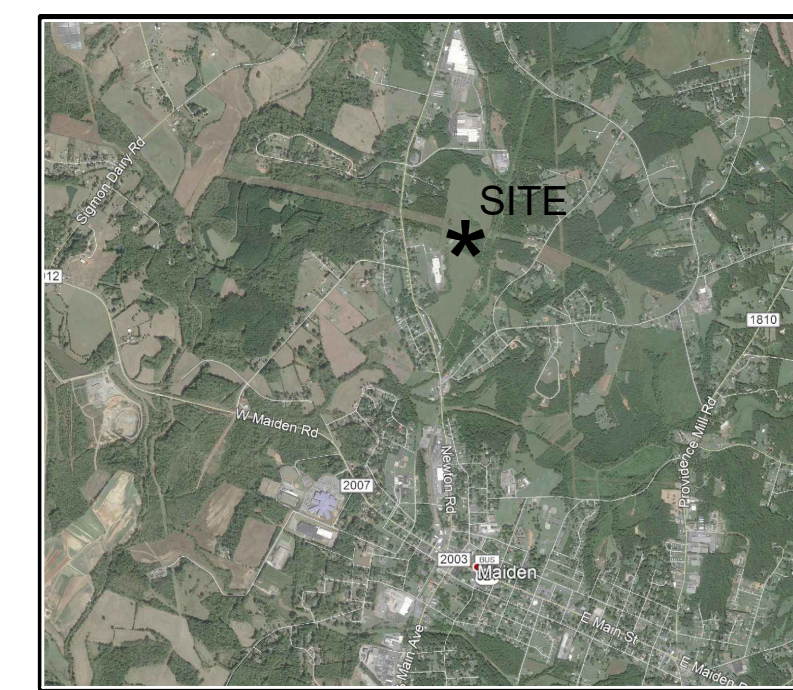


**LEGEND:**

- COMMERCIAL DEVELOPMENT | 4.14 ACRES±
- DETACHED SFR | 41' WIDE LOTS | 349 LOTS±
- AREAS TO BE SUBDIVIDED & EXCLUDED FROM CZ REZONING | 1.44 AC.±
- NEIGHBORHOOD AMENITY | 0.99 ACRES
- OPEN SPACE | 36.36 ACRES± (35.7%)  
- EXCLUDES 4.84 ACRES IN NCDOT RAILROAD R/W  
- NET ACREAGE FOR CALCULATION = 101.85 ACRES



**DEVELOPER & PROPERTY OWNER INFORMATION:**

**DEVELOPER:** SOUTHEAST LAND ACQUISITION, LLC  
7804 FAIRVIEW ROAD, PMB 327  
CHARLOTTE, NORTH CAROLINA 28226  
ATTN: DAVID SIMONINI

**PROPERTY OWNERS:** CAROLINA MILLS 1 / J.W. ABERNATHY PLANT  
BBC MAIDEN, LLC  
TEMPLE, INC. / PEGGY & TONY PARKER

**TAX PARCELS:** 364705290614 (Portion), 364705098428, 364705099676 (Portion)  
364705097932 (Portion), 364705098919 (Portion)  
364817114334, 364817117545

**SITE ACREAGE:** 108.13 ACRES± (GROSS ACREAGE)  
4.84 ACRES± IN NCDOT RAILROAD R/W  
1.44 ACRES TO BE EXCLUDED FROM CZ REZONING  
NET CZ REZONING ACREAGE = 101.85 ACRES±

**DENSITY:** COMMERCIAL ACREAGE = 4.14 ACRES  
RESIDENTIAL ACREAGE = 97.71 ACRES  
DENSITY = 349 UNITS / 101.85 ACRES = 3.57 UNITS/ACRE

