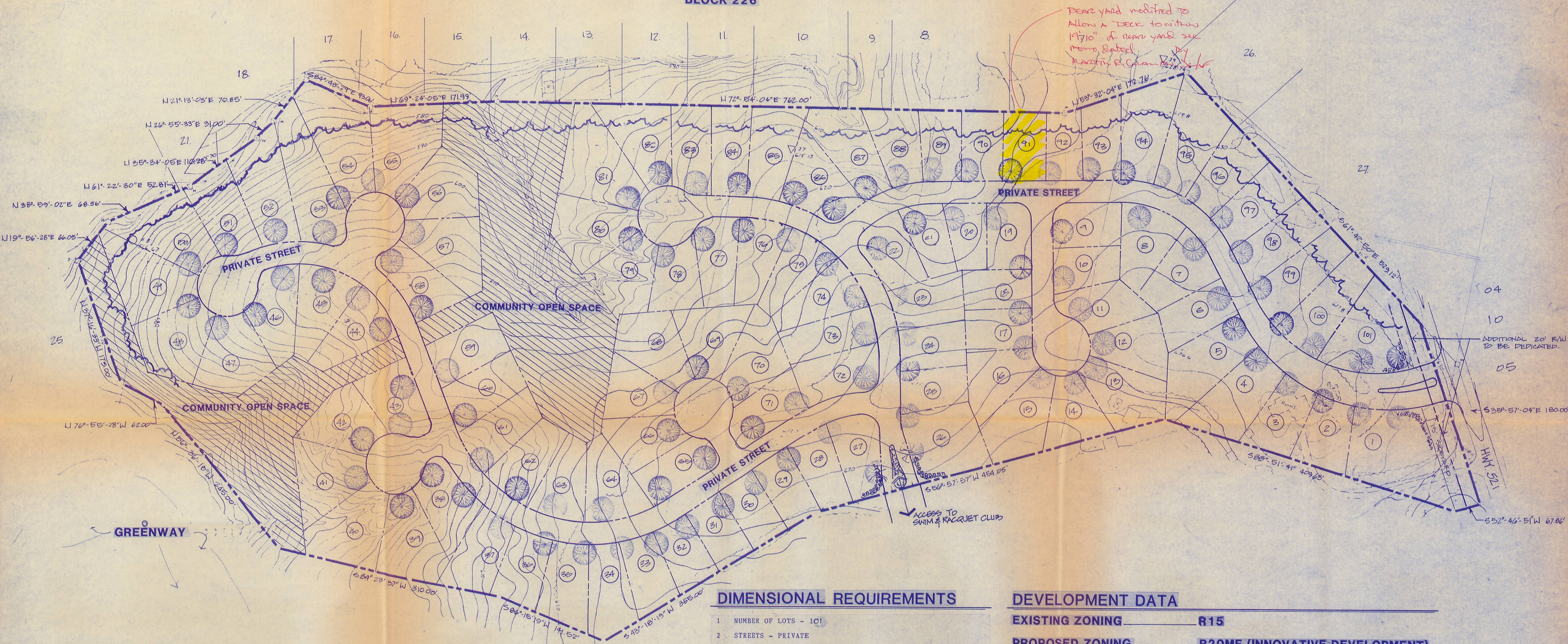


BLOCK 226



GENERAL NOTES

- BOUNDARY SURVEY FROM POWER ENGINEERING CO., INC. TOPOGRAPHY COMPILED FROM AERIAL PHOTOGRAPHY BY WOOLPERT CONSULTANTS.
- ALL PROPOSED UNITS SHALL BE SINGLE FAMILY DETACHED UNITS AND SHALL BE SOLD WITH LOTS. (AS SHOWN)
- COMMON OPEN SPACE, INCLUDING BUFFER AREAS AND PRIVATE STREETS, SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- BUILDING LOCATIONS, PARKING AND CIRCULATION ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REPRESENT A FINAL SITE PLAN. MINOR MODIFICATIONS MAY BE MADE TO THIS DESIGN TO CONFORM TO SITE CONDITIONS.
- ACCESS SHALL BE PROVIDED ONLY AS SHOWN ON THIS PLAN.

