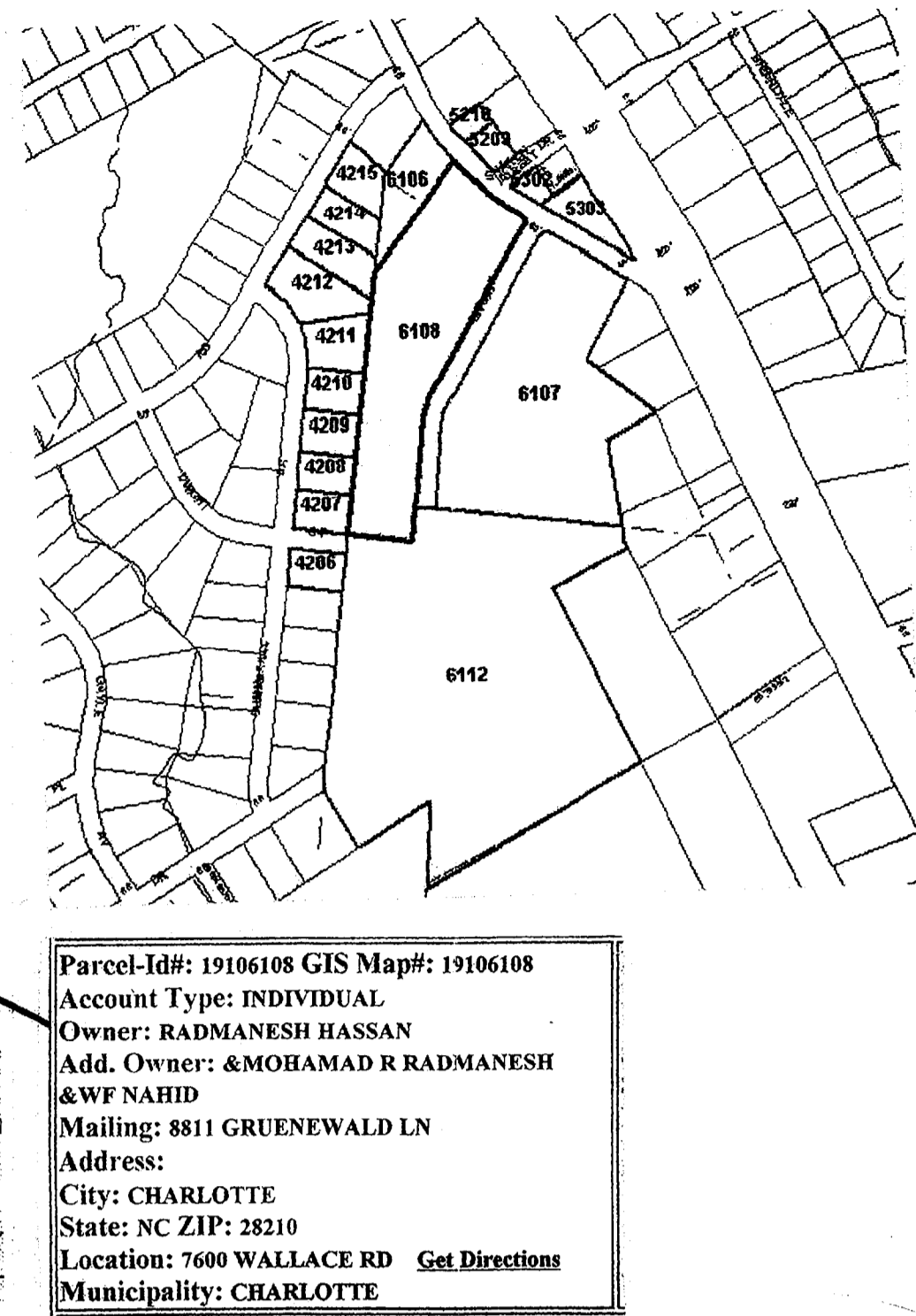