**CURRENT ZONING:** M-1 & R-15  
**PROP. ZONING:** CONDITIONAL ZONING (CZ) - THE VILLAGES OF MAIDEN

**CZ-VILLAGES OF MAIDEN DEVELOPMENT STANDARDS**

**COMMERCIAL DEVELOPMENT STANDARDS:**

- 1.0 MIN. LOT SIZE - N/A
- 2.0 MIN. LOT WIDTH - 100 FT.
- 3.0 MAX. BUILDING HEIGHT - 50 FT.
- 4.0 BUILDING SETBACKS AND YARDS  
FRONT SETBACK - 30 FT.  
SIDE YARD - 15 FT.  
REAR YARD - 20 FT.
- 5.0 ALLOWABLE SETBACK & YARD ENCROACHMENTS  
- LANDSCAPE BUFFERS  
- PARKING AREAS (CLEAR OF REQUIRED LANDSCAPE BUFFERS)  
- UTILITIES AND HVAC UNITS  
- BUILDING OVERHANGS (CORNICES & EAVES) UP TO 18-INCHES  
- UNCOVERED STOOPS, STAIRS  
- PATIOS AND DECKS
- 6.0 ALLOWED USES  
- MINI-STORAGE FACILITY + UNCOVERED STORAGE  
- COMMUNITY STORAGE FACILITY (BOATS, RECREATIONAL VEHICLES, CAMPERS, ETC.)
- 7.0 SCREENING/LANDSCAPING  
- STREET TREES SHALL BE PLANTED ALONG FRONTAGE OF GKN WAY AT A RATE OF 1 TREE/80LF  
- STREET TREES SHALL BE PLANTED OUTSIDE OF EXISTING & PROPOSED PUBLIC R/Ws  
- A 10-FT BUFFER IS REQUIRED ALONG ALL OTHER PROPERTY LINES WITH A SCREENING TREE PLANTED AT 20-FT O.C.  
- EXISTING TREES MAY BE USED TO SATISFY BUFFER PLANTING REQUIREMENTS SO LONG AS AREAS DEVOID OF TREES ARE SUPPLEMENTED WITH NEW PLANTINGS MEETING INTENT OF THIS SECTION
- 8.0 OFF-STREET PARKING AND LOADING  
- PER TOWN OF MAIDEN UNIFIED DEVELOPMENT ORDINANCE BASED ON PROPOSED USE

**RESIDENTIAL DEVELOPMENT STANDARDS:**

- 1.0 MIN. LOT SIZE - 4,900 SQ.FT.
- 2.0 MIN. LOT WIDTH - 41 FT. (MEASURED AT MIN. FRONT SETBACK)
- 3.0 MAX. BUILDING HEIGHT - 35 FT.
- 4.0 BUILDING SETBACKS AND YARDS  
FRONT SETBACK - 20 FT.  
CORNER SETBACK - 15 FT.  
SIDE YARD - 5 FT.  
REAR YARD - 20 FT.
- 5.0 ALLOWABLE SETBACK & YARD ENCROACHMENTS  
- UTILITIES AND HVAC UNITS  
- BUILDING OVERHANGS (CORNICES & EAVES) UP TO 18-INCHES  
- UNCOVERED STOOPS, STAIRS  
- PATIOS AND DECKS
- 6.0 ALLOWED USES  
- SINGLE FAMILY DETACHED DWELLING UNITS  
- ACCESSORY STRUCTURES SUBJECT TO TOWN OF MAIDEN UNIFIED DEVELOPMENT ORDINANCE
- 7.0 SCREENING/LANDSCAPING  
- STREET/YARD TREE TO BE PROVIDED FOR EVERY 35-FT OF LOT FRONTAGE  
- FOR FRACTIONS LESS THAN 2/3 OF EACH 35-FT, NO ADDITIONAL TREE REQUIRED  
- TREES TO BE PLANTED OUTSIDE OF EXISTING/PROPOSED PUBLIC R/Ws AND WITHIN FRONT YARD OF EACH LOT  
- TREES TO BE SPACED AS EVENLY AS POSSIBLE, BUT MAY BE ADJUSTED TO AVOID CONFLICTS WITH UTILITIES & DRIVEWAYS  
- TREES SHALL NOT BE PLACED WITHIN THE 35-FT BY 35-FT SIGHT TRIANGLES AT ALL ROAD INTERSECTIONS  
- TREES TO BE PLANTED AT 50-FT INTERVALS WHEN FOR ROADS NOT FRONTED BY LOTS  
- TREES SHALL NOT BE PLACED WITHIN EASEMENTS OR R/Ws
- 8.0 OFF-STREET PARKING AND LOADING  
- PER TOWN OF MAIDEN UNIFIED DEVELOPMENT ORDINANCE BASED ON PROPOSED USE
- 9.0 AMENITY LOT SHALL MEET SETBACKS AND LANDSCAPING OUTLINED IN THIS SECTION.