PERFORMANCE STANDARDS

- A SIGNIFICANT ENTRY POINT WILL BE CREATED BY USE OF PLANTING, WALLS, LIGHTS, SIGNS, ETC.
- ALL STREETS WITHIN R-20 MP AREA SHALL BE PRIVATE
- STREETS WITHIN THE PATIO HOME AREA ARE TO BE PRIVATE STREETS. 22' B/C - B/C WITH VALLEY CURB AND GUTTER. THE DESIGN OF THE STREET SYSTEM WILL DISCOURAGE ON STREET PARKING.
- LOTS FACING ON A CUL-DE-SAC ARE TO HAVE A MINIMUM OF 2 PARKING SPACES EACH. ALL OTHER LOTS SHALL HAVE 3 PARKING SPACES MINIMUM PER LOT. THESE REQUIRED PARKING SPACES MUST BE LOCATED ON EACH INDIVIDUAL LOT.
- STREET TREES WITH A MINIMUM 2" CALIPER WILL BE PLANTED ALONG THE PRIVATE STREETS TO CREATE A FORMAL LINE ALONG BOTH SIDES OF THE STREET. ORNAMENTAL FLOWERING TREES WILL BE PLANTED MORE INFORMALLY TO SUPPLEMENT THE TALLER AND MORE FORMAL STREET TREES. INTERIOR TREE AND SHRUB PLANTING SHALL BE INSTALLED BY THE DEVELOPER IN ORDER TO ESTABLISH UNIFIED STREETSCAPE.
- THE BUILDING SETBACK FOR THE HOUSES ALONG THE STREET WILL BE VARIED UP TO 5' BACK AND FORTH TO CREATE VARIETY IN THE LINE OF HOUSES ALONG A STREET IN ADDITION, HOUSES WITH OFFSETS IN THE FRONT ELEVATION WILL BE STRATEGICALLY PLACED ALONG THE STREET TO CREATE ADDITIONAL VARIETY IN THE LINE OF BUILDINGS.
- UNIFORM MAILBOXES WILL BE PROVIDED AT EACH LOT OR GANG-STYLE MAILBOXES AT PERIODIC LOCATIONS.
- REAR AND SIDE YARD PRIVACY SHALL BE INSURED BY A MINIMUM 5' HIGH WOOD SCREENING FENCE WITHIN THE INTERIOR OF THE DEVELOPMENT. WHERE PROPOSED LOTS BACK UP TO AN EXTERNAL PROPERTY LINE, REQUIREMENTS FOR PRIVACY FENCE SCREENING MAY BE WAIVED IF HEAVY EXISTING VEGETATION FORMS AN OPAQUE BUFFER TO ADJACENT PROPERTIES.

