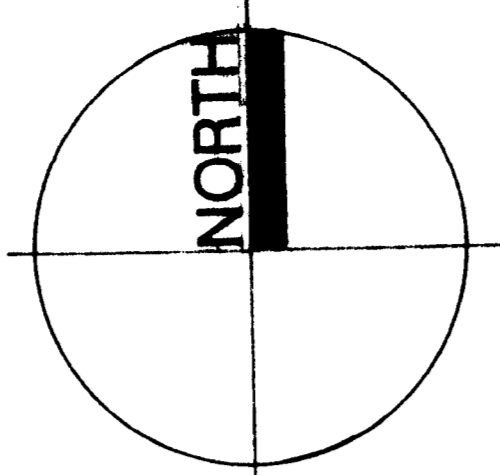


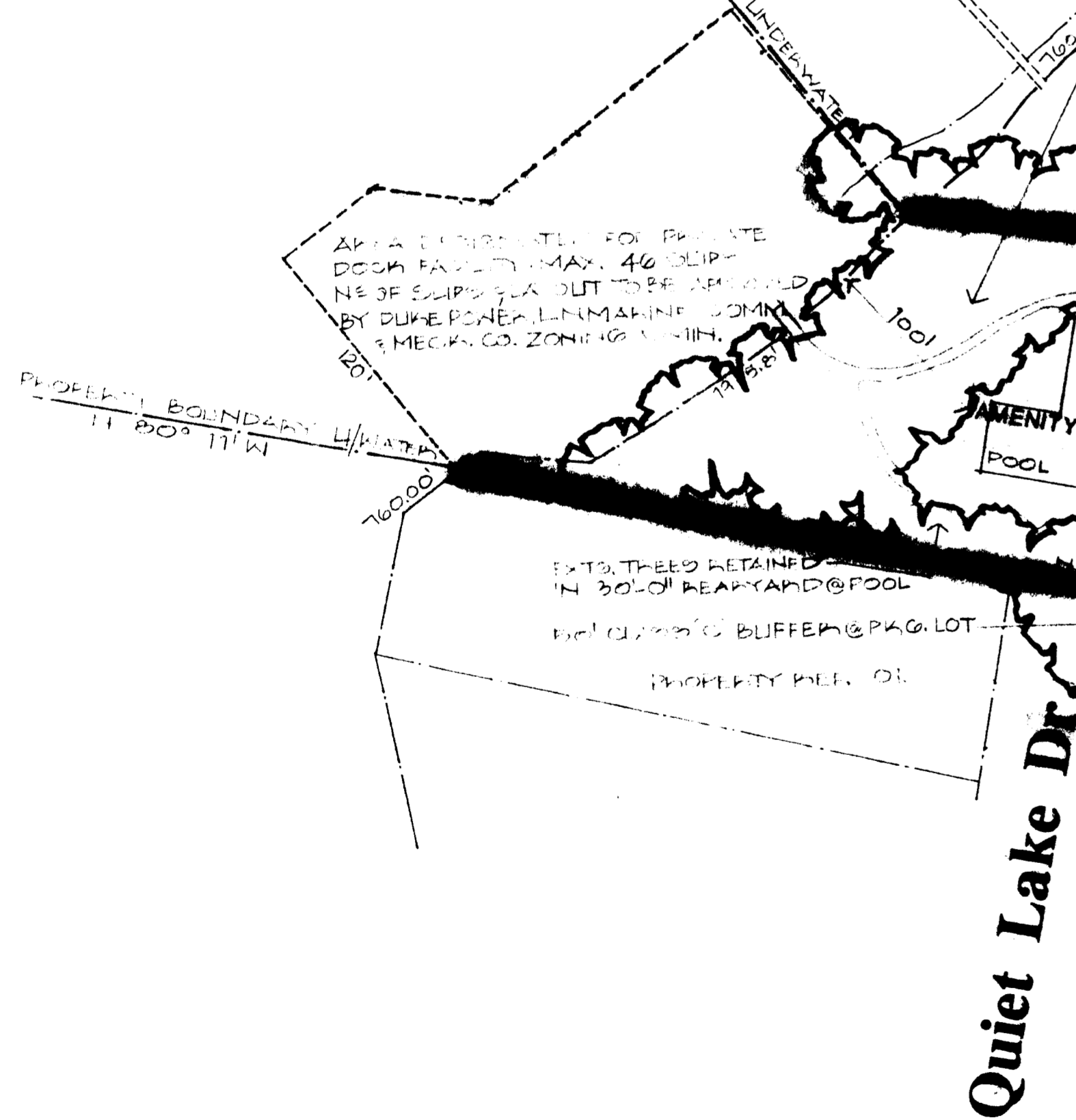
**KING'S POINT PHASE 2
PROPOSED CONDOMINIUMS**