**APPLICATION OF ZONING STANDARD - IN GENERAL**

- 1.0 THIS CONDITIONAL ZONING (CZ) PLAN SHALL TAKE PRECEDENCE IN CASE OF CONFLICTS WITH THE TOWN OF MAIDEN UNIFIED DEVELOPMENT ORDINANCE
- 2.0 ZONING ITEMS/ISSUES NOT EXPRESSLY SPECIFIED WITHIN THIS CONDITIONAL ZONING PLAN SHALL BE GOVERNED BY THE TOWN OF MAIDEN UNIFIED DEVELOPMENT ORDINANCE
- 3.0 STORM DRAINAGE EASEMENTS LOCATED OUTSIDE OF PROPOSED PUBLIC R/Ws SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA)
- 4.0 STORM DRAINAGE EASEMENTS SHALL BE 15-FT IN WIDTH WHEN LOCATED OUTSIDE OF PUBLIC R/Ws
- 5.0 SANITARY SEWER EASEMENTS SHALL BE 20-FT IN WIDTH WHEN LOCATED OUTSIDE OF PUBLIC R/Ws

DATE	ISSUED FOR	REV
11/4/20	Submission to Town	0

Engineer:

**R. Joe Harris & Associates, Inc.**

Engineering • Land Surveying • Planning Management

1186 Stonecrest Boulevard, Fort Mill, S.C. 29708 P: (803) 802-1799

[www.rjoharris.com](http://www.rjoharris.com)

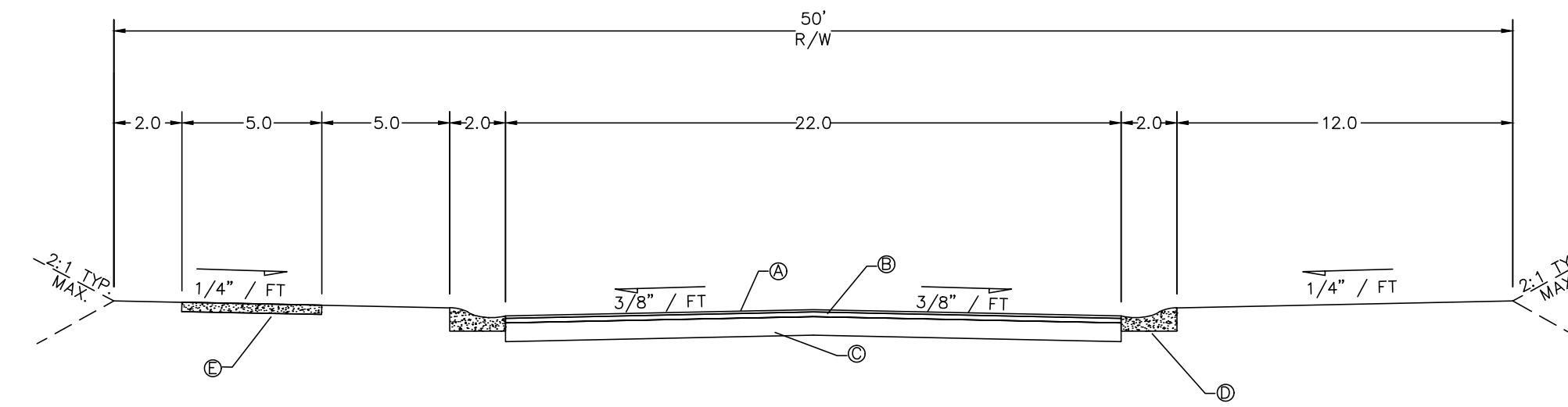
This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal	Engineer's Seal
<p style="font-size: 24px; margin: 0;"><b>REZONING DOCUMENT</b></p> <p style="font-size: 18px; margin: 0;"><b>NOT FOR CONSTRUCTION</b></p>	

