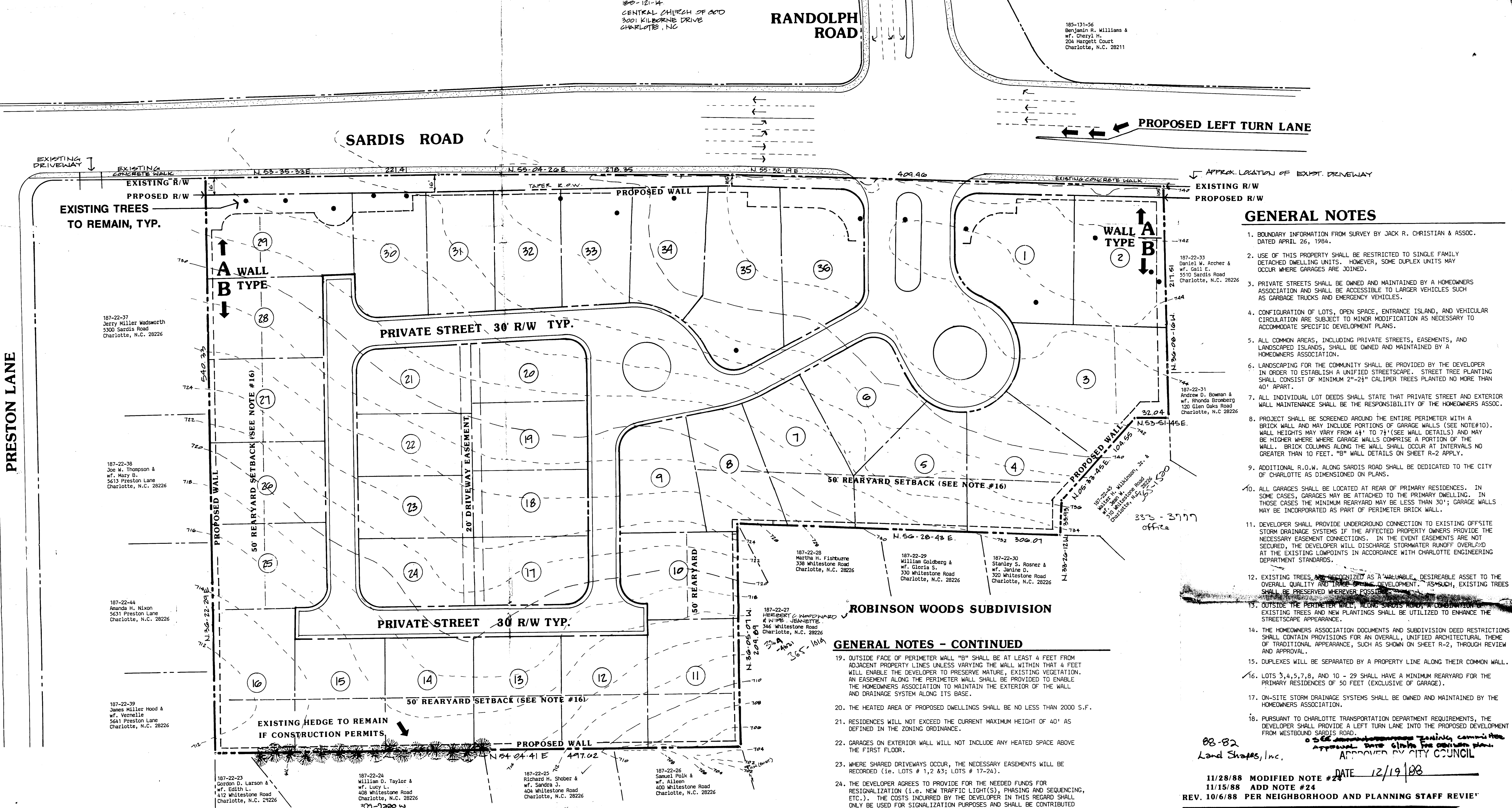


185-12-14  
CENTRAL CHURCH OF GOD  
3001 KILBURN DRIVE  
CHARLOTTE, NC

RANDOLPH ROAD

185-131-56  
Benjamin R. Williams &  
W. Cheryl M.  
204 Hargett Court  
Charlotte, N.C. 28211