**LOCATION PLAN
NOT TO SCALE**

Lake Norman

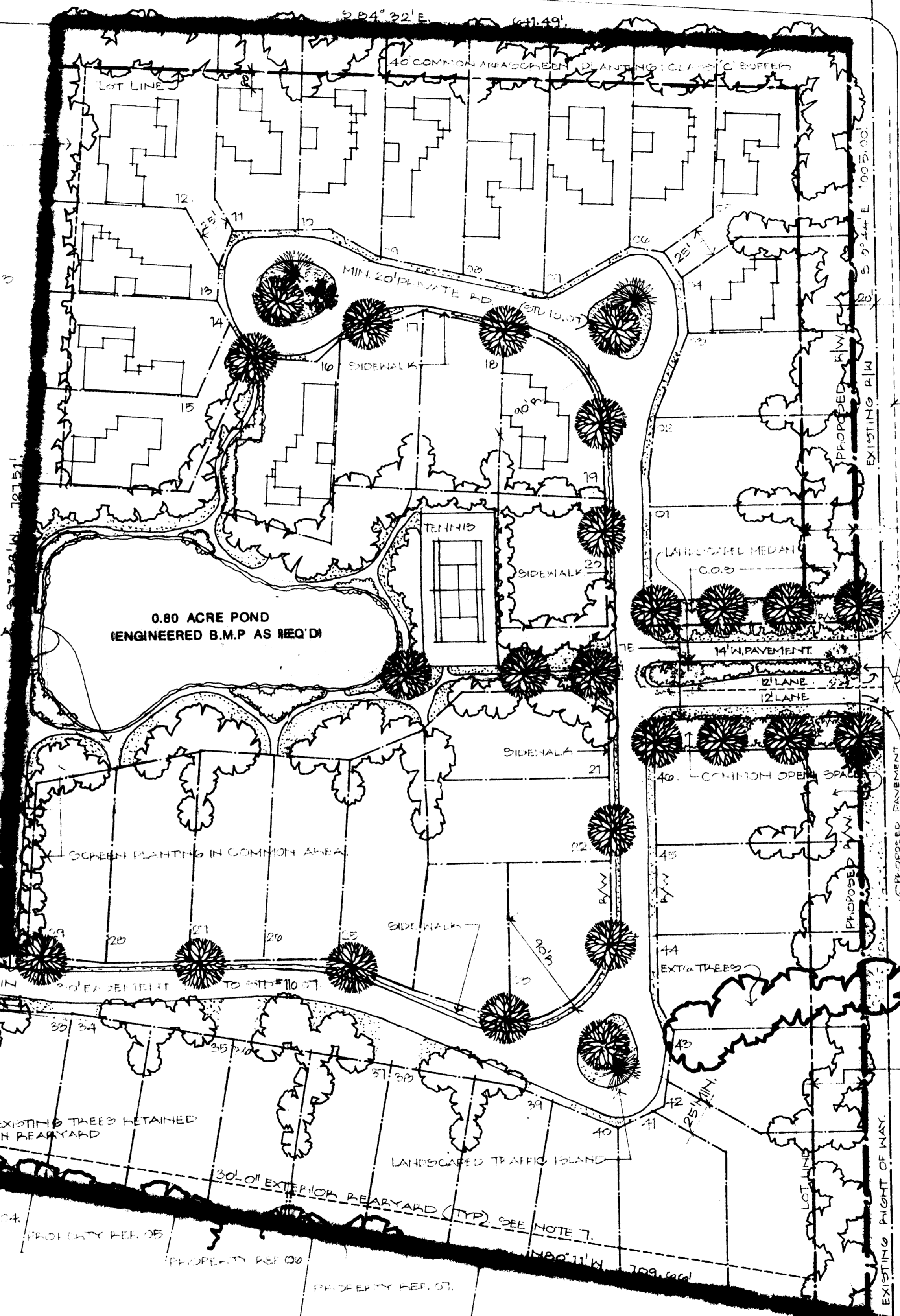
PROPERTY REF. 15 14.017 ACRES
TAX PARCEL 001-042-04
OWNER BY PETITIONER, DEED REF: 0732, 0730



REVISIONS

- 01 : 01.18.14 INCREASE CRACK CRACK PLANNING COMMENTS FOR PUBLIC HRS.
- 02 : 02.01.14 INCORPORATE CRACK PLANNING, ADDITIONAL COMMENTS

King's Point Drive



N.C. 73

SITE DATA

TAX PARCEL NOS	001-042-01, 001-042-02
DEED REFERENCE	2444, 5443, 2444, 545
EXISTING ZONING	R-3
PROPOSED ZONING	MX-1
TOTAL SITE AREA	15.91 ACRES
PROPOSED DENSITY PER PLAN	2.30 DUA
PLANNED LAKE SETBACK	100' 0"
TOTAL NO. OF LOTS	40
TOTAL NO. OF UNITS	40