Project Manager	Drawn
-	<b>B. Pridemore</b>
Department Manager	Checked
-	-
Print/Plot Date	
November 4, 2020	
Client	
<p><b>SOUTHEASTERN LAND ACQUISITION, LLC</b> 7804 FAIRVIEW ROAD, PMB 327 CHARLOTTE, NORTH CAROLINA 28226 P: 704.309.3904</p>	
Project:	
<p><b>VILLAGES OF MAIDEN</b> CONDITIONAL ZONING (CZ)</p>	
Drawing Title:	
<p><b>CZ REZONING PLAN</b> Master Overall Plan</p>	
Project No.	Drawing No.
4369	CZ-1
DWG File Name:	
4369-Villages of Maiden Rezoning	

PAVEMENT SCHEDULE	
Ⓐ	1.0 in. BIT. CONC., SURFACE COURSE, TYPE SF 9.5A
Ⓑ	1.5 in. BIT. CONC. BINDER COURSE, TYPE I 19.0B
Ⓒ	4 in. BIT. CONC. BASE COURSE, TYPE B 25.0B OR 8 in. COMPACTED AGGREGATE BASE COURSE
Ⓓ	2 ft. 0 in. VALLEY & GUTTER
Ⓔ	4 in. CONCRETE SIDEWALK; 5 ft. WIDTH

NOTES	
1.	UTILITY LOCATIONS MAY VARY DEPENDING ON SERVICE PROVIDERS.
2.	DEPTHS SHOWN ARE MINIMUM DEPTHS OF BURY
3.	STREET LIGHTS WILL BE ON ONE SIDE OF ROAD DEPENDING ON SUBDIVISION LAYOUT



RESIDENTIAL STREET WITH  
50' DEDICATED R/W

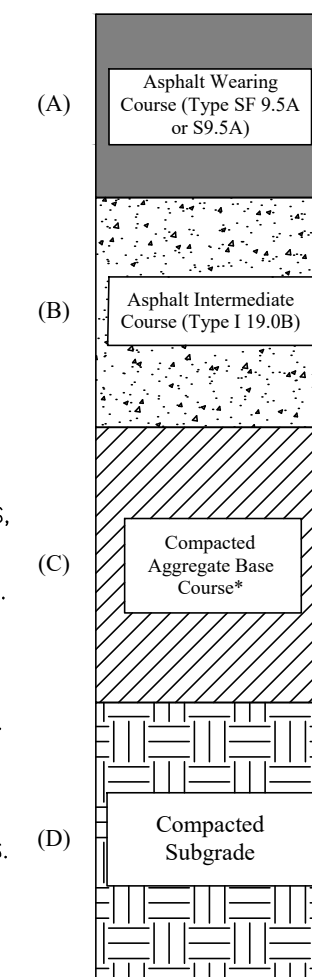
THE SUBGRADE AND STONE BASE IN PAVED AREAS SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK OR SIMILAR PNEUMATIC TIRE VEHICLE WITH A LOADED WEIGHT OF AT LEAST 20 TONS. ANY IDENTIFIED UNSTABLE AREAS SHALL BE REPAIRED BEFORE PLACEMENT OF THE NEXT SUCCESSIVE LIFT.