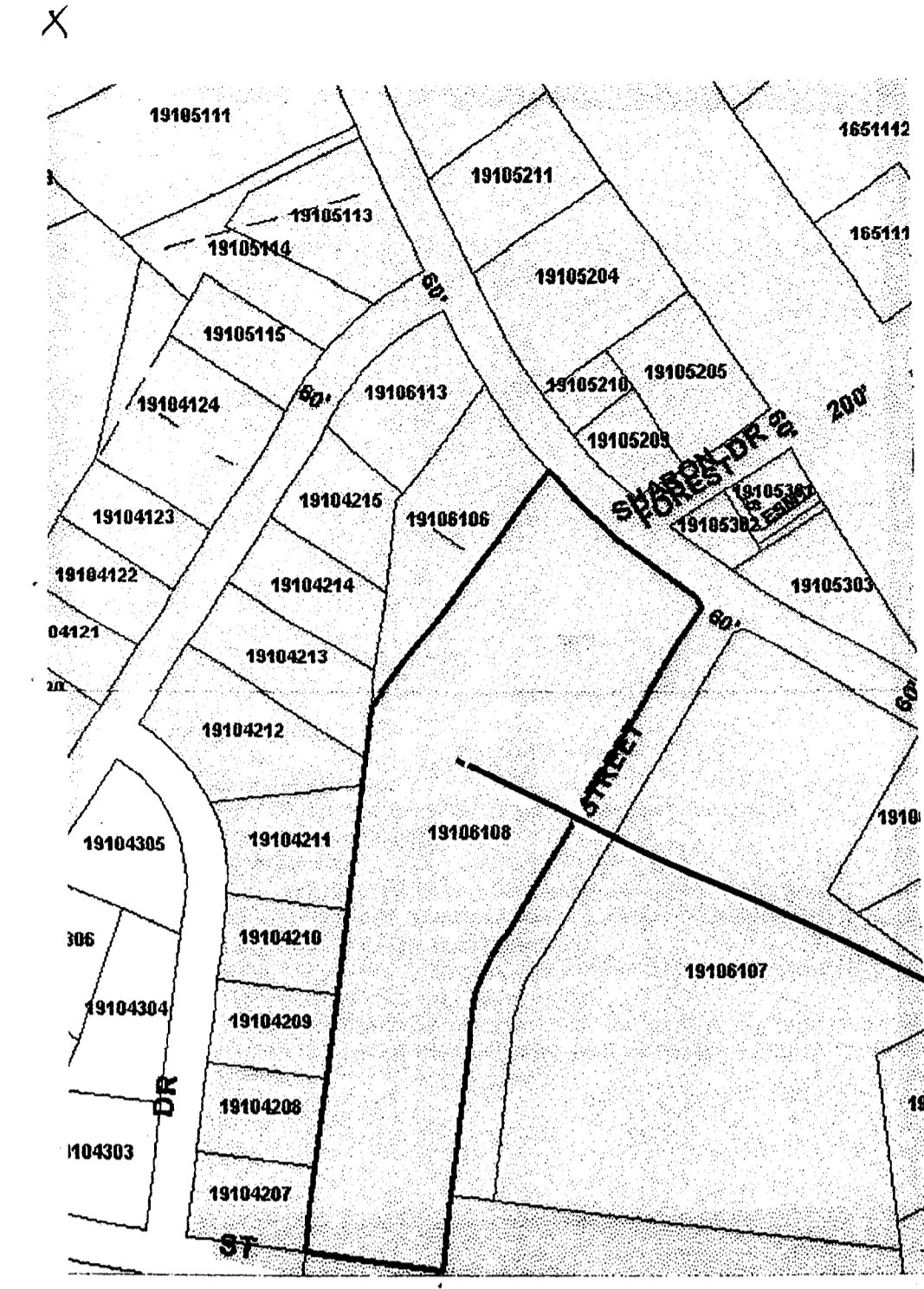


