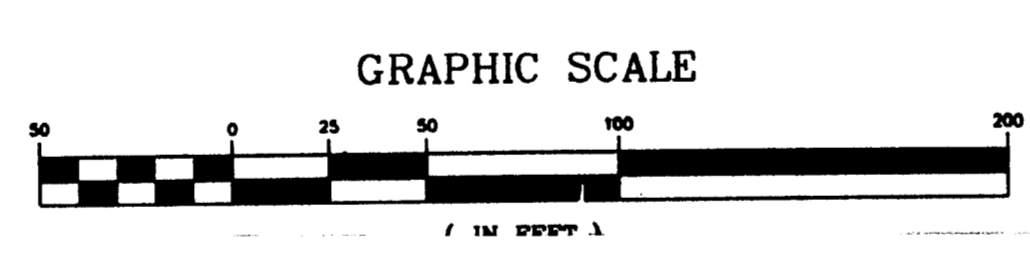
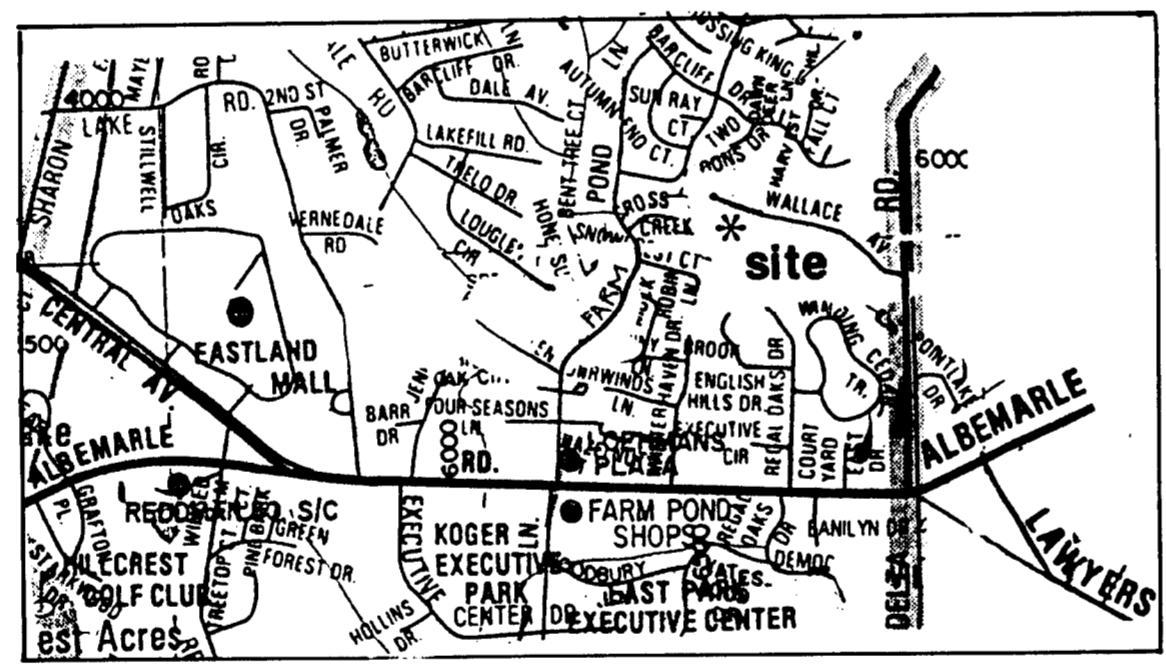
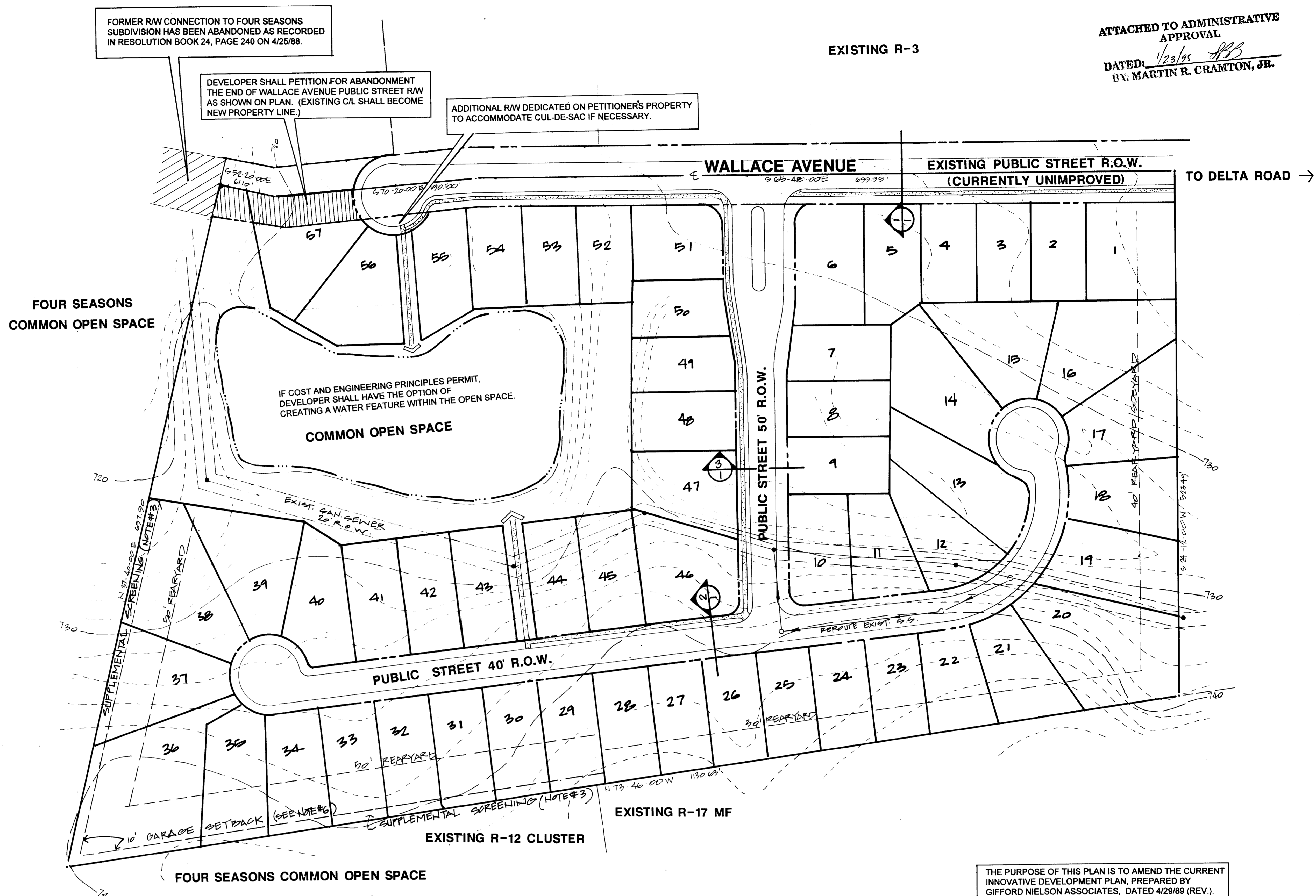
