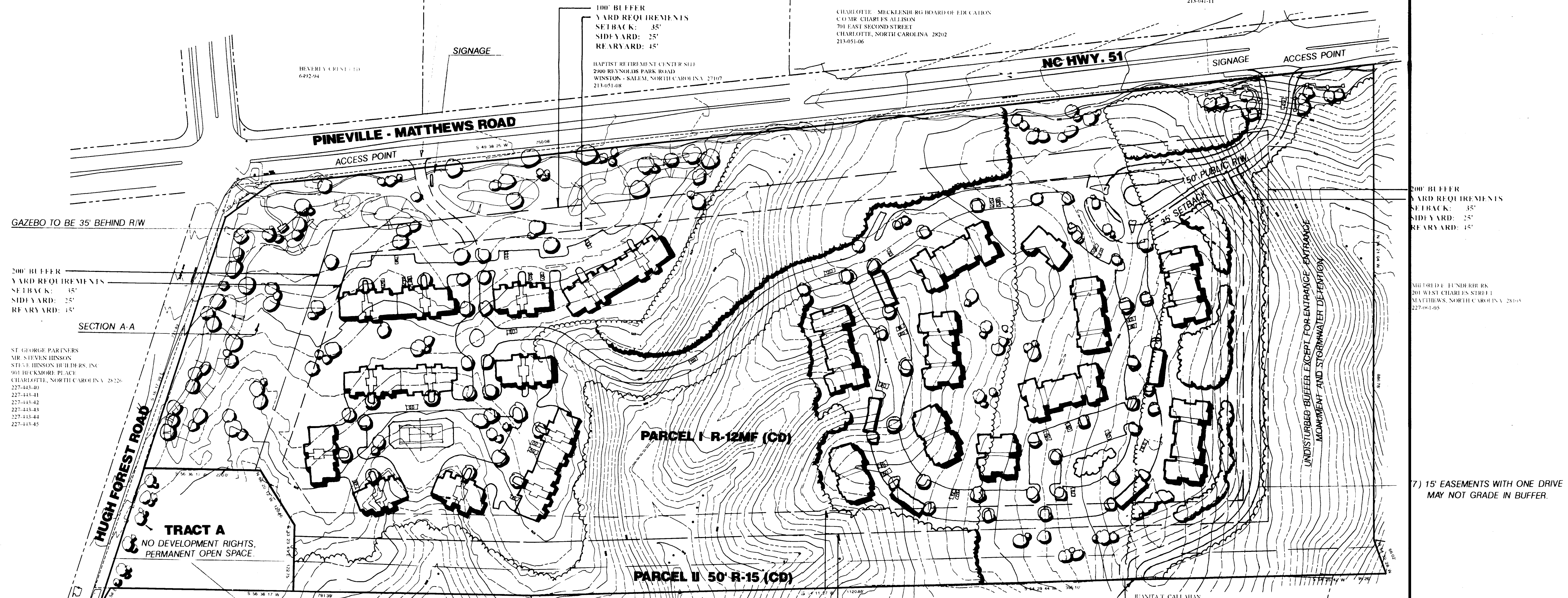
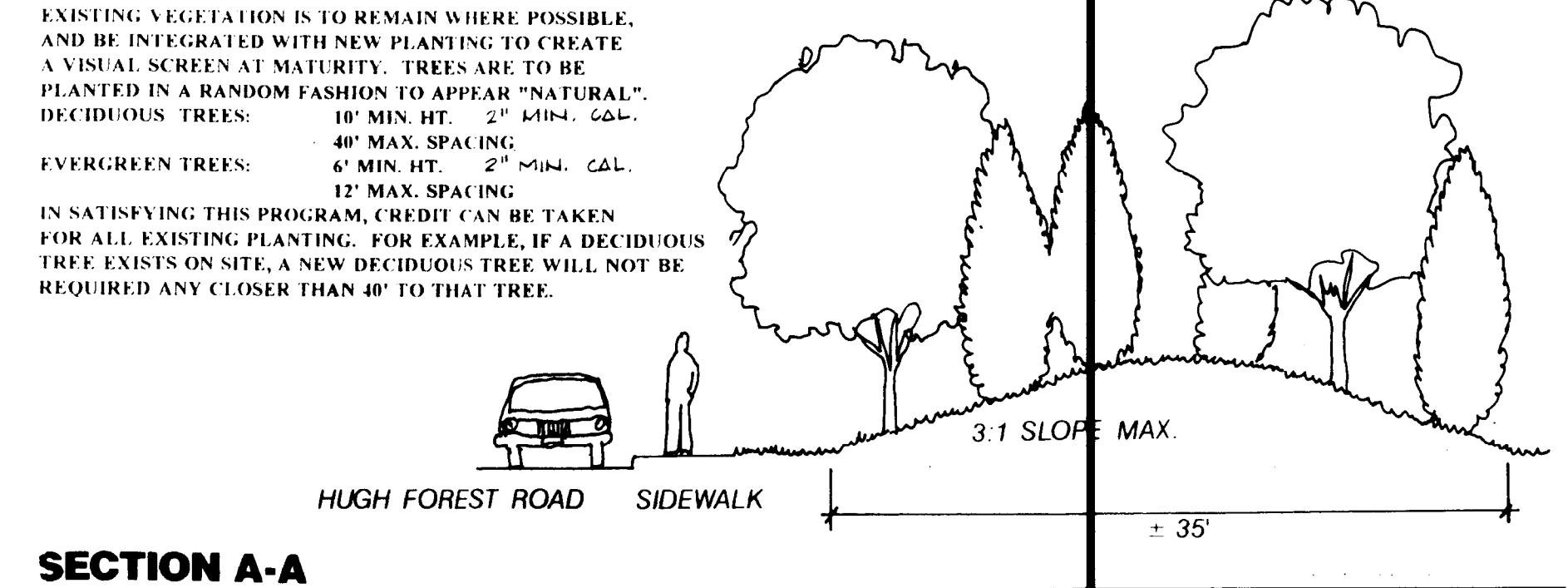
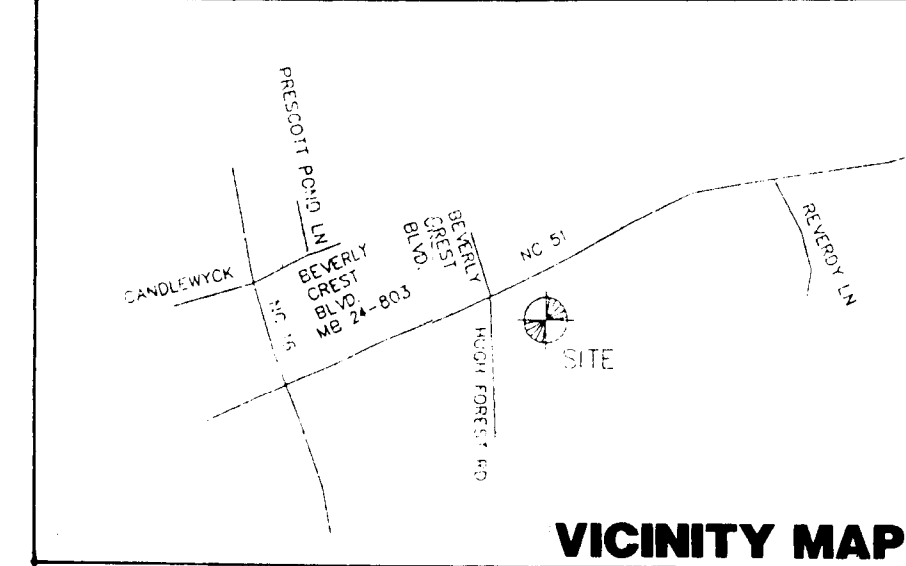


