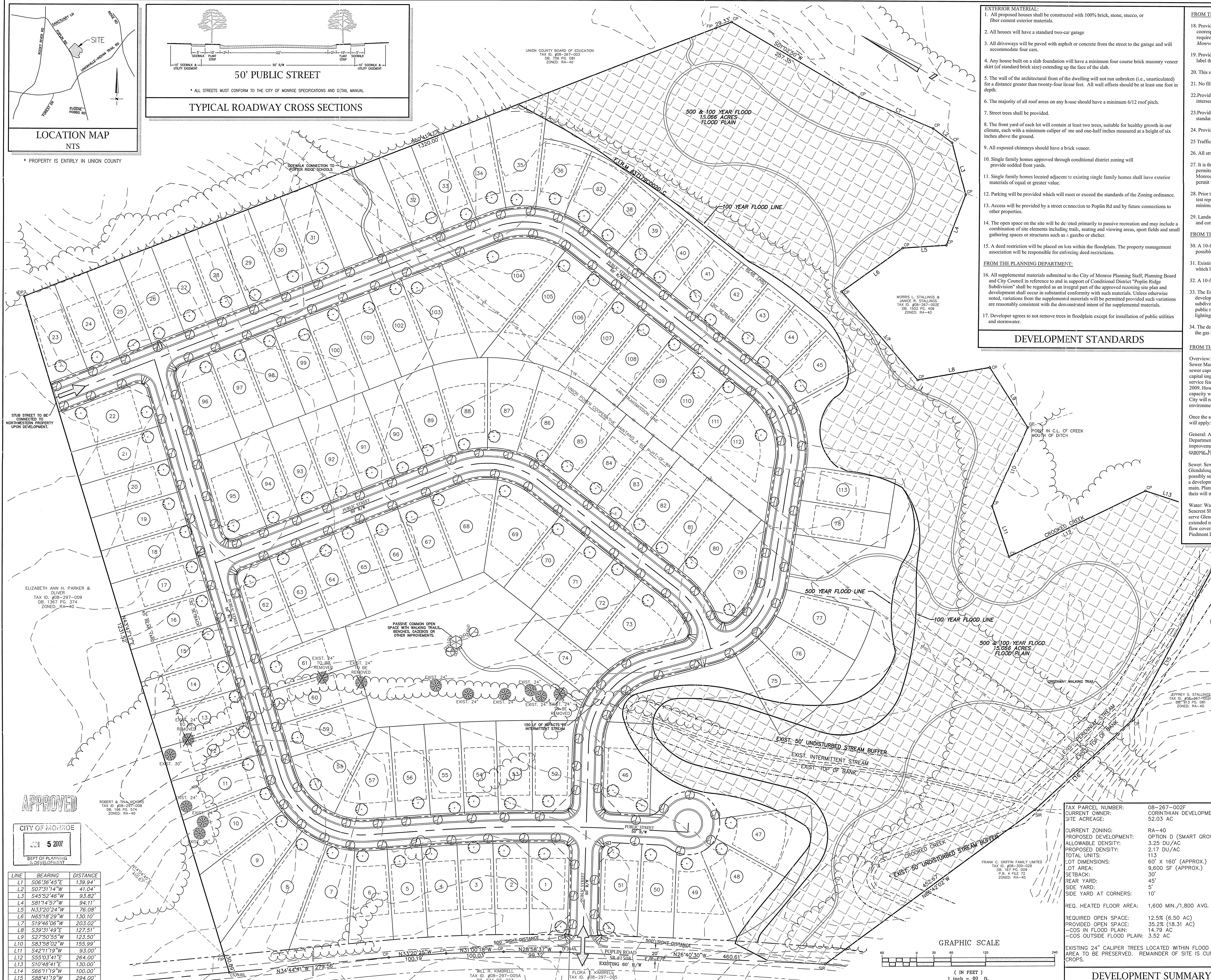


LOCATION MAP
NTS

* PROPERTY IS ENTIRELY IN UNION COUNTY



MC² ENGINEERING
MC² ENGINEERING, INC.
2110 BEN CRAIG DRIVE
SUITE 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

**POPLIN
SUBDIVISION**
DEVELOPED BY:
**CORINTHIAN
DEVELOPMENT LTD**

PO BOX 990
DENVER, NC 28037
P: 704.528.7707

**SCHEMATIC
SITE PLAN**

REVISIONS

1 11/16/06 REZONING COMMENTS
2 01/04/07 REZONING COMMENTS

CAD FILE: 2006-005 REZN.DWG
PROJECT NO.: 2006-005

DESIGNED BY: JDM
DATE: JUNE 18, 2006

TAX PARCEL NUMBER:	08-267-002F
CURRENT OWNER:	CORINTHIAN DEVELOPMENT, LLC
SITE ACREAGE:	52.03 AC
CURRENT ZONING:	RA-40
PROPOSED DEVELOPMENT:	OPTION D (SMART GROWTH)
ALLOWABLE DENSITY:	3.25 DU/AC
PROPOSED DENSITY:	2.17 DU/AC
TOTAL UNITS:	113
LOT DIMENSIONS:	60' X 160' (APPROX.)
LOT AREA:	9,600 SF (APPROX.)
SET BACK:	30'
REAR YARD:	45'
SIDE YARD:	5'
SIDE YARD AT CORNERS:	10'
REQ. HEATED FLOOR AREA:	1,600 MIN./1,800 AVG.
REQUIRED OPEN SPACE:	12.5% (6.50 AC)
PROVIDED OPEN SPACE:	35.2% (18.31 AC)
-COS IN FLOOD PLAIN:	14.79 AC
-COS OUTSIDE FLOOD PLAIN:	3.52 AC

EXISTING 24" CALIPER TREES LOCATED WITHIN FLOOD PLAIN
TO BE PRESERVED. REMAINDER OF SITE IS CURRENTLY
CROPS.

DEVELOPMENT SUMMARY

RZ1.0