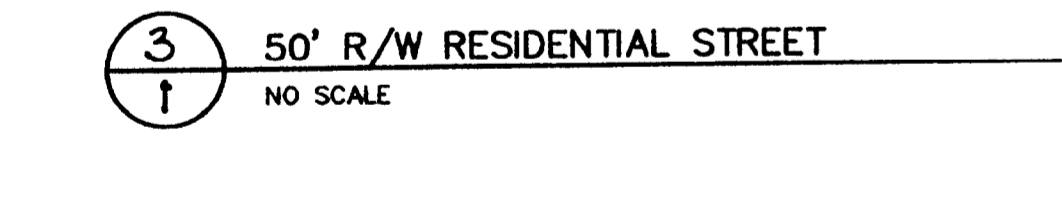
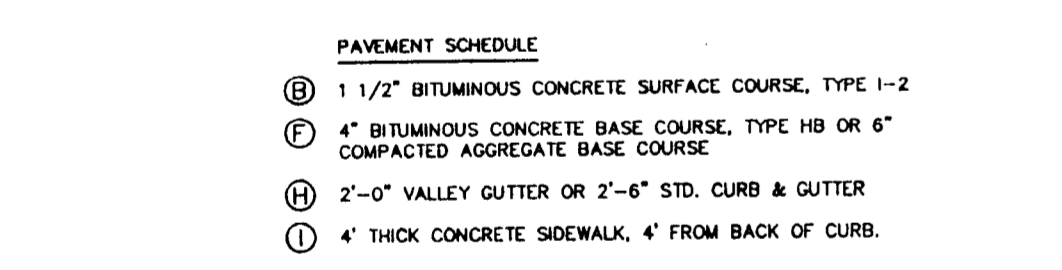
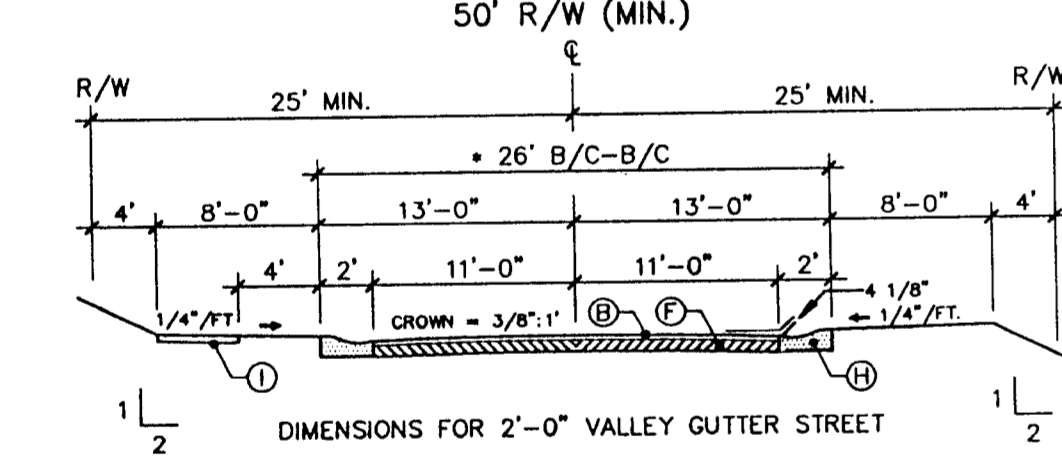
