

MX-3 DISTRICT

"For Public Hearing"
Petition #2001-16(c)

LAND USE PLAN

APPROVED BY COUNTY COMMISSION
DATE 12/11/01

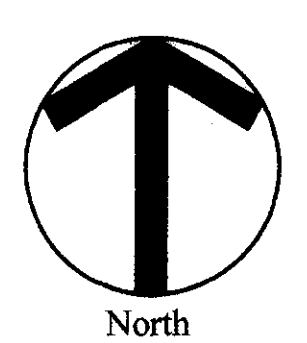
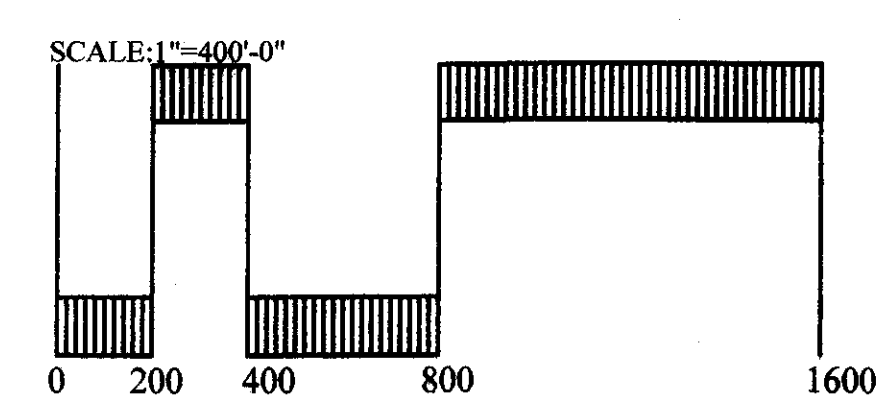
THE PALISADES

NOTES:
1) All roads shown are illustrative and are subject to change, however access shall be maintained to all adjacent properties.
2) This plan is illustrative in nature and as such is intended to reflect an overall concept for the property. However, exact acreage figures and unit counts may be modified during design and development phases of the project within the limits prescribed by the ordinance.

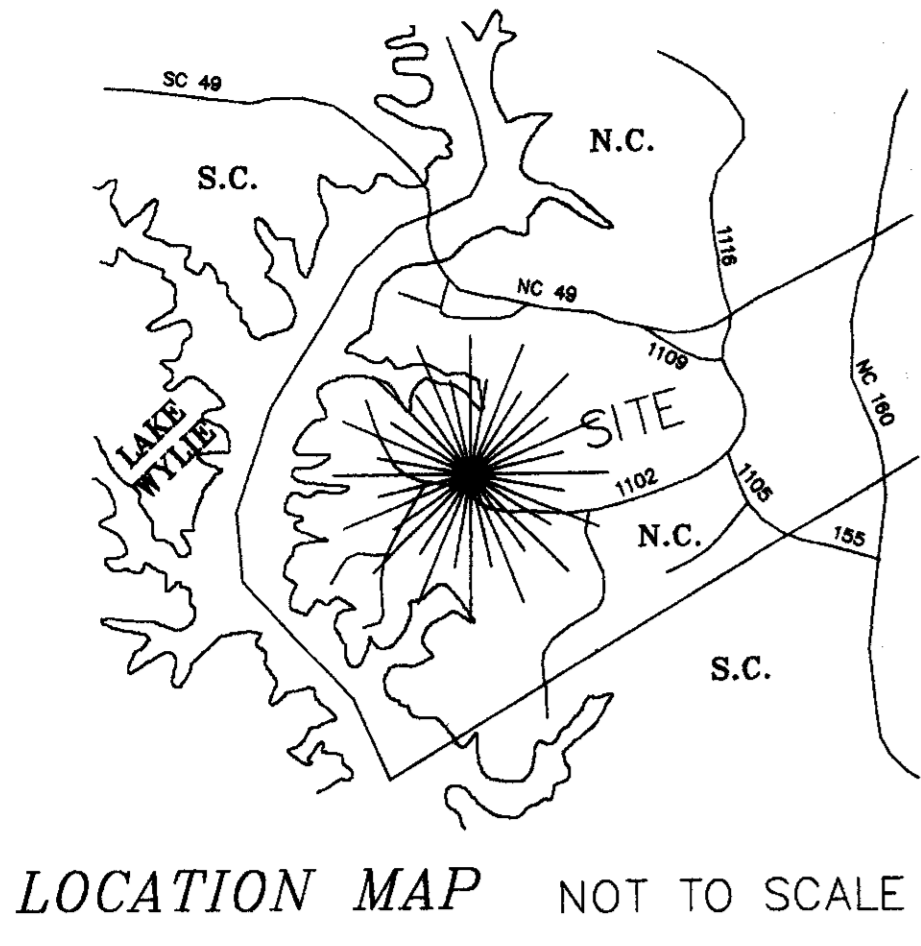
DATE	NOV 23, 2001
REVISION	
NO. 1	NOV 27, 01
NO. 2	12/27/01
NO. 3	
NO. 4	

