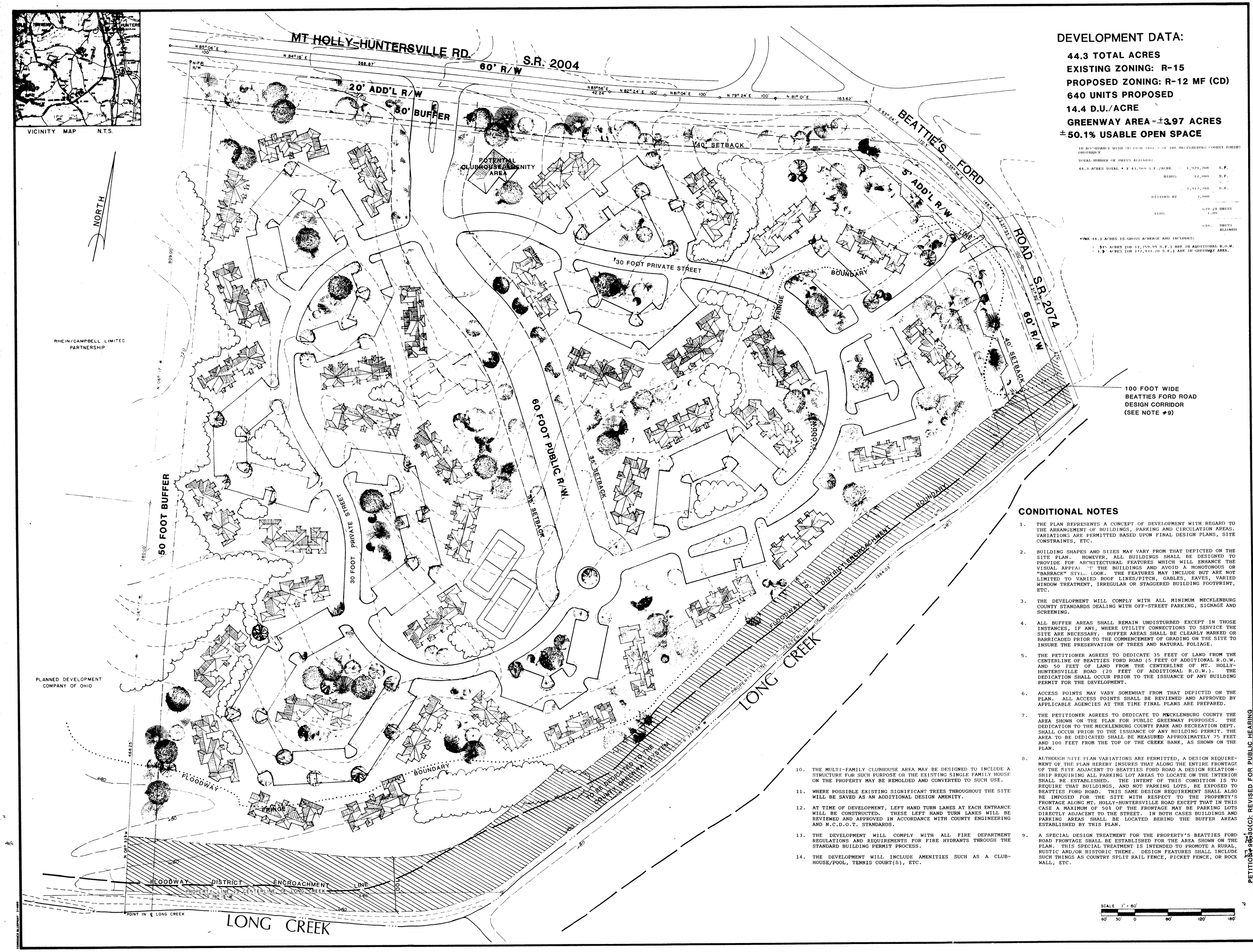

DEVELOPMENT DATA:

44.3 TOTAL ACRES
EXISTING ZONING: R-15
PROPOSED ZONING: R-12 MF (CD)
640 UNITS PROPOSED
14.4 D.U./ACRE
GREENWAY AREA - ±3.97 ACRES
±50.1% USABLE OPEN SPACE

IN ACCORDANCE WITH SECTION [illegible] OF THE MECKLENBURG COUNTY ZONING ORDINANCE

TOTAL NUMBER OF UNITS ALLOWED:

44.3 ACRES TOTAL * X 43,560 S.F./ACRE	1,929,708	S.F.
MINUS	12,000	S.F.
	1,917,708	S.F.
DIVIDED BY	1,000	
	649.24	UNITS
PLUS	1.00	
	650.	UNITS ALLOWED

*THE 44.3 ACRES IS GROSS ACREAGE AND INCLUDES:
- .54 ACRES (OR 12,759.99 S.F.) ARE IN ADDITIONAL R.O.W.
- 3.9 ACRES (OR 172,911.20 S.F.) ARE IN GREENWAY AREA.

CONDITIONAL NOTES

1. THE PLAN REPRESENTS A CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF BUILDINGS, PARKING AND CIRCULATION AREAS. VARIATIONS ARE PERMITTED BASED UPON FINAL DESIGN PLANS, SITE CONSTRAINTS, ETC.

2. BUILDING SHAPES AND SIZES MAY VARY FROM THAT DEPICTED ON THE SITE PLAN. HOWEVER, ALL BUILDINGS SHALL BE DESIGNED TO PROVIDE FOR ARCHITECTURAL FEATURES WHICH WILL ENHANCE THE VISUAL APPEAL OF THE BUILDINGS AND AVOID A MONOTONOUS OR "BARRACK" STYLE LOOK. THE FEATURES MAY INCLUDE BUT ARE NOT LIMITED TO VARIED ROOF LINES/PITCH, GABLES, EAVES, VARIED WINDOW TREATMENT, IRREGULAR OR STAGGERED BUILDING FOOTPRINT, ETC.

3. THE DEVELOPMENT WILL COMPLY WITH ALL MINIMUM MECKLENBURG COUNTY STANDARDS DEALING WITH OFF-STREET PARKING, SIGNAGE AND SCREENING.

4. ALL BUFFER AREAS SHALL REMAIN UNDISTURBED EXCEPT IN THOSE INSTANCES, IF ANY, WHERE UTILITY CONNECTIONS TO SERVICE THE SITE ARE NECESSARY. BUFFER AREAS SHALL BE CLEARLY MARKED OR BARRICADED PRIOR TO THE COMMENCEMENT OF GRADING ON THE SITE TO INSURE THE PRESERVATION OF TREES AND NATURAL FOLIAGE.

5. THE PETITIONER AGREES TO DEDICATE 35 FEET OF LAND FROM THE CENTERLINE OF BEATTIES FORD ROAD (5 FEET OF ADDITIONAL R.O.W. AND 50 FEET OF LAND FROM THE CENTERLINE OF MT. HOLLY-HUNTERSVILLE ROAD (20 FEET OF ADDITIONAL R.O.W.). THE DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE DEVELOPMENT.

6. ACCESS POINTS MAY VARY SOMEWHAT FROM THAT DEPICTED ON THE PLAN. ALL ACCESS POINTS SHALL BE REVIEWED AND APPROVED BY APPLICABLE AGENCIES AT THE TIME FINAL PLANS ARE PREPARED.

7. THE PETITIONER AGREES TO DEDICATE TO MECKLENBURG COUNTY THE AREA SHOWN ON THE PLAN FOR PUBLIC GREENWAY PURPOSES. THE DEDICATION TO THE MECKLENBURG COUNTY PARK AND RECREATION DEPT. SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT. THE AREA TO BE DEDICATED SHALL BE MEASURED APPROXIMATELY 75 FEET AND 100 FEET FROM THE TOP OF THE CREEK BANK, AS SHOWN ON THE PLAN.

