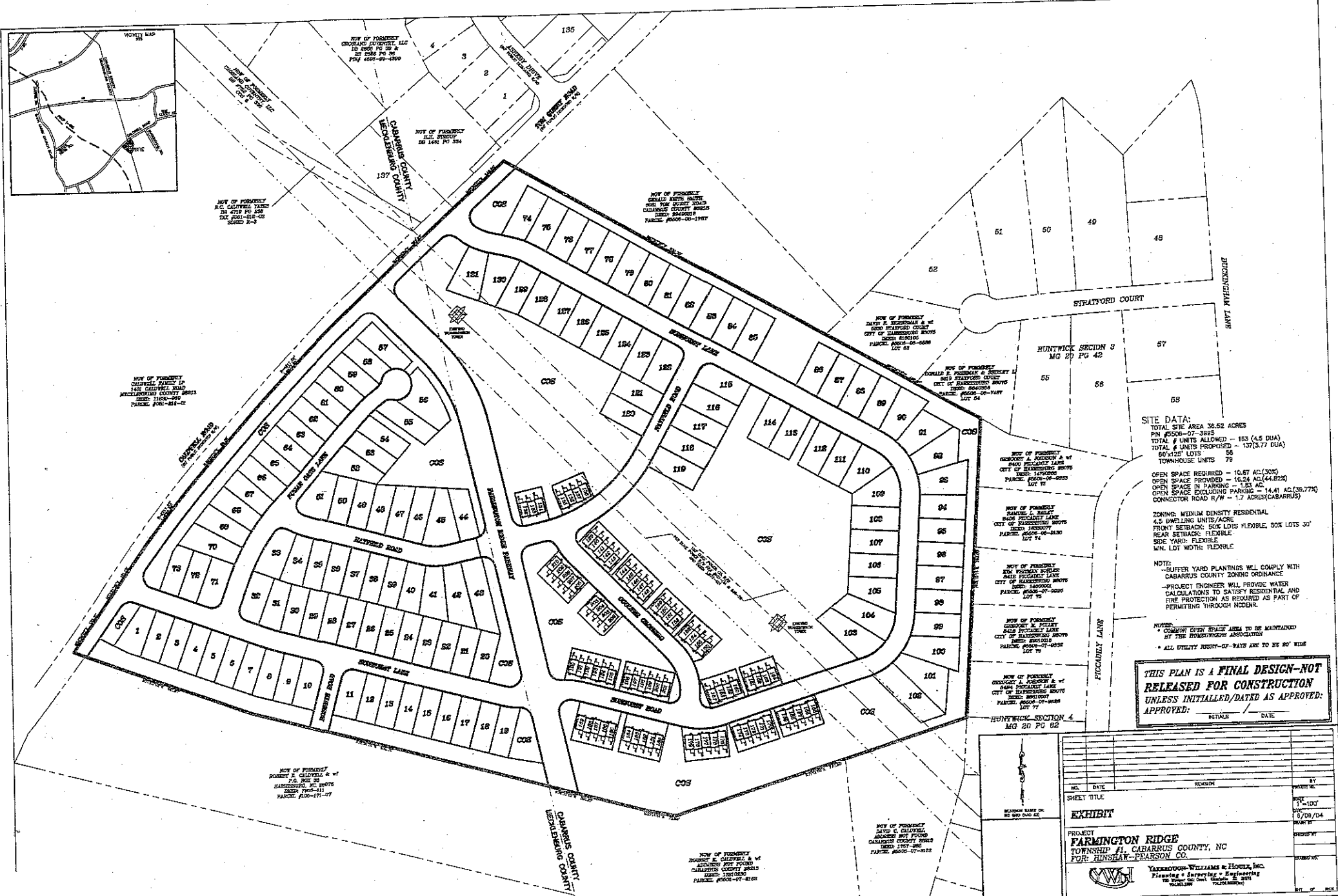
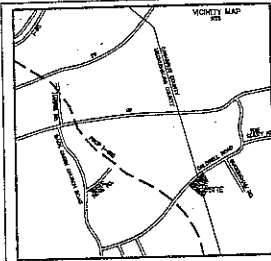




**SITE DATA:**  
TOTAL SITE AREA 36.52 ACRES  
PIN #5508-07-3815  
TOTAL # UNITS ALLOWED - 183 (4.5 DUA)  
TOTAL # UNITS PROPOSED - 137 (3.77 DUA)  
60'x125' LOTS 58  
TOWNHOUSE UNITS 79

OPEN SPACE REQUIRED - 10.67 AC (30%)  
OPEN SPACE PROVIDED - 16.24 AC (44.82%)  
OPEN SPACE IN PARKING - 1.53 AC  
OPEN SPACE EXCLUDING PARKING - 14.41 AC (39.77%)  
CONNECTOR ROAD R/W - 1.7 ACRES (CABARRUS)

**ZONING:** MEDIUM DENSITY RESIDENTIAL  
4.5 DWELLING UNITS/ACRE  
FRONT SETBACK: SIX LOTS FLEXIBLE, 50% LOTS 30'  
REAR SETBACK: FLEXIBLE  
SIDE YARD: FLEXIBLE  
MIN. LOT WIDTH: FLEXIBLE

**NOTE:**  
- BUFFER YARD PLANTINGS WILL COMPLY WITH CABARRUS COUNTY ZONING ORDINANCE  
- PROJECT ENGINEER WILL PROVIDE WATER CALCULATIONS TO SATISFY RESIDENTIAL AND FIRE PROTECTION AS REQUIRED AS PART OF PERMITTING THROUGH MODEL

**NOTES:**  
- COMMON OPEN SPACE AREA TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION  
- ALL UTILITY RIGHT-OF-WAYS ARE TO BE 30' WIDE

**THIS PLAN IS A FINAL DESIGN-NOT  
RELEASED FOR CONSTRUCTION  
UNLESS INITIALED/DATED AS APPROVED:**

APPROVED: \_\_\_\_\_ INITIALS \_\_\_\_\_ DATE \_\_\_\_\_

|                                  |  |    |  |
|----------------------------------|--|----|--|
| SHEET TITLE                      |  | BY |  |
| EXHIBIT                          |  | BY |  |
| PROJECT                          |  | BY |  |
| FARMINGTON RIDGE                 |  | BY |  |
| TOWNSHIP #1, CABARRUS COUNTY, NC |  | BY |  |
| FOR: HINSHAW-PEARSON CO.         |  | BY |  |
| YAKOVLEV-WILLIAMS & HODGE, INC.  |  | BY |  |
| Planning & Engineering           |  | BY |  |
| 10000 W. 10th St., Suite 100     |  | BY |  |
| Charlotte, NC 28217              |  | BY |  |
| Tel: 704.366.1111                |  | BY |  |
| Fax: 704.366.1112                |  | BY |  |
| www.yakovlev-williams.com        |  | BY |  |