PREPARED BY: **Wirth & Associates**
PLANNING - SURVEYING - ENGINEERING
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PETITIONERS: **Crescent Resources Inc.**
400 South Tryon Street, Suite 1300
Charlotte, North Carolina
ROBERT C. RHEIN INTERESTS, INC.
5200 77 Conder Drive
Suite 141
Charlotte, North Carolina 28217
(704) 587-2233
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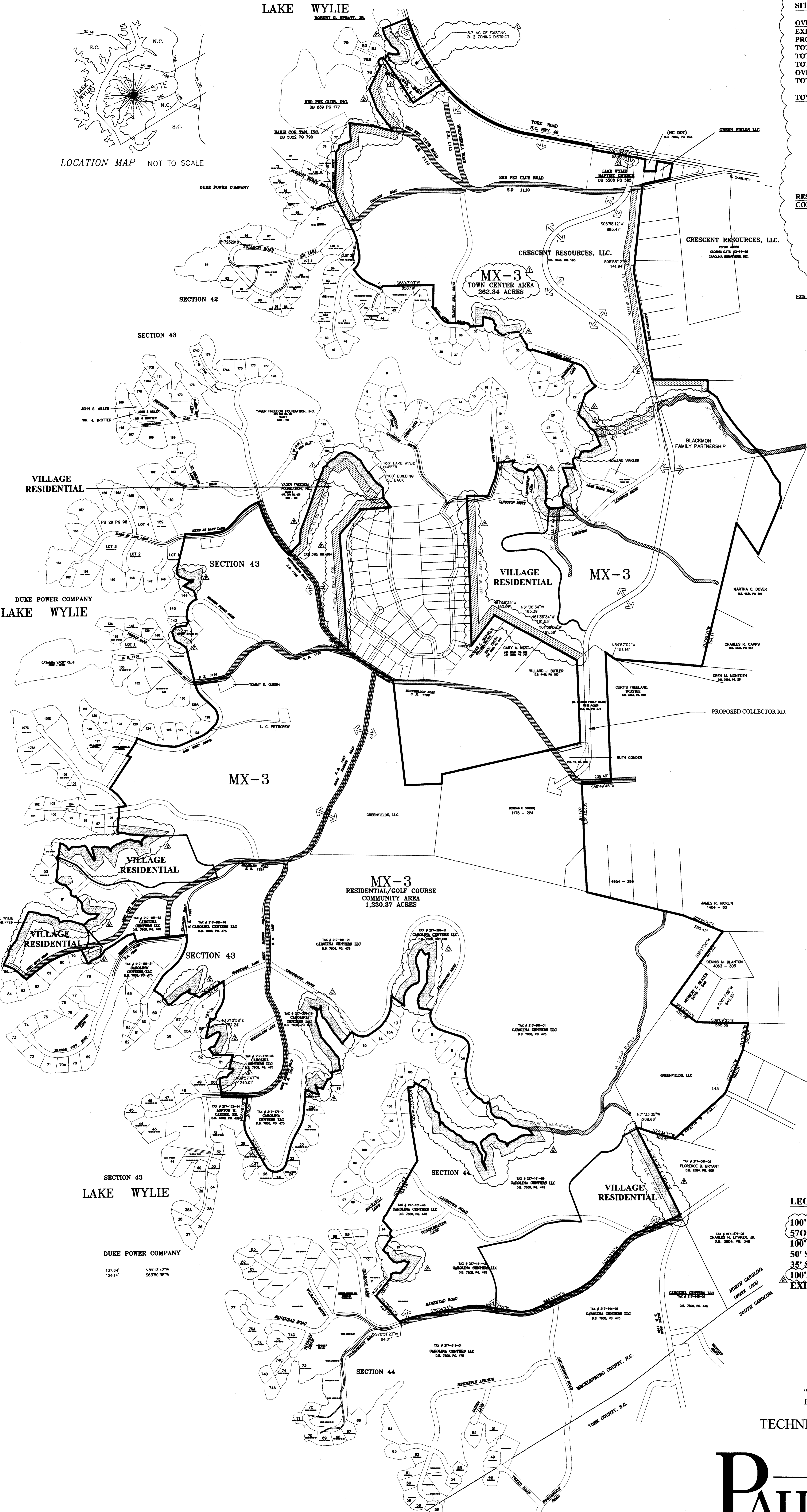
LAKE WYLIE