**NOTES**

- THE IMPLIED SITE PLAN IS FOR ILLUSTRATIVE PURPOSES AND MAY VARY WITH THE DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS, BUT ALL BUILDINGS WILL BE LOCATED WITHIN THE BUILDING ENVELOPE AS DEPICTED ON THIS PLAN.
- THIS PLAN DEPICTS A COMBINATION OF EXISTING AND PROPOSED VEGETATION DEPENDING ON ULTIMATE CONDITIONS AT THE TIME OF CONSTRUCTION.
- A MINIMUM 100 FOOT BUFFER SHALL BE MAINTAINED ALONG THE SOUTHERN MARGIN OF THE PROPERTY. A MINIMUM 200 FOOT BUFFER SHALL BE MAINTAINED ALONG THE EASTERN AND WESTERN MARGINS OF THE PROPERTY, AND A 100 FOOT BUFFER SHALL BE MAINTAINED ALONG PINEVILLE MATTHEWS ROAD.
- THE EXISTING TREE COVER AND NATURAL VEGETATION WITHIN THE BUFFER AREAS EXTENDING AROUND THE PERIMETER OF THE SITE WILL BE PRESERVED, EXCEPT WHERE CLEARING IS NECESSARY TO ACCOMMODATE PEDESTRIAN PATHWAYS, DESIGNATED ACCESS POINTS, WALLS, BERMS, FENCES, GRADING, STORMWATER DETENTION PONDS, SIGNS AND GRAPHICS (WITHIN THE AREAS PERMITTED UNDER THIS ZONING PLAN), DRAINAGE OR THE INSTALLATION OF UTILITY LINES.
- LOW ACCENT WALLS AND A GAZEBO MAY BE INCORPORATED INTO THE BUFFER ALONG HWY 51 WITH THE PROPOSED SIDEWALK. FINAL LAYOUT OF THESE ELEMENTS WILL AVOID LARGE TREES AND BE SUBJECT TO APPROVAL OF THE PLANNING COMMISSION DURING PRELIMINARY SITE PLAN APPROVAL.
- ANY UTILITY LINES OR STORM DRAINAGE REQUIRED MUST BE INSTALLED THROUGH THE BUFFERS AT PERPENDICULAR ANGLES TO PROPERTY LINES.
- NO BUILDINGS OR PARKING AREAS MAY BE CONSTRUCTED WITHIN ANY OF THE DESIGNATED BUFFER AREAS EXCEPT FOR THE POSSIBILITY OF A GAZEBO AS NOTED ABOVE.
- THE PETITIONER RESERVES THE RIGHT TO REMOVE VINES, UNDER-BRUSH AND SMALL UNDERSTORY TREES IN BUFFER AREAS FOR THE PURPOSE OF IMPROVING THE OVERALL APPEARANCE OF NATURALLY VEGETATED AREAS.
- IN BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED FOR ANY PURPOSE DESCRIBED ABOVE, ALL SUCH CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED IN ORDER TO ATTAIN THE DESIRED SCREENING RELATIONSHIP BETWEEN THE SITE AND ADJOINING PROPERTIES, EXCEPT IN AREAS WHERE THE APPLICABLE ORDINANCES OR CONSTRAINTS IMPOSED BY UTILITIES WOULD PROHIBIT SUCH LANDSCAPING.
- THE PETITIONER AGREES TO INSTALL A 5 FOOT HIGH EARTHEN BERM (AS MEASURED FROM HUGH FOREST ROAD AT EXISTING GRADE ELEVATION) ALONG THE ENTIRE HUGH FOREST ROAD FRONTAGE, AND TO PLANT AND MAINTAIN DECIDUOUS AND EVERGREEN TREES THEREON SO AS TO CREATE, AT MATURITY, A VISUAL SCREEN BETWEEN HUGH FOREST ROAD AND DEVELOPMENT TAKING PLACE ON THE SITE.
- ALL DESIGNATED BUFFER AREAS SHALL BE STAKED FOR REVIEW PRIOR TO CONSTRUCTION.
- ALL LIGHTING INSTALLED WITHIN THE SITE WILL BE DIRECTED INWARDLY SO AS TO MINIMIZE GLARE TOWARD ADJACENT STREETS AND PROPERTIES.
- NO MORE THAN TWO PERMANENT PROJECT IDENTIFICATION SIGNS MAY BE ERECTED IN THE GENERAL VICINITIES INDICATED ON THIS REZONING PLAN. EACH SIGN MUST BE FIXED AND MAY NOT MOVE, ROTATE OR FLASH. EACH SIGN WILL BE OF MONUMENT-TYPE DESIGN. ALL SIGNAGE SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE. THE FINAL DESIGN OF THE MONUMENTS WILL BE APPROVED BY THE PLANNING COMMISSION BEFORE CONSTRUCTION.
- ALL PARKING SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.
- PERMANENT VEHICULAR ACCESS TO THE PROJECT SHALL BE LIMITED TO TWO INGRESS AND EGRESS POINTS AS INDICATED.
- NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY. STORM DRAINAGE SHALL CONFORM TO THE MECKLENBURG COUNTY ZONING ORDINANCE.
- SIDEWALKS WILL BE CONSTRUCTED ALONG N C 51 AND HUGH FOREST ROAD.

