

Stantec Consulting Services Inc.
5265 Parkway Plaza Blvd., Suite 130
Charlotte NC U.S.A.
28217
Tel. 704.329.0900
Fax. 704.329.0905
www.stantec.com

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

PROPERTY OWNER INFORMATION
WILSON OSCAR WALLACE (HEIRS) % BENNY WALLACE
DB. 1523 PG. 435
TAX ID# 103-312-03

APPROVED BY CITY COUNCIL
DATE 7/19/04

DEVELOPMENT DATA
ZONING PETITION # 2004-059 (CD)
GROSS SITE AREA ±7.90 AC.
EXISTING ZONING R12-MF(CD)
PROPOSED ZONING R-6 CD
MAXIMUM DENSITY 6 UNITS/ACRE
TOTAL PROP. UNITS 43
REQUIRED TREE SAVE = 79 ACRES (10%)
PROVIDED TREE SAVE = 79 ACRES (10%)
COS = 0.62 ACRES
MINIMUM LOT SIZE = 4,500 SF
FRONT SETBACK = 20 FEET
REAR YARD = 30 FEET
SIDE YARD = 5 FEET
MINIMUM LOT WIDTH = 40 FEET
MAXIMUM HEIGHT = 40 FEET
MINIMUM OPEN SPACE = 60%

STREET TREES TO BE PLANTED 40 FEET ON CENTER BEHIND THE SIDEWALK WITHIN 20' OF THE BACK OF CURB
COMMON OPEN SPACE AT TWIN OAK TO BE IMPROVED WITH PICNIC TABLE THAT CAN BE ACCESSED FROM THE ROAD BY WAY OF A WALKING PATH.

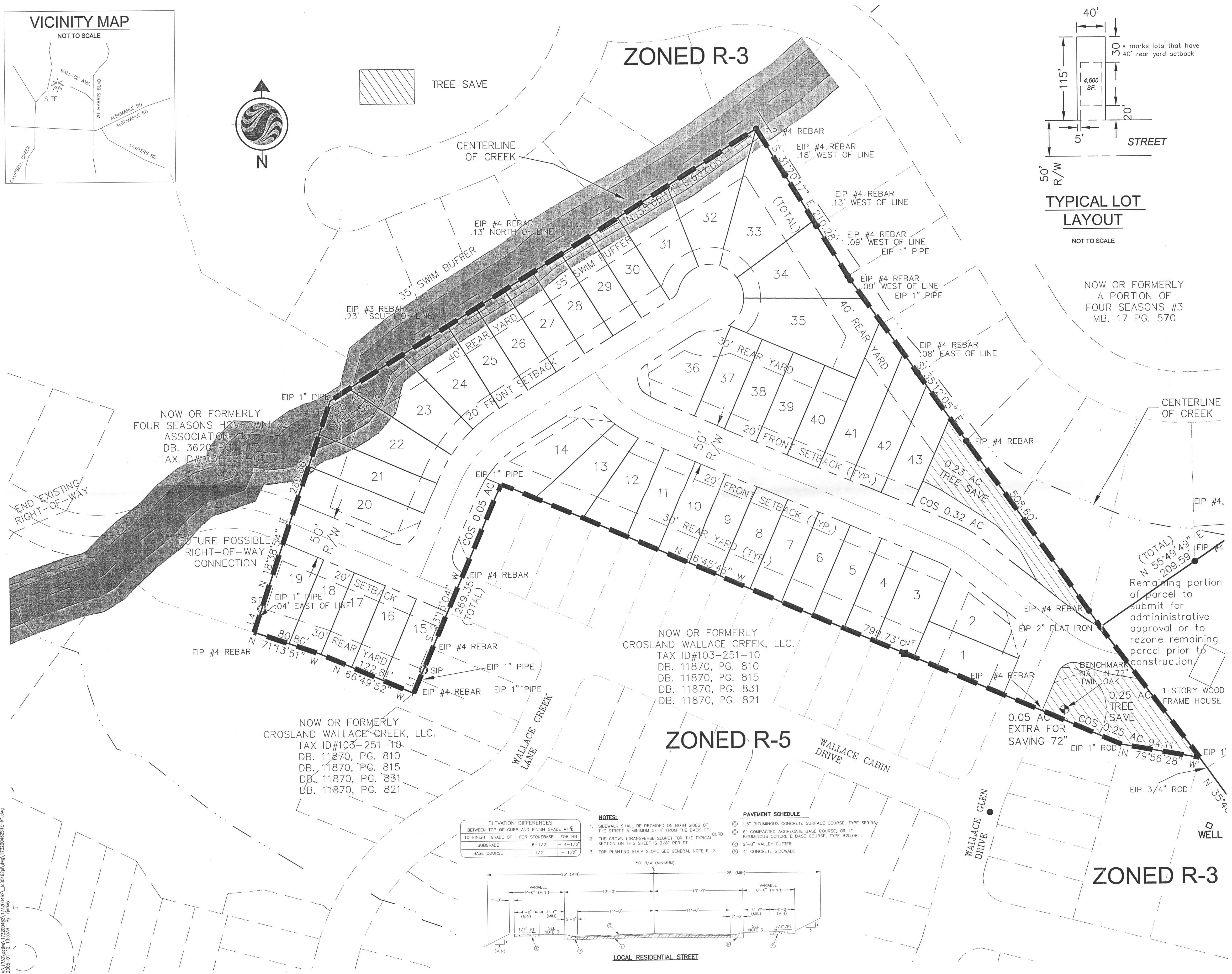
2	COMMON OPEN SPACE REVISION	RGJ	RGJ	05.01.12
1	CHANGES PER ZONING COMMENTS	RGJ	RGJ	04.05.20
Revision		By	Appd.	YY.MM.DD

