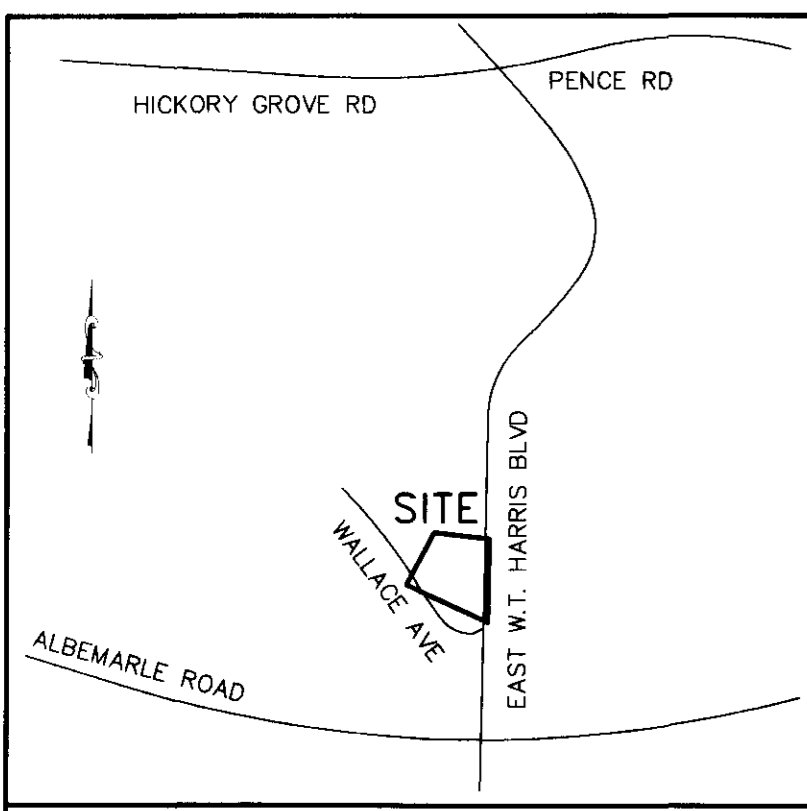


# WALLACE AVENUE TOWNHOMES

## CHARLOTTE, NORTH CAROLINA



VICINITY MAP (N.T.S.)

N/T  
WA JOHNSTON  
DB 4415 PG 184  
TAX#103 241 03  
ZONED R-12MF(CD)  
USE: VACANT

N/T  
WA JOHNSTON  
DB 4415 PG 184  
TAX#103 241 03  
ZONED R-12MF(CD)  
USE: VACANT

APPROX. LOCATION OF  
PROP. DETENTION BASIN

APPROX. LOCATION OF PROP. 4'-6'  
HIGH BERM AND NEW LANDSCAPING  
(TYP.) (SEE REZONING NOTE 10)

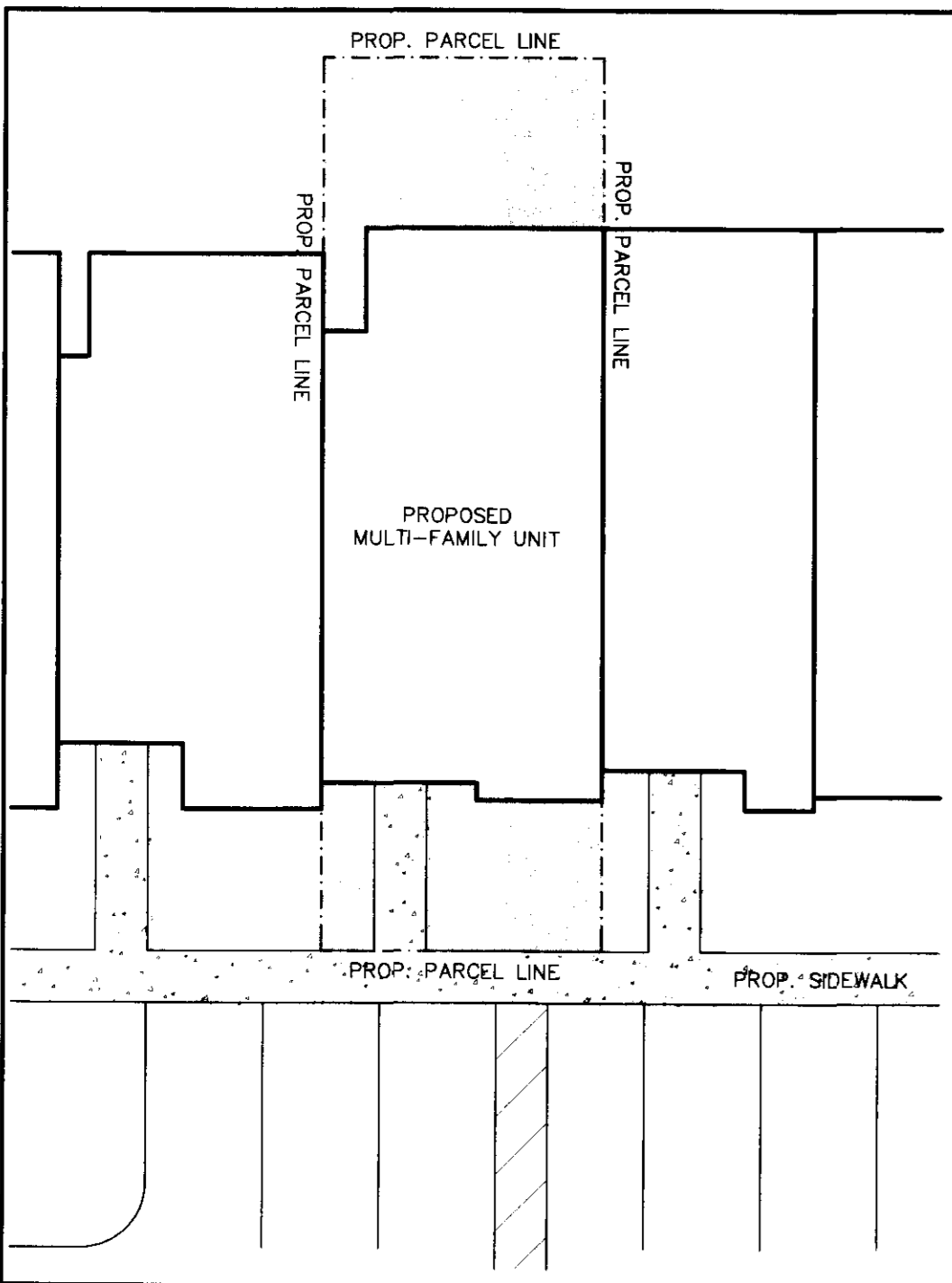
PROP. 5'W SIDEWALK W/  
6' PLANTING STRIP TO  
EXTEND TO WALLACE AVE.