**AREA:** 44.45 ACRES  
**PARCEL I:** 41.69 ACRES R-12 MF (CD)  
**PARCEL II:** 2.76 ACRES R-15 (CD)  
**TRACT A:** 1.57 ACRES TO BE SUBDIVIDED WITH A NON-DEVELOPABLE CONDITION



**100' BUFFER YARD REQUIREMENTS**  
 SETBACK: 35'  
 SIDEYARD: 25'  
 REARYARD: 45'

**200' BUFFER YARD REQUIREMENTS**  
 SETBACK: 35'  
 SIDEYARD: 25'  
 REARYARD: 45'

**50' WIDTH OF FRONTAGE ALONG HUGH FOREST RD. AND TRACT A TO BE CLEANED AND GRUBBED AND PLANTED AS NOTED IN SECTION A-A OR OWNER MAY ELECT TO PLACE ADDITIONAL FILL MATERIAL IN TRACT A AND CONTINUE BERMING AND PLANTING AS NOTED IN SECTION A-A.**

**200' BUFFER YARD REQUIREMENTS**  
 SETBACK: 35'  
 SIDEYARD: 25'  
 REARYARD: 45'

**7) 15' EASEMENTS WITH ONE DRIVE MAY NOT GRADE IN BUFFER.**

**ATTACHED TO ADMINISTRATIVE APPROVAL**  
 DATED: 06/20/94  
 BY: MARTIN R. CRAMTON, JR.

**ALTA FOREST**  
 A 266 UNIT MULTI-FAMILY COMMUNITY DEVELOPED BY:  
**TRAMMELL CROW RESIDENTIAL**  
 1308 EAST FOURTH STREET, SUITE 200, CHARLOTTE, NC 28204

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**SITE PLAN AMENDMENT FOR ZONING PETITION 90- 8 (C)**

Scale: 1" = 100'  
 Date: APRIL 26, 1994  
 Revisions:  
 2 JUNE 94 PER CMPC COMMENTS AND EASEMENTS

