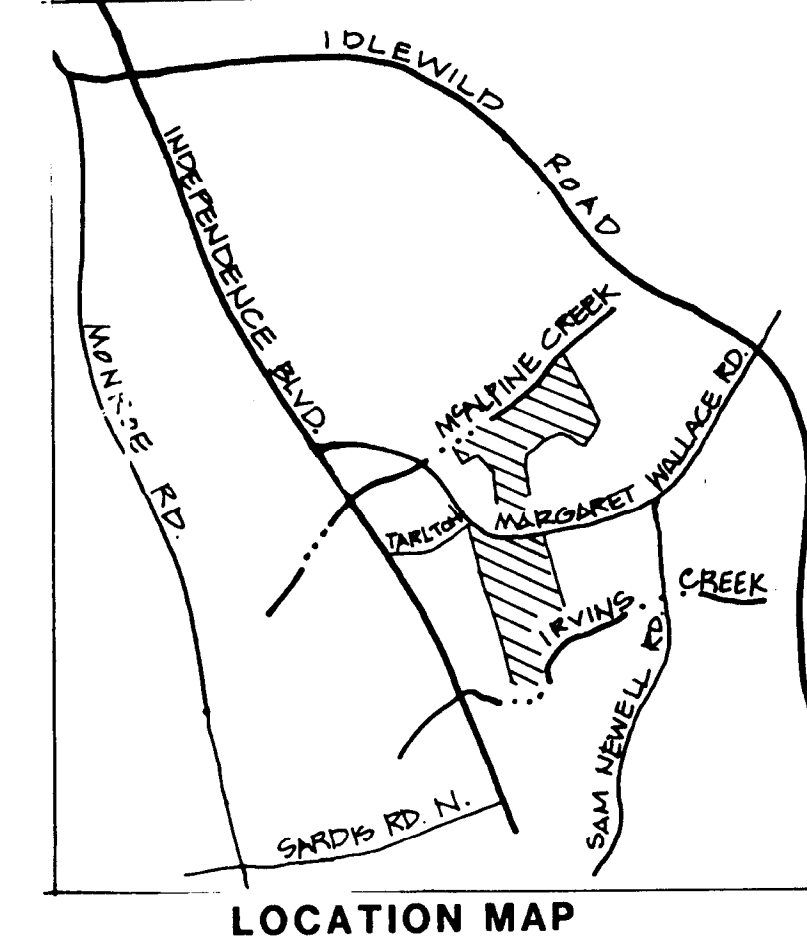
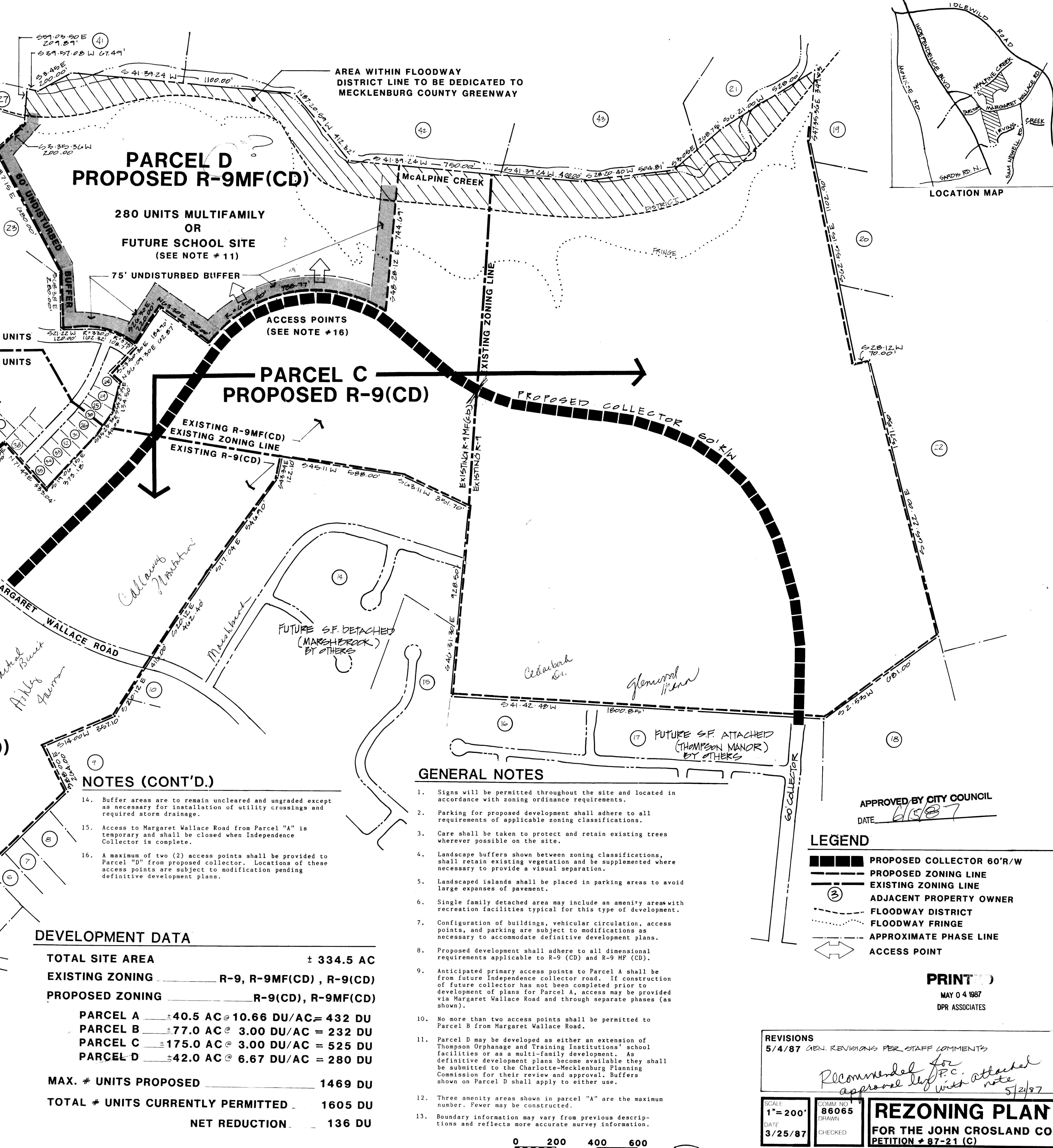