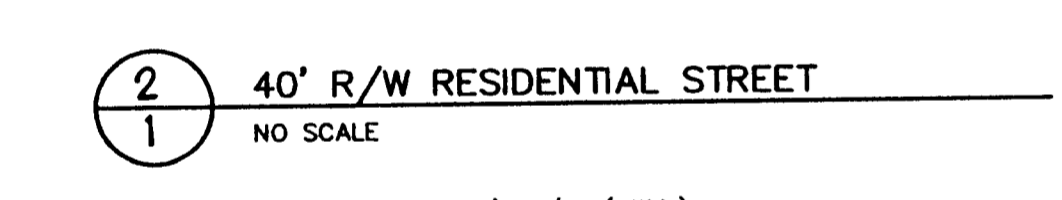
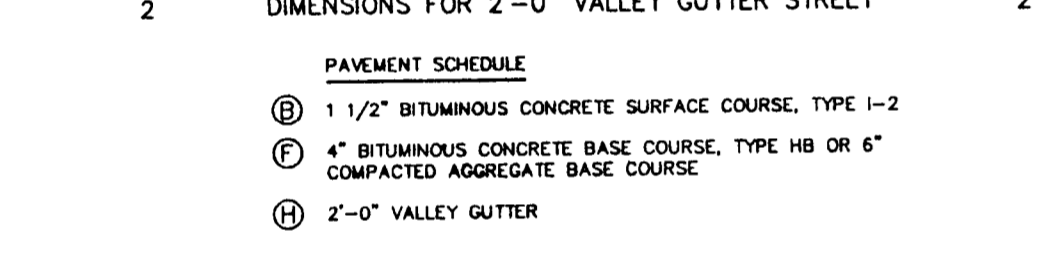
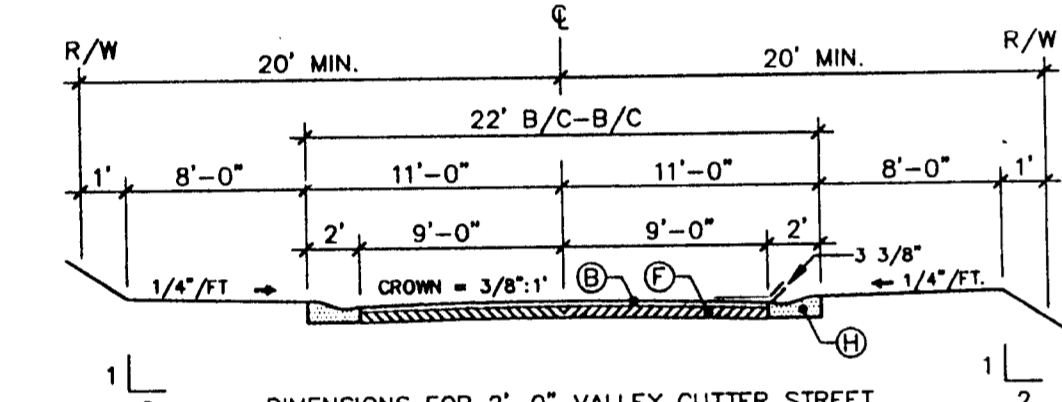
