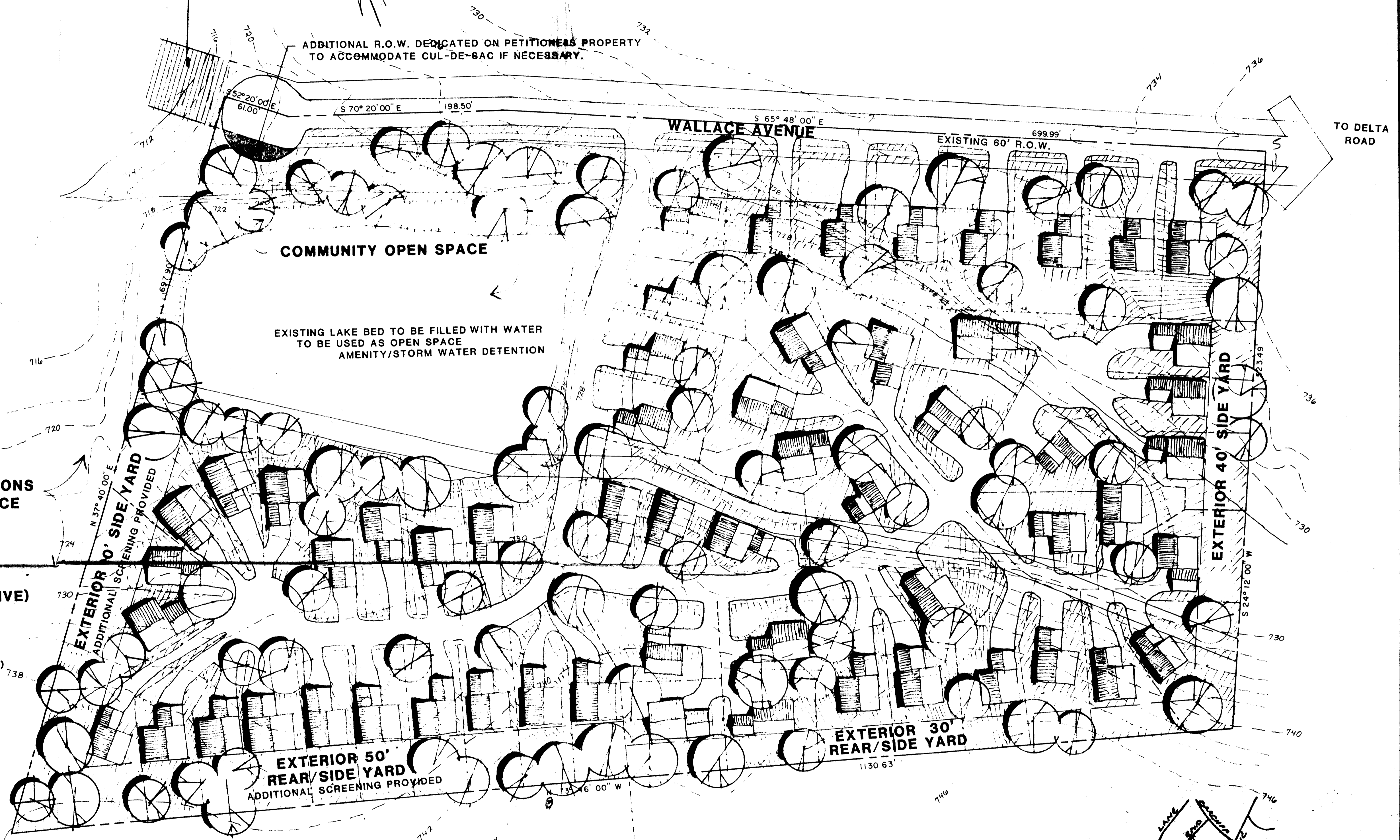


NOTES:

- 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.
- SUPPLEMENTARY 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 42 FOOT TURNING RADIUS WITH ROLLED CURB.
- A PRIVATE 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.
- THE SINGLE FAMILY UNITS MAY OR MAY NOT HAVE INDIVIDUAL GARAGES.
- EACH INDIVIDUAL LOT DEED SHALL STATE THAT THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STREETS AND THE OPEN SPACE/POND AREA 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 TENTATIVELY. 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 D.O.T.
- FENCES SHALL BE CONSTRUCTED WHERE NECESSARY TO CREATE PRIVACY FOR INDIVIDUAL SINGLE FAMILY HOMES.
- STORM WATER DETENTION SHALL BE IN COMPLIANCE WITH CITY OF CHARLOTTE REQUIREMENTS.
- INTERIOR STREETS WILL BE PRIVATE STREETS IN ACCORDANCE WITH CITY OF CHARLOTTE PRIVATE STREET STANDARDS.
- TOPOGRAPHIC INFORMATION WAS OBTAINED FROM 1" = 200' AERIAL TOPO SHEETS FROM THE CITY OF CHARLOTTE.
- BOUNDARY SURVEY INFORMATION WAS OBTAINED FROM PLAT BY DONALD ALLEN SURVEYORS, RT. 7 BOX 273, MOORESVILLE, N.C.
- DEVELOPER WILL CONSTRUCT WALLACE AVENUE TO CITY OF CHARLOTTE STANDARDS WHERE CITY MAINTENANCE ENDS.