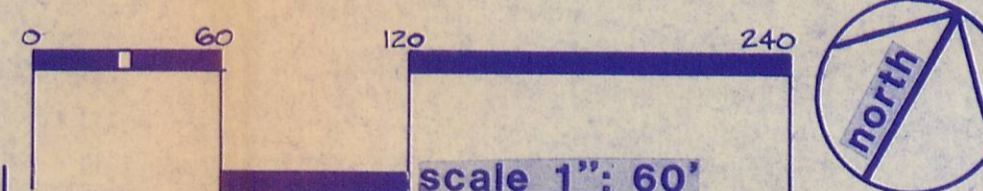
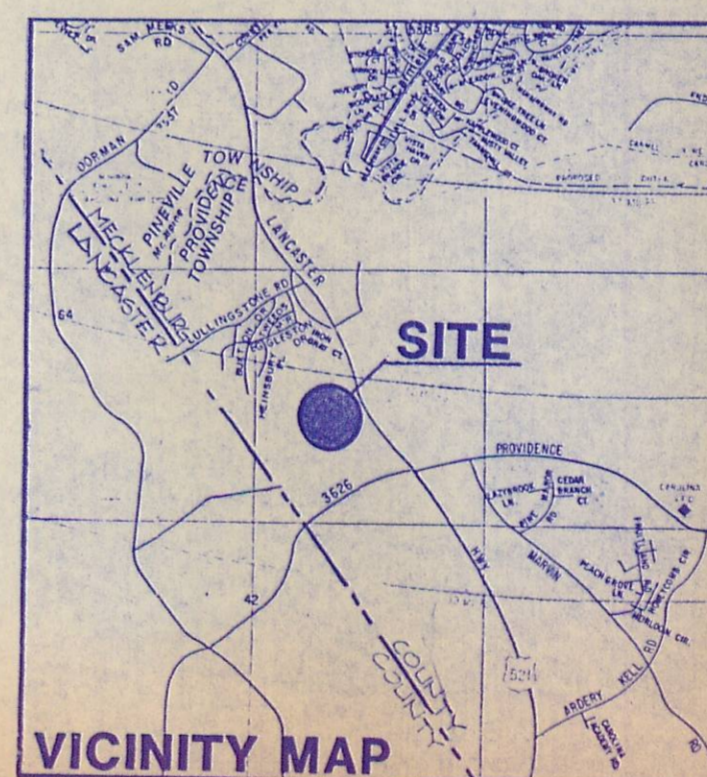
DIMENSIONAL REQUIREMENTS

- NUMBER OF LOTS - 101
- STREETS - PRIVATE
- STREET RIGHT-OF-WAY - 30' CLEAR OF OBSTRUCTIONS
- MINIMUM LOT SIZE - 5000 S.F.
- MINIMUM LOT WIDTH - 50'
- MINIMUM LOT DEPTH - 90'
- MINIMUM BUILDING SEPARATION - 10'
- MINIMUM SIDE YARD - 3' (EXCEPT AS NOTED)
- MINIMUM FRONT YARD SETBACK - 15' FROM PRIVATE STREET R-O-W
- MINIMUM REAR YARD SETBACK - 20' INTERNAL REAR YARDS - 25' EXTERNAL REAR YARDS
- MINIMUM PARKING SPACE DEPTH - 23' FROM BACK OF CURB

DEVELOPMENT DATA

EXISTING ZONING	R15
PROPOSED ZONING	R20MF (INNOVATIVE DEVELOPMENT)
SITE AREA	± 21 AC.
PROPOSED UNITS	101 UNITS
DENSITY	4.8 U/A

ATTACHED TO ADMINISTRATIVE APPROVAL DATED 1/10/89 BY MARTIN R. CRANTON, JR.



**REZONING PLAN
WOODSIDE FALLS PATIO HOMES
FOR FIRSTMARK DEVELOPMENT CORPORATION
BY DPR ASSOCIATES INC. LANDSCAPE ARCHITECTS**

COMM NO: 86027 REVISIONS: 12-1-84 REDUCED TOTAL NUMBER OF UNITS TO 101, REVISED LOT LAYOUT & ADDED NOTE # 8
12-15-88 REV. NOTE # 4 OF PERFORMANCE STANDARDS
1-19-89 REVISED NOTE # 4 OF PERFORMANCE STANDARDS

SHEET 1 OF 2

**ARLOTTE-MECKLENBURG
PLANNING COMMISSION**

INTER-OFFICE COMMUNICATION

DATE: January 10, 1989
TO: Robert Brandon, Zoning Administrator
FROM: Martin R. Cranton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition #86-77(c). A change to note # 4.

The attached site plan has been modified to change the wording of note number four. The note has been modified to require only two off street parking spaces for lots that front on a cul-de-sac. The lots that do not front on a cul-de-sac must provide three off street parking spaces. Since these changes do not represent an intensification of the site or reduce the required yards I am administratively approving this plan. Please use it when evaluating requests for building permits.

MBC/KIM:cln

attachment

see letter dated 09/27/89 for zoning committee approval of 5'2" encroachment of deck into rear yard of lot #11.