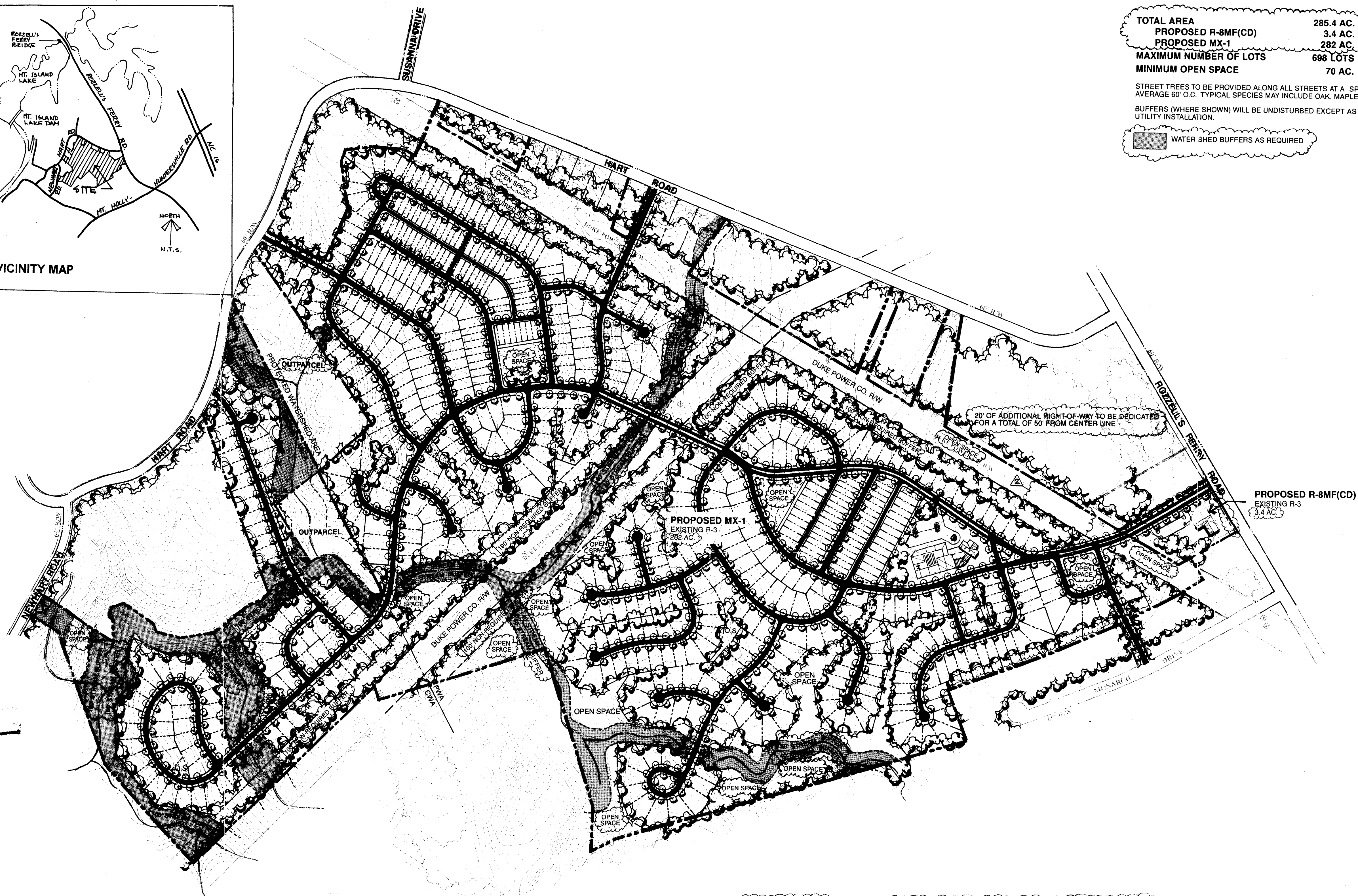


| | |
|------------------------|-----------|
| TOTAL AREA | 285.4 AC. |
| PROPOSED R-8MF(CD) | 3.4 AC. |
| PROPOSED MX-1 | 282 AC. |
| MAXIMUM NUMBER OF LOTS | 698 LOTS |
| MINIMUM OPEN SPACE | 70 AC. |

STREET TREES TO BE PROVIDED ALONG ALL STREETS AT A SPACING TO AVERAGE 60' O.C. TYPICAL SPECIES MAY INCLUDE OAK, MAPLE, ASH, ETC.