FORMER R.O.W. CONNECTION TO FOUR SEASONS SUBDIVISION HAS BEEN ABANDONED AS RECORDED IN RESOLUTION BOOK 24, PG 240 4/25/88

ADDITIONAL R.O.W. DEDICATED ON PETITIONERS PROPERTY TO ACCOMMODATE CUL-DE-SAC IF NECESSARY.



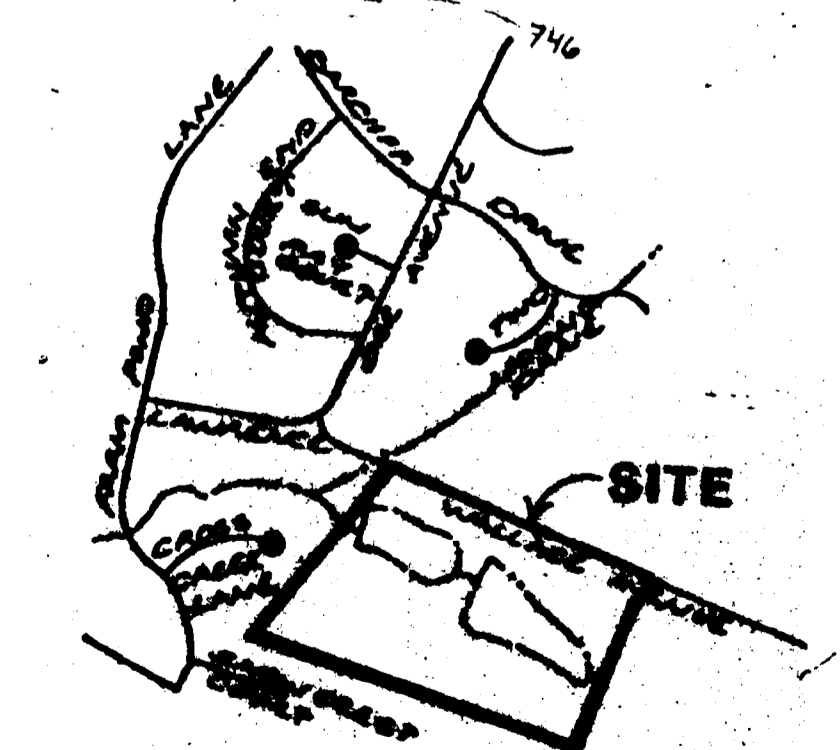
DEVELOPMENT DATA:

- EXISTING ZONING - R-12
- PROPOSED ZONING - R-20MF(INNOVATIVE)
- TOTAL SITE ACREAGE :
 - 14.16 ACRES (GROSS)
 - 13.72 ACRES (MINUS PUBLIC R.O.W.)
- TOTAL UNITS: 58
- PROPOSED DENSITY: 4.23 DU/AC.
- MIN. SETBACK FROM PRIVATE STREET R.O.W. - 20'
- MIN. SIDE YARD - 5'
- MIN. REAR YARD - 10' (INTERNAL LOTS)
- MIN. REAR YARD - 25', 35', 50' (EXTERIOR) SEE SITE PLAN FOR SPECIFIC LOCATION.
- MIN. LOT SIZE - 5,500 SF
- MIN. SETBACK FROM WALLACE AVENUE - 35'
- OPEN SPACE - PERCENTAGE OF TOTAL SITE - 15.38%

FOUR SEASONS GREENSPACE

EXISTING R-12 CLUSTER

EXISTING R-12 MF



VICINITY MAP 89-25

SCALE 1" = 50'
DATE 11/20/89
B.V. Belk

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 Charlotte, NC 28220 (704) 575-1547

WALLACE AVENUE CLUSTER SUBDIVISION
 BELK INVESTMENTS
 CHARLOTTE, NORTH CAROLINA

PROJECT	2603
DATE	2/1/89
DESIGN	ML
DRAWN	ML
CHECK	TLN
REV	
1	