X

1



Parcel-Id#: 19106108 GIS Map#: 19106108  
 Account Type: INDIVIDUAL  
 Owner: RADMANESH HASSAN  
 Add. Owner: MOHAMAD R RADMANESH & WF NAHID  
 Mailing: 8811 GRUENEWALD LN  
 Address:  
 City: CHARLOTTE  
 State: NC ZIP: 28210  
 Location: 7600 WALLACE RD  
 Municipality: CHARLOTTE

**ADJOINING OWNER'S REPORT**  
 Total Parcels Selected: 21 Total Tax Records Selected: 21  
 \*\*\* Images of real estate documents from the Register of Deeds are available from 11/09/98 to the present. \*\*\*

Record	Map/Parcel-Id	Owner's Name	Mailing Address	Property Address	Deed Book/Page/Date	Acquire
1	4206	BRILL ARTHUR V & WF ROSE	1838 SUMMERHILL DR CHARLOTTE NC 28212	1838 SUMMERHILL DR	03778/258 (8/8/75)	0.468
2	4207	WRIGHT BETTY M	1900 SUMMERHILL DR CHARLOTTE NC 28212	1900 SUMMERHILL DR	05019/569 (5/15/85)	0.468
3	4208	MINTOSH FAY CRAVEN	1910 SUMMERHILL DR CHARLOTTE NC 28212	1910 SUMMERHILL DR	08695/251 (8/12/96)	0.468
4	4209	HALL J MICHAEL & WF PATRICIA E	1922 SUMMERHILL DR CHARLOTTE NC 28212	1922 SUMMERHILL DR	06908/846 (6/15/92)	0.468
5	4210	DEVRIES THOMAS J & WF NANCY S	1932 SUMMERHILL DR CHARLOTTE NC 28212	1932 SUMMERHILL DR	07968/920 (11/10/94)	0.468
6	4211	CARPENTER ROBERT L & WF MABLE H	1942 SUMMERHILL DR CHARLOTTE NC 28212	1942 SUMMERHILL DR	08352/413 (11/2/95)	0.645
7	4212	MORGAN NEALE CRAIG & LEANNA YATES MORGAN	1950 SUMMERHILL DR CHARLOTTE NC 28212	1950 WOODBERRY RD	06735/107 (1/13/92)	1.114
8	4213	WALKER ROBERT L CHERYL HUDSON WALKER (E/W)	1912 WOODBERRY RD CHARLOTTE NC 28212	1912 WOODBERRY RD	GET DEED 11467/492 (6/1/90)	0.571
9	4214	BOWLIN MELISSA A	1922 WOODBERRY RD CHARLOTTE NC 28212	1922 WOODBERRY RD	08086/221 (3/17/95)	0.566
10	4215	KORNEK DOROTHY WARE	1932 WOODBERRY RD CHARLOTTE NC 28212	1932 WOODBERRY RD	05599/471 (12/31/86)	0.562
11	5309	CHERRY JIM INTEREST INC	400 INDIAN TRAIL RD INDIAN TRAIL NC 28079	1901 SHARON FOREST DR	04307/771 (5/30/80)	0.282
12	5310	CHERRY JIM INTEREST INC	400 INDIAN TRAIL RD INDIAN TRAIL NC 28079	7517 WALLACE RD	04307/769 (5/30/80)	0.177
13	5302	CHERRY JIM INTEREST INC	400 INDIAN TRAIL RD INDIAN TRAIL NC 28079	1902 SHARON FOREST DR	04307/773 (5/30/80)	0.172
14	5303	HAMILTON CHERYL	6610 E INDEPENDENCE BLVD CHARLOTTE NC 28212	6610 E INDEPENDENCE BLVD	08283/299 (9/7/95)	0.621
15	5303	HAMILTON CHERYL	6610 E INDEPENDENCE BLVD CHARLOTTE NC 28212	6610 E INDEPENDENCE BLVD	08283/299 (9/7/95)	0.621
16	5303	HAMILTON CHERYL	6610 E INDEPENDENCE BLVD CHARLOTTE NC 28212	6610 E INDEPENDENCE BLVD	08283/299 (9/7/95)	0.621
17	6106	RADMANESH HASSAN & MOHAMAD R RADMANESH & WF NAHID	8811 GRUENEWALD LN CHARLOTTE NC 28210	7510 WALLACE RD	GET DEED 10955/301 (12/8/99)	1.07
18	6107	CAROLINA EVANGELISTIC ASSOC OF CHAR INC	P O BOX 1936 CHARLOTTE NC 28201	7700 MARGARET WALLACE RD	02771/081 (1/1/75)	8.46
19	6107	CAROLINA EVANGELISTIC ASSOC OF CHAR INC	P O BOX 1936 CHARLOTTE NC 28201	7700 MARG-WALLACE RD	02771/081 (1/1/75)	8.46
20	6108	RADMANESH HASSAN & MOHAMAD R RADMANESH & WF NAHID	8811 GRUENEWALD LN CHARLOTTE NC 28210	7600 WALLACE RD	GET DEED 10955/301 (12/8/99)	6.676
21	6112	CAROLINA EVANGELISTIC ASSOC OF CHAR INC	7700 WALLACE RD CHARLOTTE NC 28212	LUMARKA DR	04016/240 (12/15/77)	18.018



