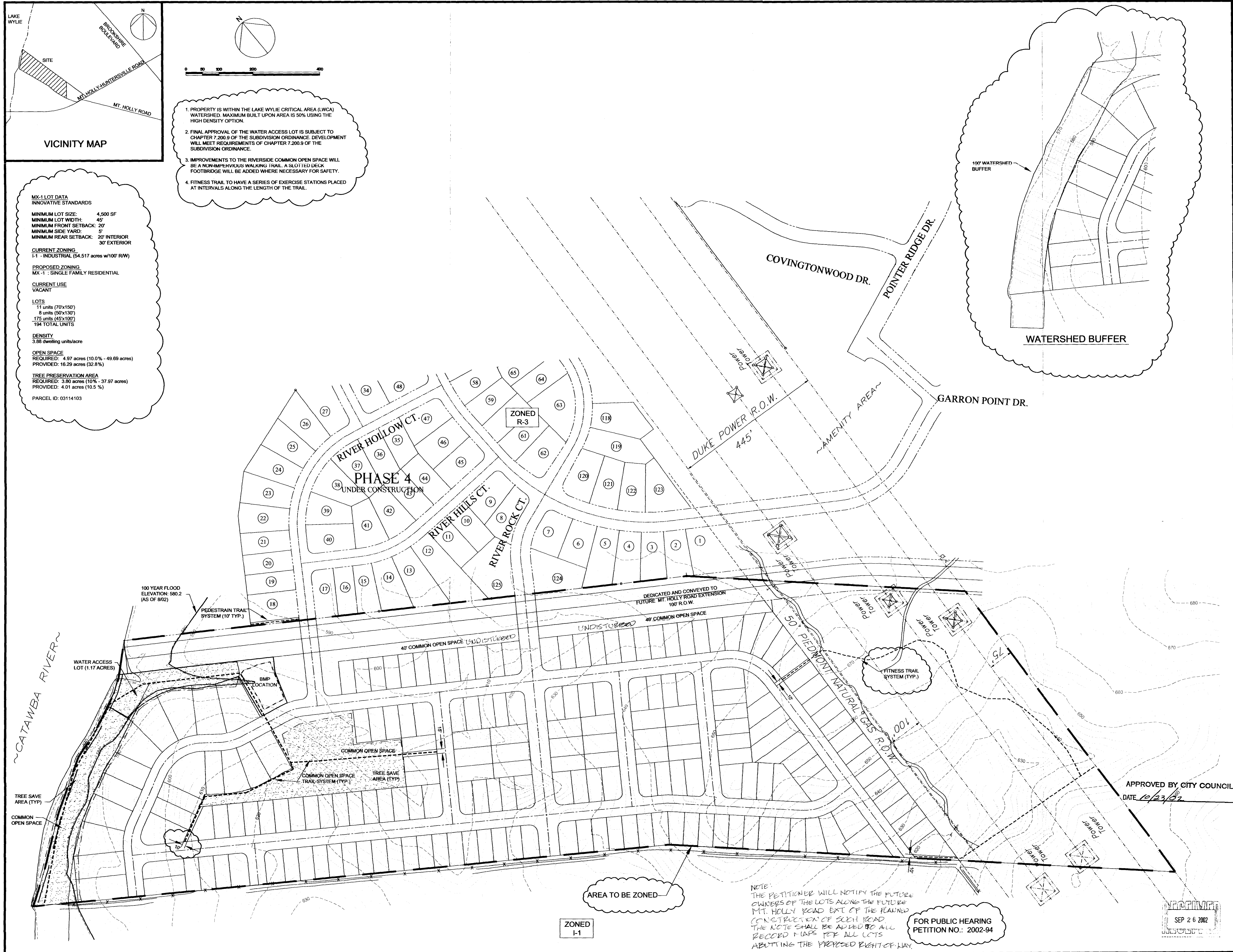
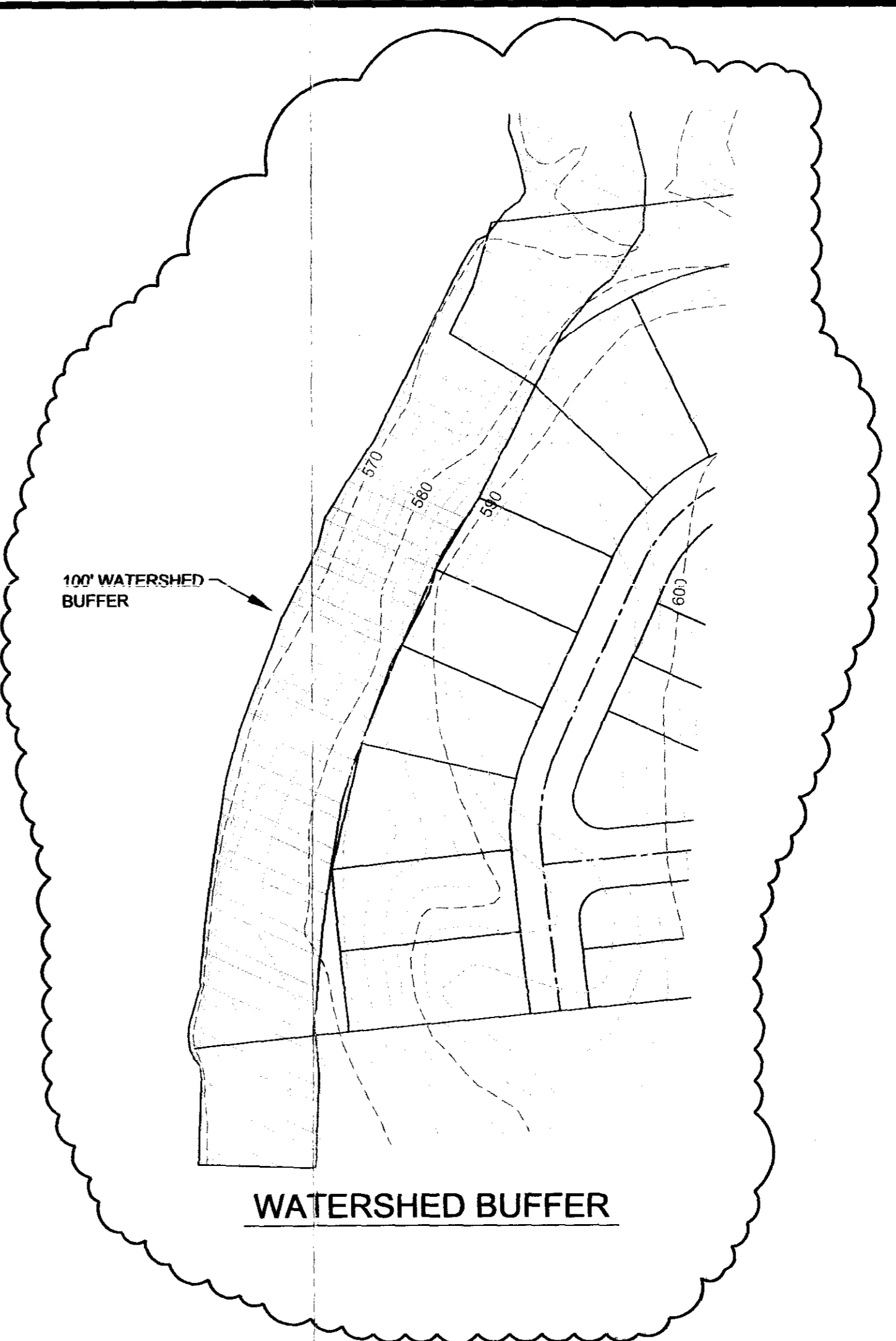