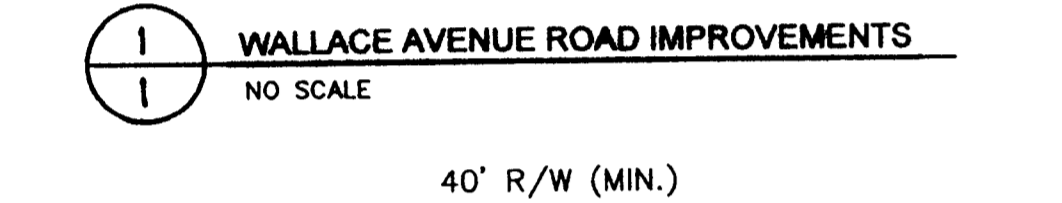
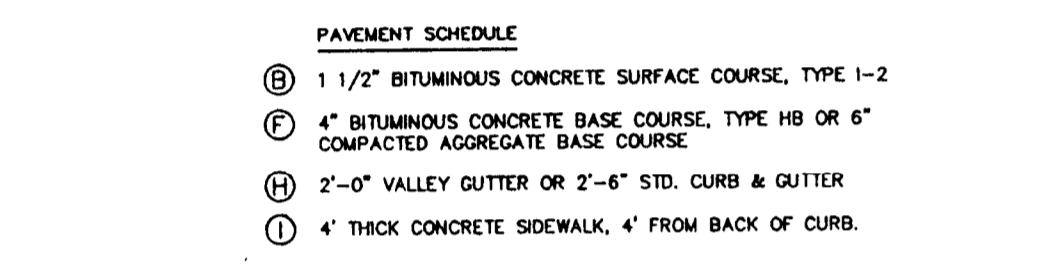
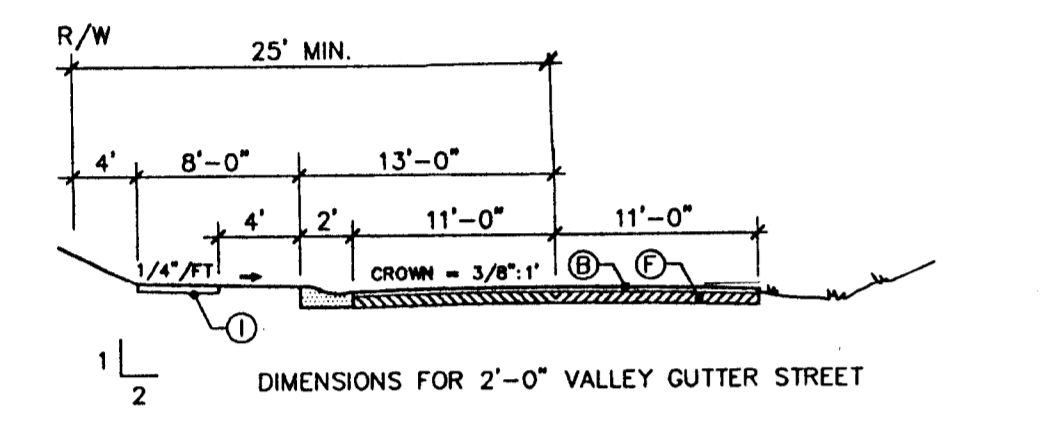