8. ALTHOUGH SITE PLAN VARIATIONS ARE PERMITTED, A DESIGN REQUIREMENT OF THE PLAN HEREBY INSURES THAT ALONG THE ENTIRE FRONTAGE OF THE SITE ADJACENT TO BEATTIES FORD ROAD A DESIGN RELATIONSHIP REQUIRING ALL PARKING LOT AREAS TO LOCATE ON THE INTERIOR SHALL BE ESTABLISHED. THE INTENT OF THIS CONDITION IS TO REQUIRE THAT BUILDINGS, AND NOT PARKING LOTS, BE EXPOSED TO BEATTIES FORD ROAD. THIS SAME DESIGN REQUIREMENT SHALL ALSO BE IMPOSED FOR THE SITE WITH RESPECT TO THE PROPERTY'S FRONTAGE ALONG MT. HOLLY-HUNTERSVILLE ROAD EXCEPT THAT IN THIS CASE A MAXIMUM OF 50% OF THE FRONTAGE MAY BE PARKING LOTS DIRECTLY ADJACENT TO THE STREET. IN BOTH CASES BUILDINGS AND PARKING AREAS SHALL BE LOCATED BEHIND THE BUFFER AREAS ESTABLISHED BY THIS PLAN.

9. A SPECIAL DESIGN TREATMENT FOR THE PROPERTY'S BEATTIES FORD ROAD FRONTAGE SHALL BE ESTABLISHED FOR THE AREA SHOWN ON THE PLAN. THIS SPECIAL TREATMENT IS INTENDED TO PROMOTE A RURAL, RUSTIC AND/OR HISTORIC THEME. DESIGN FEATURES SHALL INCLUDE SUCH THINGS AS COUNTRY SPLIT RAIL FENCE, PICKET FENCE, OR ROCK WALL, ETC.

10. THE MULTI-FAMILY CLUBHOUSE AREA MAY BE DESIGNED TO INCLUDE A STRUCTURE FOR SUCH PURPOSE OR THE EXISTING SINGLE FAMILY HOUSE ON THE PROPERTY MAY BE REMOLDED AND CONVERTED TO SUCH USE.

11. WHERE POSSIBLE EXISTING SIGNIFICANT TREES THROUGHOUT THE SITE WILL BE SAVED AS AN ADDITIONAL DESIGN AMENITY.

12. AT TIME OF DEVELOPMENT, LEFT HAND TURN LANES AT EACH ENTRANCE WILL BE CONSTRUCTED. THESE LEFT HAND TURN LANES WILL BE REVIEWED AND APPROVED IN ACCORDANCE WITH COUNTY ENGINEERING AND N.C.D.O.T. STANDARDS.

13. THE DEVELOPMENT WILL COMPLY WITH ALL FIRE DEPARTMENT REGULATIONS AND REQUIREMENTS FOR FIRE HYDRANTS THROUGH THE STANDARD BUILDING PERMIT PROCESS.

14. THE DEVELOPMENT WILL INCLUDE AMENITIES SUCH AS A CLUBHOUSE/POOL, TENNIS COURT(S), ETC.

PETITION #90-30(C): REVISED FOR PUBLIC HEARING

APPROVED BY COUNTY COMMISSION
DATE 10/15/90
PETITION #90-30(C)

Surveying • Landscape Architecture • Engineering
426 East Fourth Street, Suite 609
Charlotte, NC 28202 (704) 373-1997
GIFFORD NIELSON ASSOCIATES Incorporated

Project
PROPERTY OF
TIM AND MICHELLE MASUD
PETITION # 90-30(C)

Sheet Title
REZONING SITE PLAN
LONG CREEK MECKLENBURG COUNTY, N.C.

Drawn By: TLH
Date Drawn: 5/31/90

Revisions
No. 1 Date 6/12/90 Per Long Creek
No. ___ Date ___
No. ___ Date ___
No. ___ Date ___
No. ___ Date ___

Issue Date ___

Project Number: 28306
Sheet 1 Of 1