AREAS THAT RUT OR PUMP SHALL BE UNDERCUT TO STABLE SOILS OR AN EVALUATION MADE BY THE DEVELOPER'S ENGINEER OR QUALIFIED GEOTECHNICAL FIRM TO DETERMINE IF SOME OTHER METHOD OF SUBGRADE STABILIZATION IS APPROPRIATE.

APPROVED METHODS OF STABILIZATION SHALL INCLUDE LIME STABILIZATION OF HIGH PLASTICITY CLAYS OR EXCESSIVELY WET SOILS, THE USE OF GEOSYNTHETIC OR GEGRID MATERIAL, OR OTHER STABILIZATION METHODS AS APPROVED BY THE ENGINEERING DIRECTOR.

PAVEMENT STRUCTURE IS FOR LOW-VOLUME RESIDENTIAL ROADWAYS. ROADWAYS WITH TRAFFIC GREATER THAN 4,000 VEHICLES PER DAY (VPD) REQUIRE A PAVEMENT DESIGN.

EXPOSED LAYERS OF 19.0B MUST BE PAVED WITH LAYER "A" OR SEALED IN ACCORDANCE WITH SECTION 660 OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.



COMPACTION REQUIREMENTS:

(A) 92% MAX. SPEC. GRAVITY (AASHTO T209)

(B) 92% MAX. SPEC. GRAVITY (AASHTO T209)

(C) 100% MAX. DRY DENSITY (AASHTO T180)

(D) 100% MAX. DRY DENSITY (AASHTO T99)

ROADBED BELOW (D) SHALL BE PROOF-ROLLED AND UNSTABLE AREAS REMOVED BEFORE PLACEMENT OF FILL. ROADWAY EMBANKMENT MATERIAL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MAX. DRY DENSITY (AASHTO T99) EXCEPT FOR THE FINAL 12" AS DEFINED BY (D)

PROPER EVALUATION OF SOILS WITHIN A DEVELOPMENT IS RECOMMENDED TO DETERMINE IF THE MINIMUM REQUIRED PAVEMENT STRUCTURE IS ACCEPTABLE FOR THE SOILS AND USES PLANNED. REDUCTION IN PAVEMENT STRUCTURE WILL BE ALLOWED PURSUANT TO CBR TESTING OF THE SOILS AND SUBMITTED PAVEMENT DESIGN, BUT IN NO CASE WILL A PAVEMENT STRUCTURE LESS THAN 8" OF COMPACTED AGGREGATE BASE COURSE (OR 4" ASPHALT BASE COURSE, TYPE B 25.0B) AND 1.5" ASPHALT SURFACE COURSE, TYPE S 9.5A BE ACCEPTED.

\* 4" OF ASPHALT BASE, TYPE B 25.0B, MAY BE USED IN LIEU OF LAYER "C."