SITE DEVELOPMENT DATA:

OVERALL PROJECT SUMMARY		
EXISTING ZONING:	R-5 & B-2	
PROPOSED ZONING:	MX-3	
TOTAL AREA:	1,492.71 AC	
TOTAL RESIDENTIAL AC:	1,068.2 AC	
TOTAL RESIDENTIAL UNITS:	4,145 UNITS	
OVERALL RESIDENTIAL DENSITY:	3.9 DU/AC	
TOTAL OPEN SPACE:	301.9 AC (20%)	
TOWN CENTER AREA: 262.34 AC		
RESIDENTIAL DEVELOPMENT:		
SINGLE FAMILY:	67.5 AC	375 UNITS 5.6 DU/AC
MULTI-FAMILY:	45.0 AC	700 UNITS 15.6 DU/AC
TOWNHOMES:	11.3 AC	150 UNITS 12.7 DU/AC
RETAIL:		
OFFICE:	29.2 AC	200,000 SF*
CHURCH:	11.8 AC	
INSTITUTIONAL:	27.0 AC	
OPEN SPACE:	31.9 AC	
ROAD R.O.W.:	18.9 AC	
RESIDENTIAL/GOLF COURSE		
COMMUNITY AREA:	1,230.37 AC	
RESIDENTIAL DEVELOPMENT:		
SINGLE FAMILY:	769.2 AC	2,030 UNITS 2.6 DU/AC
VILLAGE RESIDENTIAL:	175.4 AC	890 UNITS 5.1 DU/AC
VILLAGE CENTER:	9.0 AC	10,000 SF
PASSIVE OPEN SPACE:	70.0 AC	
EQUESTRIAN CENTER:	6.8 AC	
GOLF COURSE:	200.0 AC	

NOTE: Average figures are approximations. Exact average will get determined in the design development phase of the project. All acreage for the development will cover the underlying parcel and will be in the reference or as specified herein.



LEGEND:

- 100' LAKE WYLIE BUFFER (FROM: 570 CONTOUR)
- 100' S.W.I.M. BUFFER:
- 50' S.W.I.M. BUFFER:
- 35' S.W.I.M. BUFFER:
- (100'/50') CLASS 'C' BUFFER:
- EXISTING ROAD R.O.W.:

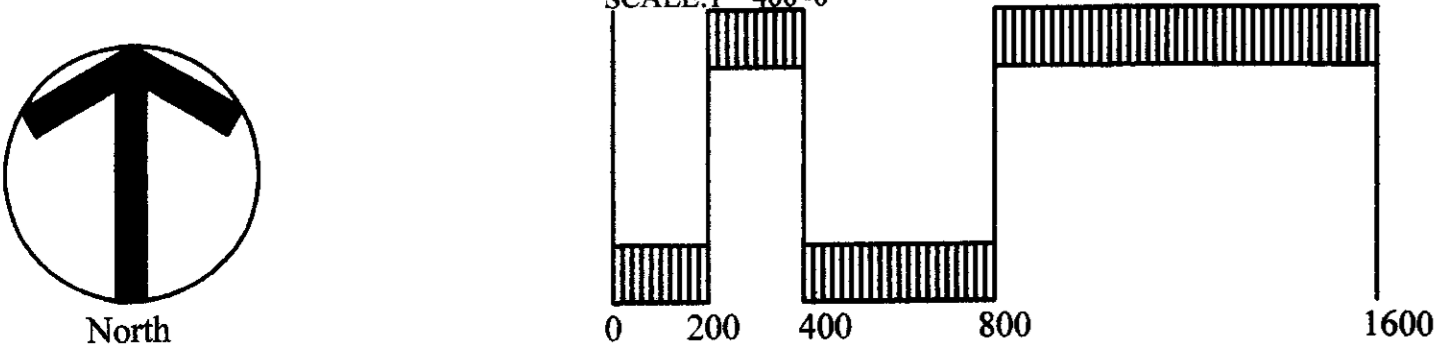
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TECHNICAL DATA SHEET