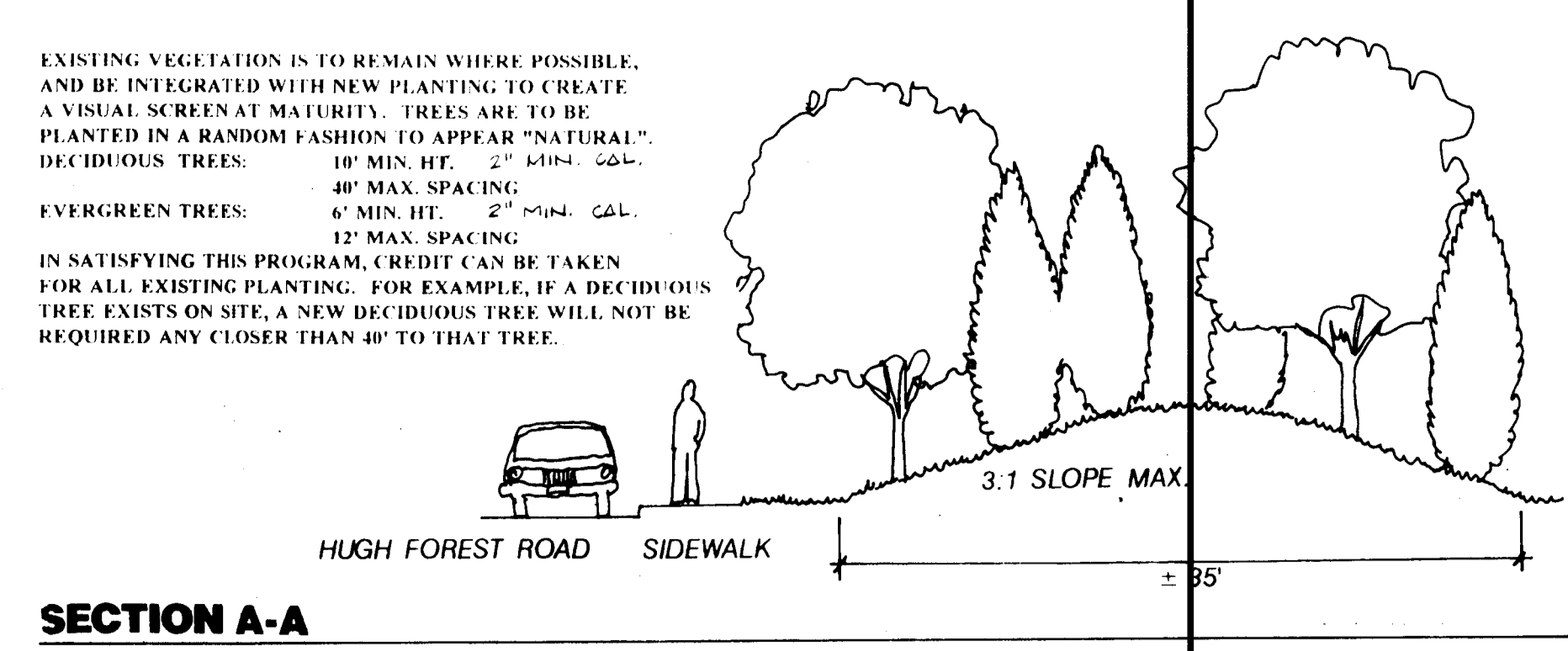
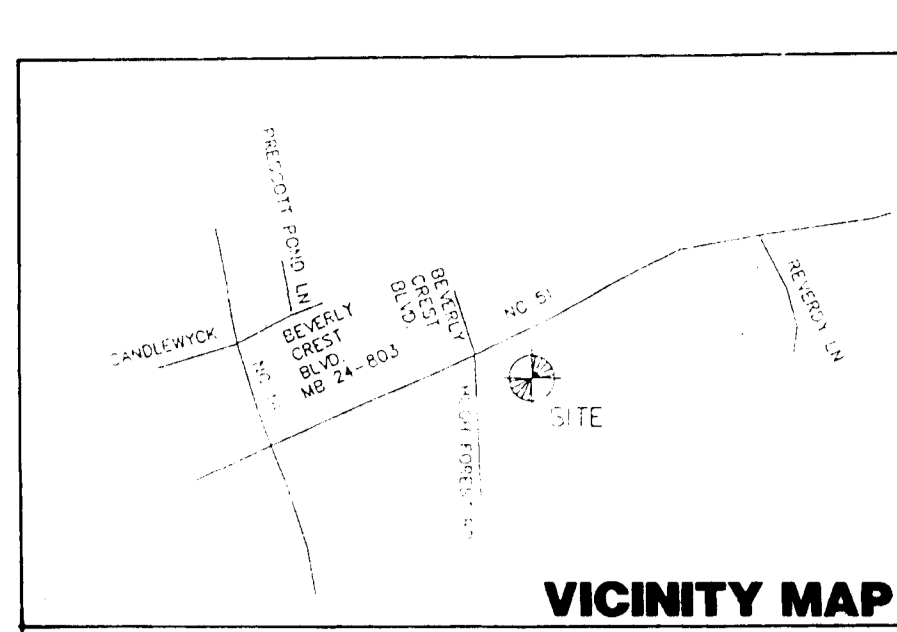