RESIDENTIAL STREET  
PAVEMENT STRUCTURE SECTION

### CONDITIONAL NOTES & STANDARDS

#### GENERAL CONDITIONS:

- 1.0 CONDITIONAL ZONING PLAN "VILLAGES OF MAIDEN" (CZ-VILLAGES OF MAIDEN) IS HEREBY SUBMITTED FOR APPROVAL SUBJECT TO THE SPECIFIC TERMS AND CONDITIONS NOTED HEREON THE REZONING PLAN.
- 2.0 FOR THE RESIDENTIAL PORTIONS OF THE SITE, THERE SHALL BE NO MORE THAN 349 COMBINED RESIDENTIAL DWELLING UNITS PERMITTED FOR THE PROJECT (DETACHED RESIDENTIAL DWELLINGS & ACCESSORY STRUCTURES).
- 3.0 DEVELOPMENT AGREEMENT ALLOWS FOR UP TO 600 DWELLING UNITS AND PETITIONER RETAINS RIGHT TO AMEND THIS PLAN TO INCREASE DENSITY TO MAX. UNITS ALLOWED UNDER THE DEVELOPMENT AGREEMENT.
- 4.0 ANY TECHNICAL ISSUES NOT ADDRESSED WITHIN THE REZONING MASTER PLAN SHALL BE SUBJECT TO THE CURRENT CONSTRUCTION DOCUMENT APPROVAL PROCESS IN PLACE AT TIME OF SUBMITTAL AND MUST COMPLY WITH THE TOWN OF MAIDENS UNIFIED DEVELOPMENT ORDINANCE.
- 5.0 FUTURE AMENDMENTS TO THIS REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS AND CONDITIONS) MAY BE APPLIED FOR BY THE OWNER AT THE TIME OF AMENDMENT PETITION (MASTER DEVELOPER) OR BY PARCEL SPECIFIC OWNERS FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.
- 6.0 UPON APPROVAL OF THIS REZONING PETITION AND CONDITIONAL DISTRICT PLAN, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.
- 7.0 THE SCHEMATIC DEPICTIONS OF THE LOTS, STREETS, SIDEWALKS AND OTHER SITE ELEMENTS SET FORTH IN THE CONDITIONAL DISTRICT REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT (FINAL), LOCATIONS, AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTED DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS AND SUBJECT TO MINOR ADJUSTMENTS. THEY MAY BE ALTERED IN ACCORDANCE WITH THE SETBACKS, YARDS AND BUFFER REQUIREMENTS SET FORTH IN THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED ANY SUCH ALTERATIONS AND MODIFICATIONS DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THIS CONDITIONAL DISTRICT REZONING PLAN (PLANNING STAFF MAY GRANT ADMINISTRATIVE APPROVAL OF MINOR CHANGES).
- 8.0 DEVELOPMENT OF THE SITE WILL BE COVERED BY THIS CONDITIONAL DISTRICT REZONING PLAN AND THE DEVELOPMENT STANDARDS ESTABLISHED HEREIN AND COLLECTIVELY REFERRED TO AS THE "REZONING PLAN", AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF MAIDEN UNIFIED DEVELOPMENT ORDINANCE.
- 9.0 THE CONDITIONS AND STANDARDS DENOTED ON THIS REZONING PLAN SHALL TAKE PRECEDENT WHEN IN CONFLICT WITH THE TOWN'S APPROVED ORDINANCES AND STANDARDS.

#### PLANNING & ZONING:

- 1.0 CLUSTER MAILBOXES SHALL PROVIDED AND SUBJECT TO THE LATEST UNITED STATES POSTAL SERVICE (USPS) CLUSTER MAILBOX GUIDELINES. THE LOCATION OF MAILBOX CLUSTER SHALL BE COORDINATED WITH AND APPROVED BY THE USPS POSTMASTER AND TOWN OF MAIDEN.
- 2.0 THE PETITIONER, HEIRS AND ASSIGNS AGREES TO SUBMIT A LANDSCAPE PLAN AND LIGHTING PLAN WITH THE CONSTRUCTION DOCUMENTS. ALL STREET TREES SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) AND/OR HOMEOWNERS ASSOCIATION (HOA), AS APPLICABLE. THE TOWN OF MAIDEN WILL ASSUME NO MAINTENANCE RESPONSIBILITIES FOR TREES THAT ARE PLACED WITHIN THE STREET RIGHTS-OF-WAY.
- 3.0 SIGNAGE WITHIN THE DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE TOWN OF MAIDEN UNIFIED DEVELOPMENT ORDINANCE.
- 4.0 DEVELOPMENT MAY BE APPROVED AND CONSTRUCTED IN PHASES AND MUST BE SHOWN ON THE CONSTRUCTION PLANS. PHASING IS NOT SHOWN ON THE REZONING PLAN AS TRANSPORTATION IMPROVEMENTS AND UTILITY ENGINEERING WILL DICTATE SUCH WORK.