ELEVATION OF TOWNHOMES FACING WALLACE RD.



MAINTENANCE FREE ORNAMENTAL ALUMINUM FENCE

**FOR PUBLIC HEARING**

**PETITION NUMBER: 01-047**

REVISED: June 22, 2001 *REVISED July 25, 2001*

REQUESTED ZONING, UR-2 (C D) FROM PRESENT ZONING OF R3

NOTE THAT THIS PETITION ENJOYS THE SUPPORT OF THE WOODBERRY FOREST NEIGHBORHOOD ASSOCIATION  
 CONTACT: MR. WALTER HOEHN AT: 704 531 1856  
 OR HAROLD JAMES AT: 704 536 0754  
 AND THE GARR MEMORIAL CHURCH. CONTACT: MR. WILLIAM REULE JR. AT: 704 843 2500

WOODBERRY FOREST NEIGHBORHOOD ASSOCIATION WOULD BE NOTIFIED OF ANY ADMINISTRATIVE APPROVALS OR CHANGES.

NO NON RESIDENTIAL USES ALLOWED

SITE / PROJECT DATA

ACREAGE :8.3

NOTE:  
 60' PUBLIC R/W (DB 3627-357 DB 3773-926) IS ABANDONED AS OF JUNE 11, 2001  
 CONTACT ADAM FOODMAN AT: 704 347 0000 OR  
 LINDA POISSANT AT C.D.O. AT: 704 336 2261

47 TOWNHOME CONDOS FOR SALE, WITH A 2 CAR GARAGE ARE SHOWN UP TO 55 TOWNHOMES MAYBE CONSTRUCTED. SOME OF THE 2 CAR GARAGES MAY BECOME 1 CAR GARAGE TOWNHOMES. TOWNHOMES ARE 2 STORY, 1300 SF TO 2000 SF ALL BRICK WITH 2 OR 3 BEDROOMS. 10' X 10' MIN. OUTDOOR PATIO IS PROVIDED.

A 2000SF TO 4000SF COMMUNITY BUILDING WITH A POOL IS PROVIDED WITH MEMBERSHIP OPEN TO THE ADJOINING NEIGHBORS.

24' PRIVATE ROADS WITH ROLL-UP CURB

METAL FENCING ALONG THE PERIMETER ( NOT FOR BUFFER REDUCTION ) ALONG THE INTERIOR LINE OF THE BUFFER. SEE FENCE DETAIL.