File Name:	173200462SITE-R1.DWG	FKM	JL	RGJ	04.02.23
		Dwn.	Chkd.	Dsgn.	YY.MM.DD

Client/Project
EASTWOOD DEVELOPMENT CORP.
2857 WESTPORT ROAD
CHARLOTTE, NC 28208
WALLACE CREEK II
Charlotte NC U.S.A.

Title
PRELIMINARY SITE LAYOUT FOR REZONING

Project No.	173200462	Scale	0 50' 75' 100'
Drawing No.	1	Sheet	1 of 1
		Revision	1



NOW OR FORMERLY FOUR SEASONS HOMEOWNERS ASSOCIATION, INC. DB. 3620 PG. 217 TAX ID# 103-297-01

NOW OR FORMERLY CROSLAND WALLACE CREEK, LLC. TAX ID# 103-251-10 DB. 11870, PG. 810 DB. 11870, PG. 815 DB. 11870, PG. 831 DB. 11870, PG. 821

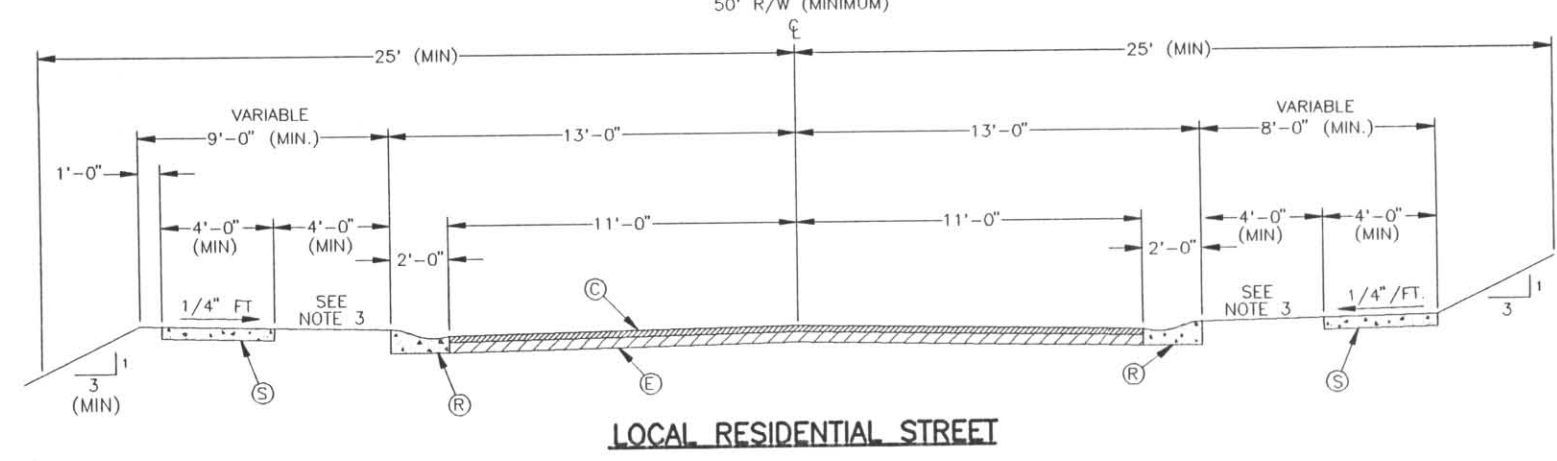
NOW OR FORMERLY CROSLAND WALLACE CREEK, LLC. TAX ID# 103-251-10 DB. 11870, PG. 810 DB. 11870, PG. 815 DB. 11870, PG. 831 DB. 11870, PG. 821

ELEVATION DIFFERENCES

	BETWEEN TOP OF CURB AND FINISH GRADE AT E	TO FINISH GRADE OF SUBGRADE	FOR STONEBASE	FOR HB
Subgrade	- 6'-1/2"	- 4'-1/2"		
Base Course	- 1/2"	- 1/2"		

- NOTES:
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET A MINIMUM OF 4' FROM THE BACK OF CURB.
 2. THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.
 3. FOR PLANTING STRIP SLOPE SEE GENERAL NOTE F. 2.

- PAVEMENT SCHEDULE
1. 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE SF9.5A
 2. 4" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0B.
 3. 2'-0" VALLEY GUTTER
 4. 4" CONCRETE SIDEWALK



173200462 SITE - R1.DWG
 2004-05-20 12:10:25AM By: JFERRY
 ORIGINAL SHEET - ARCH D