#### FIRE SAFETY:

- 1.0 THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE TOWN OF MAIDEN FIRE DEPARTMENT'S FIRE MARSHAL APPROVAL AND LATEST ADOPTED VERSION OF THE INTERNATIONAL FIRE CODE.
- 2.0 ACCESS TO RED NORRIS DRIVE SHALL BE AN EMERGENCY ACCESS ONLY AND DEVELOPER MUST PROVIDE MANUAL SWING GATE WITH A KNOX BOX & KEY FOR THAT ACCESS.

#### ENGINEERING - ROAD DESIGN

- 1.0 ALL INTERIOR ROADS SHALL BE DEVELOPED WITH A DEDICATED 50-FT PUBLIC RIGHT-OF-WAY.
- 2.0 ROADS MUST BE MIN. 22-FT PAVED WIDTH (11-FT LANES) WITH 2-FT VALLEY CURB.
- 3.0 SIDEWALK SHALL BE PROVIDED ON ONE-SIDE OF ALL INTERNAL ROADS (5-FT MIN. WIDTH) AND MAY TERMINATE AT THROAT OF CUL-DE-SACS (DON'T HAVE TO EXTEND AROUND BULB).
- 4.0 NO SIDEWALK SHALL BE REQUIRED ALONG EXISTING ROAD FRONTAGES WHERE SIDEWALK CURRENTLY DOES NOT EXIST.
- 5.0 MIN. CENTERLINE ROAD RADII SHALL BE NO LESS THAN 100-FT AND 20-FT RADIUS WHERE R/Ws INTERSECT.
- 6.0 BLOCK LENGTHS, AS MEASURED FROM INTERSECTION TO INTERSECTION, SHALL NOT EXCEED 1200 LINEAL FEET.
- 7.0 CLOSED STORM DRAINAGE SYSTEM SHALL BE DESIGNED FOR THE 10-YEAR STORM FREQUENCY.
- 8.0 OPEN-ENDED CULVERTS PASSING UNDER THE PUBLIC ROAD SYSTEM SHALL BE DESIGNED FOR THE 25-YEAR STORM FREQUENCY.
- 9.0 ROADS WILL BE DEDICATED TO THE TOWN OF MAIDEN FOR MAINTENANCE SUBJECT TO ROADWAY ACCEPTANCE PROCESS.

#### ENGINEERING - WATER RESOURCES (WATER & SEWER):

- 1.0 GRAVITY SEWERS AND POTABLE WATER MAINS WILL BE DEDICATED TO THE TOWN OF MAIDEN FOR OWNERSHIP AND MAINTENANCE, UPON COMPLETION AND APPROVAL.

#### ENVIRONMENTAL:

- 1.0 DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY IMPACTS TO JURISDICTIONAL STREAMS AND/OR WETLANDS AND COPIES OF SUCH PERMITS SHALL BE PROVIDED TO THE TOWN OF MAIDEN.
- 2.0 404/401 CERTIFICATIONS, AS APPLICABLE, MAY BE OBTAINED IN PHASES AS ALLOWED BY THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) AND NORTH CAROLINA DIVISION OF WATER RESOURCES (NCDWR.)

#### TRANSPORTATION:

- 1.0 DEVELOPMENT IS SUBJECT TO RESULTS OF THE APPROVED TRAFFIC IMPACT STUDY AS UNDERTAKEN BY THE DEVELOPER AT HIS OR HER SOLE EXPENSE, AND AS REVIEWED AND APPROVED BY NCDOT.
- 2.0 TRANSPORTATION IMPROVEMENTS MAY BE PHASED WITH DEVELOPMENT, AS APPROVED BY NCDOT AND TOWN OF MAIDEN.