**SITE PLAN - ILLUSTRATIVE OF THE TYPICAL SITE TREATMENT AND DESIGN IN PARCEL "A"**  
SCALE: 1"=60'



**PARCEL A  
PROPOSED R-9MF(CD)**

FUTURE MULTIFAMILY BY WALSH (SEE PETITION # 87-21)

**PARCEL B  
PROPOSED R-9(CD)**

**PARCEL D  
PROPOSED R-9MF(CD)**

280 UNITS MULTIFAMILY OR FUTURE SCHOOL SITE (SEE NOTE # 11)

**PARCEL C  
PROPOSED R-9(CD)**

**NOTES (CONT'D.)**

- 14. Buffer areas are to remain uncleared and ungraded except as necessary for installation of utility crossings and required storm drainage.
- 15. Access to Margaret Wallace Road from Parcel "A" is temporary and shall be closed when Independence Collector is complete.
- 16. A maximum of two (2) access points shall be provided to Parcel "D" from proposed collector. Locations of these access points are subject to modification pending definitive development plans.

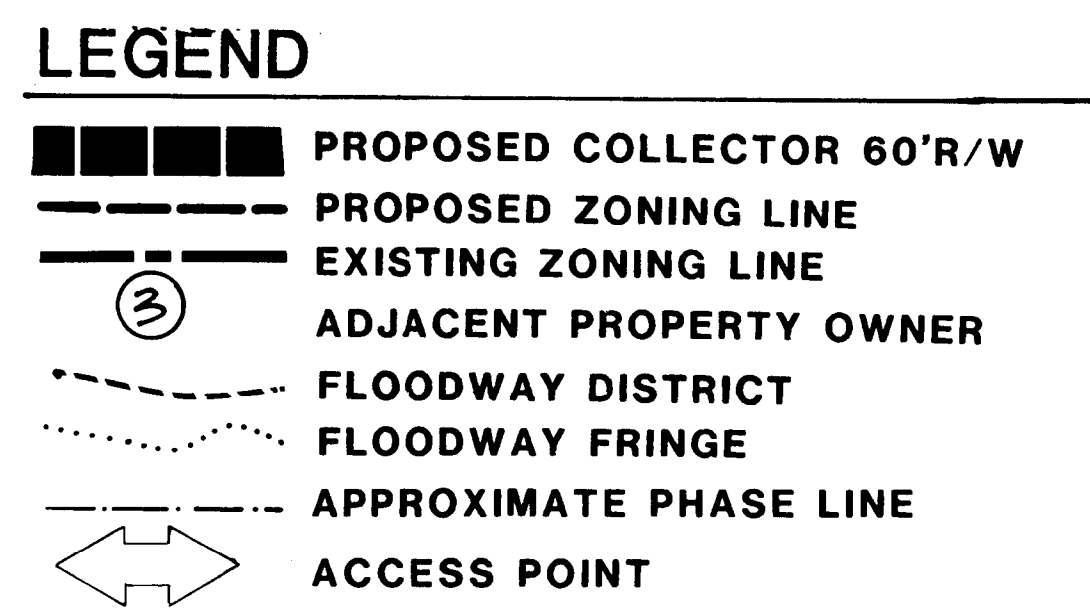
**GENERAL NOTES**

1. Signs will be permitted throughout the site and located in accordance with zoning ordinance requirements.
2. Parking for proposed development shall adhere to all requirements of applicable zoning classifications.
3. Care shall be taken to protect and retain existing trees wherever possible on the site.
4. Landscape buffers shown between zoning classifications, shall retain existing vegetation and be supplemented where necessary to provide a visual separation.
5. Landscaped islands shall be placed in parking areas to avoid large expanses of pavement.
6. Single family detached area may include an amenity area with recreation facilities typical for this type of development.
7. Configuration of buildings, vehicular circulation, access points, and parking are subject to modifications as necessary to accommodate definitive development plans.
8. Proposed development shall adhere to all dimensional requirements applicable to R-9 (CD) and R-9 MF (CD).