GENERAL NOTES

- THIS PLAN INDICATES GENERAL LAYOUT AND CHARACTER OF PROPOSED DEVELOPMENT. LOT LAYOUT, CLUSTER CONFIGURATIONS AND STREET LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT BASED UPON ACTUAL FIELD CONDITIONS AND THE PREPARATION OF FINAL CONSTRUCTION DOCUMENTS.
- EXISTING TREES ON THIS SITE ARE RECOGNIZED AS A NATURAL MARKETING ASSET. THEREFORE, THE DEVELOPER WILL ENDEAVOR TO RETAIN EXISTING TREES WHERE POSSIBLE THROUGHOUT THE SITE, ESPECIALLY IN THE OUTER BOUNDARY PERIMETER AREAS WHERE THE SITE ADJOINS OTHER PROPERTIES.
- SUPPLEMENTAL SCREENING AND LANDSCAPING WILL BE PROVIDED ALONG THE PERIMETER EDGES OF THE SITE ADJACENT TO THE FOUR SEASONS OPEN SPACE SYSTEM. AS A MINIMUM, THE PROPERTY LINE EDGE (10 FEET) WILL REMAIN UNDISTURBED WHERE EXISTING TREES AND NATURAL VEGETATION ARE LOCATED. IN THOSE AREAS ADJACENT TO FOUR SEASONS WHERE INSUFFICIENT VEGETATION NOW EXISTS, THE DEVELOPER WILL SUPPLEMENT WITH ADDITIONAL TREES AND/OR EVERGREEN PLANT MATERIALS TO PROVIDE FOR ADDITIONAL PRIVACY AND SCREENING.
- CUL-DE-SACS SHALL HAVE A MINIMUM 33 FOOT RADIUS AT BACK OF CURB.
- A FIRE HYDRANT SHALL BE INSTALLED SO THAT A FIRE TRUCK DOES NOT HAVE TO TRAVEL MORE THAN 500 FEET TO THE MOST REMOTELY ACCESSIBLE POINT OF ALL BUILDINGS.
- UNITS MAY OR MAY NOT HAVE INDIVIDUAL GARAGES. DETACHED GARAGES SHALL BE PERMITTED WITHIN THE REAR YARD BUT MAY BE LOCATED NO CLOSER THAN 2 FEET TO ANY INTERIOR LOT LINE, AND NO CLOSER THAN 10 FEET TO ANY EXTERIOR LOT LINE (WHICH APPLIES TO SINGLE-FAMILY).
- EACH INDIVIDUAL LOT DEED SHALL STATE THAT THE MAINTENANCE RESPONSIBILITY OF THE COMMON OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- PARKING SHALL COMPLY WITH CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS.
- THE INGRESS / EGRESS LOCATION FROM WALLACE AVENUE IS SHOWN CONCEPTUALLY. THERE MAY BE A SLIGHT SHIFT IN THE LOCATION OF THIS ENTRANCE BASED UPON FINAL FIELD CONDITIONS AND DESIGN REQUIREMENTS.
- THE FINAL LOCATION AND THE DESIGN OF THE ACCESS OFF WALLACE AVENUE ARE SUBJECT TO APPROVAL BY CITY OF CHARLOTTE DEPT. OF TRANSPORTATION.
- FENCES / WALLS MAY BE CONSTRUCTED WHERE NECESSARY TO CREATE PRIVACY FOR INDIVIDUAL SINGLE FAMILY HOMES. PRIVACY FENCES MAY BE CONSTRUCTED WITHIN THE REQUIRED YARDS.
- ALL STREETS SHALL BE PUBLIC STREETS IN ACCORDANCE WITH CITY OF CHARLOTTE PUBLIC STREET STANDARDS.
- TOPOGRAPHIC INFORMATION WAS OBTAINED FROM 1" = 200' AERIAL TOPO SHEETS FROM CITY OF CHARLOTTE.
- BOUNDARY INFORMATION WAS OBTAINED FROM PLAT BY DONALD ALLEN SURVEYORS, RT. 7, BOX 273, MOORESVILLE, NC.
- DEVELOPER WILL IMPROVE WALLACE AVENUE PER CITY OF CHARLOTTE STANDARDS. DEVELOPER SHALL PROVIDE CURB & GUTTER AND SIDEWALK ONLY ON THE SOUTH SIDE OF WALLACE AVENUE.



ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 1/23/95
 BY: MARTIN R. CRAMTON, JR.

THE PURPOSE OF THIS PLAN IS TO AMEND THE CURRENT INNOVATIVE DEVELOPMENT PLAN, PREPARED BY GIFFORD NIELSON ASSOCIATES, DATED 4/29/89 (REV.).

DEVELOPMENT DATA

EXISTING ZONING	R-20MF INNOVATIVE
SITE AREA	± 14.16 AC. (GROSS)
	± 13.72 AC. (LESS PUBLIC R/W)
NUMBER OF UNITS	57
PROPOSED DENSITY	4.15 DU/AC
COMMON OPEN SPACE	2.20 AC. (16% OF TOTAL SITE)
MINIMUM LOT SIZE	5,500 SF
MINIMUM FRONT SETBACK	20'
	35' (FROM WALLACE AVENUE)
MINIMUM SIDE YARD	5'
MINIMUM REAR YARD	10' (EXCEPT AS NOTED)

WALLACE AVE. PROPERTY
 B.V. BELK INVESTMENTS

Scale: 1"=50'
 Date: 1/28/95
 Project: 9440

INNOVATIVE SITE PLAN AMENDMENT
 (ORIGINAL PETITION #89-25)

TURNBULL DESIGN GROUP, PA
 Land Planning, Landscape Architecture
 P.O. Box 11293
 Charlotte, North Carolina 28222-1293
 Phone: 704/252-6300
 Fax: 704/252-6882

SHEET NO. 1

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: March 29, 1995

TO: Robert Brandon
 Zoning Administrator

FROM: Linda B. Beverly, AICP
 Subdivision Administrator

SUBJECT: Zoning Committee Approval of an Innovative Site Plan Amendment for Wallace Ave. Property by B.V. Belk Investments, Petition No. 89-25, Tax Parcel No. 103-311-03.

Attached is the Innovative Site Plan Amendment for Wallace Ave. Property. The Zoning Committee of the Planning Commission approved this plan amendment at their January 23, 1995 meeting. This plan replaces the previous plan prepared by Gifford Nielson Associates dated 4/29/89. Please use this plan when evaluating requests for building permits or certificates of occupancy.