#### DEVELOPMENT AGREEMENT:

- 1.0 DEVELOPMENT AGREEMENT HAS BEEN ENTERED INTO BETWEEN TOWN OF MAIDEN AND DEVELOPER AND ANY LANGUAGE OR CONDITIONS SPECIFIED WITHIN THE DEVELOPMENT AGREEMENT SHALL TAKE PRECEDENT OVER THIS REZONING PLAN AND THE TOWN OF MAIDEN UNIFIED DEVELOPMENT ORDINANCE.
- 2.0 DEVELOPMENT OF CZ-VILLAGES OF MAIDEN SUBJECT TO TERMS OF DEVELOPMENT AGREEMENT.

#### STREET LIGHTING/OUTDOOR LIGHTING:

- 1.0 STREET LIGHTING SHALL BE PROVIDED ALONG ALL INTERNAL PUBLIC ROADS AND SPACED NO MORE THAN 1 FIXTURE PER 180 FEET OF ROAD, AS MEASURED ALONG ROAD CENTERLINE.
- 2.0 STREET LIGHTING SHALL NOT EXTEND MORE THAN 20-FT ABOVE ROAD GRADE AND SHALL BE SEMI-CUTOFF OR FULL-SHIELD CUTOFF FIXTURES - OR AS AVAILABLE BY ELECTRIC PROVIDER.
- 3.0 OUTDOOR LIGHTING SHALL BE DESIGNED TO MINIMIZE IMPACTS TO ADJACENT PROPERTIES.

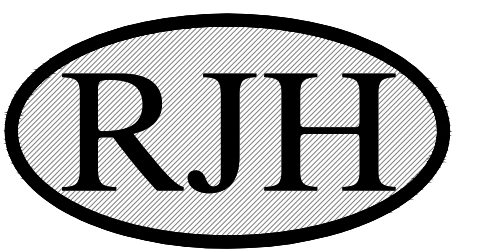
#### HOMEOWNERS ASSOCIATION/PROPERTY OWNERS ASSOCIATION:

- 1.0 DEVELOPER WILL ESTABLISH A HOMEOWNERS ASSOCIATION AND/OR PROPERTY OWNERS ASSOCIATION (HOA/POA) GOVERNED BY RECORDED RESTRICTIVE COVENANTS & CONDITIONS (RCCs) FOR THE DEVELOPMENT.
- 2.0 ALL COMMON FACILITIES NOT OFFERED AND/OR ACCEPTED BY THE TOWN OF MAIDEN WILL BE PRIVATELY OWNED, OPERATED AND MAINTAINED WITH NO FUTURE EXPENSE TO THE TAXPAYERS OF THE TOWN OF MAIDEN.
- 3.0 RCCs OR OTHER FORM OF AGREEMENT TO BE REVIEWED AND APPROVED BY THE TOWN OF MAIDEN.

DATE	ISSUED FOR	REV
11/4/20	Submission to Town	0



Engineer:



**R. Joe Harris & Associates, Inc.**  
Engineering • Land Surveying • Planning  
Management

1186 Stoncrest Boulevard, Fort Mill, S.C. 29708 P: (803) 802-1799

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Corporate Seal Engineer's Seal

REZONING DOCUMENT  
NOT FOR CONSTRUCTION

Project Manager	Drawn
-	B. Pridemore
Department Manager	Checked
-	-

Print/Plot Date  
November 4, 2020

Client  
**SOUTHEASTERN LAND ACQUISITION, LLC**  
7804 FAIRVIEW ROAD, PMB 327  
CHARLOTTE, NORTH CAROLINA 28226  
P: 704.309.3904

Project:  
**VILLAGES OF MAIDEN  
CONDITIONAL ZONING (CZ)**

Drawing Title:  
**CZ REZONING PLAN  
Conditional Notes & Details**

Project No. 4369	Drawing No.
DWG File Name: 4369-Villages of Maiden Rezoning	<b>CZ-2</b>