**GENERAL NOTES**

- BOUNDARY INFORMATION FROM SURVEY BY JACK R. CHRISTIAN & ASSOC. DATED APRIL 26, 1984.
- USE OF THIS PROPERTY SHALL BE RESTRICTED TO SINGLE FAMILY DETACHED DWELLING UNITS. HOWEVER, SOME DUPLEX UNITS MAY OCCUR WHERE GARAGES ARE JOINED.
- PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION AND SHALL BE ACCESSIBLE TO LARGER VEHICLES SUCH AS GARAGE TRUCKS AND EMERGENCY VEHICLES.
- CONFIGURATION OF LOTS, OPEN SPACE, ENTRANCE ISLAND, AND VEHICULAR CIRCULATION ARE SUBJECT TO MINOR MODIFICATION AS NECESSARY TO ACCOMMODATE SPECIFIC DEVELOPMENT PLANS.
- ALL COMMON AREAS, INCLUDING PRIVATE STREETS, EASEMENTS, AND LANDSCAPED ISLANDS, SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- LANDSCAPING FOR THE COMMUNITY SHALL BE PROVIDED BY THE DEVELOPER IN ORDER TO ESTABLISH A UNIFIED STREETScape. STREET TREE PLANTING SHALL CONSIST OF MINIMUM 2"-2 1/2" CALIBER TREES PLANTED NO MORE THAN 40' APART.
- ALL INDIVIDUAL LOT DEEDS SHALL STATE THAT PRIVATE STREET AND EXTERIOR WALL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOC.
- PROJECT SHALL BE SCREENED AROUND THE ENTIRE PERIMETER WITH A BRICK WALL AND MAY INCLUDE PORTIONS OF GARAGE WALLS (SEE NOTE #10). WALL HEIGHTS MAY VARY FROM 4' TO 7' (SEE WALL DETAILS) AND MAY BE HIGHER WHERE GARAGE WALLS COMPRISE A PORTION OF THE WALL. BRICK COLUMNS ALONG THE WALL SHALL OCCUR AT INTERVALS NO GREATER THAN 10 FEET. "B" WALL DETAILS ON SHEET R-2 APPLY.
- ADDITIONAL R.O.W. ALONG SARDIS ROAD SHALL BE DEDICATED TO THE CITY OF CHARLOTTE AS DIMENSIONED ON PLANS.
- ALL GARAGES SHALL BE LOCATED AT REAR OF PRIMARY RESIDENCES. IN SOME CASES, GARAGES MAY BE ATTACHED TO THE PRIMARY DWELLING. IN THOSE CASES THE MINIMUM REAR YARD MAY BE LESS THAN 30'. GARAGE WALLS MAY BE INCORPORATED AS PART OF PERIMETER BRICK WALL.
- DEVELOPER SHALL PROVIDE UNDERGROUND CONNECTION TO EXISTING OFFSITE STORM DRAINAGE SYSTEMS IF THE AFFECTED PROPERTY OWNERS PROVIDE THE NECESSARY EASEMENT CONNECTIONS. IN THE EVENT EASEMENTS ARE NOT SECURED, THE DEVELOPER SHALL DISCHARGE STORMWATER RUNOFF OVERLAND AT THE EXISTING LOCATIONS IN ACCORDANCE WITH CHARLOTTE ENGINEERING DEPARTMENT STANDARDS.
- EXISTING TREES ARE IDENTIFIED AS A VALUABLE, DESIRABLE ASSET TO THE OVERALL QUALITY AND CHARACTER OF THE DEVELOPMENT. WHERE SUCH EXISTING TREES SHALL BE PRESERVED WHEREVER POSSIBLE.
- OUTSIDE THE PERIMETER WALL, EXISTING TREES AND PLANTINGS SHALL BE UTILIZED TO ENHANCE THE STREETScape APPEARANCE.
- THE HOMEOWNERS ASSOCIATION DOCUMENTS AND SUBDIVISION DEED RESTRICTIONS SHALL CONTAIN PROVISIONS FOR AN OVERALL, UNIFIED ARCHITECTURAL THEME OF TRADITIONAL APPEARANCE, SUCH AS SHOWN ON SHEET R-2, THROUGH REVIEW AND APPROVAL.
- DUPLEXES WILL BE SEPARATED BY A PROPERTY LINE ALONG THEIR COMMON WALL.
- LOTS 3, 4, 5, 7, 8, AND 10 - 22 SHALL HAVE A MINIMUM REAR YARD FOR THE PRIMARY RESIDENCES OF 30 FEET (EXCLUSIVE OF GARAGE).
- ON-SITE STORM DRAINAGE SYSTEMS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PURSUANT TO CHARLOTTE TRANSPORTATION DEPARTMENT REQUIREMENTS, THE DEVELOPER SHALL PROVIDE A LEFT TURN LANE INTO THE PROPOSED DEVELOPMENT FROM WESTBOND SPORTS ROAD.