**NOTES**

- THE IMPROVED PLAN IS FOR ILLUSTRATIVE PURPOSES AND MAY VARY WITH THE DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS. ALL BUILDINGS WILL BE LOCATED WITHIN THE BUILDING FOOTPRINT AS SHOWN ON THIS PLAN.
- THIS PLAN SHOWS A COMBINATION OF EXISTING AND PROPOSED VEGETATION DEPENDING ON ULTIMATE CONSTRUCTION AT THE TIME OF CONSTRUCTION.
- A MINIMUM 100 FOOT BUFFER SHALL BE MAINTAINED FROM THE SOUTHERN BOUNDARY OF THE PROPERTY. A MINIMUM 20 FOOT BUFFER SHALL BE MAINTAINED ALONG THE EAST AND WEST BOUNDARIES OF THE PROPERTY. A BUFFER SHALL BE MAINTAINED ALONG PINEVILLE-MATTHEWS ROAD.
- THE EXISTING TREE COVER AND NATURAL VEGETATION WITHIN THE BUFFER AREA EXTENDING AROUND THE PERIMETER OF THE SITE WILL BE PRESERVED EXCEPT WHERE LEAVING IS NECESSARY TO ACCOMMODATE UTILITY LINES, PATIWAYS, DRIVEWAYS, DRIVEWAYS, WALKWAYS, DRIVEWAYS, STAIRS, GRADING, STORMWATER DETENTION BASINS, AND LANDSCAPE WITHIN THE BUFFER PERMITTED UNDER THIS PLANNING PLAN. DISCUSS THE INSTALLATION OF UTILITY LINES.
- LOW VOLTAGE WALKS AND A LOW VOLTAGE MAIN ARE SUBMITTED INTO THE BUFFER ALONG WITH THE PROPOSED SIDEWALK. FROM 1 FOOT OF THESE ITEMS WILL BE MAINTAINED WITHIN THE BUFFER. THE APPROVAL OF THE PLANNING COMMISSION IS REQUIRED FOR THE INSTALLATION OF ANY UTILITY LINES OF STORMWATER DETENTION BASINS WITHIN THE BUFFER. THE BUFFERED BUFFER AREA MAY BE CONSIDERED WITHIN THE BUFFER OF NO BUILDINGS OR PARKING AREAS MAY BE CONSIDERED WITHIN THE BUFFER. THE BUFFERED BUFFER AREA MAY ACCEPT THE POSSIBILITY OF A BUFFER AS NOTED ABOVE.
- THE PLANNING COMMISSION HAS THE RIGHT TO REVIEW AND APPROVE THE BUFFER ALONG WITH THE BUFFER AREA FOR THE PURPOSE OF IMPROVING THE OVERALL APPEARANCE OF NATURAL VEGETATED AREAS WITHIN BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED FOR ANY PERSONS USES. ALL SUCH CLEARING SHALL BE APPROVED BY THE PLANNING COMMISSION. THE PLANNING COMMISSION HAS THE RIGHT TO REVIEW AND APPROVE THE BUFFER ALONG WITH THE BUFFER AREA FOR THE PURPOSE OF IMPROVING THE OVERALL APPEARANCE OF NATURAL VEGETATED AREAS WITHIN BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED FOR ANY PERSONS USES. ALL SUCH CLEARING SHALL BE APPROVED BY THE PLANNING COMMISSION. THE PLANNING COMMISSION HAS THE RIGHT TO REVIEW AND APPROVE THE BUFFER ALONG WITH THE BUFFER AREA FOR THE PURPOSE OF IMPROVING THE OVERALL APPEARANCE OF NATURAL VEGETATED AREAS WITHIN BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED FOR ANY PERSONS USES. ALL SUCH CLEARING SHALL BE APPROVED BY THE PLANNING COMMISSION.

- THE BUFFERED BUFFER AREA SHALL BE MAINTAINED WITHIN THE BUFFER OF NO BUILDINGS OR PARKING AREAS MAY BE CONSIDERED WITHIN THE BUFFER. THE BUFFERED BUFFER AREA MAY ACCEPT THE POSSIBILITY OF A BUFFER AS NOTED ABOVE.
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- THE PLANNING COMMISSION HAS THE RIGHT TO REVIEW AND APPROVE THE BUFFER ALONG WITH THE BUFFER AREA FOR THE PURPOSE OF IMPROVING THE OVERALL APPEARANCE OF NATURAL VEGETATED AREAS WITHIN BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED FOR ANY PERSONS USES. ALL SUCH CLEARING SHALL BE APPROVED BY THE PLANNING COMMISSION.

**AREA: 44.45 ACRES**  
**PARCEL I: 41.69 ACRES R-12 MF (CD)**  
**PARCEL II: 2.76 ACRES R-15 (CD)**  
**TRACT A: 1.57 ACRES TO BE SUBDIVIDED WITH A NON-DEVELOPABLE CONDITION**



**SECTION A-A**  
 HUGH FOREST ROAD SIDEWALK 3:1 SLOPE MAX



**PARCEL I R-12MF (CD)**  
**PARCEL II 50' R-15 (CD)**  
**TRACT A**  
 NO ACCESS TO SITE PERMITTED FROM HUGH FOREST ROAD  
 NO DEVELOPMENT RIGHTS, PERMANENT OPEN SPACE  
 50' WIDTH OF FRONTAGE ALONG HUGH FOREST RD. AND TRACT A TO BE CLEARED AND GRUBBED AND PLANTED AS NOTED IN SECTION A-A OR OWNER MAY ELECT TO PLACE ADDITIONAL FILL MATERIAL IN TRACT A AND CONTINUE BERMS AND PLANTING AS NOTED IN SECTION A-A