THE PAISADES

APPROVED BY COUNTY COMMISSION
DATE 12/11/01

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PREPARED BY: **Wirth & Associates**
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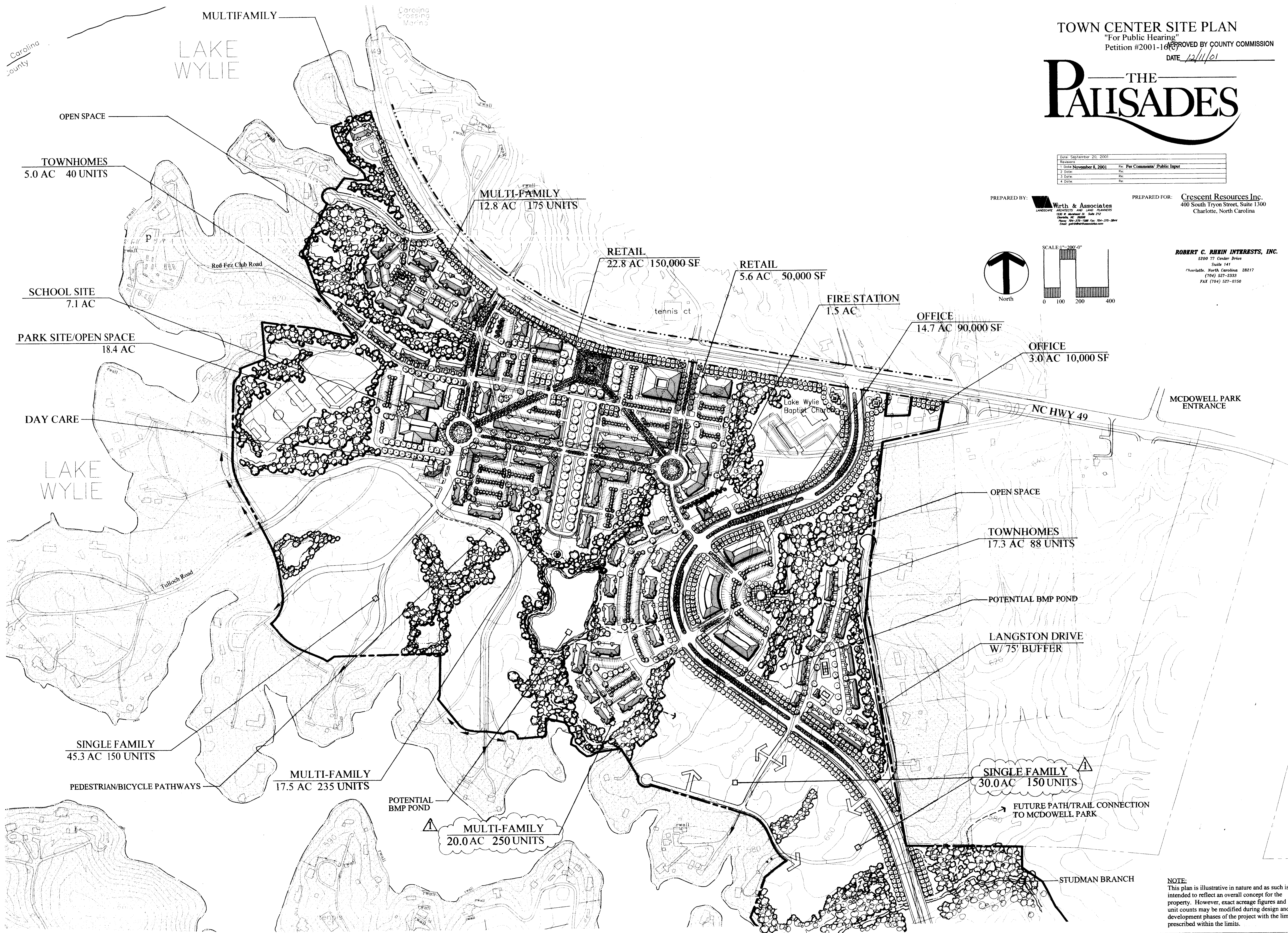
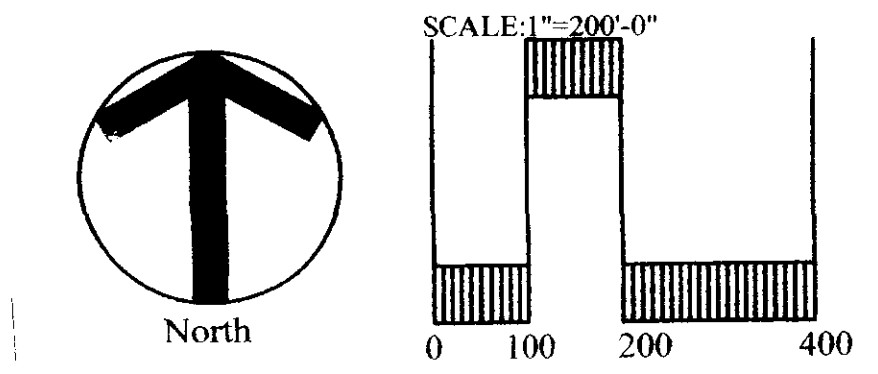
THE PAISADES

Date: September 23, 2001	
Revisions	
1 Date: November 8, 2001	Re: Per Comments / Public Input
2 Date:	Re:
3 Date:	Re:
4 Date:	Re:

PREPARED BY: **Wirth & Associates**
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MULTIFAMILY

LAKE WYLIE

OPEN SPACE

TOWNHOMES
5.0 AC 40 UNITS

MULTI-FAMILY
12.8 AC 175 UNITS

RETAIL
22.8 AC 150,000 SF

RETAIL
5.6 AC 50,000 SF

FIRE STATION
1.5 AC

OFFICE
14.7 AC 90,000 SF

OFFICE
3.0 AC 10,000 SF

SCHOOL SITE
7.1 AC

PARK SITE/OPEN SPACE
18.4 AC

DAY CARE

LAKE WYLIE

OPEN SPACE

TOWNHOMES
17.3 AC 88 UNITS

POTENTIAL BMP POND

LANGSTON DRIVE
W/ 75' BUFFER

SINGLE FAMILY
30.0 AC 150 UNITS

SINGLE FAMILY
45.3 AC 150 UNITS

PEDESTRIAN/BICYCLE PATHWAYS

MULTI-FAMILY
17.5 AC 235 UNITS

POTENTIAL BMP POND

MULTI-FAMILY
20.0 AC 250 UNITS

FUTURE PATH/TRAIL CONNECTION
TO MCDOWELL PARK

STUDMAN BRANCH

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