**GENERAL NOTES - CONTINUED**

- OUTSIDE FACE OF PERIMETER WALL "B" SHALL BE AT LEAST 4 FEET FROM ADJACENT PROPERTY LINES UNLESS VARYING THE WALL WITHIN THAT 4 FEET WILL ENABLE THE DEVELOPER TO PRESERVE NATIVE, EXISTING VEGETATION. AN EASEMENT ALONG THE PERIMETER WALL SHALL BE PROVIDED TO ENABLE THE HOMEOWNERS ASSOCIATION TO MAINTAIN THE EXTERIOR OF THE WALL AND DRAINAGE SYSTEM ALONG ITS EDGE.
- THE HEATED AREA OF PROPOSED DWELLINGS SHALL BE NO LESS THAN 2000 S.F.
- RESIDENCES WILL NOT EXCEED THE CURRENT MAXIMUM HEIGHT OF 40' AS DEFINED IN THE ZONING ORDINANCE.
- GARAGES ON EXTERIOR WALL WILL NOT INCLUDE ANY HEATED SPACE ABOVE THE FIRST FLOOR.
- WHERE SHARED DRIVEWAYS OCCUR, THE NECESSARY EASEMENTS WILL BE RECORDED (I.E. LOTS # 1, 2, 4, 3; LOTS # 17-24).
- THE DEVELOPER AGREES TO PROVIDE FOR THE NEEDED FUNDS FOR RESIGNALIZATION (I.E. NEW TRAFFIC LIGHT(S), PHASING AND SEQUENCING, ETC.). THE COSTS INCURRED BY THE DEVELOPER IN THIS REGARD SHALL ONLY BE USED FOR SIGNALIZATION PURPOSES AND SHALL BE CONTRIBUTED NO LATER THAN THE TIME OF ISSUANCE OF THE FIRST BUILDING PERMIT.

**DEVELOPMENT DATA**

TOTAL SITE AREA	9.09 ACRES
EXISTING ZONING	R-15
PROPOSED ZONING	R-20MF (INNOVATIVE)
MAXIMUM # UNITS PROPOSED	36
DWELLING UNITS PER ACRE	3.96
PROPOSED USE: SINGLE FAMILY DETACHED AND SEMI-DETACHED HOUSING	

**MINIMUM DEVELOPMENT STANDARDS**

LOT SIZE	6000S.F.
SETBACK	12' (FROM PRIVATE STREET R/W)
BUILDING SEPARATION	12'
REAR YARD (PRIMARY RESIDENCE)	30' (EXCLUDES GARAGE - SEE NOTE #10) MIN. OF 15' IF ATTACHED TO GARAGE FOR SEMI-YARD
NOTE: FOR MAXIMUM SITE FLEXIBILITY SOME ZERO LOT LINE PLACEMENT MAY BE UTILIZED IN ACCORDANCE WITH ORDINANCE PROVISIONS, 15EC. #3214)	
SIDEYARD SETBACK - CORNER	10'

88-82  
Land Shapes, Inc.

11/28/88 MODIFIED NOTE #24 DATE 12/19/88  
11/15/88 ADD NOTE #24  
REV. 10/6/88 PER NEIGHBORHOOD AND PLANNING STAFF REVIEW

**PROPOSED REZONING FOR LAND SHAPES, INC.**

**REZONING SITE PLAN**

scale: 1"-4'  
date: 8/29/88  
project: #8810

**TURNBULL DESIGN GROUP, P.A.**  
1815 PARK DRIVE, SUITE 206  
CHARLOTTE, NORTH CAROLINA 28204  
(704)375-8154

**R-1**

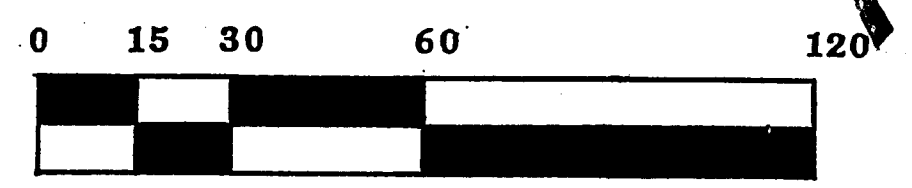


**PROPOSED REZONING ILLUSTRATIVE SITE PLAN**

REV. 10/6/88 PER NEIGHBORHOOD AND PLANNING STAFF REVIEW

NOTE: DETAILS AND RESIDENTIAL ELEVATIONS ILLUSTRATED ARE PROVIDED TO DEPICT THE CHARACTER OF THE PROPOSED DEVELOPMENT. MINOR MODIFICATIONS MAY BE MADE UPON FINALIZATION OF SITE AND ARCHITECTURAL PLANS.

8/29/88



For LAND SHAPES, INC.  
**TURNBULL DESIGN GROUP, P.A.**  
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(704)375-8154