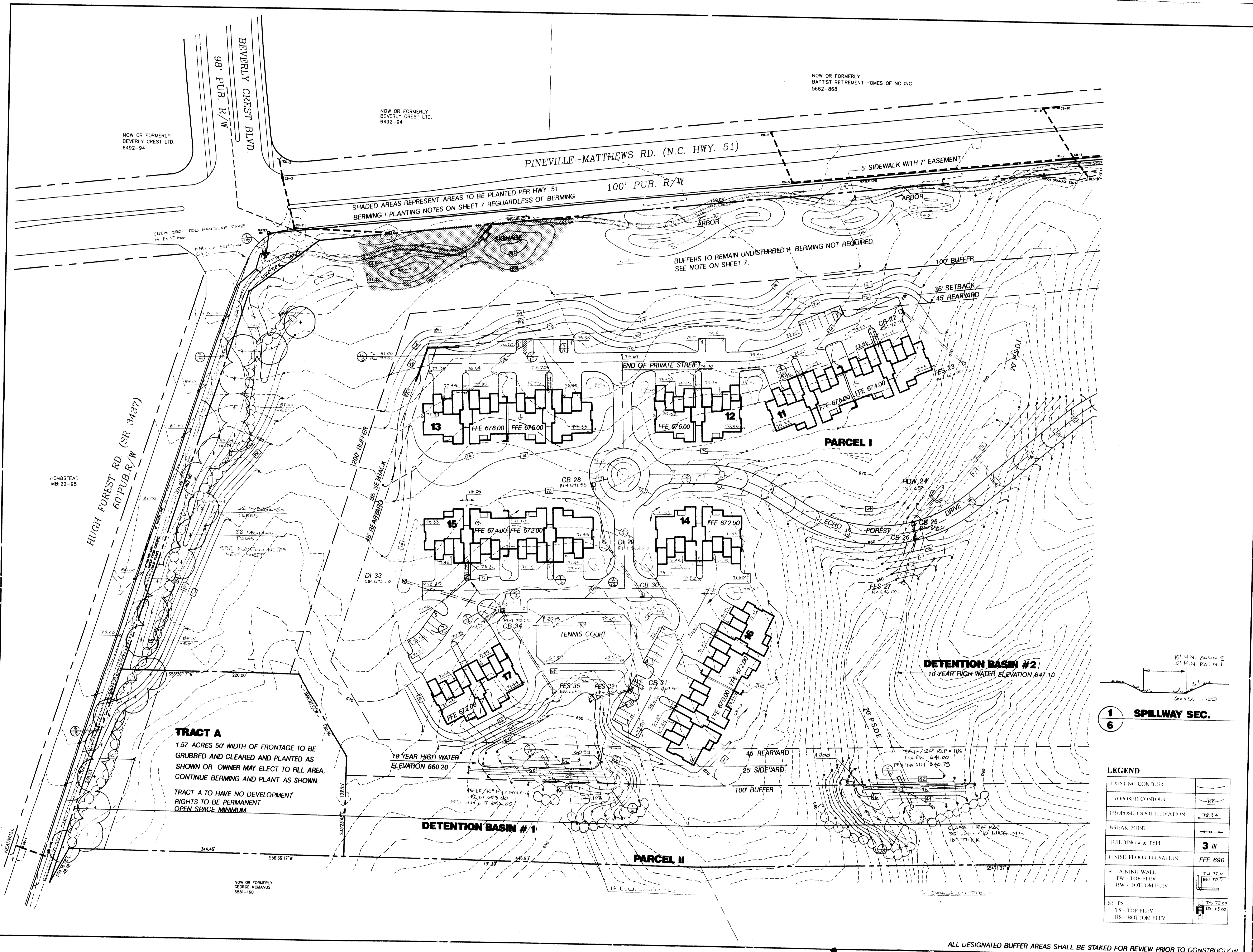
**ATTACHED TO ADMINISTRATIVE APPROVAL**  
 DATED: 07/19/94  
 BY: MARTIN R. CRAMTON, JR.

**ALTA FOREST**  
 A 206 UNIT MULTI-FAMILY COMMUNITY DEVELOPED BY:  
**TRAMMELL CROW RESIDENTIAL**  
 100 EAST FOURTH STREET, SUITE 200, CHARLOTTE, NC 28204

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**SITE PLAN AMENDMENT FOR ZONING PETITION 90-8 (C)**

Scale: 1" = 100'  
 Date: APRIL 26, 1994  
 Revisions:  
 2 JUNE 94 PER CMPIC COMMENTS AND EASEMENTS  
 3 MAY 94 GRUBBED SOLUTIONS  
 4 AUG 94 PER CMPIC COMMENTS  
 5 SEPT 1994 PER CMPIC  
 6 MAY 95 PER CMPIC COMMENTS  
 SHEET 1 OF 1



**TRACT A**  
 1.57 ACRES 50' WIDTH OF FRONTAGE TO BE GRUBBED AND CLEARED AND PLANTED AS SHOWN OR OWNER MAY ELECT TO FILL AREA, CONTINUE BERMS AND PLANT AS SHOWN.  
 TRACT A TO HAVE NO DEVELOPMENT RIGHTS TO BE PERMANENT OPEN SPACE MINIMUM.

**DETENTION BASIN #1**  
 10 YEAR HIGH WATER ELEVATION 660.20

**DETENTION BASIN #2**  
 10 YEAR HIGH WATER ELEVATION 647.10

**LEGEND**

EXISTING CURB	---
EXISTING SIDEWALK	---
EXISTING DRIVEWAY	---
BREAK POINT	---
BUILDING & TYPE	3 #
FIRST FLOOR ELEVATION	FFE 690
FINISH WALL IN INTERIOR	FIN 12.0
FINISH WALL IN EXTERIOR	FIN 12.0
SLIP RESISTIVE SURF. MATERIAL	14 TO 22"