1. PROPERTY IS WITHIN THE LAKE WYLIE CRITICAL AREA (LWCA) WATERSHED. MAXIMUM BUILT UPON AREA IS 50% USING THE HIGH DENSITY OPTION.
2. FINAL APPROVAL OF THE WATER ACCESS LOT IS SUBJECT TO CHAPTER 7.200.9 OF THE SUBDIVISION ORDINANCE. DEVELOPMENT WILL MEET REQUIREMENTS OF CHAPTER 7.200.9 OF THE SUBDIVISION ORDINANCE.
3. IMPROVEMENTS TO THE RIVERSIDE COMMON OPEN SPACE WILL BE A NON-IMPERVIOUS WALKING TRAIL, A SLOTTED DECK, FOOTBRIDGE WILL BE ADDED WHERE NECESSARY FOR SAFETY.
4. FITNESS TRAIL TO HAVE A SERIES OF EXERCISE STATIONS PLACED AT INTERVALS ALONG THE LENGTH OF THE TRAIL.

**MX-1 LOT DATA**  
**INNOVATIVE STANDARDS**  
 MINIMUM LOT SIZE: 4,500 SF  
 MINIMUM LOT WIDTH: 45'  
 MINIMUM FRONT SETBACK: 20'  
 MINIMUM SIDE YARD: 5'  
 MINIMUM REAR SETBACK: 20' INTERIOR  
 30' EXTERIOR  
**CURRENT ZONING**  
 I-1 - INDUSTRIAL (54.517 acres w/100' RW)  
**PROPOSED ZONING**  
 MX-1 : SINGLE FAMILY RESIDENTIAL  
**CURRENT USE**  
 VACANT  
**LOTS**  
 11 units (70'x150')  
 8 units (50'x130')  
 175 units (45'x100')  
 194 TOTAL UNITS  
**DENSITY**  
 3.88 dwelling units/acre  
**OPEN SPACE**  
 REQUIRED: 4.97 acres (10.0% - 49.69 acres)  
 PROVIDED: 16.29 acres (32.8%)  
**TREE PRESERVATION AREA**  
 REQUIRED: 3.80 acres (10% - 37.97 acres)  
 PROVIDED: 4.01 acres (10.5%)  
 PARCEL ID: 03114103



ZONED I-1

AREA TO BE ZONED

NOTE:  
 THE PETITIONER WILL NOTIFY THE FUTURE OWNERS OF THE LOTS ALONG THE FUTURE MT. HOLLY ROAD EXT. OF THE PLANNED CONSTRUCTION OF SCEN ROAD. THE NOTE SHALL BE ADDED TO ALL RECORD MAPS FOR ALL LOTS ABUTTING THE PROPOSED RIGHT-OF-WAY.

FOR PUBLIC HEARING  
 PETITION NO.: 2002-94

APPROVED BY CITY COUNCIL  
 DATE 10/23/02

SEP 26 2002

NO.	REVISED PER C.A.P.C. COMMENTS DATED 10/23/02	BY	CHKD.	DATE
1	REVISED PER C.A.P.C. COMMENTS DATED 10/23/02	TC	JE	10-23-02
2	REVISED PER C.A.P.C. COMMENTS DATED 10/23/02	BA	JE	10-23-02
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ZONING EXHIBIT  
 HUNTERSVILLE INVESTMENT, LLC  
 503 PAWLEY DRIVE  
 CHARLOTTE, NC 28214  
 704.822-8262

COOPER ENVIRONMENTAL ENGINEERS  
 ENGINEERS GEOLOGISTS SCIENTISTS  
 2800 SARDIS ROAD NORTH  
 SUITE 200  
 CHARLOTTE, NC 28227  
 (704) 846-2000

Plan No: 21348  
 Date: 6-24-02  
 Scale: 1" = 100'  
 Project: SG  
 Sheet: 1  
 Z-1-R2