9. Anticipated primary access points to Parcel A shall be from future Independence collector road. If construction of future collector has not been completed prior to development of plans for Parcel A, access may be provided via Margaret Wallace Road and through separate phases (as shown).
10. No more than two access points shall be permitted to Parcel B from Margaret Wallace Road.
11. Parcel D may be developed as either an extension of Thompson Orphanage and Training Institutions' school facilities or as a multi-family development. As definitive development plans become available they shall be submitted to the Charlotte-Mecklenburg Planning Commission for their review and approval. Buffers shown on Parcel D shall apply to either use.
12. Three amenity areas shown in parcel "A" are the maximum number. Fewer may be constructed.
13. Boundary information may vary from previous descriptions and reflects more accurate survey information.

**DEVELOPMENT DATA**

TOTAL SITE AREA	± 334.5 AC
EXISTING ZONING	R-9, R-9MF(CD), R-9(CD)
PROPOSED ZONING	R-9(CD), R-9MF(CD)
PARCEL A	± 40.5 AC @ 10.66 DU/AC = 432 DU
PARCEL B	± 77.0 AC @ 3.00 DU/AC = 232 DU
PARCEL C	± 175.0 AC @ 3.00 DU/AC = 525 DU
PARCEL D	± 42.0 AC @ 6.67 DU/AC = 280 DU
MAX. # UNITS PROPOSED	1469 DU
TOTAL # UNITS CURRENTLY PERMITTED	1605 DU
NET REDUCTION	136 DU

APPROVED BY CITY COUNCIL  
DATE 6/5/87



**PRINT**  
MAY 0 4 1987  
DPR ASSOCIATES

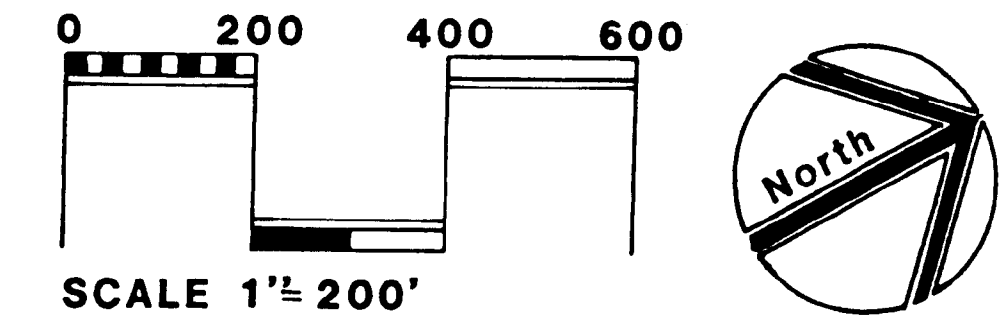
**REVISIONS**  
5/4/87 GEN. REVISIONS PER STAFF COMMENTS

*Recommended for approval with attached note 5/21/87*

SCALE: 1"=200'  
DATE: 3/25/87

**REZONING PLAN**  
FOR THE JOHN CROSLAND CO.  
PETITION # 87-21 (C)

**DPR ASSOCIATES** LANDSCAPE ARCHITECTS  
DESIGN · PLANNING · RESEARCH  
704/332-1204 · 2036 E SEVENTH STREET  
CHARLOTTE, NORTH CAROLINA 28204



SHEET NO.  
**R-1**  
OF

EXHIBIT "B"