**SPILLWAY SEC. 1 & 6**

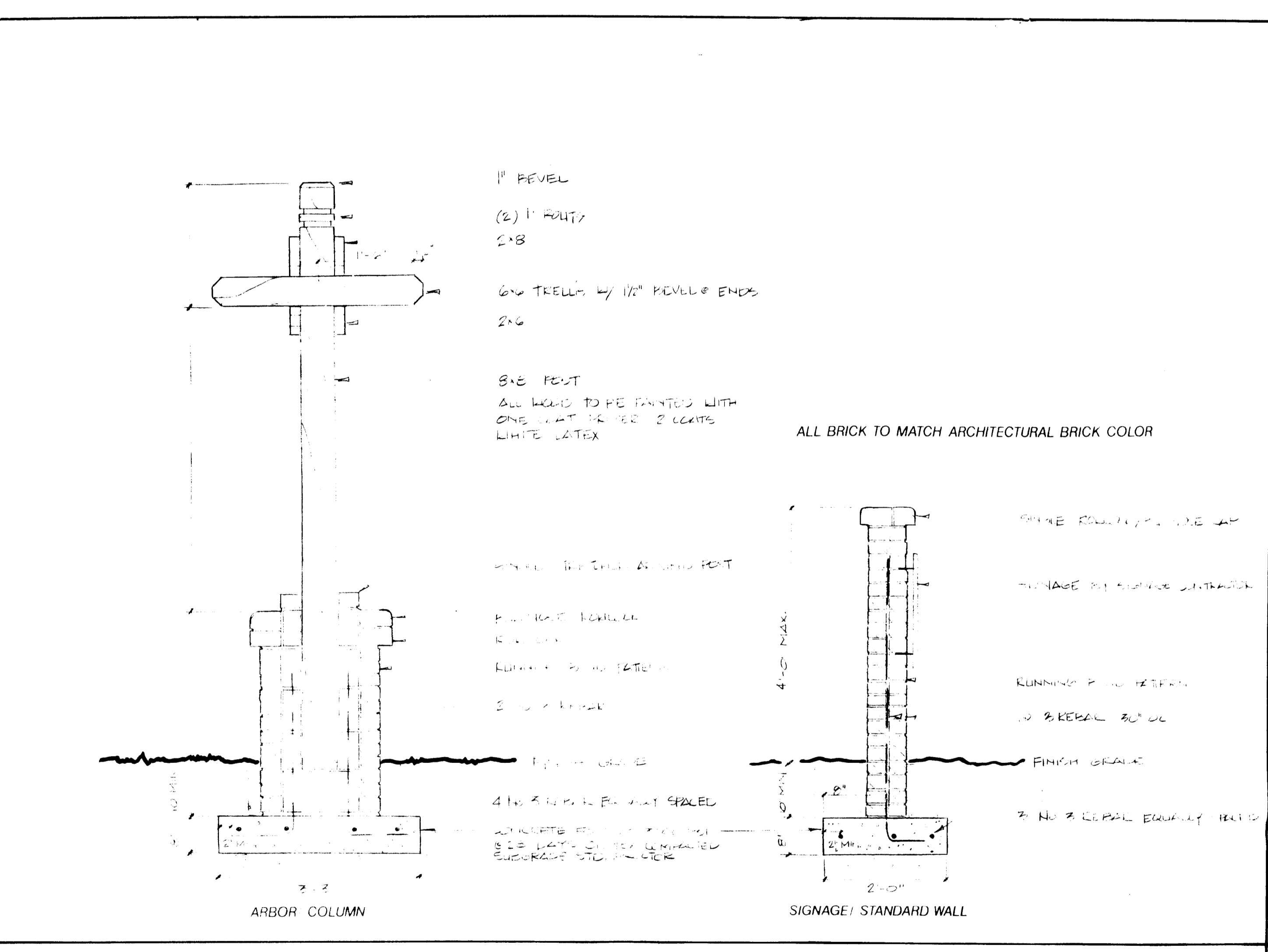
ALL DESIGNATED BUFFER AREAS SHALL BE STAKED FOR REVIEW PRIOR TO CONSTRUCTION

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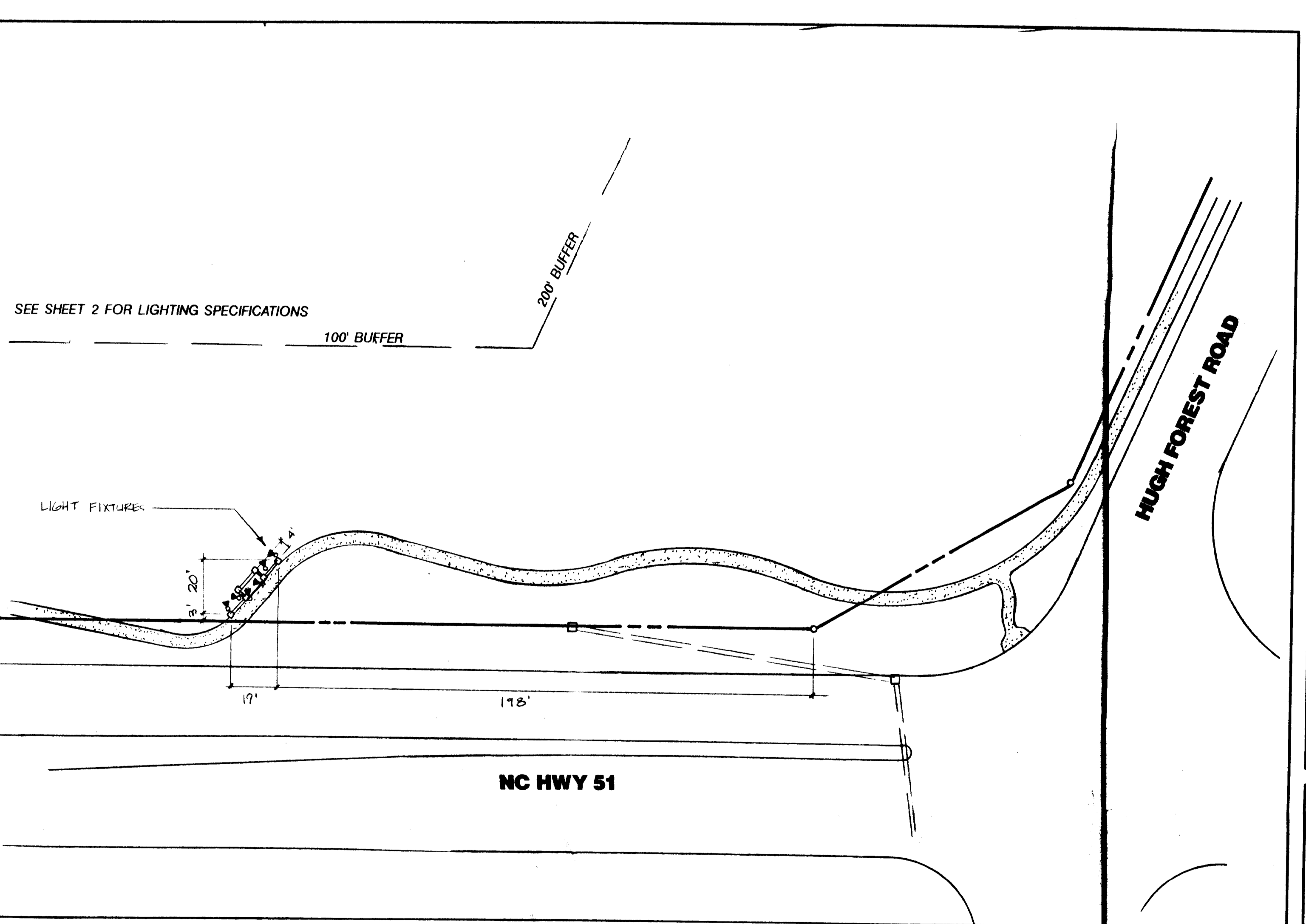
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**SITE PLAN**

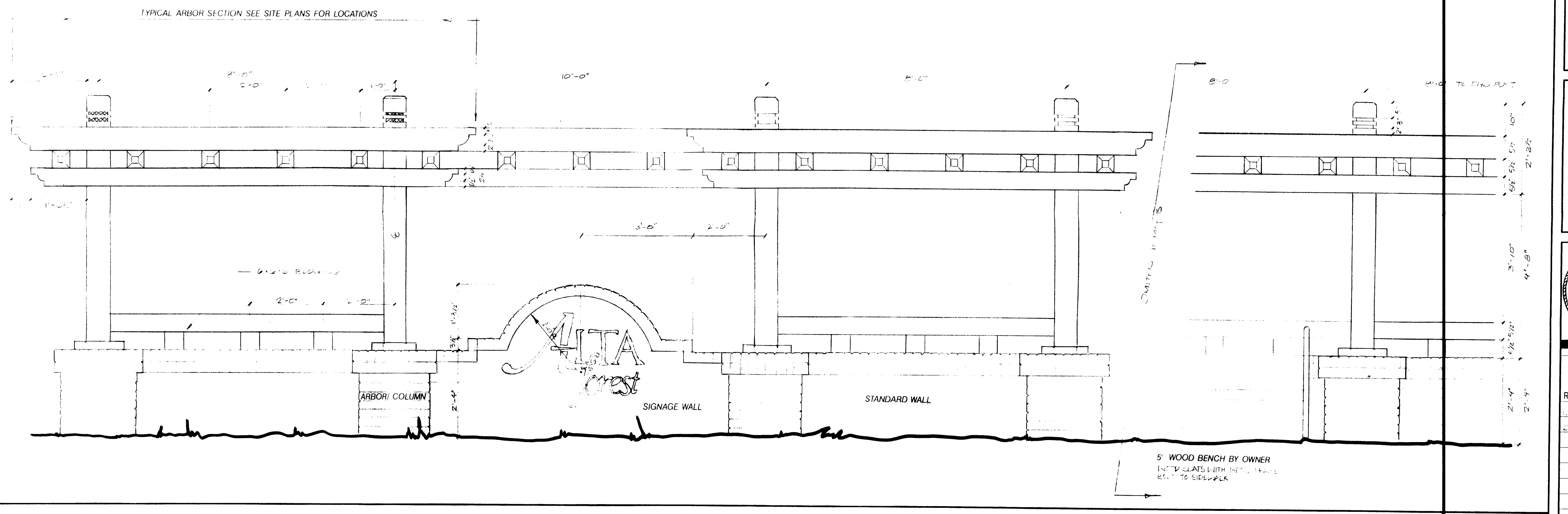
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 Revisions:  
 4 AUG 94 PER CMPIC & ENGINEERING  
 5 SEPT 1994 PER CMPIC  
 6 MAY 95 PER CMPIC COMMENTS  
 SHEET 6 OF 7



**SECTION DETAILS** SCALE: 3/4" = 1'-0"



**STAKING & LIGHTING PLAN** SCALE: 1" = 30'



**ELEVATION** SCALE: 3/4" = 1'-0"

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**SECONDARY MONUMENT**

Scale: AS SHOWN  
 Date: 14 SEPTEMBER 1994  
 Revisions:  
 SHEET 7 OF 7