BUFFERS (WHERE SHOWN) WILL BE UNDISTURBED EXCEPT AS NEEDED FOR UTILITY INSTALLATION.

WATER SHED BUFFERS AS REQUIRED



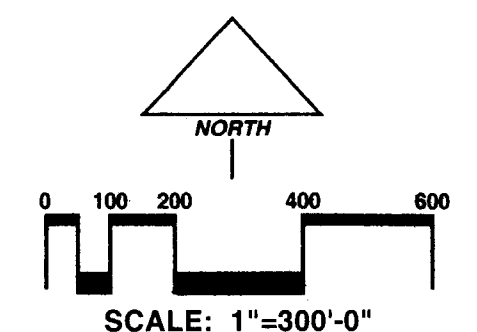
DATE 11-17-98

East West Partners
Rozzell's Ferry Rd. Site
Development Notes

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. This Proposal is intended to enable the development of a mixed residential community composed of single family detached housing interconnected with open space, pedestrian, and vehicular linkages.
- This site is located within the Catawba River/Lake Wylie Watershed Protection Area and will be developed in accordance with the applicable standards for the Critical Area or Protected Area as appropriate. This will include the prescribed stream buffers and, if any of the site is to be developed under the high-density provisions of the ordinance, the prescribed BMP's as required. The exact location and design of any such BMP's will be determined as the site is developed. The floodway fringe areas will not be filled except as is necessary to construct public street crossings.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
- Buildings will not exceed 40 feet in height.
- The site may be developed for any use allowed in the MX-1 district in accordance with the standards of that district and the restrictions of this site plan. Uses on the parcel proposed for R-8MF(CD) will be designed as a part of the overall development of the site and will be limited to subdivision sales offices, or a day care center.
- Access to the site will be provided by one connection to Rozzell's Ferry Rd. and by three connections to Hart Rd. All driveway and street connections are subject to approval by N.C.DOT and by Mecklenburg County.

- The Petitioner will dedicate property along the Rozzell's Ferry Rd. frontage to provide for a 50' right-of-way measured from the centerline of the road and will construct a left turn lane at the new entrance to the site from Rozzell's Ferry Rd. In addition, the Petitioner will improve the sections of Hart Rd. to collector street standards along which the Petitioner proposes any development. Determinations as to the need and location of stub streets will be made during the normal subdivision process.
- The areas along the Duke Power rights-of-way and other portions of the site are not required buffers and therefore are not subject to the buffer provisions of the ordinance. However, the Petitioner commits that areas within the Duke Power rights-of-way will not be disturbed except in those areas where streets, utilities, or other facilities needed to develop the site cross the rights-of-way. The Petitioner will cooperate and work with the Mecklenburg County Parks Department to safeguard the areas within the Duke Power rights-of-way where endangered plant varieties have been previously identified. It is recognized that the actions of Duke Power or its successors within the rights-of-way are beyond the control of the Petitioner and such actions are not the responsibility of the Petitioner.

- Common open space areas will be provided in various locations on the site and may include open lawns or squares, recreational facilities, play fields, "tot lots", or other facilities. These areas will be interconnected with the rest of the development by sidewalks provided along the streets.
 - The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:
 - Street right-of-way widths,
 - Street type and construction standards,
 - Minimum lot size,
 - Setbacks and yards,
 - Off street parking,
 - Lot width, and
 - Open space.
- July 27, 1998 initial submission
October 28, 1998 revisions per staff comments and as recommended by the Zoning Committee of the Charlotte Mecklenburg Planning Commission



MAY 1998
REVISION DATE
SEPTEMBER 18, 1998
OCTOBER 28, 1998

98-56C

RIVERBEND MECKLENBURG COUNTY, NORTH CAROLINA

PETITION 98-56(c)
FOR PUBLIC HEARING