PROP. SIDEWALK TO  
EXTEND TO EXIST.  
SIDEWALK ALONG W.T.  
HARRIS BLVD.

PROP. COMMON  
OPEN SPACE W/ SCREENING  
±2,171 S.F.  
(SEE NOTE 16)

PROPOSED LANDSCAPING  
(ACTUAL LOCATION TO BE  
DETERMINED DURING DETAIL DESIGN)  
(SEE REZONING NOTE 10)

PROP. TREE  
SAVE AREA

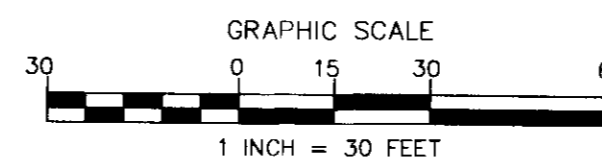


OPEN SPACE DETAIL (N.T.S.)

- PER 9.305(1), IF LAND IS SOLD WITH AN ATTACHED UNIT, THE MINIMUM SUBLOT SIZE MUST BE SUFFICIENT TO ACCOMMODATE THE DWELLING UNIT AND 400 FEET OF PRIVATE OPEN SPACE.
- SHADED AREA SHOWN ABOVE REPRESENTS PRIVATE OPEN SPACE. LOT LINES MAY BE ADJUSTED DURING FINAL DESIGN TO ACHIEVE THE REQUIRED 400 S.F. OF PRIVATE OPEN SPACE.

LEGEND

- PROPOSED COMMON OPEN SPACE
- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED TREE PROTECTION FENCE



DEVELOPMENT DATA

SITE ACREAGE: 2.269 ACRES  
 EXISTING ZONING: R-12 MF (CD)  
 PROPOSED ZONING: R-12 MF (CD)  $\Delta$   
 JURISDICTION: CITY OF CHARLOTTE  
 TAX PARCEL: 103-241-02  
 OLD PETITION NUMBER: 99-46  
 NEW PETITION NUMBER: 04-058  $\Delta$   
 TOTAL NO. OF FOR SALE TOWNHOMES: 21 (9.26 UNITS/ACRE)  $\Delta$   
 TOTAL NO. OF PARKING SPACES: 43  
 UTILITIES: PUBLIC WATER AND SEWER  
 DEVELOPER: WILLIAM WHITLEY III  
 P.O. BOX 475  
 HARRISBURG, NC 28075  
 ENGINEER/SURVEYOR/PLANNER: THE ISAACS GROUP, P.C.  
 8720 RED OAK BLVD., STE. 420  
 CHARLOTTE, NC 28217  
 Ph: 704-527-3440 / Fax: 704-527-8335

REZONING NOTES:

- THE PROPOSED SITE PLAN REPRESENTS A FIRM CONCEPT WITH RESPECT TO THE ARRANGEMENT AND SIZE OF BUILDINGS, STREETS, OPEN SPACE, ETC. CHANGES ARE PERMITTED DEPENDING UPON FINAL DESIGN AND SUBMITTALS. ANY SUCH CHANGES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH SECTION 6 OF THE CHARLOTTE ZONING ORDINANCE.
- THE PROPOSED USE IS MULTI-FAMILY RESIDENTIAL TOWNHOMES.
- THE PETITIONER/DEVELOPER SHALL DEDICATE A FIFTY FOOT RIGHT-OF-WAY DIMENSION AS MEASURED FROM THE CENTERLINE OF W.T. HARRIS BLVD. ALONG THE SITE'S FRONTAGE.
- THE PETITIONER/DEVELOPER SHALL DEDICATE A THIRTY FOOT RIGHT-OF-WAY DIMENSION AS MEASURED FROM THE CENTERLINE OF WALLACE AVENUE ALONG THE SITE'S FRONTAGE.
- THE PETITIONER/DEVELOPER SHALL INSTALL ENGINEERED STORMWATER IMPROVEMENTS AS REQUIRED BY ADOPTED APPLICABLE STATE, LOCAL, AND FEDERAL ORDINANCES.
- THE PETITIONER WILL NOT REDUCE THE REQUIRED BUFFER AS ALLOWED IN THE CHARLOTTE ZONING CODE SECTION 12.302(B).
- RIGHT OF WAY DEDICATIONS REFERENCED ABOVE SHALL BE EXECUTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
- STORM WATER DETENTION FACILITIES WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF CHARLOTTE/MECKLENBURG STORMWATER SERVICES. NO STORM WATER DETENTION WILL OCCUR WITHIN ANY REQUIRED BUFFER AREA. IN ADDITION TO PROVIDING STORMWATER DETENTION FOR THE 2 AND 10 YEAR EVENTS TO PRE-DEVELOPED CONDITIONS, THE PETITIONER AGREES, AT THE SPECIFIC REQUEST OF STORMWATER SERVICES, TO OBTAIN THE RUNOFF FOR THE 25, 50, AND 100 YEAR STORM EVENTS SUCH THAT POST DEVELOPMENT RELEASE RATES DO NOT EXCEED THOSE PRODUCED BY R-3 LAND COVER.
- A FIRE HYDRANT IS REQUIRED WITHIN 750 FEET OF THE FARTHEST POINT OF ANY BUILDING, MEASURED AS THE TRUCK TRAVELS.
- PETITIONER/DEVELOPER SHALL CONSTRUCT A 4 FOOT TO 6 FOOT HIGH BERM ALONG W.T. HARRIS BLVD. THE BERM, ALONG WITH EXISTING AND/OR NEW LANDSCAPING SHALL PROVIDE FOR SCREENING ALONG W.T. HARRIS BLVD.
- THE NEW LANDSCAPING SHALL CONSIST OF SHRUBS PLANTED AT 20 PER 100 LINEAR FEET AND TREES PLANTED AT 8 PER 100 LINEAR FEET. A MINIMUM OF 8 SUCH TREES SHALL BE PLANTED WITHIN 20 FEET OF THE W.T. HARRIS R/W TO COMPLY WITH THE TREE ORDINANCE.
- PROPOSED UNITS WILL BE FOR SALE. AS REQUIRED FOR SUCH UNITS, EACH INDIVIDUAL UNIT WILL HAVE A MINIMUM OF 400 S.F. OF OPEN SPACE.
- RAISED DECKS WILL NOT BE PERMITTED WITHIN THE REAR YARDS; ONLY GROUND LEVEL PATIOS.
- TRASH COLLECTION WILL BE PROVIDED VIA CURB SIDE PICK UP.
- SEE SEPARATELY SUBMITTED SURVEY BY HARRISBURG SURVEYING DATED FEB. 12, 2004 FOR REQUIRED TREE SURVEY.
- SITE WILL COMPLY WITH CHAPTER 21 OF THE CHARLOTTE CITY CODE. PROPOSED PLANTING SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON ACTUAL SITE CONDITIONS AND URBAN FORESTRY STAFF APPROVAL.
- THE COMMON OPEN SPACE AREA SHALL BE DESIGNED AS A FORMAL COMMUNITY SPACE TO INCLUDE A PICNIC TABLE, BENCH SEATING, AND/OR A COMMUNITY BARBECUE GRILL.

GENERAL NOTES:

- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY INFORMATION PROVIDED BY HARRISBURG SURVEYING.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

APPROVED BY CITY COUNCIL

DATE: 6/21/04

FOR PUBLIC HEARING  
PETITION NUMBER 04-058

PRELIMINARY  
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	ABC	4/15/04	MISC. REV. PER CITY OF CHLT COMMENTS
2	CBH	5/14/04	MISC. REV. PER CITY OF CHLT COMMENTS
3	CBH	5/20/04	MISC. REV. PER CITY OF CHLT COMMENTS

Project: WALLACE AVE. TOWNHOMES  
 Charlotte, North Carolina  
 Title: SITE EXHIBIT

File # 03052.DWG Date: 2/23/04 Project Egr: CNI  
 Design By: CNI  
 Drawn By: RER  
 Scale: 1"=30'

**ISAACS GROUP**  
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

C1.0