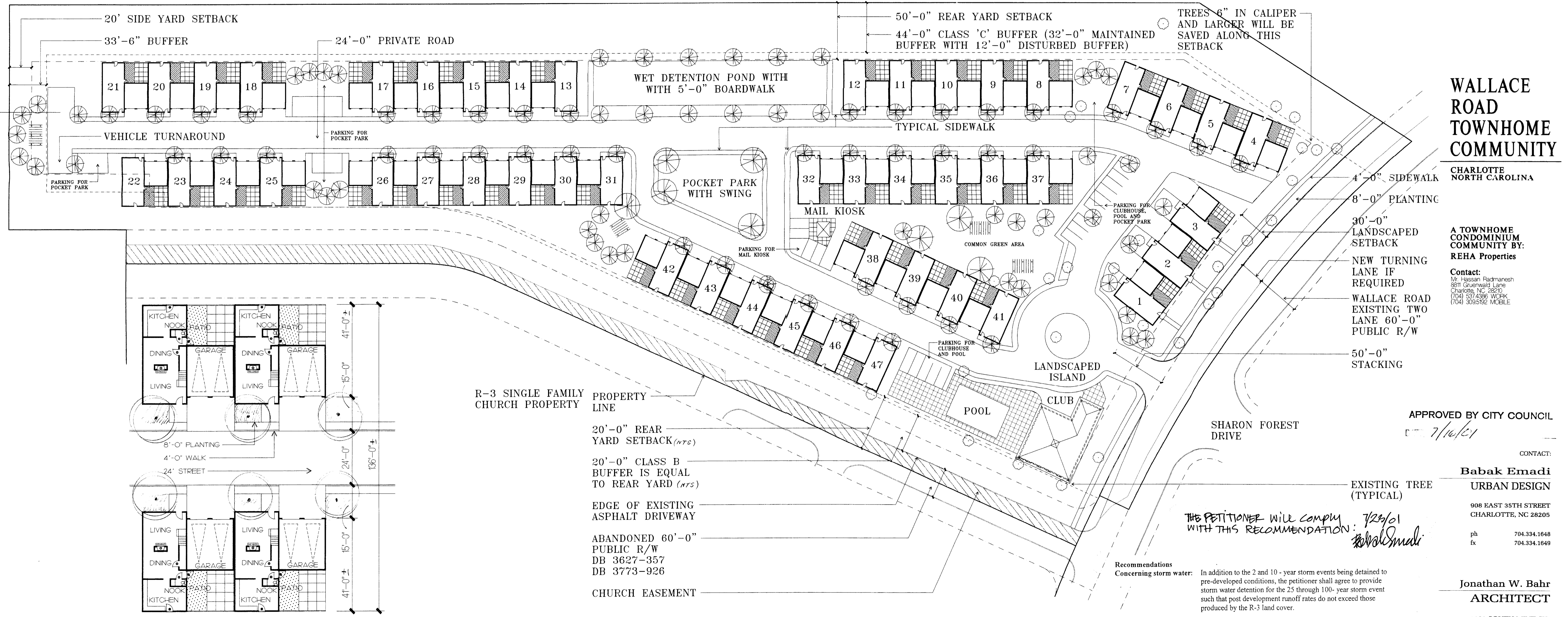
ALL REQUIRED LANDSCAPING PER CITY OF CHARLOTTE ORDINANCE.

ALTERATIONS TO THIS PLAN WILL BE ALLOWED PER SECTION 6.206(2) OF THE CITY OF CHARLOTTE CITY ORDINANCE

PATIOS NOT ALLOWED IN BUFFER. DECKS NOT ALLOWED IN BUFFER OR YARDS.

ALL STORM WATER ISSUES WILL BE COMPLIED WITH AT THE TIME OF PERMIT REVIEW

**R-3 SINGLE FAMILY**



**WALLACE ROAD TOWNHOME COMMUNITY**  
 CHARLOTTE NORTH CAROLINA

A TOWNHOME CONDOMINIUM COMMUNITY BY:  
**REHA Properties**

Contact:  
 Mr. Hassan Radmanesh  
 8811 Gruenewald Lane  
 Charlotte, NC 28210  
 (704) 537-6396 WORK  
 (704) 309-5192 MOBILE

APPROVED BY CITY COUNCIL

*7/16/01*

CONTACT:

**Babak Emadi**  
 URBAN DESIGN  
 908 EAST 35TH STREET  
 CHARLOTTE, NC 28205  
 ph 704.334.1648  
 fx 704.334.1649

*THE PETITIONER will comply WITH THIS RECOMMENDATION: 7/25/01 Babak Emadi*

**Recommendations Concerning storm water:**

In addition to the 2 and 10 - year storm events being detained to pre-developed conditions, the petitioner shall agree to provide storm water detention for the 25 through 100- year storm event such that post development runoff rates do not exceed those produced by the R-3 land cover.

In lieu of the increased detention, the petitioner may provide a detailed engineering study, completed by a professional engineer licensed in North Carolina, which shows that the downstream drainage system is sufficient to convey the increase in flow due to the change in zoning classification and will remain in compliance with current standards

**Jonathan W. Bahr**  
 ARCHITECT  
 1100 SOUTH MINT ST.  
 SUITE 107  
 CHARLOTTE, NC 28203  
 ph 704.376.2724  
 fx 704.376.2721  
 em jwba@vnet.net