GENERAL NOTES

- The Petitioner agrees to dedicate land adjacent NC73 Right-of-Way 50' feet from centerline of existing Right-of-Way for future road improvements prior to issuance of Building Permits.
- Entrance road intersection will comply with North Carolina Department of Transportation and Mecklenburg County Engineering requirements.
- The Petitioner agrees to provide roadway improvements in compliance with North Carolina Department of Transportation and Mecklenburg County Engineering request for a left-turn lane on NC73 south of the proposed entrance intersection. Should NC73 be widened to 3 lanes prior to the request for a Driveway Permit, no bond shall be required.
- All Common Areas, including the private streets, Amenity Area, pond, 100' lakefront wooded area and boatlifts will be maintained by the developer and thence by the Home Owners Association. The developer will file a Declaration of Covenants and Restrictions in compliance with 9.205(5)(c)(iv) Individual Deeds of Trust shall state that the private streets will be maintained by the Home Owners Association.
- The total area of Common Open Space will exceed the minimum ten percent (10%) required by Section 9.205(5)(c) and 11.207 of the Mecklenburg County Zoning Ordinance.
- The site planning shall comply with the State and Mecklenburg County Watershed Regulations with regard to maximum impervious area.
- The number and configuration of lots within the MX-1 Sub-division shall conform to the density limitation of 11.205 Section 11.206 (1) and Table 11.206 and 9.205 (a) and 9.205(5) as follows:
Maximum Density 8 DUA
Minimum Lot Area 4000 SF
Minimum Lot Width 40 Feet
Minimum Front Setback (from Public Rd.) 25 Feet
Minimum Building Setback (from Private Rd.) 20 Feet
Minimum Sideyard Width (Zero lot line) 8 Feet and 10 Feet
Minimum Sideyard Width (Cluster) 0 Feet and 20 Feet
Minimum Rearyard (interior lots) 20 Feet
Minimum Rearyard (Exterior lots) 30 Feet
- Signage within the development shall comply with the requirements of Chapter 13 of the Mecklenburg County Zoning Ordinance.

ADJOINING PROPERTY OWNERS

Resoning Application Tax Parcel 001-042-01 & 001-042-02	
Property Reference 01	Property Reference 08
001-041-24 Daniel P. Cronin 17617 Quiet Lake Dr. Huntersville, NC 28078	001-041-25 Daniel P. Cronin 17617 Quiet Lake Drive Huntersville, NC 28078
Property Reference 02	Property Reference 09
001-041-17 Michael B. Laney & Wife 18700 Bluff Point Rd. Huntersville, NC 28078	005-071-12 Jettie B. & Johnnie G. Robbins Et. Al. 17702 NC73 W. Huntersville, NC 28078
Property Reference 03	Property Reference 10
001-041-18 Dennis M. O'Donnell 18710 Bluff Point Rd. Huntersville, NC 28078	005-071-11 A. Kenneth & Elizabeth Westmoreland 17824 NC73 W. Huntersville, NC 28078
Property Reference 04	Property Reference 11
001-041-19 David J. & Jean S. Garris 18718 Bluff Point Rd. Huntersville, NC 28078	001-671-03 William & Lois Nantz 18013 NC73 W. Huntersville, NC 28078
Property Reference 05	Property Reference 12
001-041-20 Darwin B. Breaden & Wife 18726 Bluff Point Rd. Huntersville, NC 28078	001-671-04 William D. & Lois R. Nantz 18013 NC73 W. Huntersville, NC 28078
Property Reference 06	Property Reference 13
001-041-21 Kenneth M. Hancock & Wife 18736 Bluff Point Rd. Huntersville, NC 28078	001-042-16 John Orler Alexander III 17805 NC73 W. Huntersville, NC 28078
Property Reference 07	Property Reference 14
001-041-22 Mark J. Drye 18701 Bluff Point Rd. Huntersville, NC 28078	001-042-03 John Orler Alexander (Heirs) 17805 NC73 W. Huntersville, NC 28078

**15.91 ACRE ALEXANDER PROPERTY
17805 NC HIGHWAY 73 WEST HUNTERVILLE N.C.
REZONING/ILLUSTRATIVE SITE PLAN**

OWNER/PETITIONER
DATE : DEC 3 1993
O'SHAUGHNESSY
PLANNING AND DEVELOPMENT
PO BOX 2111 CORNELIUS NC 28031
PHONE : 704 898 1942

WILLIAM MOCK ALEXANDER
DRAWING NO. 9343 SP-01
REV 02
NSW
New Building
Construction
Division, NC 28031
Approved and
Planning Section

APPROVED BY COUNTY COMMISSION
DATE: *Thad 2/1994*

REZONING/ILLUSTRATIVE SITE PLAN
INNOVATIVE SINGLE FAMILY RESIDENTIAL COMMUNITY
SCALE : 1"=60'-0"